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## Quarterly report on consolidated results for the second financial quarter ended 31 December 2022

#### Condensed Consolidated Statements of Comprehensive Income for the second financial quarter ended 31 December 2022

(The figures have not been audited)

	Notes	3 months ended 31st Dec 2022 RM'000	3 months ended 31st Dec 2021 RM'000	6 months ended 31st Dec 2022 RM'000	6 months ended 31st Dec 2021 RM'000
Revenue	A4	40,454	37,319	90,737	57,275
Operating Expenses		-36,466	-33,369	-79,681	-49,784
Other operating income	A5	278	2,488	706	2,611
Profit before interest and tax	A4	4,266	6,438	11,762	10,102
Finance costs		-15	-29	-32	-45
Profit before tax		4,251	6,409	11,730	10,057
Income tax expense	В5	-1,299	-2,075	-3,273	-3,234
Profit for the year		2,952	4,334	8,457	6,823
Total comprehensive income for the year		2,952	4,334	8,457	6,823
Profit Attributable to:					
Owners of the parent		2,181	3,162	6,554	4,872
Non - controlling interests		<u>771</u> 2,952	1,172 4,334	1,903 8,457	1,951 6,823
Earnings per share attributable		2,732	7,557	0,437	0,823
Total comprehensive income attributable to:					
Owners of the parent		2,181	3,162	6,554	4,872
Non - controlling interests		771	1,172	1,903	1,951
		2,952	4,334	8,457	6,823
Basic - sen		0.67	1.51	2.02	2.32

The condensed consolidated income statements should be read in conjuction with the audited financial statements for the year ended 30th June 2022 and the accompanying explanatory notes attached to the interim financial statements.



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#### arterly report on consolidated results for the second financial quarter ended 31st December 2022

#### ndensed Consolidated Statements of Financial Position as at 31st December 2022

e figures have not been audited)

	Notes	As at 31 Dec 2022 RM RM'000	As at 30 June 2022 RM RM'000
ASSETS			
Non-current assets			
Property, plant & equipment		60,550	63,091
Right-Of-Use Asset		308	308
Inventories - Property		70,366	70,413
Investment Properties		64,661	64,661
		195,885	198,473
Current assets			
Inventories		167,074	147,112
Trade receivables		16,372	25,068
Other receivables		11,730	27,408
Short Term Investment	B6	17,778	20,096
Fixed Deposit with licensed banks		3,836	3,946
Cash and bank balances		26,624	14,914
		243,414	238,544
TOTAL ASSETS		439,299	437,017
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent			
Share capital		324,959	226,568
Other reserves		861	861
ICPS			93,728
Retained profits		38,296	31,743
	•	364,116	352,900
Non-controlling interests	_	26,510	24,606
Total equity		390,626	377,506
Non-current liabilities			
Borrowings	В9	811	391
Deferred tax liabilities		6,689	6,689
		7,500	7,080
Current liabilites			
Borrowings	В9	315	442
Trade payables		21,315	25,827
Other payables		20,027	26,991
Provision for taxation		(484)	(829)
	•	41,173	52,431
Total liabilities		48,673	59,511
TOTAL EQUITY AND LIABILITIES	•	439,299	437,017
Net asset per share attributable to ordinary equity holders			
of the parent (RM)		1.12	1.56

The condensed consolidated balance sheet should be read in conjuction with the audited financial statements for the year ended 30th June 2022 and the accompanying explanatory notes attached to the interim financial statements.



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#### Quarterly report on consolidated results for the second financial quarter ended 31 December 2022

## Condensed Consolidated Statements of Cash Flow for the second financial quarter ended 31st December 2022

(The figures have not been audited)

	6 months ended As at	6 months ended As at
	31 Dec 2022 RM'000	31 Dec 2021 RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	11,730	10,058
Adjustments for:		
Depreciation	1,476	1,544
Inventories - Property	46	-
Changes In Share Capital	98,390	-
Conversion Of ICPS into Ordinary Shares	(93,728)	- (1.50)
Investment properties	-	(152)
Interest expense	<u>32</u> 17,946	45 11,495
Operating profit before working capital changes	17,946	11,495
(Increase)/ decrease in inventories	(19,961)	(18,683)
(Increase)/ decrease in receivables	29,513	(4,660)
(Decrease)/ increase in payables	(15,623)	9,508
Cash generated from/ (used in) operations	11,875	(2,340)
Income tax paid	(2,168)	(267)
Interest paid	(32)	(45)
Net cash from/ (used in) operating activities	9,675	(2,652)
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	1,065	(114)
Proceeds from disposal of property, plant and equipment	-	189
Disposal/ (Purchase) of investment	565	3,618
Net cash from/ (used in) investing activities	1,630	3,693
CASH FLOWS FROM FINANCING ACTIVITIES		
Net changes in short term borrowings	(126)	3,965
Proceeds/(Repayment) of hire purchase	420	228
	294	4,193
NET INCREASE IN CASH AND CASH EQUIVALENTS	11,599	5,234
CASH AND CASH EQUIVALENTS AT BEGINNING	18,861	19,411
CASH AND CASH EQUIVALENTS AT END	30,460	24,645
Represented by:		
Cash and bank balances	26,624	15,596
Fixed deposits with a licenced bank	3,836	9,049
Bank overdrafts	30,460	24,645

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 30th June 2022 and the accompanying explanatory notes attached to the interim financial statements.



324,959

At 31 December 2021

Quarterly report on consolidated results for the second financial quarter ended 31st December 2022

Quarterly report on consonuated results for the second imancial quarter ended 51st December 2022

Condensed Consolidated Statement of Changes in Equity for the second financial quarter ended 31st December 2022

----- Attributable to Owners of the Parent --------- Non-Distributable --Share Share Treasury Other Irredeemable Irredeemable Warrants Retained Non Total capital premium shares reserve Convertible Convertible reserve profits Total Controlling Equity Unsecured Preference Interest Loan Stocks Shares RM'000 12 months 1.7.2021 to 30.6.2022 208,553 (134)11,876 93,757 4,203 30,891 349,146 21,060 370,206 (28) Movements during the period 18,014 (20)(11,875)(3,186)101 3,006 398 3,404 (cumulative) 750 3,898 Net profit for the period 750 3.148 226,567 (154) 93,729 1,017 31,742 352,902 24,606 377,508 At 30 June 2022 6 months ended 31 December 2022 As at 1 July 2022 226,567 (154)1 93,729 1,017 31,742 352,902 24,606 377,508 Movements during the period 98,392 (93,729) 4,660 4,660 (cumulative) Net profit for the period 6,554 6,554 1,903 8,457

(154)

1,017

38,296

364,116

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

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390,625

26,509

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### **EXPLANATORY NOTES: (AS PER MFRS 134)**

#### A1 Basis of Preparation

The condensed consolidated interim financial statements ("Report") are unaudited and have been prepared in accordance with applicable Malaysian Financial Reporting Standards ("MFRS"), International Financial Reporting Standards ("IFRS"),: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and the requirements of the Companies Act 2016 in Malaysia.

The accounting policies and methods used in preparing the quarterly financial statements are consistent and should be read in conjunction with the audited financial statements for the financial year ended 30<sup>th</sup> June 2022.

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 year ended 30<sup>th</sup> June 2022.

#### A2 Basis of measurement

The unaudited financial statements of the Group have been prepared under the historical cost convention other than as disclosed.

The explanation and financial impacts on transition to MFRSs are disclosed below:

The Group and the Company use valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to their fair value measurement as a whole:

- Level 1 Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 Valuation techniques for which the lowest level input that is significant to their fair value measurement is directly or indirectly observable.
- Level 3 Valuation techniques for which the lowest level input that is significant to their fair value measurement is unobservable.

For the purpose of fair value disclosures, the Group and the Company have determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of fair value hierarchy as explained above.



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#### A2.1 Adoption of Amendments/Improvement to MFRS

The accounting policies adopted by the Group and by the Company are consistent with those of the previous financial period except for the adoption of the following standards that are mandatory for the current financial year:

#### Effective for annual periods beginning on or after 1 January 2021

Amendments to MFRS 9 Financial Instruments, MFRS 139 Financial Instruments: Recognition and Measurement, MFRS 7 Financial Instruments: Disclosures, MFRS 4 Insurance Contracts and MFRS 16 Leases: Interest Rate Benchmark Reform - Phase 2

#### Effective for annual periods beginning on or after 1 April 2021

Amendment to MFRS 16 Leases: Covid-19 - Related Rent Concessions beyond 30 June 2021

Initial application for the above new amendments to MFRS did not have any material impact to the financial statements of the Group and of the Company upon adoption.

#### A2.2 Standards Issued But Not Yet Effective

The following are accounting standards that have been issued by the Malaysian Accounting Standards Board but are not yet effective for the Group and for the Company:

#### Effective for annual period beginning on or after 1 January 2022

Amendments to MFRS 3 Business Combination: Reference to the Conceptual Framework

Amendments to MFRS 116 Property, Plant and Fauinment: Property, Plant and Fauinment - Pro-

Amendments to MFRS 116 Property, Plant and Equipment: Property, Plant and Equipment - Proceeds before Intended Use

Amendments to MFRS 137 Provisions, Contingent Liabilities and Contingent Assets: Onerous Contracts - Cost of Fulfilling a Contract

Annual Improvements to MFRS Standards 2018 - 2020

### Effective for annual periods beginning on or after 1 January 2023

MFRS 17 Insurance Contracts

Amendments to MFRS 4 Insurance Contracts - Extension of the Temporary Exemption from Applying MFRS 9

Amendments to MFRS 17 Insurance Contracts

Amendments to MFRS 17 Insurance Contracts: Initial Application of MFRS 17 and MFRS 9 - Comparative Information

Amendments to MFRS 101 Presentation of Financial Statements: Classification of Liabilities as Current or Non-Current

Amendments to MFRS 101 Presentation of Financial Statements: Disclosure of Accounting Policies Amendments to MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors - Definition of Accounting Estimates

Amendments to MFRS 112 Income Taxes: Deferred Tax related to Assets and Liabilities arising from a Single Transaction



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# EXPLANATORY NOTES: (AS PER BURSA SECURITIES LISTING REQUIREMENT – PART A OF APPENDIX 9B)

#### **Continue:**

### Effective date yet to be confirmed

Amendments to MFRS 10 Consolidated Financial Statements and MFRS 128 Investments in Associates and Joint Ventures - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The initial application of the above standards is not expected to have any material impact to the financial statements of the Group and of the Company upon adoption.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with the most recent annual audited financial statements for the year ended 30<sup>th</sup> June, 2022.

#### A3 Declaration of audit qualification

The audit report of the Company in respect of the annual financial statements for the year ended 30<sup>th</sup> June 2022 was not subject to any audit qualification.

## A4 Segmental reporting

Segmental analysis for the current financial year to-date

	Revenue (RM)	Profit/(Loss) before interest and tax (RM)
Manufacturing	22,982,368	(264,910)
Trading	579,064	(390,546)
Property	65,610,018	12,552,864
Others	1,566,096	(134,636)
	90,737,546	11,762,772
	========	

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# EXPLANATORY NOTES: (AS PER BURSA SECURITIES LISTING REQUIREMENT – PART A OF APPENDIX 9B)

#### A5 Other operating income

	31 Dec 2022 RM'000	31 Dec 2021 RM'000
Interest Received	60	6
Gain on Sale of Fixed Asset	105	105
Gain on foreign exchange	40	35
Administrative Charges	4	1
FD interest	30	-
Rental receivable	34	160
Other Income	300	-
Purchase Cancellation	113	-
Prihatin National	-	41
House Rental	-	6
Scrap Sales	20	12
Gain On Investment	-	2,026
Dividend Received	-	219
	706	2,611

#### A6 Unusual items

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size, incidence and other than notes disclose in A13.

#### A7 Changes in estimates

There were no changes in estimates of amount used in our previous reporting having a material impact in the current reporting.

### A8 Seasonality or cyclicality of operation

The business of the Group is generally neither non-cyclical nor seasonal except for decreased activities during the festive season.

### A9 Dividends Paid

No Dividend was paid during the financial period ended 31st Dec 2022

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# EXPLANATORY NOTES: (AS PER BURSA SECURITIES LISTING REQUIREMENT – PART A OF APPENDIX 9B)

#### A10 Valuation of property, plant and equipment

Investment properties have been revalued to fair value according to MFRS140 for the financial year ended 30th June 2022

### All Issuances and repayments of debts and equity securities

As at 31<sup>st</sup> Dec 2022, out of the total 324,959,254 issued and fully paid ordinary shares 774 shares were held as treasury shares at an average purchase price of RM0.52. The share buyback transactions were financed by internally generated funds.

Save as disclosed above, there were no other issuances, cancellations, resale or repayments of debt and equity securities during the quarter ended 31st Dec 2022.

#### A12 Changes in the composition of the Group

There is no transaction or event of a material or unusual nature occurring between 30<sup>th</sup> Sept 2022 and the date of this announcement.

#### A13 Material events

Park Avenue Construction Sdn Bhd, a wholly-owned subsidiary of ATTA, had on 9 November 2022 entered into 3 separate conditional sale and purchase agreements to acquire the following pieces of land:

- (i) 1 parcel of freehold land with Title No. GRN 29012, Lot No. 5785, Mukim 12, Daerah Barat Daya, Pulau Pinang measuring approximately 45,908 square feet from Limbongan Batu Maung Sdn Bhd for RM7,500,000;
- (ii) 1 parcel of leasehold land with Title No. HSD 25191, Lot No. PT 6572, Mukim 12, Daerah Barat Daya, Pulau Pinang measuring approximately 127,961 square feet from Limbongan Batu Maung Sdn Bhd for RM9,500,000; and
- (iii) 1 parcel of leasehold land with Title No. HSD 25241, Lot No. PT 6602, Mukim 12, Daerah Barat Daya, Pulau Pinang measuring approximately 87,119 square feet from Utopia Span Sdn Bhd for RM11,000,000.

for a total purchase consideration of RM28,000,000 to be satisfied via the issuance of 114,285,600 Consideration Shares at an issue price of RM0.245 each to Limbongan Batu Maung Sdn Bhd and Utopia Span Sdn Bhd.

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#### **Continue:**

On 16 February 2023, the Company, Park Avenue and the Vendors had executed 3 separate supplemental SPAs ("**Supplemental SPAs 2**") to vary certain terms and conditions of the SPAs dated 9 November 2022 and Supplemental SPAs dated 19 January 2023 in relation to the Proposed Acquisition.

Save as disclosed above, there is no transaction or event of a material or unusual nature occurring between 30<sup>th</sup> Sept 2022 and the date of this announcement.

#### A14 Material commitments

Revenue

Group (RM'000)

## Property, plant and equipment

- Authorized and contracted for

Profit / (Loss) before tax

2,000

# B1 Review of the performance of the Company and its principal subsidiaries 3 months ended

31 Dec 2022	31 Dec 2021
RM'000	RM'000
40,454	37,319
4,251	6,409

The Group generated revenue of approximately RM40.454Mil for the 2nd quarter ended 31 December 2022 which represented an Increase of approximately RM3.135Mil or 8.4% as compared to revenue generated for the preceding year correspond quarter of RM37.319Mil. The Increased in revenue mainly driven by Property development segment.

The Group made profit before tax of RM4.251Mil for the 2nd quarter ended 31 December 2022 compare to profit before tax of RM6.409Mil for the preceding year corresponding quarter. The profit decreased by RM2.158Mil or 33.69%. The decrease was due to there was gain on disposal of short-term investment of RM1.9Mil reported in preceding year corresponding quarter and also partly contributed by losses made by manufacturing segment due to raw material price volatility

The performance of the respective operating business segments of the Group for 2nd Quarter 31 December 2022 are analyzed as follows: -

	Manufacturing <u>RM</u>	Trading <u>RM</u>	Property Development RM	Rental / Others RM	Total <u>RM</u>
Revenue	10,322,108	252,340	29,117,162	762,048	40,453,658
Profit / (Loss) Before Tax	-454,894	-276,798	5,133,497	-150,541	4,251,264



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## B2 Financial review for current quarter compared with immediate preceding quarter

	Current Quarter 31 Dec 2022	Immediate Preceding	Changes
	S1 Dec 2022 RM"000	Quarter 30 Sept 2022 RM"000	(Amount/ %) RM"000
Revenue	40,454	50,283	-19.55 %
Profit / (Loss) Before Interest and Tax	4,266	7,496	-43.09 %
Profit / (Loss) before tax	4,251	7,479	-43.16 %
Profit / (Loss) after tax	2,952	5,505	-46.38 %
Profit/(Loss) Attributable to Ordinary Equity Holders Of the parent holders of the parent	2,181	4,373	-50.13 %

The Group's registered revenue of RM40.454 Mil for the current quarter under review as compared to RM50.283 Mil in the immediate preceding quarter. Turnover decreased by RM9.829Mil or 19.55% The decrease in revenue was mainly contributed by lower progress billing by Property Development segment and decrease in sales volume in manufacturing segment.

The Group recorded profit before tax of RM4.251Mil for current reporting quarter compared to profit before tax of RM7.479 Mil for the immediate preceding quarter. The decrease in profit is mainly contributed by Property development segment and manufacturing segment in line with lower progress billing and lower sales volume.

The Financial review of the respective operating business segments of the Group for current reporting quarter (CRQ) compared with immediate preceding quarter (IPQ) are analysed as follows:-

	Manufacturing <u>RM</u>	Trading <u>RM</u>	Property Development <u>RM</u>	Rental / Others RM	Total <u>RM</u>
Revenue - CRQ	10,322,108	252,340	29,117,162	762,048	40,453,658
Revenue - IPQ	12,660,260	326,724	36,492,856	804,048	50,283,888
PBT - CRQ	-454,894	-276,798	5,133,497	-150,541	4,251,264
PBT - IPQ	170,583	-121,188	7,411,392	19,085	7,479,792

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### **B3** Prospects of the current financial year

The Board of Directors is of the view that business environment for the manufacturing and trading of steel products remains challenging, with volatile steel prices and external environments uncertainties as well as uncertain local demand which is largely dependent on infrastructure spending by the government. Overall, the group anticipates this segment to be subject to socio political factors and its risks will be managed cautiously.

As for the property market, the Group anticipates the demand to remain soft subject to any fiscal stimulus to be introduced by government. Higher raw material prices and increase in Overnight Policy Rate (OPR) and Interest rate also will have a significant impact on the property market. However, the group will continue to capitalise on contemporary customers preferences whilst having attractive campaigns to stay competitive.

To remain resilient, the Group strives to manage operating cost efficiently and hence expects the Group's performance for the financial year ending 30 June 2023 to be positive.

## B4 Variance of actual profit from forecast profit

This is not applicable to the Group.

## **B5** Taxation

Taxation comprises:-

	Cumulative Quart		
	Current	Current	Preceding Year
	Year	Year	Corresponding
	Quarter	To Date	Period
	31/12/2022	31/12/2022	31/12/2021
	RM'000	RM'000	RM'000
Current year expense	-	-	-
Provision of Income tax	(1,299)	(3,273)	(3,234)
	(1,299)	(3,273)	(3,234)
Current year Deferred tax provision		-	-
	(1,299)	(3,273)	(3,234)



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B6 Other Investments	RM 30 Sept 2022	RM 30 June 2022
Non-current	30 Sept 2022	50 June 2022
Available for sale financial assets:		
At fair value:		
- Quoted securities in Malaysia	14,273,255	16,102,359
- Addition		
	14,273,255	16,102,359
Held-to-maturity investments	11,278,288	10,102,009
At cost:		
<ul> <li>Loan stocks quoted in Malaysia</li> </ul>	3,505,012	3,429,556
	15.550.045	10.521.015
	17,778,267	19,531,915
Market value of:	=======	========
- Quoted securities	17,745,786	16,102,359
- Loan stocks	3,429,556	6,001,723
	=======================================	=========

# **B7** Status of corporate proposals

There is no transaction or event of a material or unusual nature occurring between 30<sup>th</sup> Sept 2022 and the date of this announcement.

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## **B8(A)** Status of Utilization of Proceeds

The Company received proceeds amounting to RM97.794 million from the issuance of 1,222,426,720 Irredeemable Convertible Preference Shares ("ICPS") at an issue price of RM0.08 per ICPS in December 2017. The proceeds have been utilized in the following manner as at 31st Dec 2022:-

Purpose	Approved	Amount	Balance
	utilization	utilized	unutilized
	RM'000	RM'000	RM'000
Purchase of new equipment/machineries	6,550	4,258	2,292
Investment in new business	30,000	30,000	=
Upgrading of building	10,000	10,000	=
Working capital	50,244	50,244	=
Expenses in relation to the Proposal (ICPS)	1,000	763	237
Total :	97,794	95,265	2,529

## B8(B) Status of Utilisation of proceeds - Private Placement

	1st Tranche 3,004,898	2 Tranche	4,002,183
	· · ·	2 <sup>nd</sup> Tranche	4,662,185
1.1.114110110	1st Transha	2 <sup>nd</sup> Tranche	4,662,185

Usage purposes	Proposed Utilisation RM'000	Amount Utilised RM'000	Balance Unutilised RM'000
Development of Sky Urban	4,632	4,632	_
Condominium project	1,032	1,032	
Working capital for ATTA Group	2,879	2,879	-
Expenses for the Proposed Private Placement	156	156	-
Total:	7,667	7,667	-



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# B9 Group borrowings and debt securities

There were no bank borrowings other than as detailed below and debt securities as at the end of the reporting period.

	As at 2nd quarter ended Dec 2022					
	Long term		Short term		Total borrowings	
	Foreign denomination	RM denomination	Foreign denomination	RM denomination	Foreign denomination	RM denomination
Secured						
Bank Overdrafts	-	-	-		-	
Bankers Acceptance	-	-	-	-	-	-
Term Loan	-	-	-		-	-
Unsecured						
Term Loan	-	-	-	-	-	-
Hire Purchase	-	1,126,483	-	-	-	1,126,483
TOTAL	-	1,126,483	-	-	-	1,126,483

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# B9 Group borrowings and debt securities – cont.

	As at quarter ended Dec 2021					
	Long term		Short term		Total borrowings	
	Foreign	RM	Foreign	RM	Foreign	RM
	denomination	denomination	denomination	denomination	denomination	denomination
Secured						
Bank Overdrafts	-	-	-	-	-	-
Bankers Acceptance	-	-	-	138,364	-	138,364
Term Loan	-	-	-		-	-
Revolving Credit	-	-	-	-	-	-
Unsecured						
Term Loan	-	-	-	-	-	-
Hire Purchase	-	901,468	-	-	-	901,468
TOTAL	-	901,468	-	138,364	-	1,039,832

(The rest of the pages are left intentionally blank)

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#### **B10 Dividends**

The Board of Directors of the Company has not recommended any dividend for the period ended 31/12/2022

## **B11 Earnings per Share**

- (i) Basic earnings per ordinary share

  The earnings per share is calculated by dividing the net profits / (loss) attributable to owners of the parent of RM6,553,639 by the number of ordinary shares in issue during the current quarter after treasury shares of 324,959,254.
- (ii) Diluted earnings per ordinary share

  The diluted earnings per share are not presented as the assumed conversions of potential ordinary share are anti-dilutive.

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