

HCK CAPITAL GROUP BERHAD (484964-H)

Interim Financial Statement For the Financial Year Ended 31 March 2021

(Incorporated in Malaysia) (Company no: 484964-H)

# Unaudited Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income For the Financial Year Ended 31 March 2021

		<u>Current</u>	<u>Quarter</u>	<u>Cumulativ</u>	<u>e Quarter</u>
		31.03.2021	30.03.2020	31.03.2021	30.03.2020
	Note	RM '000	RM '000	RM '000	RM '000
Revenue		25,315	17,440	25,315	17,440
Cost of sales		(16,633)	(8,805)	(16,633)	(8,805)
Gross Profit		8,682	8,635	8,682	8,635
Other operating income		824	35	824	35
Administrative and general expenses		(4,864)	(4,234)	(4,864)	(4,234)
Sales and marketing expenses		(569)	(788)	(569)	(788)
		4,073	3,648	4,073	3,648
Interest income		38	38	38	38
Interest expense		(1,391)	(2,080)	(1,391)	(2,080)
Share of results in associates, net of tax		192	-	192	-
Profit before taxation	B13	2,912	1,606	2,912	1,606
Tax expense	B6	(1,490)	(551)	(1,490)	(551)
Profit after taxation		1,422	1,055	1,422	1,055
Attributable to:					
Owners of the parent		1,332	1,060	1,332	1,060
Non-controlling interests		90	(5)	90	(5)
C C		1,422	1,055	1,422	1,055
Earning per share (Sen)					
- Basic		0.31	0.25	0.31	0.25
- Diluted		0.28	0.23	0.28	0.23

The above condensed consolidated statements of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia) (Company no: 484964-H)

# Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income For the Financial Year Ended 31 March 2021

	<u>Current</u> 31.03.2021 RM '000	<u>Quarter</u> 30.03.2020 RM '000	<u>Cumulativ</u> 31.03.2021 RM '000	<u>e Quarter</u> 30.03.2020 RM '000
Profit after taxation for the period	1,422	1,055	1,422	1,055
Other comprehensive income Item that may not be subsequently reclassified to profit or loss	-	-	-	-
Total comprehensive income	1,422	1,055	1,422	1,055
<b>Total comprehensive income</b> <b>attributable to:</b> Owners of the parent Non-controlling interests	1,332 90	1,060 (5)	1,332 90	1,060 (5)
	1,422	1,055	1,422	1,055

The above condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia) (Company no: 484964-H)

# Unaudited Condensed Consolidated Statements of Financial Position

As at 31 March 2021

	Note	AS AT 31.03.2021 RM' 000 Unaudited	AS AT 31.12.2020 RM' 000 Audited
ASSETS			
Non-current assets			
Investments in associates		7,386	7,241
Property, plant and equipment		408	407
Land held for property development		130,348	129,884
Deferred tax assets Goodwill		1,220	1,220
		4,470	4,470
Intangible assets Right of use asset		546 38 603	559 30.042
Right of use asset		38,693	39,042
Current assets		183,071	182,823
Inventories		293,532	293,278
Inventories - Property development costs		127,158	110,389
Contract costs		10,607	9,290
Trade and other receivables		121,273	123,096
Contract assets		39,283	34,857
Current tax assets		109	356
Short term fund		810	1,110
Fixed deposit with a licensed bank		4,353	4,322
Cash and bank balances		5,229	5,220
		602,354	581,918
TOTAL ASSETS		785,425	764,741
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share capital		156,386	156,325
Warrants reserve		10,416	10,418
Share option reserve		85	85
Retained earnings		46,969	45,637
		213,856	212,465
Non-controlling interests		1,090	1,000
Total equity		214,946	213,465
Non-current liabilities			
Deferred tax liabilities		3,376	3,376
Trade and other payables		36,983	36,983
Long term borrowings	B8	283,290	259,781
		323,649	300,140
Current liabilities			
Trade and other payables		170,361	153,706
Contract liabilities		36,761	51,936
Current tax liabilities		388	760
Short term borrowings	B8	39,320	44,734
		246,830	251,136
Total liabilities		570,479	551,276
TOTAL EQUITY AND LIABILITIES		785,425	764,741
Net assets per share attributable to		0.50	0.50
owners of the parent (RM)		0.50	0.50

The above condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia) (Company no: 484964-H)

# Unaudited Condensed Consolidation Statements of Changes in Equity

For the Financial Year Ended 31 March 2021

	←	Attributabl	e to Owners	of the Parent	$\longrightarrow$		
	Noi	n-Distributal	ole	Distributable			
		Share				Non-	
	Share	Option	Warrants	Retained		Controlling	Total
	Capital	Reserve	Reserve	Earnings	Total	Interests	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2020	155,931	85	10,437	41,554	208,007	6,855	214,862
Contributions by and distributions to owners of the Company:							
- Conversions of warrants	360	-	-	-	360	-	360
- Employees' share options granted	-	-	-	-	-	-	-
- Share grant scheme exercised	15	-	-	-	15	-	15
-Tranfer of share capital upon conversion of	10		(10)				
warrants Share issued by subsidiaries to non-controlling	19	-	(19)	-	-	-	-
interest	_	_	-	_	-	1,512	1,512
Disposal of the subsidiaries	-	-	-	-	-	(7,633)	(7,633)
	394	-	(19)	-	375	(6,121)	(5,746)
Total comprehensive income	-	-	-	4,083	4,083	266	4,349
As at 31 December 2020	156,325	85	10,418	45,637	212,465	1,000	213,465
As at 1 January 2021	156,325	85	10,418	45,637	212,465	1,000	213,465
Contributions by and distributions to owners of the Company:							
- Conversions of warrants	45	-	-	-	45	-	45
- Employees' share options granted	-	-	-	-	-	-	-
- Share grant scheme exercised	14	-	-	-	14	-	14
-Tranfer of share capital upon conversion of	2						
warrants	2	-	(2)	-	-	-	-
Total comprehensive income	-	-	-	1,332	1,332	90	1,422
As at 31 March 2021	156,386	85	10,416	46,969	213,856	1,090	214,946

The above condensed consolidated statements of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia) (Company no: 484964-H)

# Unaudited Condensed Consolidated Statement of Cash Flow

For the Financial Year Ended 31 March 2021

	Cumulative Quarter     31.03.2021   30.03.2		
Profit before taxation	<b>RM' 000</b> 2,912	<b>RM' 000</b> 1,606	
	7-	,	
Adjustments for :	·		
Non-cash items	223	420	
Non-operating items	1,353	1,948	
Total adjustments	1,576	2,368	
	4,488	3,974	
Changes in working capital			
Changes in inventories	(255)	(9,588)	
Changes in inventories - project development costs	(16,769)	(9,508)	
Changes in contract costs	(1,317)	(983)	
Changes in contract assets/(liabilities)	(19,601)	7,350	
Changes in trade and other receivables	731	(6,665)	
Changes in amount owing to directors	1,520	(1,364)	
Changes in trade and other payables	16,229	2,083	
Total changes in working capital	(19,462)	(18,675)	
Cash flow used in operations	(14,974)	(14,701)	
Tax paid	(1,615)	(588)	
Net cash flows used in operating activities	(16,589)	(15,289)	
Investing activities			
Interest received	38	132	
Addition to property, plant and equipment	(42)	(16)	
Addition in land held for development	(464)	(49)	
Additional investments in associates	48	-	
Placement of short-term deposit pledged to a licensed bank	(31)	(36)	
Net cash flows (used in)/from investing activities	(451)	31	

(Incorporated in Malaysia) (Company no: 484964-H)

# Unaudited Condensed Consolidated Statement of Cash Flow (Cont'd) For the Financial Year Ended 31 March 2021

	<b><u>Cumulative Quarter</u></b>		
	31.03.2021	30.03.2020	
	RM' 000	RM' 000	
Financing activities			
Proceeeds from issuance of ordinary shares:-			
- pursuant to conversion of warrant	45	218	
Net drawdown/(repayment) of bank borrowings	18,273	17,207	
Repayment of lease liabilities	(178)	(297)	
Interest Paid	(1,391)	(2,080)	
Net cash flows from financing activities	16,749	15,048	
Net decrease in cash and cash equivalents	(291)	(210)	
Cash and cash equivalents at beginning of year	4,730	4,069	
	4,439	3,859	
Composition of cash and cash equivalents:			
Short term fund	810	5	
Cash and bank balances	5,229	5,454	
Less: Bank balances held in escrow	(1,600)	(1,600)	
Cash and cash equivalents at end of period	4,439	3,859	

The above condensed consolidated statements of cash flow should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

(Incorporated in Malaysia) (Company no: 484964-H)

# UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL QUARTER ENDED 31 MARCH 2021

# PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

### A1. Basis of Preparation

The unaudited interim financial report has been prepared in accordance with the reporting requirement as set out in Malaysian Financial Reporting Standards ("MFRS") 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached herein for a better understanding of changes in financial position and performance of the Group.

The significant accounting policies adopted in the preparation the unaudited interim financial report are consistent with those followed in the preparation of the Group's audited financial statements for the financial year ended 31 December 2020 except for the adoption of the following new MFRSs, amendments to MFRSs and IC Interpretations that are effective from 1 January 2021, as disclosed below:

#### MFRSs and/or IC Interpretations (Including The Consequential Amendments)

Amendments to MFRS 16: Covid-19-Related Rent Concessions beyond 30 June 2021 Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16: Interest Rate Benchmark Reform -Phase 2

As at the date of authorisation of the unaudited interim financial report, the following Standards were issued but not yet effective and have not been adopted by the Group:

	Effective for financial
MRFSs, Amendments to MFRSs and IC Interpretations	periods beginning on or
Amendments to MFRS 116: Property, Plant and Equipment - Proceeds before Intended Use	01 January 2022
MFRS 17 Insurance Contracts	01 January 2023
Amendments to MFRS 101: Classification of Liabilities as Current or Non-current	01 January 2023
Amendments to MFRS 101: Disclosure of Accounting Policies	01 January 2023
Amendments to MFRS 108: Definition of Accounting Estimates	01 January 2023
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

(Incorporated in Malaysia) (Company no: 484964-H)

# UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL QUARTER ENDED 31 MARCH 2021

# PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

### A1. Basis of Preparation (Cont'd)

The Group will adopt the above pronouncements when they become effective in the respective financial periods. These pronouncements are not expected to have significant impact to the financial statements of the Group.

## A2. Valuation of Property, Plant and Equipment and Investment Properties

There were no changes in the valuation on property, plant and equipment and investment properties during the current financial period under review.

#### A3. Seasonal or Cyclical Factors

The Group's performance is not materially affected by any seasonal or cyclical factors.

## A4. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group during the current financial quarter under review.

# A5. Changes in Estimates

There were no changes in estimates that have had any material effect on the result for the current financial quarter and financial period under review.

## A6. Debt and Equity Securities

Save for the follwing, there were no issuances, repurchases and repayments of debt and equity securities during the current financial quarter and financial period under review:

- (a) Issuance of 46,600 new ordinary shares from the exercise of Warrants as the exercise price of RM0.96 per warrant amouting to RM44,736.
- (b) Issuance of 11,066 new ordinary shares from the Share Grant Plan ("SGP") under the Long Term Incentive Plan ("LTIP") at the issued se price of RM1.22 per shares.

# A7. Dividend Paid

No dividend was paid during the current financial quarter and previous corresponding financial quarter.

# PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONT'D)

#### A8. Segmental Information

Amortisation of intangible asset-(13)(13)Depreciation of property and equipment(22)(19)(41)Depreciation of right of use assets(256)(92)(348)Direct operating expenses on investment propertiesSegment results $4,322$ (249) $4,073$ 38Interest income381921241200Tax expense(1,391)19214221400Consolidated profit after taxation16,85958117,440Inter-segment7,4656198,084Zexenue24,3241,20025,524Consolidated adjustments and elimination(1,099)(113)5,866Consolidated revenue-(10)(10)Depreciation of right of use assets(281)(281)(363)Direct operating expenses on investment properties(586)-(586)External16,85958117,440Inter-segment7,4656198,084Zensolidated adjustments and elimination(1,099)(113)(1,212)Amortisation of intangible asset-(10)(10)Depreciation of right of use assets(281)(82)(363)Direct operating expenses on investment properties(586)-(586)Segment results4,484(836)3,648114Interest income383836483648Interest expense(2,080)3838Interest expense<	Segmental Information			
Results for 3 months ended 31 March 2021     Revenue   24.573   742   25.315     Inter-segment   12.184   631   12.815     Consolidated adjustments and elimination   (12.815   36,757   1.373   38,130     Consolidated revenue   25.315   25.315   (12.815)   25.315     Results before the following adjustments   5.699   (12)   5.687     Consolidated adjustment and elimination   (1,099)   (113)   (113)     Depreciation of right of us assets   (22)   (19)   (41)     Depreciation of right of us assets   (256)   (92)   (348)     Direct operating expenses on investment properties   -   -   -     Share of results in associates   192   38   1122   (14.400)     Consolidated profit affer taxation   16.859   581   17.440     Inter-segment   7.465   619   8.084     Consolidated adjustments and elimination   (1.099)   (113)   (12.12)     Consolidated adjustments and elimination   (1.4301)   24.324   1.2		-		
Revenue   24,573   742   25,315     Inter-segment   12,184   631   12,815     Consolidated adjustments and elimination   22,531   25,315     Consolidated revenue   22,531   25,315     Results   5,699   (12)   5,687     Results before the following adjustments   5,699   (12)   5,687     Consolidated adjustments and elimination   (1,099)   (113)   (1,212)     Amortisation of intangible asset   -   (13)   (13)   (1,212)     Amortisation of intangible asset   -   (13)   (13)   (1,212)     Direct operating expenses on investment properties   -		RM'000	RM'000	RM'000
External 24,573 742 25,315   Inter-segment 12,184 631 12,815   Consolidated adjustments and elimination (12,815) 25,315   Results 7000 (12,815) 25,315   Results 5,699 (12) 5,687   Consolidated adjustments and elimination (1,099) (11) (1,212)   Amortisation of intangible asset - (13) (13)   Depreciation of right of use assets (22) (19) (41)   Direct operating expenses on investment properties - - -   Star expense (1,391) 38.130 38   Interest income 14,232 (249) (407) 38   Interest income - - - - - -   Star expense (1,490) (1,490) - - - - -   Consolidated profit after taxation 16,859 581 17,440 - - - - - - - - - - - - - - -				
Inter-segment 12,184 631 12,815   Consolidated adjustments and elimination (12,815 36,757 1,373 38,130   Consolidated revenue 25,315 25,315 (12,815 25,315   Results before the following adjustments 5,699 (12) 5,687   Consolidated adjustments and elimination (1,099) (113) (1,22,815)   Depreciation of property and equipment (22) (19) (41)   Depreciation of right of use assets (256) (92) (34)   Direct operating expenses on investment properties - - -   Share of results in associates 192 192 14,202   Tax expense (1,490) 142 16,859 581 17,440   Consolidated profit after taxation 16,859 581 17,440 12,814   Results for 3 months ended 31 March 2020 23,224 1,200 25,524   Consolidated adjustments and elimination (1,699) (113) (12,21,21)   Consolidated adjustments and elimination (1,699) (113) (12,21,21)   Consolidated adjustments and elimination <t< th=""><th></th><th>a 1 770</th><th>= 10</th><th></th></t<>		a 1 770	= 10	
$\begin{array}{c} 36,757 & 1,373 & 38,130 \\ \hline 36,757 & 1,373 & 38,130 \\ \hline (12,815) \\ \hline \\ $				
Consolidated adjustments and elimination(12.815)Consolidated revenue25.315Results before the following adjustments5.699Consolidated adjustments and elimination(1,099)Consolidated adjustments and elimination(1,099)Consolidated adjustments and elimination(1,099)Consolidated adjustments(22)Consolidated adjustments(22)Consolidated adjustments(22)Consolidated adjustments(22)Consolidated adjustments(256)Consolidated adjustments(256)Direct operating expenses on investment properties-Segment results4,322Interest expense(1,391)Share of results in associates192Tax expense(1,490)Consolidated profit after taxation16,859Stare of results for 3 months ended 31 March 2020Results for 3 months ended 31 March 2020Revenue(24,324External16,859Inter-segment(465Consolidated adjustments and elimination(1,099)Consolidated adjustments and elimination(1,099)Consolidated adjustments and elimination(1,099)Consolidated adjustments and elimination(1,010)Depreciation of ring to fue assets-Consolidated adjustments6,479Gonsolidated adjustments(29)Consolidated adjustments(381)Generating expenses(281)Consolidated adjustments(381)Consolidated adjustments(381) </td <td>Inter-segment</td> <td></td> <td></td> <td></td>	Inter-segment			
Consolidated revenue $25,315$ Results Results before the following adjustments $5,699$ (12) $5,687$ Consolidated adjustments and elimination(1,099) (113) (1,212)Amortisation of intogible asset- (13) (13)Depreciation of property and equipment(22) (19) (41)Depreciation of right of use assets(256) (92) (348)Direct operating expenses on investment propertiesSegment results $4,322$ (249) $4,073$ Interest income38Interest expense(1,391)Share of results in associates192Tax expense(1,490)Consolidated profit after taxation1422Results for 3 months ended 31 March 2020 $24,324$ 1,200Revenue(1,490)Consolidated adjustments and elimination(1,099) (113) (1,212)Amortisation of intangible asset- (10) (10)Depreciation of property and equipment(29) (18) (47)Depreciation of property and equipment(28) (363)Direct operating expenses on investment properties(586) - (586)Segment results(4,484) (836)Amortisation of intragible asset(281) (82) (333)Direct operating expenses on investment properties(38)Interest income38Interest income38 <td></td> <td>36,757</td> <td>1,373</td> <td></td>		36,757	1,373	
ResultsResults before the following adjustmentsConsolidated adjustments and elimination(1,099)(113)(1,212)Amortisation of intangible asset-(13)(13)Depreciation of right of use assets(256)(22)(19)(14)Depreciation of right of use assets(256)(92)(348)-Direct operating expenses on investment propertiesSegment results4,322Interest expense(1,391)Share of results in associates192Tax expense(1,490)Consolidated profit after taxation-Results for 3 months ended 31 March 2020Revenue7,465External16,859Inter-segment7,465Consolidated adjustments and eliminationConsolidated revenueResults before the following adjustmentsConsolidated revenueResultsConsolidated adjustments and elimination(1,099)(113)(1,212)Amortisation of intangible asset-(10)Depreciation of property and equipment(29)(18)(47)Depreciating expenses on investment properties(586)Segment results(4484)(886)Amortisation of intangible asset(28)(28)(29)(18)(4484)(886)(28)			-	
Results before the following adjustments $5,699$ $(12)$ $5,687$ Consolidated adjustments and elimination $(1,099)$ $(113)$ $(1,212)$ Amortisation of intangible asset- $(13)$ $(13)$ Depreciation of property and equipment $(22)$ $(19)$ $(44)$ Depreciation of right of use assets $(256)$ $(92)$ $(348)$ Direct operating expenses on investment propertiesSegment results $4,322$ $(249)$ $4,073$ Interest income3811,49038Interest expense(1,490)11,422Consolidated profit after taxation14,2221,400Results for 3 months ended 31 March 2020 $\frac{Revenue}{24,324}$ 1,200External16,85958117,440Inter-segment $7,465$ $619$ 8,084Consolidated adjustments and elimination $(1,099)$ $(13)$ $(1,212)$ Consolidated adjustments and elimination $(1,099)$ $(13)$ $(1,212)$ Amortisation of intangible asset- $(10)$ $(10)$ Depreciation of property and equipment $(29)$ $(18)$ $(47)$ Depreciation of right of use assets $(281)$ $(82)$ $(363)$ Jirect operating expenses on investment properties $(586)$ $(586)$ $(586)$ Segment results $4,484$ $(836)$ $3,648$ Interest income38 $3$ $38$ Interest expense $(2,080)$ $(2,080)$ Tax expense $(2,080)$	Consolidated revenue		=	25,315
Results before the following adjustments $5,699$ $(12)$ $5,687$ Consolidated adjustments and elimination $(1,099)$ $(113)$ $(1,212)$ Amortisation of intangible asset- $(13)$ $(13)$ Depreciation of property and equipment $(22)$ $(19)$ $(44)$ Depreciation of right of use assets $(256)$ $(92)$ $(348)$ Direct operating expenses on investment propertiesSegment results $4,322$ $(249)$ $4,073$ Interest income3811,49038Interest expense(1,490)11,422Consolidated profit after taxation14,2221,400Results for 3 months ended 31 March 2020 $\frac{Revenue}{24,324}$ 1,200External16,85958117,440Inter-segment $7,465$ $619$ 8,084Consolidated adjustments and elimination $(1,099)$ $(13)$ $(1,212)$ Consolidated adjustments and elimination $(1,099)$ $(13)$ $(1,212)$ Amortisation of intangible asset- $(10)$ $(10)$ Depreciation of property and equipment $(29)$ $(18)$ $(47)$ Depreciation of right of use assets $(281)$ $(82)$ $(363)$ Jirect operating expenses on investment properties $(586)$ $(586)$ $(586)$ Segment results $4,484$ $(836)$ $3,648$ Interest income38 $3$ $38$ Interest expense $(2,080)$ $(2,080)$ Tax expense $(2,080)$	Results			
Amortisation of intangible asset-(13)(13)Depreciation of property and equipment(22)(19)(41)Depreciation of right of use assets(256)(92)(348)Direct operating expenses on investment propertiesSegment results $4,322$ (249) $4,073$ 38Interest income381921241200Tax expense(1,391)19214221400Consolidated profit after taxation16,85958117,440Inter-segment7,4656198,084Zexenue24,3241,20025,524Consolidated adjustments and elimination(1,099)(113)5,866Consolidated revenue-(10)(10)Depreciation of right of use assets(281)(281)(363)Direct operating expenses on investment properties(586)-(586)External16,85958117,440Inter-segment7,4656198,084Zensolidated adjustments and elimination(1,099)(113)(1,212)Amortisation of intangible asset-(10)(10)Depreciation of right of use assets(281)(82)(363)Direct operating expenses on investment properties(586)-(586)Segment results4,484(836)3,648114Interest income383836483648Interest expense(2,080)3838Interest expense<		5,699	(12)	5,687
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Interest income38Interest expense(2,080)Tax expense(551)				
Interest expense(2,080)Tax expense(551)			(000)	
Tax expense (551)				
				(551)
	Consolidated profit after taxation		-	1,055

#### PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONT'D)

#### A8. Segmental Information (Cont'd)

•	Segmental Information (Cont d)			
		Properties	Others	Total
	Segment assets and liabilities as at 31 March 2021	RM'000	RM'000	RM'000
	Assets			
	Segment assets	757,576	28,834	786,410
	Tax recoverable	103	6	109
	Consolidated total assets	757,679	28,840	786,519
	Liabilities			
	Segment liabilities	543,925	23,884	567,809
	Tax liabilities	3,713	52	3,765
	Consolidated total liabilities	547,638	23,936	571,574
	Segment assets and liabilities as at 31 March 2020			
	Assets			
	Segment assets	638,077	7,864	645,941
	Tax recoverable	-	-	-
	Consolidated total assets	638,077	7,864	645,941
	Liabilities			
	Segment liabilities	417,574	3,572	421,146
	Deferred tax liabilities	8,660	-	8,660
	Consolidated total liabilities	426,234	3,572	429,806

#### A9. Material Events Subsequent to The End of Interim Period

There are no material event subsequent events that have not been reflected in the financial statements for the financial period ended 31 March 2021.

#### A10. Changes in Composition of the Group

There were no other changes in the composition of the Group during the current quarter ended 31 March 2021.

#### A11. Changes in Contingent Assets and Contingent Liabilities

There were no other changes in contingent assets and contingent liabilities since the end of previous financial year.

#### A12. Capital Commitments

There is no capital commitments provided for to the end of the financial period.

#### A13. Related Party Transactions

	Current	Current Quarter		e Quarter
	31/03/2021	31/03/2021 30/03/2020		30/03/2020
	RM'000	RM'000	RM'000	RM'000
Rental income from a non-controlling interest		1,102	-	1,102

#### QUARTER ENDED 31 MARCH 2021

#### UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL QUARTER ENDED 31 MARCH 2021

# PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

#### **B1.** Review of performance

#### Current Quarter ended 31 March 2021

For the current quarter under review, the Group recorded a revenue of RM25.31 million, which is RM7.88 million higher compared with the previous corresponding financial quarter, due to the recognition of higher billings from its property projects.

The current quarter's Profit Before Tax ("PBT") of RM2.91 million as compared to RM1.61 million is the result of its higher revenue generated by its property segment and reduction of interest expenses incurred in the current financial quarter.

#### B2. Comment on financial results (current quarter compared with the preceding quarter)

		Immediate
	Current	Preceding
	Quarter	Quarter
	31/03/2021	31/12/2020
	RM'000	RM'000
Revenue	25,315	32,947
Profit/(Loss) Before Taxation ("PBT/(LBT)")	2,912	(120)

The Group recorded a declining revenue of RM25.31 million (as compared RM32.95 million in the immediate preceding quarter) due to a decrease in income recognition in the current quarter. However, the Group reported a profit before taxation ("PBT") of RM2.91 million, mainly due to a higher gross profit in the current quarter.

#### **B3.** Future Prospects

The Malaysian property market is still being affected by the financial institutions' stricter lending requirements and tightening of domestic liquidity. The Movement Control Order (MCO) has also affected the Group's property sales and project management incomes. The Board is, however, cautiously optimistic for the coming quarters, as the Group launches innovative marketing campaigns and new products.

#### **B4.** Profit Forecast or Profit Guarantee

The Group has not provided any profit forecast in a public document.

#### **B5.** Variance from profit forecast or profit guarantee

Not applicable.

#### UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL QUARTER ENDED 31 MARCH 2021

# PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

#### B6. Taxation

	Current Quarter		Cumulative Quarter	
	31/03/2021	31/03/2021 30/03/2020		30/03/2020
	RM '000	RM '000	RM '000	RM '000
Current income tax				
- for the financial period	1,160	510	1,160	510
- under provision in prior financial period		41	-	41
	1,160	551	1,160	551
Real property gains tax	330	-	330	-
	1,490	551	1,490	551

Income tax expense is recognised in each interim period based on the best estimate of the income tax payable for the full financial year.

#### **B7.** Status of Corporate Proposals

QUARTER ENDED 31 MARCH 2021

There was no corporate proposals proposed in the current financial quarter.

#### **B8.** Borrowings and Debt Securities

Details of Group's borrowings are as follows:

	As at 31 March 2021		As at 31 December 2020			
	Long term Short term Total		Long term	Short term	Total	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Secured						
Term loans	283,042	28,191	311,233	259,533	33,425	292,958
Revolving credit	-	10,000	10,000	-	10,000	10,000
Lease liabilities	248	1,129	1,377	248	1,309	1,557
Hire purchases	-	-	-	-	-	-
	283,290	39,320	322,610	259,781	44,734	304,515

All loans and borrowings are denominated in Ringgit Malaysia ("RM").

The increase mainly due to the drawdown of term loans amounted of RM23.51 million for funding to project progress billings.

### **B9.** Changes in Material litigation

There was no material litigation against the Group as at the reporting date.

#### **B10.** Proposed Dividend

There was no dividend proposed in the current financial quarter and the previous corresponding financial quarter.

#### QUARTER ENDED 31 MARCH 2021

### UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL QUARTER ENDED 31 MARCH 2021

# PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

#### B11. Basic earning per Ordinary share

	Current Quarter		Cumulative Quarter	
	31/03/2021	30/03/2020	31/03/2021	30/03/2020
Profit after taxation attributable to ordinary Protequity owners of the parent (RM'000)	1,332	1,060	1,332	1,060
Weighted average number of ordinary				
shares in issue ('000)	424,167	423,790	424,167	423,790
Basic earning per share (sen)	0.31	0.25	0.31	0.25
Profit/(Loss) after taxation attributable to ordinary equity owners of the parent (RM'000)	1,332	1,060	1,332	1,060
Weighted average number of ordinary shares in issue ('000)	424,167	423,790	424,167	423,790
Shares deemed to issued for no consideration ('000) - warrants	57,955	44,438	57,955	44,438
Weighted average number of ordinary shares for diluted earnings per share computation ('000)	482,122	468,228	482,122	468,228
Diluted earning per share (sen)	0.28	0.23	0.28	0.23

## B12. Auditors' report on preceding annual financial statement

The auditors' report on the financial statements for the financial year ended 31 December 2020 was not qualified.

#### **B13.** Profit Before Taxation

	Current	Current Quarter		Cumulative Quarter	
	31/03/2021 RM'000	30/03/2020 RM'000	31/03/2021 RM'000	30/03/2020 RM'000	
This is arrived at after charging/(crediting):					
Interest income	(38)	(38)	(38)	(38)	
Interest expense	1,391	2,080	1,391	2,080	
Amortisation of intangible assets	13	10	13	10	
Depreciation of property, plant and equipment	41	47	41	47	
Depreciation of right of use assets	348	362	348	362	

#### HCK CAPITAL GROUP BERHAD PART A2 : SUMMARY OF KEY FINANCIAL INFORMATION

			AL PERIOD PRECEDING YEAR CORR. QTR FYE2020 30/03/2020 RM'000		TIVE PERIOD PRECEDING YEAR CORRESPONDING FYE2020 30/03/2020 RM'000
1	Revenue	25,315	17,440	25,315	17,440
2	Profit before tax	2,912	1,606	2,912	1,606
3	Profit for the period	1,422	1,055	1,422	1,055
4	Profit attributable to ordinary equity	1,332	1,060	1,332	1,060
5	Basic earning per share (sen)	0.31	0.25	0.31	0.25
6	Proposed/Declared dividend per share (sen)	-	-	-	-
				AS AT END OF CURRENT QUARTER	AS AT PRECEDING FINANCIAL YEAR END
7	Net assets per share attributable to ordinary			0.50	0.50

7 Net assets per share attributable to ordinary equity holders of the parent (RM)

# PART A3 : ADDITIONAL INFORMATION

		INDIVIDUAL PERIOD CURRENT YEAR PRECEDING YEAR QUARTER CORR. QTR FYE2021 FYE2020 31/03/2021 30/03/2020 RM'000 RM'000		CUMULATIVE PERIODCURRENT YEARPRECEDING YEARTO DATECORRESPONDINGFYE2021FYE202031/03/202130/03/2020RM'000RM'000		
1	Gross interest income	38	38	38	38	
2	Gross interest expense	1,391	2,080	1,391	2,080	