# Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income For the quarter ended 31 January 2018

(The figures have not been audited)

į	INDIVIDUAL QUARTER		CUMULATIVE QUARTER			
	FY 2018 Current Quarter Ended 31/01/2018	(Restated) FY 2017 Comparative Quarter Ended 31/01/2017	FY 2018 6 Months Cumulative To Date	(Restated) FY 2017 6 Months Cumulative To Date		
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>		
Continuing Operations Revenue	63,886	110,856	148,955	245,470		
Operating Expenses	(66,310)	(98,076)	(143,111)	(217,940)		
Other Operating Income/(Expenses)	3,293	(246)	6,258	(564)		
Profit/ (Loss) from Operations	869	12,534	12,102	26,966		
Finance Costs	(1,594)	(1,089)	(3,491)	(2,272)		
Profit/ (Loss) Before Tax	(725)	11,445	8,611	24,694		
Taxation	(1,009)	(2,331)	(3,408)	(5,049)		
Net Profit/ (Loss) from Continuing Operations	(1,734)	9,114	5,203	19,645		
Net Profit/ (Loss) from Discontinued Operation	(2,022)	1,352	(2,679)	2,522		
Net Profit/ (Loss) for the Period	(3,756)	10,466	2,524	22,167		
Other Comprehensive Income	-	-	-	-		
Total Comprehensive Profit/ (Loss) for the Period	(3,756)	10,466	2,524	22,167		
Attributable to Equity Holders of the Company:						
Net Profit/ (Loss)	(3,756)	10,466	2,524	22,167		
Total Comprehensive Profit/ (Loss)	(3,756)	10,466	2,524	22,167		
Earnings/ (Loss) Per Share Attributable to Equity Holders of the Company (Note 17.12)						
Basic (Sen) - from continuing operations - from discontinued operation	(0.28) (0.33) (0.61)	1.49 0.22 1.71	0.84 (0.43) 0.41	3.21 0.41 3.62		
Diluted (Sen) - from continuing operations - from discontinued operation	(0.28) (0.32) (0.60)	1.47 0.22 1.69	0.84 (0.43) 0.41	3.17 0.41 3.58		

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 July 2017)

# **Condensed Consolidated Statement of Financial Position As at 31 January 2018**

(The figures have not been audited)

Current Assets   Inventories   68,093   64,77		(UNAUDITED) As At 31/01/2018 <u>RM'000</u>	(AUDITED) As At 31/07/2017 RM'000
Property, Plant and Equipment			
Land Held for Property Development         13,827         13,24           142,274         145,60           Current Assets         8,093         64,77           Land and Property Development Costs         25,605         22,77           Receivables, Deposits and Prepayments         18,4610         199,25           Cash and Cash Equivalents         15,764         9,54           Non-Current Assets Held for Sale         790         8,58           Assets Included in Disposal Group Held for Sale         179,779         160,78           Assets Included in Disposal Group Held for Sale         179,779         160,78           Total Assets         616,915         611,52           EQUITY AND LIABILITIES         Equity Attributable to Equity Holders of the Company         154,810         154,810           Share Capital         154,810         154,810         163,89           Reserve Included in Disposal Group Held for Sale         2,070         2,07           Total Equity         323,295         320,77           Non-Current Liabilities         24,192         21,40           Loans and Borrowings         24,192         21,40           Deferred Tax Liabilities         12,612         12,24           Current Liabilities         25,802         84,		100 447	100.054
Current Assets   Inventories   68,093   64,77     Land and Property Development Costs   25,605   22,97     Receivables, Deposits and Prepayments   184,610   199,25     Cash and Cash Equivalents   15,764   9,54     Cash and Cash Equivalents   294,072   296,55     Non-Current Assets Held for Sale   790   8,58     Assets Included in Disposal Group Held for Sale   474,641   465,92     Total Assets   474,641   465,92     Total Assets   616,915   611,52     EQUITY AND LIABILITIES   2     Equity Attributable to Equity Holders of the Company   Share Capital   154,810   154,811     Reserves   166,415   163,89     Reserve Included in Disposal Group Held for Sale   166,415   163,89     Reserve Included in Disposal Group Held for Sale   323,295   320,77     Total Equity   323,295   320,77     Total Equity   323,295   320,77     Current Liabilities   2   21,40     Deferred Tax Liabilities   12,612   12,24     36,804   33,65     Current Liabilities   52,692   84,73     Loans and Borrowings   85,053   79,02     Tax Payable   5,185   7,97     Liabilities Included in Disposal Group Held for Sale   31,886   85,36     Liabilities Included in Disposal Group Held for Sale   31,886   85,36     Liabilities Included in Disposal Group Held for Sale   31,886   85,36     Liabilities Included in Disposal Group Held for Sale   31,886   85,36     Liabilities Included in Disposal Group Held for Sale   325,816   2257,10     Liabilities Included in Disposal Group Held for Sale   325,816   2257,10     Liabilities Included in Disposal Group Held for Sale   325,816   3257,10     Liabilities Included in Disposal Group Held for Sale   325,816   3257,10     Liabilities Included in Disposal Group Held for Sale   325,816   3257,10     Liabilities Included in Disposal Group Held for Sale   325,816   3257,10     Liabilities Included in Disposal Group Held for Sale   325,816   3257,10     Liabilities Included in Disposal Group Held for Sale   3257,10     Liabilities Included in Disposal Group Held for Sale   3257,10     Liabilities Included in Disposal		•	132,354
Inventories		142,274	145,601
Land and Property Development Costs   22,97	Current Assets		
Receivables, Deposits and Prepayments         184,610         199,25           Cash and Cash Equivalents         15,764         9,54           294,072         296,55           Non-Current Assets Held for Sale	Inventories	68,093	64,776
Cash and Cash Equivalents			22,970
Non-Current Assets Held for Sale		*	199,258
Non-Current Assets Held for Sale	Cash and Cash Equivalents	15,764	9,549
Assets Included in Disposal Group Held for Sale and Discontinued Operation 179,779 160,78  474,641 465,92  Total Assets 616,915 611,52  EQUITY AND LIABILITIES Equity Attributable to Equity Holders of the Company Share Capital 154,810 154,810 163,89 Reserves 166,415 163,89 Reserve Included in Disposal Group Held for Sale and Discontinued Operation 2,070 2,077  Total Equity 323,295 320,777  Non-Current Liabilities Loans and Borrowings 24,192 21,40 Deferred Tax Liabilities 12,612 12,24  Current Liabilities Payables and Accruals 52,692 84,73 Loans and Borrowings 85,053 79,02 Tax Payable 5,185 7,97  Liabilities Included in Disposal Group Held for Sale and Discontinued Operation 113,886 85,36  Liabilities Included in Disposal Group Held for Sale and Discontinued Operation 113,886 85,36		294,072	296,553
Total Assets   179,779   160,78		790	8,587
Total Assets   616,915   611,52	· · · · · · · · · · · · · · · · · · ·	179,779	160,783
Total Assets   616,915   611,52		474,641	465,923
EQUITY AND LIABILITIES         Equity Attributable to Equity Holders of the Company         Share Capital       154,810       154,811         Reserves       166,415       163,89         Reserve Included in Disposal Group Held for Sale and Discontinued Operation       2,070       2,07         Total Equity       323,295       320,77         Non-Current Liabilities         Loans and Borrowings       24,192       21,40         Deferred Tax Liabilities       12,612       12,24         Current Liabilities         Payables and Accruals       52,692       84,73         Loans and Borrowings       85,053       79,02         Tax Payable       5,185       7,97         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       113,886       85,36         256,816       257,10	m		
Share Capital   154,810   154,810   166,415   163,89     Reserves   166,415   163,89     Reserve Included in Disposal Group Held for Sale and Discontinued Operation   2,070   2,070     Total Equity   323,295   320,77     Non-Current Liabilities   24,192   21,400     Deferred Tax Liabilities   12,612   12,240     Deferred Tax Liabilities   12,612   12,240     Current Liabilities   52,692   84,73     Loans and Borrowings   85,053   79,02     Tax Payable   5,185   7,970     Liabilities Included in Disposal Group Held for Sale and Discontinued Operation   113,886   85,360     256,816   257,100	Total Assets	616,915	611,524
Share Capital Reserves       154,810 163,481         Reserves       166,415 163,89         Reserve Included in Disposal Group Held for Sale and Discontinued Operation       2,070 2,070         Total Equity       323,295 320,77         Non-Current Liabilities       24,192 21,400         Loans and Borrowings       24,192 12,240         Deferred Tax Liabilities       12,612 12,240         Payables and Accruals       52,692 84,73         Loans and Borrowings       85,053 79,02         Tax Payable       5,185 7,97         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       113,886 85,36         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       256,816 257,10			
Reserves       166,415       163,89         Reserve Included in Disposal Group Held for Sale and Discontinued Operation       2,070       2,07         Total Equity       323,295       320,77         Non-Current Liabilities       24,192       21,40         Loans and Borrowings       24,192       12,612         Deferred Tax Liabilities       12,612       12,24         Current Liabilities         Payables and Accruals       52,692       84,73         Loans and Borrowings       85,053       79,02         Tax Payable       5,185       7,97         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       113,886       85,36         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       256,816       257,10			
Reserve Included in Disposal Group Held for Sale and Discontinued Operation         2,070         2,070           Total Equity         323,295         320,77           Non-Current Liabilities         24,192         21,400           Deferred Tax Liabilities         12,612         12,24           Deferred Tax Liabilities         52,692         84,73           Payables and Accruals         52,692         84,73           Loans and Borrowings         85,053         79,02           Tax Payable         5,185         7,97           Liabilities Included in Disposal Group Held for Sale and Discontinued Operation         113,886         85,36           Liabilities Included in Disposal Group Held for Sale and Discontinued Operation         113,886         85,36	•	· · · · · · · · · · · · · · · · · · ·	
and Discontinued Operation         2,070         2,070           Total Equity         323,295         320,77           Non-Current Liabilities         24,192         21,400           Loans and Borrowings         24,192         21,400           Deferred Tax Liabilities         12,612         12,240           Current Liabilities         52,692         84,73           Loans and Borrowings         85,053         79,02           Tax Payable         5,185         7,97           Liabilities Included in Disposal Group Held for Sale and Discontinued Operation         113,886         85,36           256,816         257,10		166,415	163,891
Non-Current Liabilities         Loans and Borrowings       24,192       21,40         Deferred Tax Liabilities       12,612       12,24         Current Liabilities         Payables and Accruals       52,692       84,73         Loans and Borrowings       85,053       79,02         Tax Payable       5,185       7,97         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       113,886       85,36         256,816       257,10		2,070	2,070
Loans and Borrowings       24,192       21,400         Deferred Tax Liabilities       12,612       12,240         Current Liabilities         Payables and Accruals       52,692       84,733         Loans and Borrowings       85,053       79,02         Tax Payable       5,185       7,976         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       113,886       85,366         256,816       257,10	Total Equity	323,295	320,771
Loans and Borrowings       24,192       21,400         Deferred Tax Liabilities       12,612       12,240         Current Liabilities         Payables and Accruals       52,692       84,733         Loans and Borrowings       85,053       79,02         Tax Payable       5,185       7,976         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       113,886       85,366         256,816       257,10			
Deferred Tax Liabilities			
Current Liabilities         Payables and Accruals       52,692       84,73         Loans and Borrowings       85,053       79,02         Tax Payable       5,185       7,97         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       113,886       85,36         256,816       257,10		· ·	21,406
Current Liabilities         Payables and Accruals       52,692       84,73.         Loans and Borrowings       85,053       79,02.         Tax Payable       5,185       7,976.         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       113,886       85,366.         256,816       257,10	Deferred Tax Liabilities	12,612	12,246
Payables and Accruals         52,692         84,73           Loans and Borrowings         85,053         79,02           Tax Payable         5,185         7,976           142,930         171,736           Liabilities Included in Disposal Group Held for Sale and Discontinued Operation         113,886         85,366           256,816         257,10		36,804	33,652
Payables and Accruals         52,692         84,73           Loans and Borrowings         85,053         79,02           Tax Payable         5,185         7,976           142,930         171,736           Liabilities Included in Disposal Group Held for Sale and Discontinued Operation         113,886         85,366           256,816         257,10	Current Liabilities		
Loans and Borrowings       85,053       79,02         Tax Payable       5,185       7,976         142,930       171,736         Liabilities Included in Disposal Group Held for Sale and Discontinued Operation       113,886       85,366         256,816       257,10		52,692	84,735
Liabilities Included in Disposal Group Held for Sale and Discontinued Operation 113,886 85,36.  256,816 257,10		85,053	79,025
Liabilities Included in Disposal Group Held for Sale and Discontinued Operation 113,886 85,36.	Tax Payable	5,185	7,976
and Discontinued Operation 113,886 85,36.  256,816 257,10		142,930	171,736
and Discontinued Operation 113,886 85,36.  256,816 257,10	Liabilities Included in Disposal Group Held for Sale		
	- · · · · · · · · · · · · · · · · · · ·	113,886	85,365
T ( 11' 11'')		256,816	257,101
lotal Liabilities 293,620 290,75.	Total Liabilities	293,620	290,753
Total Equity and Liabilities 616,915 611,52	Total Equity and Liabilities	616,915	611,524
Net Assets Per Share Attributable to Ordinary Equity Holders of the Company (RM) 0.52 0.53		0.52	0.52

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 July 2017)

# Condensed Consolidated Statement of Changes in Equity For the quarter ended 31 January 2018 (The figures have not been audited)

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	Share Capital RM'000	Treasury Shares RM'000	Assets Revaluation Reserve <u>RM'000</u>	Reserve Included in Disposal Group Held for Sale and Discontinued Operation RM'000	Retained Profits RM'000	Total Equity <u>RM'000</u>	
6 months period ended 31 January 2018							
Balance at beginning of year 01 August 2017	154,810	(5)	46,503	2,070	117,393	320,771	
Total comprehensive profit for the period	-	-	-	-	2,524	2,524	
Balance at end of period 31 January 2018	154,810	(5)	46,503	2,070	119,917	323,295	
6 months period ended 31 January 2017							
Balance at beginning of year 01 August 2016	153,014	(5)	39,307	-	88,273	280,589	
Total comprehensive profit for the period	-	•	-	-	22,167	22,167	
Exercise of ESOS	291	-	-	-	~	291	
Dividend	-	-	-	-	(6,132)	(6,132)	
Balance at end of period 31 January 2017	153,305	(5)	39,307	-	104,308	296,915	

# Condensed Consolidated Statement of Cash Flows For the quarter ended 31 January 2018

(The figures have not been audited)

	FY 2018 6 Months Ended 31/01/2018 RM'000	FY 2017 6 Months Ended 31/01/2017 RM'000
Profit/(Loss) before taxation Continuing Operations Discontinued Operation	8,611 (2,432) 6,179	24,694 2,530 27,224
Adjustments for:  Depreciation of property, plant and equipment Interest expense Interest income (Gain)/Loss on derivatives financial assets/liabilities (Gain)/Loss on disposal of property, plant and equipment Property, plant and equipment written off	6,832 5,833 (32) - (4,308) 551	6,770 3,540 (5) 341 3
Operating profit/(loss) before working capital changes	15,055	37,873
Changes in working capital:  Net change in current assets  Net change in current liabilities	(56) (42,649)	(8,504) 10,246
Cash generated from/(used in) operations	(27,650)	39,615
Interest paid Income tax paid	(5,833) (5,824)	(3,540) (3,116)
Net cash generated from/(used in) operating activities	(39,307)	32,959
Investing activities: Purchase of property, plant and equipment Proceeds from disposal of property, plant and equipment Interest received Upliftment/(Placement) of fixed deposits pledged	(15,713) 12,849 32 (8,018)	(16,323) 796 5 (184)
Net cash flows from/(used in) investing activities	(10,850)	(15,706)
Financing activities:  Repayment of bank borrowings  Proceeds from exercise of ESOS  Proceeds from bank borrowings	(8,279) - 49,950	(15,890) 292 4,750
Net cash flows from/(used in) financing activities	41,671	(10,848)
Net increase/(decrease) in cash and cash equivalents	(8,486)	6,405
Cash and cash equivalents at beginning of year	(20,594)	3,074
Cash and cash equivalents at end of period	(29,080)	9,479
Cash and cash equivalents included in the cash flow statement comprise the following	lowing balance sheet amou	ints :
Cash and bank balances Fixed deposits Cash and cash equivalents Bank overdrafts Less: Fixed deposits pledged	10,516 12,153 22,669 (39,596) (12,153) (29,080)	18,211 2,209 20,420 (8,732) (2,209) 9,479

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 July 2017)

# Notes To The Interim Financial Report For the guarter ended 31 January 2018

#### 1 Accounting Policies and Methods of Computation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 July 2017. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 July 2017.

#### 2 Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 31 July 2017 except for the adoption of new standards, amendments to standards and IC Interpretations that are effective for the financial year ending 31 July 2018. The adoption does not have significant impact on the Group's financial statements.

#### 3 Preceding Audited Financial Statements

The audit report of the preceding annual financial statements for the financial year ended 31 July 2017 was not subject to any qualification.

#### 4 Seasonal or Cyclical Factors

Traditionally the quarter under review is an off-peak period for the furniture industry due to many festive holidays and lower demand from customers in western countries after Christmas and New Year.

#### 5 Nature and Amount of Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows for the current quarter and financial year-to-date.

#### 6 Changes in Estimates

There were no material changes in the nature and amount of estimates used in the prior interim periods of the current financial year or material changes in nature and amount of estimates used in prior financial years.

#### 7 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt securities for the current quarter and financial year-to-date except the following:

a) The status of the Company's Employee's Share Option Scheme ("ESOS") is as follows:

	No of Option '000
As at 1 August 2017 Exercised	6,310 -
As at 31 January 2018	6,310

b) As at 31 January 2018, the total number of treasury shares held was 10,000 ordinary shares.

# Notes To The Interim Financial Report For the quarter ended 31 January 2018

#### 8 Dividends Paid

There were no dividends paid for the current quarter and financial year-to-date.

# 9 Segmental Reporting

Analysis by activities for the financial year-to-date is as follows:

	<c01< th=""><th>ntinuing Operation Property Development</th><th>ns&gt;</th><th>Discontinued Operation</th><th></th><th></th><th></th></c01<>	ntinuing Operation Property Development	ns>	Discontinued Operation			
	Rubberwood	and			Total		
	Furniture	Construction	Others	Boards	Segments	Elimination	Consolidation
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
6 months period ended 31 January 2018							
31 January 2018							
Revenue						(#)	
External sales	88,646	60,309	_	44,134	193,089	(44,134)	148,955
Inter-segment sales	9,090	30,343	100	-	39,533	(39,533)	-
Total sales	97,736	90,652	100	44,134	232,622	(83,667)	148,955
Results							
Segment results	6,536	6,038	(606)	(93)	11,875	103	11,978
Interest income	30	-	-	2	32	-	32
Finance costs	(2,231)	(1,260)	-	(2,341)	(5,832)	_	(5,832)
Profit before taxation	4,335	4,778	(606)	(2,432)	6,075	103	6,178
Taxation	(1,920)	(1,487)	pa.	(247)	(3,654)	-	(3,654)
Net profit	2,415	3,291	(606)	(2,679)	2,421	103	2,524
Total assets	208,782	228,144	210	179,779	616,915	**	616,915
6 months period ended							
31 January 2017							
Revenue						(#)	
External sales	107,692	137,778	~	32,877	278,347	(32,877)	245,470
Inter-segment sales	8,064	17,395	-	-	25,459	(25,459)	-
Total sales	115,756	155,173		32,877	303,806	(58,336)	245,470
Results							
Segment results	11,067	16,750	(275)	3,798	31,340	(581)	30,759
Interest income	5	-	-	-	5	-	5
Finance costs	(1,861)	(411)	-	(1,268)	(3,540)	_	(3,540)
Profit before taxation	9,211	16,339	(275)	2,530	27,805	(581)	27,224
Taxation	(1,200)	(3,849)		(8)	(5,057)	-	(5,057)
Net profit	8,011	12,490	(275)	2,522	22,748	(581)	22,167
Total assets	210,422	238,033	227	110,235	558,917	_	558,917

<sup>(#)</sup> The amount relating to the Boards segment has been excluded from the revenue and is presented separately in the statement of profit or loss and other comprehensive income within one line item as "net profit/(loss) from discontinued operation".

#### Notes To The Interim Financial Report For the quarter ended 31 January 2018

#### 10 Valuations of Property, Plant and Equipment

The Group has adopted the revaluation policy to review the carrying value of its land and buildings every five years. Surplus arising from revaluation are reflected in the revaluation reserve account. The last revaluation was done in financial year 2017.

#### 11 Material Events Subsequent to the end of the Interim Period

There were no material events subsequent to the end of the interim period except the completion of the corporate proposal as mentioned in note 17.8.

#### 12 Changes in the Composition of the Group

There were no changes in the composition of the Group during the financial year-to-date other than Great Platform Sdn Bhd, a wholly-owned subsidiary of the Company has on 13 September 2017 incorporated its wholly-owned subsidiary with paid-up share capital of RM100 represented by 100 ordinary shares with the name of Particleboard Malaysia Sdn Bhd.

#### 13 Significant Events

There were no significant events for the period under review.

#### 14 Contingent Liabilities

#### a) Group

Contingent liabilities of the Group as at 31 January 2018 in respect of bank guarantees issued in favour of government authorities and utility boards are as follow:

	111111111111111111111111111111111111111
Continuing operations	5,453
Discontinued operation	1,161
	6.614

#### b) Company

The Company has contingent liabilities in the form of corporate guarantees given to financial institutions in respect of credit facilities granted to subsidiaries amounting to RM198.4m as at 31 January 2018.

#### 15 Capital Commitments

Capital commitments of the Group as at 31 January 2018 are as follows:

RM'000

RM'000

Discontinued operation

Approved and contracted for:

- Purchase of property, plant and equipment

13,026

## Notes To The Interim Financial Report For the quarter ended 31 January 2018

#### 16 Significant Related Parties Transactions

The Group had the following transactions with related parties during the financial year-to-date:

	<u>RM'000</u>
Transaction with a director	200
Rental paid	288
Transaction with a company in which a Director of the Company is also the director	
and has substantial financial interest	
Sales	7,137
Sales commission	28
Purchases	217
Purchase of property, plant and equipment	30
Rental paid	30
Transaction with companies in which a Director of the Company is also the director	
and certain directors have substantial financial interest	
Provision of corporate services	150
Landowner's entitlement paid/payable	3,007
Development project management fee received	1,800

#### 17.1 Review of Performance

		(Restated)		
	FY 2018	FY 2017		
	Current	Comparative		
	Quarter Ended	Quarter Ended		
	31/01/2018	31/01/2017	Variance	Variance
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>%</u>
Continuing Operations				
Revenue	63,886	110,856	(46,970)	-42.4%
(Loss)/Profit before tax	(725)	11,445	(12,170)	-106.3%

The Group reported revenue of RM63.9m (from continuing operations) in the current quarter as compared to RM110.9m in the corresponding quarter last year. The substantial decrease of 42.4% was mainly attributed by:

- a) lower revenue from the property development segment by RM42.2m as major on-going projects are at the final stage of completion, the revenue was mainly contributed by Iris Residence; and
- b) lower sales from the rubberwood furniture segment by RM4.8m due to shortage of raw materials and weakening of US dollar.

The Group recorded loss before tax (from continuing operations) of RM0.7m for the current quarter as compared to profit before tax of RM11.4m in the same quarter last year, this was mainly due to:

- a) lower revenue as mentioned above and timing of distribution cost charged out in the property development segment;
- b) shortage of raw materials that affected the production efficiency and bigger proportion of low margin products mix in the rubberwood furniture segment; and
- c) higher finance cost and fixed administrative cost plus professional fees incurred on a corporate exercise.

Notes To The Interim Financial Report For the quarter ended 31 January 2018

#### 17.2 Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter

	FY 2018 Current Quarter Ended 31/01/2018 RM'000	FY 2017 Preceding Quarter Ended 31/10/2017 RM'000	Variance <u>RM'000</u>	Variance <u>%</u>
Continuing Operations				
Revenue	63,886	85,069	(21,183)	-24.9%
(Loss)/Profit before tax	(725)	9,336	(10,061)	-107.8%

The Group reported revenue of RM63.9m (from continuing operations) in the current quarter as compared to the revenue of RM85.1m in the preceding quarter, the decrease of 24.9% was mainly due to the lower revenue in the property development segment as mentioned in note 17.1.

Loss before tax (from continuing operations) of RM0.7m was recorded for the current quarter, declined significantly from profit before tax of RM9.3m in the preceding quarter, this was due to the similar reasons as mentioned in note 17.1.

#### 17.3 Prospects for the Current Financial Year

The business environment and operating conditions are largely expected to remain unchanged aside from the potential impact of any geopolitical changes. The eventual outcome from the looming general election will remove the overhanging element of uncertainty in local geopolitics.

With the recent completion of the proposed disposal of Great Platform Sdn Bhd on 27 February 2018, the Group received cash consideration of RM58.6m. The proceeds will provide the necessary capital for the acquisition of suitable land bank and other new investments.

In the current financial year, the Group's latest project, Iris Residence, will be undergoing active construction to be the main contributor for the property segment as both Kiara Plaza and Lavender Residence will be completed soon. As such, the acquisition of land bank is vital to provide earnings continuity.

In manufacturing, the rubberwood furniture segment will continue to face increased rubber wood material prices that has recently been plaguing the industry. In meeting these challenges, we will increase our efforts in procuring raw material sources, eg concessions for more consistent supply.

#### 17.4 Variance of Actual Profit from Profit Forecast or Profit Guarantee

Not applicable as there was no profit forecast or profit guarantee.

# Notes To The Interim Financial Report For the quarter ended 31 January 2018

# 17.5 Profit/ (Loss) Before Tax

Profit/ (loss) before tax is derived after charging/ (crediting):

		(Restated)		(Restated)
	FY 2018	FY 2017	FY 2018	<b>FY 2017</b>
	Current	Comparative	6 Months	6 Months
	Quarter Ended	Quarter Ended	Cumulative	Cumulative
	31/01/2018	31/01/2017	To Date	To Date
	<u>RM'000</u>	<u>RM'000</u>	RM'000	<u>RM'000</u>
Continuing operations and discontinued operation				
Interest income	(24)	(5)	(32)	(5)
- continuing operations	(23)	(5)	(30)	(5)
- discontinued operation	(1)	-	(2)	-
Interest expense	2,926	1,689	5,833	3,540
- continuing operations	1,595	1,091	3,492	2,272
- discontinued operation	1,331	598	2,341	1,268
Depreciation and amortisation	3,354	3,382	6,832	6,770
- continuing operations	1,951	2,134	4,047	4,278
- discontinued operation	1,403	1,248	2,785	2,492
(Gain)/ loss on disposal of property, plant and equipment	(3,029)	10	(4,308)	3
Property, plant and equipment written off	551	-	551	-
(Gain)/ loss on foreign exchange	464	694	609	643
- continuing operations	279	70	367	86
- discontinued operation	185	624	242	557
(Gain)/ loss on derivatives		116	-	340
- continuing operations	-	116	-	334
- discontinued operation	-	_	-	6

## 17.6 Taxation

	Current	Financial
	Quarter	Year-to-date
	<u>RM'000</u>	<u>RM'000</u>
Continuing Operations		
Current tax expense	859	3,108
Current deferred tax	150	300
	1,000	2.409
Discontinued Operation	1,009	3,408
Current tax expense	3	7
Current deferred tax	240	240
	1,252	3,655
	1,232	3,033

# 17.7 Group Borrowings and Securities

The Group borrowings as at 31 January 2018 are as follows:

	<u>RM'000</u>
Secured current borrowings	
- Denominated in Ringgit	77,491
- Denominated in US Dollar	7,562
Secured non-current borrowings	
- Denominated in Ringgit	24,192
	109,245

#### Notes To The Interim Financial Report For the quarter ended 31 January 2018

#### 17.8 Corporate Proposals

The Company entered into a conditional share sale agreement on 26 July 2017 with Mieco Chipboard Berhad for proposed disposal of its entire equity interest in Great Platform Sdn Bhd ("GPSB"), a wholly-owned subsidiary, for RM7,063,341 together with the settlement of advance owing by GPSB amounting to RM51,528,809, for a total cash consideration of RM58,592,150. This transaction was announced to Bursa Malaysia Securities Berhad ("Bursa") on the same date.

The above proposal is approved by the shareholders of the Company at the Extraordinary General Meeting held on 19 December 2017 and is completed on 27 February 2018.

As the disposal is pending completion as at 31 January 2018, the assets and liabilities of GPSB are presented separately in the statement of financial position as a disposal group held for sale and the results of GPSB are presented in the statement of profit or loss and other comprehensive income as discontinued operation.

#### 17.9 Realised and Unrealised Profits/ (Losses)

	As at 31/01/18 As at 31/07/17		
	<u>RM'000</u>	<u>RM'000</u>	
Total retained profits of the Group			
- Realised	141,932	131,896	
- Unrealised	(1,861)	5,496	
	140,071	137,392	
Less: Consolidated adjustments	(20,154)	(19,999)	
Total Group retained profits	119,917	117,393	

#### 17.10 Material Litigation

There was no material litigation or pending litigation as at the date of the interim financial statements.

#### 17.11 Proposed Dividend

The Board of Directors proposed a first and final single-tier dividend of 1.5 sen per ordinary share for the financial year ended 31 July 2017 and was approved by the shareholders at the Annual General Meeting held on 8 January 2018. The dividend will be paid on 3 April 2018 and the entitlement date is 15 March 2018.

# Notes To The Interim Financial Report For the quarter ended 31 January 2018

## 17.12 Earnings Per Share Attributable to Equity Holders of the Company

	FY 2018 Current Quarter Ended 31/01/2018 RM'000	(Restated) FY 2017 Comparative Quarter Ended 31/01/2017 RM'000	FY 2018 6 Months Cumulative To Date RM'000	(Restated) FY 2017 6 Months Cumulative To Date RM'000
Net profit/ (loss) attributable to equity holders of the company				
- from continuing operations	(1,734)	9,114	5,203	19,645
- from discontinued operation	(2,022)	1,352	(2,679)	2,522
	(3,756)	10,466	2,524	22,167
a) Basic				
Weighted average number of				
ordinary shares ('000)	619,239	612,985	619,239	612,482
Basic earning/ (loss) per share (sen)				
- from continuing operations	(0.28)	1.49	0.84	3.21
- from discontinued operation	(0.33)	0.22	(0.43)	0.41
	(0.61)	1.71	0.41	3.62
b) <u>Diluted</u>				
Weighted average number of				
ordinary shares ('000)	619,239	612,985	619,239	612,482
Effect of dilution - ESOS ('000) *	3,142	6,829	3,142	6,829
Adjusted weighted average				
number of ordinary shares ('000)	622,381	619,814	622,381	619,311
Diluted earning/ (loss) per share (sen)				
- from continuing operations	(0.28)	1.47	0.84	3.17
- from discontinued operation	(0.32)	0.22	(0.43)	0.41
	(0.60)	1.69	0.41	3.58

<sup>\*</sup> The effect of potential ordinary shares arising from the conversion of warrants is anti-dilutive and accordingly is excluded in the computation of diluted earning per share.

## 17.13 Comparative Figures

Certain comparative figures were restated to conform with current financial year's presentation.