

**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
FOR THE THIRD FINANCIAL QUARTER ENDED 31 MARCH 2021**

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Note	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		(Unaudited) Current Year Quarter 31.03.2021	(Unaudited) Preceding Year Corresponding Quarter 31.03.2020	(Unaudited) Current Year To Date 31.03.2021	(Unaudited) Preceding Year To Date 31.03.2020
		RM'000	RM'000	RM'000	RM'000
Revenue	9	48,780	34,872	114,966	55,517
Cost of sales		(38,987)	(9,348)	(91,801)	(13,966)
Gross profit		9,793	25,524	23,165	41,551
Other operating income		53	68	11,475	149
Operating expenses		(3,514)	(14,364)	(9,550)	(20,555)
Finance costs		-	(909)	-	(909)
Share of associated company's result		(101)	-	(106)	-
Profit before taxation	9, 20	6,231	10,319	24,984	20,236
Taxation	21	-	3	(1,297)	-
Profit for the financial period		6,231	10,322	23,687	20,236
Other comprehensive income/(expense):-					
Items that may be reclassified subsequently to profit or loss:					
- Exchange differences arising from translation of foreign operations		-	262	(2,503)	832
Total comprehensive income for the financial period		6,231	10,584	21,184	21,068
Profit for the financial period attributable to:-					
- Owners of the Company		6,231	10,340	23,687	21,287
- Non-controlling interests		-	(18)	-	(1,051)
		6,231	10,322	23,687	20,236
Total comprehensive income/(expense) attributable to:-					
- Owners of the Company		6,231	10,577	20,581	24,818
- Non-controlling interests		-	7	603	(3,750)
		6,231	10,584	21,184	21,068
Earnings per share attributable to owners of the Company:-					
Basic (sen)	25(a)	0.57	2.06	1.65	4.59
Diluted (sen)	25(b)	0.44	2.06	1.36	4.59

The Unaudited Condensed Consolidated statements of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2020.

The notes set out on pages 5 to 14 form an integral part of the interim financial report.

**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
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UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	(Unaudited) At End Of Current Period To Date 31.03.2021	(Audited) At End Of Preceding Year To Date 30.06.2020
Note	RM'000	RM'000
NON-CURRENT ASSETS		
Property, plant and equipment	19,775	21,713
Land and property development costs	69,605	69,870
Intangible assets	81,493	40,964
Investment in associate	5,446	5,350
Other investment	18,543	8,740
Deferred tax assets	872	872
Total Non Current Assets	195,734	147,509
CURRENT ASSETS		
Inventories	11,063	33,634
Trade receivables	81,621	53,679
Other receivables	141,684	80,228
Tax recoverable	10	8
Cash and bank balances	9,035	10,472
Total Current Assets	243,413	178,021
CURRENT LIABILITIES		
Trade payables	39,026	14,182
Other payables and contract liabilities	51,413	57,651
Bank borrowings	3,091	22,853
Tax payable	4,618	3,321
Total Current Liabilities	98,148	98,007
NET CURRENT ASSETS	145,265	80,014
	340,999	227,523
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY		
Share Capital	167,185	130,106
Irredeemable Convertible Preference Shares	39,835	42,688
Preference shares	5,400	5,400
Reserves	(66,918)	(63,812)
Retained profits	139,579	113,744
	285,081	228,126
NON-CONTROLLING INTERESTS	-	(603)
TOTAL EQUITY	285,081	227,523
NON-CURRENT LIABILITIES		
Bank borrowings	55,918	-
Total Non Current Liabilities	55,918	-
	340,999	227,523
NET ASSETS PER SHARE (RM)	0.25	0.27

The Unaudited Condensed Statements of Financial Position should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2020.

The notes set out on pages 5 to 14 form an integral part of the interim financial report.

**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
FOR THE THIRD FINANCIAL QUARTER ENDED 31 MARCH 2021**

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to Owners of the Company							Total	Non-Controlling Interests	Total Equity
	Non - Distributable					Distributable				
	Share Capital	Irredeemable Convertible Preference Shares	Preference Shares	Exchange Reserve	Warrant Reserve	Capital Reserve	Retained Profits			
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
At End Of Current Year To Date 31.03.2021 (Unaudited)										
At 1 July 2020	130,106	42,688	5,400	3,106	-	(66,918)	113,744	228,126	(603)	227,523
Profit for the financial period	-	-	-	-	-	-	23,687	23,687	-	23,687
Other comprehensive expenses:										
-Exchange differences arising from translation of foreign operation	-	-	-	(3,106)	-	-	-	(3,106)	603	(2,503)
Total comprehensive income for the year	-	-	-	(3,106)	-	-	23,687	20,581	603	21,184
Minorities interest reclassified to retained profit							2,148	2,148	-	2,148
Issuance of shares pursuant to conversion of irredeemable convertible preference shares	37,079	(2,853)	-	-	-	-	-	34,226	-	34,226
At 31 March 2021	167,185	39,835	5,400	-	-	(66,918)	139,579	285,081	-	285,081
At End Of Preceding Year Corresponding Period 31.03.2020 (Audited)										
At 1 July 2019	52,977	-	-	2,245	18,788	58,030	74,835	206,875	2,400	209,275
Profit for the financial period	-	-	-	-	-	-	21,287	21,287	(1,051)	20,236
Other comprehensive expenses:										
-Exchange differences arising from translation of foreign operation	-	-	-	3,531	-	-	-	3,531	(2,699)	832
Total comprehensive income for the year	-	-	-	3,531	-	-	21,287	24,818	(3,750)	21,068
Changes of stakes in a subsidiary company	-	-	-	(2,259)	-	(6,800)	-	(9,059)	-	(9,059)
Issuance of shares pursuant to exercise of Warrants	25,507	-	-	-	(16,712)	-	-	8,795	-	8,795
Irredeemable convertible preference shares	-	46,108	-	-	-	-	-	46,108	-	46,108
Expiry of unexercised warrants	2,076	-	-	-	(2,076)	-	-	-	-	-
Issuance of shares pursuant to private placement	5,087	-	-	-	-	-	-	5,087	-	5,087
Issuance of shares pursuant to conversion of irredeemable convertible preference shares	-	-	-	-	-	-	-	-	-	-
At 31 March 2020	85,647	46,108	-	3,517	-	51,230	96,122	282,624	(1,350)	281,274

The Unaudited Condensed Statements of Changes in Equity should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2020.

The notes set out on pages 5 to 14 form an integral part of the interim financial report.

**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
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UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	Current Year To Date 31.03.2021	Preceding Year To Date 31.03.2020
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	24,984	20,236
Adjustments for:-		
Non-cash items	(46,302)	(8,939)
Non-operating items	(66)	(106)
Operating (loss)/profit before working capital changes	(21,384)	11,191
Net change in current assets	(66,587)	(9,900)
Net change in current liabilities	60,924	4,185
Cash (used in)/generated from operations	(27,047)	5,476
Interest received	-	106
Interest paid	-	(909)
Tax paid	(2)	(7)
Net cash (used in)/generated from operating activities	(27,049)	4,666
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(41)	(35)
Disposal of shares in subsidiaries by minority shareholder	603	-
Purchase of other investment	-	(40,337)
Addition in land and property development costs	-	(2,827)
Interest Income	66	-
Net cash generated from/(used in) investing activities	628	(43,199)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of finance lease liabilities	-	(245)
Proceeds from issuance of shares	-	13,883
Proceeds from corporate exercise of ICPS	34,226	46,108
Repayment of bank borrowings	(6,136)	(5,079)
Release of fixed deposits	-	67
Net cash generated from financing activities	28,090	54,734
NET CHANGE IN CASH AND CASH EQUIVALENTS	1,669	16,201
EFFECTS OF FOREIGN EXCHANGE RATE CHANGES	(3,106)	4
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	10,472	(32,980)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	9,035	(16,775)
Cash and cash equivalents at the end of period comprise:-		
Cash and bank balances	9,035	21,903
Less: Bank overdrafts	-	(38,678)
	9,035	(16,775)

The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2020.

The notes set out on pages 5 to 14 form an integral part of the interim financial report.

**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
FOR THE THIRD FINANCIAL QUARTER ENDED 31 MARCH 2021**

PART A: EXPLANATORY INFORMATION IN COMPLIANCE WITH FINANCIAL REPORTING STANDARD ("MFRS") 134

1. BASIS OF PREPARATION

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134 "Interim Financial Reporting" and Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2020.

These explanatory information attached to the interim financial report 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 30 June 2020.

2. CHANGES IN ACCOUNTING STANDARDS

The financial statements of the Group have been prepared in accordance with the MFRS, International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia.

The financial statements have been prepared under the historical cost convention except as disclosed in summary of significant accounting policies below.

Accounting standards, amendments to accounting standards and interpretations that are applicable for the Group in the following periods but are not yet effective:

		<u>Effective date for financial periods beginning on or after</u>
Amendments to MFRS 9	Financial Instruments – Interest Rate Benchmark Reform – Phase 2	1 January 2021
Amendments to MFRS 139	Financial Instruments: Recognition and Measurement – Interest Rate Benchmark Reform – Phase 2	1 January 2021
Amendments to MFRS 7	Financial Instruments: Disclosures - Interest Rate Benchmark Reform – Phase 2	1 January 2021
Amendments to MFRS 4	Insurance Contracts – Interest Rate Benchmark Reform – Phase 2	1 January 2021
Amendments to MFRS 16	Leases – Interest Rate Benchmark Reform – Phase 2	1 January 2021
Amendments to MFRS 16	Leases – Covid-19-Related Rent Concession beyond 30 June 2021	1 April 2021

**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
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2. CHANGES IN ACCOUNTING STANDARDS (CONT'D)

		<u>Effective date for financial periods beginning on or after</u>
Amendments to MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards	1 January 2022
Amendments to MFRS 3	Business Combinations – Reference to the Conceptual Framework	1 January 2022
Amendments to MFRS 9	Financial Instruments	1 January 2022
Amendments to Illustrative Examples accompanying MFRS 16	Leases	1 January 2022
Amendments to MFRS 116	Property, Plant and Equipment – Proceeds before Intended Use	1 January 2022
Amendments to MFRS 137	Provisions, Contingent Liabilities and Contingent Assets – Onerous Contracts – Cost of Fulfilling a Contract	1 January 2022
Amendments to MFRS 141	Agriculture	1 January 2022
MFRS 17	Insurance Contracts	1 January 2023
Amendments to MFRS 101	Presentation of Financial Statements – Classification of Liabilities as Current or Non-current and Disclosures of Accounting Policies	1 January 2023
Amendments to MFRS 108	Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Accounting Estimates	1 January 2023
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Effective date yet to be determined by the Malaysian Accounting Standards Board

The impact of the above is still being assessed. Aside from the above mentioned, the adoption of the accounting standards, amendments to accounting standards, IC Interpretation and amendments to IC Interpretation are not expected to have any significant impact to the financial statements of the Group.

3. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the preceding audited financial statements of the Group was not subjected to any audit qualifications.

**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
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4. SEASONAL OR CYCLICAL FACTORS

The Group's performance during the current year quarter under review and year to date was not affected by unusual seasonal or cyclical fluctuations.

5. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

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

6. CHANGES IN ESTIMATES

There were no material changes in estimates of the amounts reported in prior financial years which have a material effect in the current year quarter.

7. DEBT AND EQUITY SECURITIES

A total of 88,000,000 outstanding ICPS were exercised during the three months ended 31 March 2021.

Other than the above, there were no issuance, cancellation, repurchases, resale and repayment of debt and equity securities by the Company during the current year quarter under review and year to date.

8. DIVIDEND

There was no dividend paid during the current year quarter under review and year to date.

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9. SEGMENTAL INFORMATION

Segmental information for the current year to date is presented in respect of the Group's business segments as follows:-

	<u>Construction</u> RM'000	<u>Property Development</u> RM'000	<u>Trading and Others</u> RM'000	<u>Elimination</u> RM'000	<u>Total</u> RM'000
<u>Revenue</u>					
External sales	85,912	2,700	26,354	-	114,966
Inter-segment sales	-	-	-	-	-
Total revenue	85,912	2,700	26,354	-	114,966
<u>Results</u>					
Segment results	4,831	150	7,326	11,314	23,621
Interest expense	-	-	-	-	-
Interest income	65	-	1	-	66
Total results					23,687
<u>Assets</u>					
Segment assets	279,404	133,782	320,838	(294,878)	439,146
Unallocated corporate assets					-
Total Assets					439,146

10. VALUATIONS OF PROPERTY, PLANT AND EQUIPMENT

The Group states its property, plant and equipment at cost less accumulated depreciation and accumulated impairment losses. The Group does not adopt a policy to revalue its property, plant and equipment.

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**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
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11. SIGNIFICANT EVENTS

On the 4 January 2021, the Group announced that Ageson Holdings Sdn Bhd (“AHSB”), a 75%-owned subsidiary of the Company, had on 4 January 2021, entered into a development rights agreement (“DRA”) with Menteri Besar Incorporated (Perak) (“MBI Perak”) for AHSB to develop a piece of land measuring approximately 475 acres located at Wilayah Sungai Kelian Baru, Mukim Batang Padang, Daerah Batang Padang, Perak (“Development Land”) into a mixed development project comprising government agencies and administration units, industrial, commercial and residential (“Proposed Development”).

12. CHANGES IN COMPOSITION OF THE GROUP

There were no material changes in the composition of the Group for the current financial quarter under review.

13. DISCONTINUED OPERATIONS

There was no discontinued operations event during the current year quarter under review / year to date.

14. CAPITAL COMMITMENT

Non-cancellable operating lease commitments are as follows:-

	Current Year To Date <u>31.03.2021</u> RM'000	Preceding Year To Date <u>31.03.2020</u> RM'000
Future minimum rentals payables:		
Within one year	-	-
Between one and two years	-	-
	-	-

15. CHANGES IN CONTINGENT ASSETS AND CONTINGENT LIABILITIES

	Current Year To Date <u>31.03.2021</u> RM'000
Secured bank guarantees given by the Group in the ordinary course of business to:-	
- trade suppliers	1,371
- authorities	670
- financiers	5,458
- clients	12,730
	20,229

**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
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**PART B: ADDITIONAL INFORMATION AS REQUIRED BY LISTING REQUIREMENTS
OF BURSA MALAYSIA SECURITIES BERHAD ("BURSA SECURITIES")**

16. REVIEW OF PERFORMANCE

For the current year quarter, the Group achieved a total revenue of RM48.78 million, representing an increase of RM13.91 million or 39.9% as compared to RM34.87 million in the preceding year corresponding quarter. This was mainly due to new billing recognized from trading of construction material.

Ageson Group recorded a profit after taxation of RM6.23 million, representing a decrease of RM4.09 million as compared to RM10.32 million in the preceding year corresponding quarter. The decrease was mainly due to the lower profit margin despite having lower operating expenses.

The Construction Division to be the main contributor to the Group revenue representing 74.73% of the total revenue, following by the Property Division of 2.35% and Trading Division of 22.92%.

17. COMPARISON WITH PRECEDING QUARTER'S RESULTS

The Group registered a higher revenue of RM48.78 million for the current year quarter as compared to RM44.68 million in the preceding quarter. The increase of revenue of RM4.10 million was mainly due to the new billings pursuant to trading of construction material that had occurred during the current quarter.

Profit before taxation was decreased to RM6.23 million in the current financial quarter as compared to RM13.67 million in the preceding quarter, representing a decrease of RM7.44 million or 54.4% of the profit before taxation.

18. PROSPECTS

The unprecedented outbreak of Covid-19 has caused economic activities to be affected significantly. The economic conditions in the next 12 months remain uncertain. The Board is taking a cautious view over the outlook for the third quarter of financial year 2021 due to preserving effects of Covid-19 and the measures necessary to control the pandemic.

To ensure the Group is able to cope with these challenges to its bottom line and cash flow, the Board will continue to monitor the development of Covid-19 pandemic closely and actively focusing on cost optimization and streamlining its existing processes. Despite the existing balance order book in the Construction Division, the Group will perpetually concentrate on trading of construction material and property development which is profitable to the Group.

**19. VARIANCE OF ACTUAL PROFIT FROM FORECAST PROFIT AND SHORTFALL IN
PROFIT GUARANTEE**

The Group did not publish any profit forecast in respect of the current year quarter.

**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
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20. PROFIT BEFORE TAXATION IS DERIVED AFTER CHARGING/(CREDITING)

	Current Year Quarter <u>31.03.2021</u> RM'000	Current Year To Date <u>31.03.2021</u> RM'000
Interest income	(2)	(66)
Gain on disposal of subsidiary companies	-	(4,577)
Depreciation and amortization	577	3,165
Gain on realization of foreign exchange upon disposal of subsidiary	-	(3,421)
	-	(3,421)

21. TAXATION

	Current Year Quarter <u>31.03.2021</u> RM'000	Current Year To Date <u>31.03.2021</u> RM'000
Malaysia tax in respect of:-		
- current results	-	1,297
	-	1,297

Taxation is computed after taking into consideration the available capital allowances and the adjusted business losses carried forward from previous years to set off against taxable profit.

22. STATUS OF CORPORATE PROPOSALS ANNOUNCED

Save as disclosed below, there was no other corporate proposal announced but not completed as at the date of this report.

On 26 February 2021, KAF Investment Bank Berhad (“KAF”) on behalf of the board, announced that the Company proposed to undertake the following multiple proposals: -

- (i) Proposed rights issue of up to 30,677,176,092 10-year zero coupon irredeemable convertible unsecured loan stocks (“ICULS”) on the basis of 12 ICULS for every 1 existing AGESON Share held on the entitlement date to be determined later at an Issue Price of RM0.01 per ICULS (“Proposed Rights Issue”); and
- (ii) Proposed Amendments to the Constitution are intended to facilitate the issuance of the ICULS pursuant to the Proposed Rights Issue of ICULS.

**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
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23. GROUP BORROWINGS

	Current Year To Date <u>31.03.2021</u> RM'000	Preceding Year To Date <u>31.03.2020</u> RM'000
<u>Secured</u>		
Bank overdrafts	-	38,678
Fixed loan	-	3,753
Term loan	59,009	24,818
Total bank borrowings	<u>59,009</u>	<u>67,249</u>
Analyzed as:		
<u>Secured</u>		
Repayable within twelve months	3,090	61,363
Repayable after twelve months	55,919	5,886
	<u>59,009</u>	<u>67,249</u>

24. MATERIAL LITIGATIONS

There is no pending material litigation as at the date of this announcement.

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**QUARTERLY REPORT ON UNAUDITED CONSOLIDATED RESULTS
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25. EARNINGS PER SHARE

a) Basic earnings per share

The basic earnings per share is calculated by dividing the Group's profit attributable to the owners of the Company for the current year quarter / year to date by the weighted average number of ordinary shares in issue during the current year quarter / year to date under review as follows:-

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31.03.2021	Preceding Year Corresponding Quarter 31.03.2020	Current Year To Date 31.03.2021	Preceding Year To Date 31.03.2020
Profit attributable to the owners of the Company (RM'000)	6,231	10,340	23,687	21,287
Weighted average number of shares in issue ('000)	1,084,319	502,108	1,438,960	463,740
Basic earnings per share (sen)	<u>0.57</u>	<u>2.06</u>	<u>1.65</u>	<u>4.59</u>

b) Diluted earnings per share

The diluted earnings per share is calculated by dividing the Group's profit attributable to the owners of the Company for the current year quarter / year to date by the weighted average number of ordinary shares, after adjusted for dilutive effects of all potential ordinary shares from the assumed full exercise of ICPS at the beginning of the financial year of the Company as follows:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31.03.2021	Preceding Year Corresponding Quarter 31.03.2020	Current Year To Date 31.03.21	Preceding Year To Date 31.03.2020
Profit attributable to the owners of the Company (RM'000)	6,231	10,340	23,687	21,287
Weighted average number of shares in issue ('000)	1,084,319	502,108	1,438,960	463,740
Effect of dilution due to issuance of ICPS ('000)	321,597	-	306,426	-
Adjusted weighted average number of ordinary shares in issue ('000)	<u>1,405,916</u>	<u>502,108</u>	<u>1,745,386</u>	<u>463,740</u>
Diluted earnings per share (sen)	<u>0.44</u>	<u>2.06</u>	<u>1.36</u>	<u>4.59</u>

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**PART C : INFORMATION ON PROVISION OF FINANCIAL ASSISTANCE PURSUANT
TO PARAGRAPH 8.23 AND PRACTICE NOTE 11 / 2001 UNDER LISTING
REQUIREMENTS OF BURSA SECURITIES**

26. FINANCIAL ASSISTANCE

There is no financial assistance rendered by the Company and the Group for the current year quarter / year to date.

By order of the Board

Dato' Sri Liew Kok Leong
Executive Director

Kuala Lumpur
Date: 18 May 2021