Co. No. 199501035170 (364372-H)

# Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income For the quarter ended 31 October 2019

(The figures have not been audited)

	INDIVIDUA	L QUARTER	CUMULATIVE QUARTE		
	FY 2020 Current Quarter Ended 31/10/2019	FY 2019 Comparative Quarter Ended 31/10/2018	FY 2020 3 Months Cumulative To Date	FY 2019 3 Months Cumulative To Date	
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	
Revenue	42,287	62,763	42,287	62,763	
Operating Expenses	(47,067)	(65,576)	(47,067)	(65,576)	
Other Operating Income/(Expenses)	1,827	420	1,827	420	
Profit/ (Loss) from Operations	(2,953)	(2,393)	(2,953)	(2,393)	
Finance Costs	(1,086)	(1,332)	(1,086)	(1,332)	
Profit/ (Loss) Before Tax	(4,039)	(3,725)	(4,039)	(3,725)	
Taxation	-	-	-	-	
Net Profit/ (Loss) for the Period	(4,039)	(3,725)	(4,039)	(3,725)	
Other Comprehensive Income	-	-	-	-	
Total Comprehensive Profit/ (Loss) for the Period	(4,039)	(3,725)	(4,039)	(3,725)	
Attributable to Equity Holders of the Company:					
Net Profit/ (Loss)	(4,039)	(3,725)	(4,039)	(3,725)	
Total Comprehensive Profit/ (Loss)	(4,039)	(3,725)	(4,039)	(3,725)	
Earnings/ (Loss) Per Share Attributable to Equity Holders of the Company (Note 17.10)					
Basic (Sen)	(0.65)	(0.60)	(0.65)	(0.60)	
Diluted (Sen)	(0.65)	(0.60)	(0.65)	(0.60)	

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 July 2019)

Co. No. 199501035170 (364372-H)

## **Condensed Consolidated Statement of Financial Position As at 31 October 2019**

(The figures have not been audited)

	(UNAUDITED) As At 31/10/2019 <u>RM'000</u>	(AUDITED) As At 31/07/2019 <u>RM'000</u>
ASSETS		
Non-Current Assets		
Property, Plant and Equipment	94,554	93,749
Inventories - Land Held for Property Development	70,123	70,119
Intangible Assets	29,826	29,826
Right-of-use Assets	1,103 195,606	193,694
Current Assets		
Inventories	31,084	36,436
Contract Assets		3,951
Receivables, Deposits and Prepayments	101,618	101,424
Tax Recoverable	2,624	5,996
Cash and Cash Equivalents	37,697	35,497
	173,023	183,304
Non-Current Assets Held for Sale	-	18,107
	173,023	201,411
Total Assets	368,629	395,105
EQUITY AND LIABILITIES		
Equity Attributable to Equity Holders of the Company	154.010	154.010
Share Capital	154,810	154,810
Reserves	81,261	85,926
Total Equity	236,071	240,736
Non-Current Liabilities		
Loans and Borrowings	44,360	11,302
Deferred Tax Liabilities	11,863	11,863
Lease Liability	548	-
	56,771	23,165
Current Liabilities		
Payables and Accruals	40,251	77,089
Loans and Borrowings	34,944	54,115
Lease Liability	592	-
	75,787	131,204
Total Liabilities	132,558	154,369
Total Equity and Liabilities	368,629	395,105
Net Assets Per Share Attributable to Ordinary Equity Holders of the Company (RM)	0.40	0.40
Equity monders of the Company (1991)	0.40	V.+V

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 July 2019)

## Condensed Consolidated Statement of Changes in Equity For the quarter ended 31 October 2019

(The figures have not been audited)

<			Distributable			
Share Capital RM'000	Treasury Shares <u>RM'000</u>	Assets Revaluation Reserve <u>RM'000</u>	Retained Profits <u>RM'000</u>	Total Equity <u>RM'000</u>		
154,810	(5,670)	38,911	52,685	240,736		
			(36)	(36)		
154,810	(5,670)	38,911	52,649	240,700		
-		-	(4,039)	(4,039)		
-	(590)	-	-	(590)		
154,810	(6,260)	38,911	48,610	236,071		
154,810	(1,957)	42,170	100,383	295,406		
<u> </u>			922	922		
154,810	(1,957)	42,170	101,305	296,328		
-	-	-	(3,725)	(3,725)		
-	(965)	-	-	(965)		
154,810	(2,922)	42,170	97,580	291,638		
	Capital RM'000  154,810	Capital RM'000  154,810 (5,670)  (590)  154,810 (6,260)  154,810 (1,957)	Share Capital RM'000         Treasury Shares Reserve RM'000         Revaluation Reserve RM'000           154,810         (5,670)         38,911           -         -         -           154,810         (5,670)         38,911           -         -         -           -         (590)         -           154,810         (6,260)         38,911           154,810         (1,957)         42,170           -         -         -           154,810         (1,957)         42,170           -         -         -           -         -         -           -         -         -           -         -         -           -         -         -           -         -         -           -         -         -           -         -         -           -         -         -           -         -         -           -         -         -           -         -         -           -         -         -           -         -         -           -         - <td< td=""><td>  Share   Treasury   Revaluation   Retained   Profits   RM'000   R</td></td<>	Share   Treasury   Revaluation   Retained   Profits   RM'000   R		

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 July 2019)

## Condensed Consolidated Statement of Cash Flows For the quarter ended 31 October 2019

(The figures have not been audited)

	FY 2020 3 Months Ended 31/10/2019 RM'000	FY 2019 3 Months Ended 31/10/2018 RM'000
Profit/(Loss) before taxation	(4,039)	(3,725)
Adjustments for :		
Depreciation of property, plant and equipment	1,579	1,741
Interest expense	1,086	1,332
Interest income (Gain)/Loss on disposal of property, plant and equipment	(21) (1,358)	(60) -
Operating profit/(loss) before working capital changes	(2,753)	(712)
Changes in working capital:		
Net change in current assets	8,802	12,346
Net change in current liabilities	(36,704)	(25,968)
Cash generated from/(used in) operations	(30,655)	(14,334)
Interest paid	(1,086)	(1,332)
Income tax paid	(61)	(786)
Income tax refunded	3,300	-
Net cash generated from/(used in) operating activities	(28,502)	(16,452)
Investing activities:		
Purchase of property, plant and equipment	(3,317)	(13)
Proceeds from disposal of property, plant and equipment	20,854	61
Interest received	21	60
Upliftment/(Placement) of fixed deposits pledged	(23,953)	(3,048)
Net cash flows from/(used in) investing activities	(6,395)	(2,940)
Financing activities:		
Repayment of bank borrowings/changes in bills payables	(18,356)	
Proceeds from bank borrowings	39,700	5,249
Repayment of lease liability	(154)	-,
Shares buy-back	(590)	(965)
Net cash flows from/(used in) financing activities	20,600	4,284
Net increase/(decrease) in cash and cash equivalents	(14,297)	(15,108)
Cash and cash equivalents at beginning of year	22,513	22,757
Cash and cash equivalents at end of period	8,216	7,649
Cash and cash equivalents included in the cash flow statement comprise the following	owing balance sheet amou	nts:
Cash and bank balances	8,216	19,674
Fixed deposits	29,481	15,651
Cash and cash equivalents	37,697	35,325
Bank overdrafts	- 	(12,025)
Less: Fixed deposits pledged	(29,481)	(15,651)
	8,216	7,649

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 July 2019)

Notes To The Interim Financial Report For the quarter ended 31 October 2019

#### 1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards ("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 2019. 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 2019.

#### 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 2019, except for the adoption of the following new/revised MFRSs, Amendments to MFRS and IC Interpretations which are applicable for the Group's financial period beginning 1 August 2019:

		Effective dates for financial period beginning or after
MFRS 16	Leases	1 January 2019
IC Interpretation 23	Uncertainty over Income Tax Treatments	1 January 2019
Amendments to MFRS 9	Prepayment Features with Negative Compensation	1 January 2019
Amendments to MFRS 119	Plan Amendment, Curtailment or Settlement	1 January 2019
Amendments to MFRS 128	Long-term interests in Associates and Joint Ventures	1 January 2019
Annual Improvements to MFR	Ss 2015 – 2017 Cycle	
- Amendments to MFRS 3		1 January 2019
- Amendments to MFRS 11		1 January 2019
- Amendments to MFRS 112		1 January 2019
- Amendments to MFRS 123		1 January 2019

The Group and the Company have been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS"), International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia.

#### 3 Preceding Audited Financial Statements

The audit report of the preceding annual financial statements for the financial year ended 31 July 2019 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.

Notes To The Interim Financial Report For the quarter ended 31 October 2019

#### 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 2019 Forfeited	6,310 (688)
As at 31 October 2019	5,622

b) The Company purchased 3,089,000 ordinary shares of its issued share capital from the open market at an average cost of RM0.191 each, none of the shares purchased have been sold or cancelled. Details were as follows:

Monthly Breakdown	No of Share Purchased Unit ('000)		Highest Price Paid per Share RM	Average Cost per Share RM	Total Consideration RM'000
Aug-19	915	0.190	0.200	0.197	181
Sep-19	1,032	0.175	0.190	0.186	192
Oct-19	1,142	0.180	0.205	0.190	217
	3,089	_	-	0.191	590

As at 31 October 2019, the total number of treasury shares held was 26,846,800 ordinary shares.

#### 8 Dividends Paid

There were no dividends paid during the current financial period under review.

Notes To The Interim Financial Report For the quarter ended 31 October 2019

## 9 Segmental Reporting

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

	Rubberwood Furniture <u>RM'000</u>	Property Development and Construction RM'000	Others <u>RM'000</u>	Total Segments <u>RM'000</u>	Elimination <u>RM'000</u>	Consolidation RM'000
3 months period ended 31 October 2019						
Revenue						
External sales	35,698	6,589	-	42,287	-	42,287
Inter-segment sales		-	-	-		*
Total sales	35,698	6,589	**	42,287	-	42,287
Results						
Segment results	(998)	(1,799)	(177)	(2,974)	_	(2,974)
Interest income	21	-	-	21	_	21
Finance costs	(537)	(549)	-	(1,086)	-	(1,086)
Profit/ (loss) before taxation	(1,514)	(2,348)	(177)	(4,039)	-	(4,039)
Taxation	-	-	-	-	-	-
Net profit/ (loss)	(1,514)	(2,348)	(177)	(4,039)	-	(4,039)
3 months period ended 31 October 2018						
Revenue						
External sales	42,375	20,388	_	62,763	_	62,763
Inter-segment sales	3,811	2,802	50	6,663	(6,663)	-
Total sales	46,186	23,190	50	69,426	(6,663)	62,763
Results						
Segment results	(2,794)	423	(68)	(2,439)	(14)	(2,453)
Interest income	60	-	-	60	-	60
Finance costs	(1,170)	(162)	-	(1,332)	-	(1,332)
Profit before taxation	(3,904)	261	(68)	(3,711)	(14)	
Taxation		-	-	-	<u>-</u>	· · · · · · · · · · · · · · · · · · ·
Net profit	(3,904)	261	(68)	(3,711)	(14)	(3,725)

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Notes To The Interim Financial Report For the quarter ended 31 October 2019

#### 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

On 7 November 2019, the Company announced that it intends to undertake a renounceable rights issue of up to 451,723,359 Rights Shares together with up to 451,723,359 Warrants on the basis of 1 Rights Share and 1 Warrant for every 2 existing shares held on the entitlement date to be determined later at an issue price of RM0.19 per Rights Share.

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

There were no changes in the composition of the Group during the financial year-to-date.

#### 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 October 2019 in respect of bank guarantees issued in favour of government authorities and utility boards totaling RM5.7m.

#### 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 RM84.9m as at 31 October 2019.

#### 15 Capital Commitments

There were no material capital commitments of the Group as at 31 October 2019.

#### 16 Significant Related Parties Transactions

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

	<u>RM'000</u>
Transaction with a director Rental paid	47
Transaction with companies in which certain directors of the Company are also the director  and have substantial financial interest	
Sales	4,194
Sales commission	85
Purchases	449
Rental paid	114

Notes To The Interim Financial Report For the quarter ended 31 October 2019

#### 17.1 Review of Performance

	FY 2020 Current Quarter Ended 31/10/2019 RM'000	FY 2019 Comparative Quarter Ended 31/10/2018 RM'000	Variance <u>RM'000</u>	Variance <u>%</u>
Revenue (Loss)/Profit before tax	42,287	62,763	(20,476)	-32.6%
	(4,039)	(3,725)	(314)	-8.4%

The Group reported revenue of RM42.29m in the current quarter as compared to RM62.76m in the corresponding quarter last year. The decrease of RM20.47m or 32.6% was mainly due to significant drop of RM13.80m in the property development segment as most projects have been completed in last financial year. The rubberwood furniture segment showed decrease of RM6.68m due to downsizing process of downstream division and drop in selling price.

The Group posted loss before tax of RM4.04m for the current quarter as compared to loss before tax of RM3.73m in the same quarter last year. The variance was mainly due to lower revenue reported, drop in selling price and certain costs were fixed or semi-fixed in nature.

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

	FY 2020	FY 2019		
	Current	Preceding		
	Quarter Ended	Quarter Ended		
	31/10/2019	31/07/2019	Variance	Variance
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>%</u>
Revenue	42,287	68,253	(25,966)	-38.0%
	,	,	` ' '	
(Loss)/Profit before tax	(4,039)	(37,306)	33,267	89.2%

The Group recorded revenue of RM42.29m in the current quarter as compared to the revenue of RM68.25m in the preceding quarter. The decrease of 38.0% was mainly attributed to lower revenue of RM22.0m in the property development segment as most projects have been completed in the preceding quarter. The rubberwood furniture segment showed slight decrease due to the downsizing process of downstream division.

Loss before tax of RM4.04m was reported for the current quarter, improved by RM33.27m from the preceding quarter. This was mainly due to some non-recurring expenses incurred in the preceding quarter, such as inventories written off, inventories written down and provision of compensation for voluntary separation scheme (VSS).

Notes To The Interim Financial Report For the guarter ended 31 October 2019

#### 17.3 Prospects for the Current Financial Year

As the local economic outlook gets cloudier coupled with ongoing global trade conflict and excessive financial market volatility, the Group will be more prudent and cautious in its business activities for the current financial year.

In the property market, condition remains depressed but it is expected to improve following government's moves to address a chronic oversupply. As all existing property projects have been completed and subsequent ones not ready for development yet, the Group has been actively sourcing for suitable projects with a shorter time frame to launch. Such potential projects would need to fit the criteria of being in line with market demand and with the ability to raise end-financing. In addition, the Group will leverage on its proven track record particularly in the development of industrial factories whilst ensuring that any project undertaken, whether through outright purchase or joint venture, would not be beyond the financial resources available.

As for the rubberwood furniture segment, the Group will continue to streamline the manufacturing facilities to meet the challenges ahead. The current downsizing will not affect the Group's existing upstream materials processing activities which will continue to be operated. The Group has an established and stronger presence in the materials processing segment and not in the downstream furniture industry that is more competitive and is dominated by major players.

The Group will persevere in executing and implementing out the strategy formulated to meet the challenging conditions. 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 2020	FY 2019	FY 2020	FY 2019
		Current	Comparative	3 Months	3 Months
		Quarter Ended	Quarter Ended	Cumulative	Cumulative
		31/10/2019	31/10/2018	To Date	To Date
		<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
	Interest income	(21)	(60)	(21)	(60)
	Interest expense	1,086	1,332	1,086	1,332
	Depreciation and amortisation	1,579	1,741	1,579	1,741
	(Gain)/ loss on disposal of property, plant and equipment	(1,358)	-	(1,358)	-
	(Gain)/ loss on foreign exchange	(28)	(97)	(28)	(97)
17.6	Taxation				
				Current	Financial
				Quarter	Year-to-date
				RM'000	RM'000
	Tax expense			-	-
	Current deferred tax			-	-

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Notes To The Interim Financial Report For the quarter ended 31 October 2019

No taxation has been provided for the current financial quarter and financial year-to-date as the Group was in a tax loss position.

#### 17.7 Group Borrowings and Securities

The Group borrowings as at 31 October 2019 are as follows:

	<u>RM'000</u>
Denominated in Ringgit	
- Secured current borrowings	34,944
- Secured non-current borrowings	44,360
	79,304

#### 17.8 Material Litigation

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

#### 17.9 Proposed Dividend

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

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

	FY 2020 Current Quarter Ended 31/10/2019 RM'000	FY 2019 Comparative Quarter Ended 31/10/2018 RM'000	FY 2020 3 Months Cumulative To Date RM'000	FY 2019 3 Months Cumulative To Date RM'000
Net profit/ (loss) attributable to equity holders of the company	(4,039)	(3,725)	(4,039)	(3,725)
a) <u>Basic</u>				
Weighted average number of ordinary shares ('000)	619,239	619,239	619,239	619,239
Basic earning/ (loss) per share (sen)	(0.65)	(0.60)	(0.65)	(0.60)
b) <u>Diluted</u>				
Weighted average number of ordinary shares ('000)	619,239	619,239	619,239	619,239
Effect of dilution - ESOS ('000) *	-	1,493	-	1,493
Adjusted weighted average number of ordinary shares ('000)	619,239	620,732	619,239	620,732
Diluted earning/ (loss) per share (sen)	(0.65)	(0.60)	(0.65)	(0.60)

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