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

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER		
	FY 2018 Current Quarter Ended 31/07/2018	FY 2017 Comparative Quarter Ended 31/07/2017	FY 2018 12 Months Cumulative To Date	FY 2017 12 Months Cumulative To Date	
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	
Continuing Operations Revenue	48,953	137,244	255,763	453,155	
Operating Expenses	(58,364)	(132,996)	(267,274)	(414,500)	
Other Operating Income/(Expenses)	4,370	3,523	12,488	5,138	
Profit/ (Loss) from Operations	(5,041)	7,771	977	43,793	
Finance Costs	(1,929)	(1,785)	(7,542)	(5,091)	
Profit/ (Loss) Before Tax	(6,970)	5,986	(6,565)	38,702	
Taxation	2,063	(2,489)	(1,163)	(8,853)	
Net Profit/ (Loss) from Continuing Operations	(4,907)	3,497	(7,728)	29,849	
Net Profit/ (Loss) from Discontinued Operation	(174)	958	(5,142)	5,056	
Net Profit/ (Loss) for the Period	(5,081)	4,455	(12,870)	34,905	
Other Comprehensive Income	-	9,672	-	9,672	
Total Comprehensive Profit/ (Loss) for the Period	(5,081)	14,127	(12,870)	44,577	
Attributable to Equity Holders of the Company:					
Net Profit/ (Loss)	(5,081)	4,455	(12,870)	34,905	
Total Comprehensive Profit/ (Loss)	(5,081)	14,127	(12,870)	44,577	
Earnings/ (Loss) Per Share Attributable to Equity Holders of the Company (Note 17.11)					
Basic (Sen) - from continuing operations - from discontinued operation	(0.79) (0.03) (0.82)	0.56 0.15 0.72	(1.25) (0.83) (2.08)	4.86 0.82 5.69	
Diluted (Sen) - from continuing operations - from discontinued operation	(0.79) (0.03) (0.82)	0.56 0.15 0.71	(1.24) (0.83) (2.07)	4.83 0.82 5.65	

(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 July 2018

(The figures have not been audited)

	(UNAUDITED) As At 31/07/2018 RM'000	(AUDITED) As At 31/07/2017 RM'000
ASSETS		
Non-Current Assets		
Property, Plant and Equipment Land Held for Property Development	110,804 16,769	132,354 13,247
	127,573	145,601
Current Assets		
Inventories	76,796	64,776
Land and Property Development Costs	35,217	22,970
Receivables, Deposits and Prepayments	122,047	199,258
Tax Recoverable	5,495	-
Cash and Cash Equivalents	45,202	9,549
	284,757	296,553
Non-Current Assets Held for Sale	14,513	8,587
Assets Included in Disposal Group Held for Sale and Discontinued Operation	_	160,783
and Discontinued Operation		
	299,270	465,923
Total Assets	426,843	611,524
EQUITY AND LIABILITIES		
Equity Attributable to Equity Holders of the Company		
Share Capital	154,810	154,810
Reserves	141,851	163,891
Reserve Included in Disposal Group Held for Sale	,	100,071
and Discontinued Operation	-	2,070
Total Equity	296,661	320,771
Non-Current Liabilities		
Loans and Borrowings	23,588	21,406
Deferred Tax Liabilities	12,886	12,246
	36,474	33,652
Current Liabilities		
Payables and Accruals	39,356	84,735
Loans and Borrowings	54,348	79,025
Tax Payable	4	7,976
	93,708	171,736
Liabilities Included in Disposal Group Held for Sale		
and Discontinued Operation	-	85,365
	93,708	257,101
Total Liabilities	130,182	290,753
Total Equity and Liabilities	426,843	611,524
A com. and	TEU,UTJ	011,024
Net Assets Per Share Attributable to Ordinary		
Equity Holders of the Company (RM)	0.48	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 July 2018 (The figures have not been audited)

	< Attributable to Shareholders of the Company Non-Distributable				Distributable	
	Share Capital RM'000	Treasury Shares RM'000	Assets Revaluation Reserve RM'000	Reserve Included in Disposal Group Held for Sale and Discontinued Operation RM'000	Retained Profits RM'000	Total Equity <u>RM'000</u>
12 months period ended 31 July 2018						
Balance at beginning of year 01 August 2017	154,810	(5)	46,503	2,070	117,393	320,771
Net loss for the financial period	-	-	-	-	(12,870)	(12,870)
Realisation of assets revaluation reserve	•	-	(4,335)	-	4,335	-
Treasury shares acquired	-	(1,952)	-	-	-	(1,952)
Realisation of revaluation reserve for disposal of subsidiary	-	-	-	(2,070)	2,070	
Dividend	-	-	-	_	(9,288)	(9,288)
Balance at end of period 31 July 2018	154,810	(1,957)	42,168		101,640	296,661
12 months period ended 31 July 2017						
Balance at beginning of year 01 August 2016	153,014	(5)	39,307	-	88,273	280,589
Net profit for the financial year	-	-	-	-	34,905	34,905
Other comprehensive income for the financial year	-	-	9,672	-	-	9,672
Total comprehensive profit for the year	-	-	9,672	-	34,905	44,577
Transfer to disposal group held for sale and discontinued operation		-	(2,070)	2,070	-	-
Realisation of assets revaluation reserve	-	-	(406)	-	406	-
Exercise of ESOS	1,796	-	-	-	-	1,796
Dividend	-	-	-	-	(6,191)	(6,191)
Balance at end of period 31 July 2017	154,810	(5)	46,503	2,070	117,393	320,771

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

(The figures have not been audited)

	FY 2018 12 Months Ended 31/07/2018 RM'000	FY 2017 12 Months Ended 31/07/2017 RM'000
Profit/(Loss) before taxation		
Continuing Operations Discontinued Operation	(6,565)	38,702 5,754
2.000	(6,565)	44,456
Adjustments for:		
Bad debts recovered	~	(1)
Depreciation of property, plant and equipment	7,934	13,545
Interest expense	7,542	7,798
Interest income Impairment on trade debtors	(192) 95	(88)
(Gain)/Loss on derivatives financial assets/liabilities	-	181
(Gain)/Loss on disposal of property, plant and equipment	(4,516)	(607)
(Gain)/Loss on disposal of subsidiary company	(3,372)	-
Property, plant and equipment written off	551	-
Unrealised (gain)/loss on foreign exchange	(553)	90
Operating profit/(loss) before working capital changes	924	65,374
Changes in working capital:		
Net change in current assets	112,815	(18,130)
Net change in current liabilities	(43,765)	1,146
Cash generated from/(used in) operations	69,974	48,390
Interest paid	(7,542)	(8,398)
Income tax paid Income tax refund	(14,021)	(12,334) 28
	40.411	
Net cash generated from/(used in) operating activities	48,411	27,686
Investing activities:	(0.640)	(24.406)
Purchase of property, plant and equipment	(2,643)	(34,496)
Proceeds from disposal of property, plant and equipment Interest received	14,299 192	1,503 88
Upliftment/(Placement) of fixed deposits pledged	(10,456)	(2,000)
Proceeds from disposal of subsidiary company, net of cash	5,449	(2,000)
Net cash flows from/(used in) investing activities	6,841	(34,905)
Financing activities:	Add to limit of the limit of th	
Repayment of bank borrowings/changes in bills payables	(29,143)	(21,094)
Proceeds from exercise of ESOS	-	1,796
Proceeds from bank borrowings	27,500	9,040
Dividend paid Shares buy-back	(9,288) (1,952)	(6,191)
Net cash flows from/(used in) financing activities	(12,883)	(16,449)
Net increase/(decrease) in cash and cash equivalents	42,369	(23,668)
•	·	
Cash and cash equivalents at beginning of year	(20,594)	3,074
Cash and cash equivalents at end of period	21,775	(20,594)
Cash and cash equivalents included in the cash flow statement comprise the fo	ollowing balance sheet amour	nts:
Cash and bank balances	32,611	12,987
Fixed deposits	12,591	4,135
Cash and cash equivalents Bank overdrafts	45,202	17,122
Less: Fixed deposits pledged	(10,836) (12,591)	(33,581) (4,135)
2000 . A Incu deposits predged	21,775	(20,594)
	21,//3	(40,074)

(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 quarter ended 31 July 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 ended 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 a peak period for the furniture industry due to high demand from customers in western countries in preparation of 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) There is no change in the outstanding number of options of the Company's Employee's Share Option Scheme ("ESOS"). As at 31 July 2018, the outstanding number of options is 6,310,000; and
- b) During the financial year, the Company purchased 6,514,400 ordinary shares of its issued share capital from the open market at an average cost of RM0.30 each, none of the shares purchased have been sold or cancelled. Details were as follows:

Monthly Breakdown	No of Share Purchased Unit		Highest Price Paid Per Share RM	Average Cost Per Share RM	Total Consideration RM'000
Mar-18	3,263,900	0.290	0.300	0.300	978
Apr-18	3,250,500	0.295	0.300	0.300	975
Total	6,514,400	0.290	0.300	0.300	1,953

As at 31 July 2018, the total number of treasury shares held was 6,524,400 ordinary shares.

8 Dividends Paid

On 3 April 2018, the Company paid a first and final single-tier dividend of 1.5 sen per ordinary share amounted to RM9.3m in respect of the financial year ended 31 July 2017.

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

9 Segmental Reporting

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

Rubberwood Rand Construction Others Boards Segments Elimination Consolidation Randood Randood		<cor< th=""><th>ntinuing Operation Property Development</th><th>ns></th><th>Discontinued Operation</th><th></th><th></th><th></th></cor<>	ntinuing Operation Property Development	ns>	Discontinued Operation			
RM000								
12 months period ended 31 July 2018						~		
Revenue		<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>
External sales	•							
Total sales	Revenue							(#)
Total sales	External sales	174,130	81,615	3,000	47,853	306,598	(50,835)	255,763
Results Segment results 3,666 (6,720) 4,082 (1,908) (880) (243) (1,123) Interest income 144 1 47 2 194 - 194 Finance costs (4,139) (3,403) - (2,908) (10,450) - (10,450) Profit/ (loss) before taxation (329) (10,122) 4,129 (4,814) (11,136) (243) (11,379) Taxation (913) (97) (11) (328) (1,349) (142) (1,491) Net profit/ (loss) (1,242) (10,219) 4,118 (5,142) (12,485) (385) (12,870) Revenue (#) External sales 208,547 244,608 - 75,093 528,248 (75,093) 453,155 Inter-segment sales 13,627 67,432 160 - 81,219 (81,219) - Total sales 222,174 312,040 160 75,093 609,467	Inter-segment sales	17,032	44,473	130	-	61,635	(61,635)	-
Segment results 3,666 (6,720) 4,082 (1,908) (880) (243) (1,123) Interest income 144 1 47 2 194 - 194 Finance costs (4,139) (3,403) - (2,908) (10,450) - (10,450) Profit/ (loss) before taxation (329) (10,122) 4,129 (4,814) (11,136) (243) (11,379) Taxation (913) (97) (11) (328) (1,349) (142) (1,491) Net profit/ (loss) (1,242) (10,219) 4,118 (5,142) (12,485) (385) (12,870) 12 months period ended 31 July 2017 Revenue (#) External sales 208,547 244,608 - 75,093 528,248 (75,093) 453,155 Inter-segment sales 13,627 67,432 160 - 81,219 (81,219) - Total sales 222,174 312,040 160 75,093 69,46	Total sales	191,162	126,088	3,130	47,853	368,233	(112,470)	255,763
Segment results 3,666 (6,720) 4,082 (1,908) (880) (243) (1,123) Interest income 144 1 47 2 194 - 194 Finance costs (4,139) (3,403) - (2,908) (10,450) - (10,450) Profit/ (loss) before taxation (329) (10,122) 4,129 (4,814) (11,136) (243) (11,379) Taxation (913) (97) (11) (328) (1,349) (142) (1,491) Net profit/ (loss) (1,242) (10,219) 4,118 (5,142) (12,485) (385) (12,870) 12 months period ended 31 July 2017 Revenue (#) External sales 208,547 244,608 - 75,093 528,248 (75,093) 453,155 Inter-segment sales 13,627 67,432 160 - 81,219 (81,219) - Total sales 222,174 312,040 160 75,093 69,46								
Interest income								
Finance costs (4,139) (3,403) - (2,908) (10,450) - (10,450) Profit/ (loss) before taxation (329) (10,122) 4,129 (4,814) (11,136) (243) (11,379) Taxation (913) (97) (11) (328) (1,349) (142) (1,491) Net profit/ (loss) (1,242) (10,219) 4,118 (5,142) (12,485) (385) (12,870) 12 months period ended 31 July 2017	•	,		•	. , ,	, ,	(243)	
Profit/ (loss) before taxation (329) (10,122) 4,129 (4,814) (11,136) (243) (11,379) Taxation (913) (97) (11) (328) (1,349) (142) (1,491) Net profit/ (loss) (1,242) (10,219) 4,118 (5,142) (12,485) (385) (12,870)							-	
Taxation (913) (97) (11) (328) (1,349) (142) (1,491) Net profit/ (loss) (1,242) (10,219) 4,118 (5,142) (12,485) (385) (12,870) Revenue (#) External sales 208,547 244,608 - 75,093 528,248 (75,093) 453,155 Inter-segment sales 13,627 67,432 160 - 81,219 (81,219) - Total sales 222,174 312,040 160 75,093 609,467 (156,312) 453,155 Results Segment results 18,458 25,368 15,919 8,459 68,204 (16,038) 52,166 Interest income 12 74 - 2 88 - 88 Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494								
Net profit/ (loss)		, ,			. , ,			
12 months period ended 31 July 2017 Revenue External sales 208,547 244,608 - 75,093 528,248 (75,093) 453,155 Inter-segment sales 13,627 67,432 160 - 81,219 (81,219) - Total sales 222,174 312,040 160 75,093 609,467 (156,312) 453,155 Results Segment results 18,458 25,368 15,919 8,459 68,204 (16,038) 52,166 Interest income 12 74 - 2 88 - 88 Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)					······································			
Revenue (#) External sales 208,547 244,608 - 75,093 528,248 (75,093) 453,155 Inter-segment sales 13,627 67,432 160 - 81,219 (81,219) - Total sales 222,174 312,040 160 75,093 609,467 (156,312) 453,155 Results Segment results 18,458 25,368 15,919 8,459 68,204 (16,038) 52,166 Interest income 12 74 - 2 88 - 88 Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	Net profit/ (loss)	(1,242)	(10,219)	4,118	(5,142)	(12,485)	(385)	(12,870)
External sales 208,547 244,608 - 75,093 528,248 (75,093) 453,155 Inter-segment sales 13,627 67,432 160 - 81,219 (81,219) - Total sales 222,174 312,040 160 75,093 609,467 (156,312) 453,155 Results Segment results 18,458 25,368 15,919 8,459 68,204 (16,038) 52,166 Interest income 12 74 - 2 88 - 88 Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	•							
External sales 208,547 244,608 - 75,093 528,248 (75,093) 453,155 Inter-segment sales 13,627 67,432 160 - 81,219 (81,219) - Total sales 222,174 312,040 160 75,093 609,467 (156,312) 453,155 Results Segment results 18,458 25,368 15,919 8,459 68,204 (16,038) 52,166 Interest income 12 74 - 2 88 - 88 Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	Revenue							(#)
Inter-segment sales 13,627 67,432 160 - 81,219 (81,219) - Total sales 222,174 312,040 160 75,093 609,467 (156,312) 453,155 Results Segment results 18,458 25,368 15,919 8,459 68,204 (16,038) 52,166 Interest income 12 74 - 2 88 - 88 Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	External sales	208,547	244,608	-	75,093	528,248	(75,093)	` '
Results Segment results 18,458 25,368 15,919 8,459 68,204 (16,038) 52,166 Interest income 12 74 - 2 88 - 88 Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	Inter-segment sales	13,627	67,432	160	-	81,219		
Segment results 18,458 25,368 15,919 8,459 68,204 (16,038) 52,166 Interest income 12 74 - 2 88 - 88 Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	Total sales	222,174	312,040	160	75,093	609,467	(156,312)	453,155
Segment results 18,458 25,368 15,919 8,459 68,204 (16,038) 52,166 Interest income 12 74 - 2 88 - 88 Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	Results							
Interest income 12 74 - 2 88 - 88 Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	Segment results	18,458	25,368	15,919	8,459	68,204	(16,038)	52,166
Finance costs (3,727) (1,050) (314) (2,707) (7,798) - (7,798) Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	Interest income	12	•	•	•	•	,	
Profit/ (loss) before taxation 14,743 24,392 15,605 5,754 60,494 (16,038) 44,456 Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	Finance costs	(3,727)	(1,050)	(314)			_	
Taxation (3,213) (5,640) - (698) (9,551) - (9,551)	Profit/ (loss) before taxation						(16,038)	
	, ,	,	,	-	•		-	
	Net profit/ (loss)	11,530	18,752	15,605	5,056		(16,038)	

^(#) The amount relating to the Boards segment has been excluded from the consolidated 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".

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.

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

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:

- a) On 13 September 2017, Great Platform Sdn Bhd, a wholly-owned subsidiary of the Company incorporated a wholly-owned subsidiary, Particleboard Malaysia Sdn Bhd, with a paid-up share capital of RM100 represented by 100 ordinary shares; and
- b) On 26 July 2017, the Company entered into a conditional share sale agreement with Mieco Chipboard Berhad for the disposal of its entire equity interest in Great Platform Sdn Bhd for RM7,063,341, together with the settlement of advance owing by Great Platform Sdn Bhd amounting to RM51,528,809, for a total cash consideration of RM58,592,150. The transaction was completed on 27 February 2018.

13 Significant Events

There were no significant events for the period under review except the event mentioned in note 12 (b).

14 Contingent Liabilities

a) Group

Contingent liabilities of the Group as at 31 July 2018 in respect of bank guarantees issued in favour of government authorities and utility boards totaling RM5.3m.

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 RM81.5m as at 31 July 2018.

15 Capital Commitments

There were no material capital commitments of the Group as at 31 July 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	
Rental paid	383
Transaction with companies in which certain directors of the Company are also the director	
and have substantial financial interest	
Sales	14,259
Sales commission	132
Purchases	2,633
Purchase of property, plant and equipment	30
Rental paid	285
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	2,245
Development project management fee received	2,400

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

17.1 Review of Performance

	<u>FY 2018</u> Current Quarter Ended 31/07/2018 <u>RM'000</u>	FY 2017 Comparative Quarter Ended 31/07/2017 RM'000	Variance <u>RM'000</u>	Variance
Continuing Operations				
Revenue	48,953	137,244	(88,291)	-64.3%
(Loss)/Profit before tax	(6,970)	5,986	(12,956)	-216.4%

The Group reported revenue of RM48.95m (from continuing operations) in the current quarter as compared to RM137.24m in the corresponding quarter last year. The significant decrease of 64.3% was mainly attributed by:

- a) lower revenue from the property development segment by RM80.06m due to completion of a major project while other on-going projects are at the final stage of completion and slow down in sales; and
- b) lower sales from the rubberwood furniture segment by RM8.25m due to shortage of foreign workers and weakening of US dollar by 7.0%.

The Group recorded loss before tax (from continuing operations) of RM6.97m for the current quarter as compared to profit before tax of RM5.99m in the same quarter last year, this was mainly due to:

- a) lower revenue as mentioned above;
- b) shortage of foreign workers that affected the production efficiency and increase in foreign labour cost as employers are responsible to pay foreign worker levy beginning January 2018;
- c) bigger proportion of low margin products mix in the rubberwood furniture segment;
- d) provision of additional development costs, such as integrated infrastructure (road and water) sharing schemes amounting to RM4.90m, compensation for transferring of low cost requirement to other developer amounting to RM4.00m and higher construction cost for on-going projects; and
- e) higher finance cost incurred.

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

	Current Quarter Ended 31/07/2018 RM'000	FY 2018 Preceding Quarter Ended 30/04/2018 RM'000	Variance RM'000	Variance <u>%</u>
Continuing Operations Revenue (Loss)/Profit before tax	48,953	57,855	(8,902)	-15.4%
	(6,970)	(8,206)	1,236	-15.1%

The Group reported revenue of RM48.95m (from continuing operations) in the current quarter as compared to the revenue of RM57.86m in the preceding quarter, the decrease of 15.4% was mainly due to the lower revenue on the property development segment as mentioned in note 17.1. The rubberwood furniture segment showed a slight improvement of 2.2%.

Loss before tax (from continuing operations) of RM6.97m was reported for the current quarter, declined 15.1% from the preceding quarter, this was mainly due to the provision of additional development costs as mentioned in note 17.1. However, the loss before tax in the rubberwood furniture segment was reduced from RM2.99m to RM1.67m.

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

17.3 Prospects for the Next Financial Year

With the current uncertainties in local economic conditions coupled with the ongoing global trade concerns, the Group will exercise caution in its business activities for the financial year ending 31 July 2019.

In the property market, conditions remain depressed and with no imminent signs of an upturn, the Group has refrained from acquiring land bank or new projects. While this would inevitably impact on future Group results with the imminent completion of our existing projects, there is no other seemingly viable alternative unless conditions change favourably. As such, the remaining unutilised proceeds of RM15.0m from the disposal of Great Platform that are earmarked for land bank acquisition is proposed to be used to further reduce the borrowings of the Group. This change in utilisation would need the approval of shareholders at an extraordinary meeting to be duly convened.

With the exit from the particleboard/medium density fibreboard industry, the Group will now focus on rationalisation and downsizing of the furniture manufacturing segment to meet the challenges ahead. This will include streamlining manufacturing facilities to achieve cost savings and improve efficiency.

At the same time, the Group intends to pare down borrowings for interest savings and to build up liquid resources to take advantage of any future opportunities that may arise.

17.4 Variance of Actual Profit from Profit Forecast or Profit Guarantee

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

17.5 Profit/ (Loss) Before Tax

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

	FY 2018	FY 2017	FY 2018	FY 2017
	Current	Comparative	12 Months	12 Months
	•	Quarter Ended	Cumulative	Cumulative
	31/07/2018	31/07/2017	To Date	To Date
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
Continuing operations and discontinued operation				
Interest income	(79)	(75)	(194)	(88)
- continuing operations	(79)	(74)	(192)	(86)
- discontinued operation		(1)	(2)	(2)
Interest expense	1,929	2,571	10,450	7,798
- continuing operations	1,929	1,785	7,542	5,091
- discontinued operation	-	786	2,908	2,707
Depreciation and amortisation	1,968	3,398	11,200	13,545
- continuing operations	1,968	2,051	7,934	8,454
- discontinued operation	-	1,347	3,266	5,091
(Gain)/ loss on disposal of property, plant and equipment	(322)	(653)	(4,516)	(607)
- continuing operations	(322)	(205)	(4,516)	(159)
- discontinued operation	-	(448)	_	(448)
(Gain)/ loss on disposal of subsidiary company	-	-	(3,372)	-
Impairment on trade debtors	95	-	95	-
Property, plant and equipment written off	-	-	551	-
(Gain)/ loss on foreign exchange	(688)	(262)	191	918
- continuing operations	(688)	(82)	(212)	330
- discontinued operation		(180)	403	588
(Gain)/ loss on derivatives	-	(7)	-	181
- continuing operations	-	(7)	-	175
- discontinued operation		*	-	6

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

17.6 Taxation

	Current	Financial Principle 1985
	Quarter	Year-to-date
	<u>RM'000</u>	<u>RM'000</u>
Continuing Operations		
Tax expense/Under/(Overprovision)	(2,273)	504
Current deferred tax	210	659
	(2,063)	1,163
Discontinued Operation		
Current tax expense	-	8
Current deferred tax	-	320
	(2,063)	1,491

The Group's effective tax rates for the financial year-to-date are higher than the statutory tax rate due to underprovision in previous year and certain expenses incurred were not tax allowable.

17.7 Group Borrowings and Securities

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

	<u>RM'000</u>
Secured current borrowings	
- Denominated in Ringgit	47,273
- Denominated in US Dollar	7,075
Secured non-current borrowings	
- Denominated in Ringgit	23,588
	77,936

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 is completed on 27 February 2018.

The utilisation of the proceeds from the proposal is set out below:

		Actual			
	Proposed	Utilisation	Intended Timeframe for		
Purpose	Utilisation	To-date	Utilisation		
	<u>RM'000</u>	<u>RM'000</u>			
Repayment of bank borrowings	40,000	40,000	Within 6 months		
To fund future acquisition of land bank	15,000	-	Within 18 months		
Working capital	3,092	3,092	Within 3 months		
Estimated expenses for the proposed disposal	500	500	Within 1 month		
	58,592	43,592			

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

17.9 Material Litigation

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

17.10 Proposed Dividend

The Board of Directors does not propose any dividend for the period under review.

17.11 Earnings Per Share Attributable to Equity Holders of the Company

	FY 2018 Current	FY 2017 Comparative	FY 2018 12 Months	FY 2017 12 Months
	Quarter Ended	Quarter Ended	Cumulative	Cumulative
	31/07/2018	31/07/2017	To Date	To Date
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	RM'000
Net profit/ (loss) attributable to				
equity holders of the company				
- from continuing operations	(4,907)	3,497	(7,728)	29,849
- from discontinued operation	(174)	958	(5,142)	5,056
	(5,081)	4,455	(12.970)	24.005
	(3,081)	4,433	(12,870)	34,905
a) <u>Basic</u>				
Weighted average number of				
ordinary shares ('000)	619,239	619,231	619,239	613,963
Basic earning/ (loss) per share (sen)				
- from continuing operations	(0.79)	0.56	(1.25)	4.86
- from discontinued operation	(0.03)	0.15	(0.83)	0.82
	(0.82)	0.72	(2.08)	5.69
b) <u>Diluted</u>				
Weighted average number of				
ordinary shares ('000)	619,239	619,231	619,239	613,963
Effect of dilution - ESOS ('000) *	2,701	3,858	2,701	4,017
Adjusted weighted average				
number of ordinary shares ('000)	621,940	623,089	621,940	617,980
Diluted earning/ (loss) per share (sen)				
- from continuing operations	(0.79)	0.56	(1.24)	4.83
- from discontinued operation	(0.03)	0.15	(0.83)	0.82
	(0.82)	0.71	(2.07)	5.65

^{*} 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.