Condensed Consolidated Statements Of Comprehensive Income For

The Second Quarter Ended 31 January 2017

(The figures have not been audited)

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD		
	Current Year Quarter	Preceding year corresponding quarter	Current Year To date	Preceding year corresponding period	
	31/01/2017	31/01/2016	31/01/2017	31/01/2016	
	RM'000	RM'000	RM'000	RM'000	
Revenue	133,907	119,258	247,337	234,672	
Operating Expenses	(118,544)	(108,725)	(224,130)	(218,605)	
Other Operating Income	798	(338)	1,259	2,246	
Profit from Operations	16,161	10,195	24,466	18,313	
Financial costs	(803)	(1,275)	(1,586)	(2,611)	
Share of profit / (loss) of associate	2	0	0	1	
Profit before tax	15,360	8,920	22,880	15,703	
Taxation	(3,266)	(1,999)	(5,211)	(3,705)	
Profit for the period	12,094	6,921	17,669	11,998	
Other Comprehensive Income					
-Fair Value Gain / (Loss) on Investment	4	32	114	59	
Total Comprehensive Income for the period	12,098	6,953	17,783	12,057	
Total Comprehensive Income Attributable to:					
Owners of the parent	12,098	6,953	17,783	12,057	
EPS - Basic (sen)	4.422	2.527	6.461	4.380	
- Diluted (sen)	4.422	2.527	6.461	4.380	

Condensed Consolidated Statements of Financial Position As At 31 January 2017

(The figures have not been audited)

	As At 31/Jan/17 RM'000	As At 31/Jul/16 RM'000
Property, Plant and Equipment	149,419	146,783
Investment properties	12,847	12,889
Investment in associate	2,474	2,473
Available-for-sale financial assets	320	206
Deferred Tax Assets	336	340
Current Assets		
Inventories	141,434	134,581
Receivables	86,621	80,594
Cash & Cash Equivalents	31,730	35,005
	259,785	250,180
Current Liabilities		
Payables	17,401	16,644
Loans & Borrowings	64,415	73,708
Dividend Declared	-	-
Taxation	1,834	455
	83,650	90,807
Net Current Assets	176,135	159,373
Long Term Liabilities		
Loans & Borrowings	13,373	11,728
Deferred Taxation	5,181	5,108
	18,554	16,836
	322,977	305,228
Share Capital	137,059	137,059
Treasury shares, at costs	(427)	(393)
Reserves	186,345	168,562
Shareholders' Fund	322,977	305,228

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR The Second Quarter Ended 31 January 2017

(The figures have not been audited)

6 MONTHS ENDED 31-Jan-17	Share Capital RM'000	Treasury Shares RM'000	Non-Distributable Reserves RM'000	Distributable Reserves RM'000	TOTAL RM'000
Balance at 1-8-2016	137,059	(393)	1,243	167,319	305,228
Purchase of own shares		(34)	-		(34)
Total comprehensive income for the period			114	17,669	17,783
Dividend paid	-	-	-	-	-
Balance at 31-1-2017	137,059	(427)	1,357	184,988	322,977
6 MONTHS ENDED 31-Jan-16					
Balance at 1-8-2015	137,059	-	1,187	142,306	280,552
Purchase of own shares		(129)	-		(129)
Total comprehensive income for the period			59	11,998	12,057
Dividend paid	-	-	-	-	-
Bonus Issue		-			-
Balance at 31-1-2016	137,059	(129)	1,246	154,304	292,480

Condensed Consolidated Statements of Cash Flow For The Second Quarter Ended 31 January 2017

(The figures have not been audited)

	6 MONTHS ENDED 31/01/2017 RM'000	6 MONTHS ENDED 31/01/2016 RM'000
Profit before tax	22,880	15,703
Adjustments for non-cash flow items:-		
Non-cash items	13,960	14,269
Non-operating items	1,276	2,377
Operating profit before changes in working capital	38,116	32,349
Changes in working capital		
Inventories	(14,340)	11,814
Receivables	(7,866)	(10,778)
Payables	753	(5,638)
Cash From Operation	16,663	27,747
Tax paid	(3,633)	(3,166)
Net Cash From Operating Activities	13,030	24,581
Investing Activities		
- Equity investments	(0)	(0)
- Dividend received	-	0
- Other investments	(7,197)	(24,102)
- Interest received	226	126
Net Cash Used In Investing Activities	(6,971)	(23,976)
Financing activities		
- Bank Borrowings	(7,649)	5,857
- Proceeds from issued of shares net of listing expenses	-	-
- Treasury shares	(34)	(129)
- Dividend paid - Interest paid	(1 596)	(2.611)
Net Cash Used In Financing Activities	(1,586) (9,269)	(2,611)
Net Cash Osed in Financing Activities	(9,209)	3,117
Effects of exchange rate changes on cash and cash equivalents	(65)	190
Net Change In Cash & Cash Equivalents	(3,275)	3,912
Cash & Cash Equivalents At Beginning Of Year	35,005	28,984
Cash & Cash Equivalents At End Of Period	31,730	32,896

(Company No.: 523085-X) (Incorporated in Malaysia) AND ITS SUBSIDIARIES

NOTES TO FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 JANUARY 2017

1. Basis of preparation of the Financial Statements

The Interim Financial Statements are unaudited and have been prepared in compliance with Malaysian Financial Reporting Standards ("MFRS") 134, Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad's ("Bursa Malaysia").

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 July 2016.

The accounting policies and methods of computation adopted by the Group in these quarterly financial statements are consistent with those adopted in the most recent annual audited financial statements for the year ended 31 July 2016 except for the adoption of the following MFRSs during the current financial period:

	annual periods
	beginning on
MFRSs	or after
MFRS 14 Regulatory Deferral Accounts	1 January 2016
Amendments to MFRS 10, MFRS 12 and MFRS 128 Investment Entities: Applying the Consolidation Exception	1 January 2016
Amendments to MFRS 11 Accounting for Acquisitions of Interest in Joint Operations	1 January 2016
Amendments to MFRS 101 Disclosure Initiative	1 January 2016
Amendments to MFRS 116 & MFRS 138 Clarification of Acceptable Methods of Depreciation and Amortisation	1 January 2016
Amendments to MFRS 116 & MFRS 141 Agriculture: Bearer Plants	1 January 2016
Amendments to MFRS 127 Equity Method in Separate Financial Statements	1 January 2016
Amendments to MFRSs contained in the document entitled "Annual Improvements to MFRSs 2012 – 2014 Cycle"	1 January 2016

The adoption of the above pronouncements did not have any significant impact on the financial statements of the Group.

The Group have not applied the following MFRSs which have been issued but are not yet effective:

MFRSs	Effective for annual periods beginning on or after
MFRS 9 Financial Instruments (IFRS 9 Financial Instruments as issued by	1 January 2018
IASB in July 2014)	
MFRS 15 Revenue from Contracts with Customers	1 January 2018
MFRS 16 Leases	1 January 2019
Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets	Deferred
between an Investor and its Associate or Joint Venture	
Amendments to MFRS 15 Clarifications to MFRS 15 Revenue from Contracts with	1 January 2018
Customers	
Amendments to MFRS 107 Disclosure Initiative	1 January 2017
Amendments to MFRS112 Recognition of Deferred Tax Assets for Unrealised Losses	1 January 2017

Effective for

Management foresees that the initial application of the above MFRSs will not have any significant impact on the financial statements.

2. Disclosure of the qualification on the preceding annual financial statements

There was no qualification on the Group's preceding annual financial statements.

3. Seasonal or Cyclical Factors

The business of the Group was not affected significantly by cyclical factors as it does not have any distinguishable cycle.

4. Nature and amount of items affecting assets, liabilities, equity, net income, or cash flow that are unusual because of their size, or incidence

There was no items affecting assets, liabilities, equity, net income, or cash flow that are unusual because of their size, or incidence.

5. Changes in estimates of amounts reported in prior interim period of the current financial year or in prior financial years

There was no material changes in the estimates of amounts reported in prior interim period of the current financial year or in prior financial years.

6. Issuance, cancellations, repurchases, resale and repayments of debt and equity securities

Save as disclosed below, there were no cancellation, repurchases, resale and repayment of debt and equity securities for the financial period ended 31 January 2017:-

The Company had bought back 50,000 of its own shares at a total cash consideration of RM34,752. The highest and the lowest price per share purchased were at RM0.69 and RM0.69 respectively.

7. Dividend paid

A first interim singer-tier dividend of 1.0 sen per ordinary share of RM0.50 each in respect of the financial year ending 31 July 2017 was paid on 22 March 2017.

8. Segmental Reporting

a) Operating Segment

Information about operating segments has not been reported separately as the Group's profit or loss, assets and liabilities are mainly confined to a single operating segment, namely the manufacture and sale of metal building related products.

b) Geographical segment

	<u>Individual q</u>	<u>Individual quarter ended</u>		<u>juarter ended</u>
	<u>31-01-2017</u>	<u>31-01-2017</u> <u>31-01-2016</u>		<u>31-01-2016</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
Revenue				
- Local	121,043	115,537	231,487	228,313
- Overseas	12,864	3,721	15,850	6,359
	133,907	119,258	247,337	234,672

9. Material Events not reflected in the Financial Statements

There were no material subsequent events to be disclosed as at the date of this report.

10. Changes in the composition of the Group

There were no changes in the composition of the Group for the current financial period to date.

11. Contingent Liabilities or Contingent Assets

As at the date of report the total corporate guarantee given by the Company to secure credit facilities to its subsidiary companies are RM369 million.

12. Capital commitments

Authorised capital commitments not provided for in the financial statements as at 31 January 2017:

	RM'000
Contracted but not provided for	38,558
	38,558

13. Review of Performance

The Group achieved total turnover of RM133.9 million for the current quarter ended 31 January 2017, an increase of 12.2% or RM14.6 million from RM119.3 million recorded in the preceding year's corresponding quarter. The increase in Group turnover for the current quarter was mainly due to the increase in overseas market demand.

The profit before tax for current quarter under review was 72.2% higher than the preceding year corresponding quarter ended 31 January 2016. These were mainly due to increase in sales and profit margin.

14. Variation of results against preceding quarter

The Group's revenue has increased by 18.1% from RM113.4 million in the preceding quarter to RM133.9 million this quarter. The increase in revenue is primarily due to increase in overseas market demand and the selling price.

The Group registered a profit before taxation of RM15.4 million, an increase of RM7.9 million as compared to the preceding quarter ended 31 October 2016, which was recorded at RM7.5 million. The increased on the profit before tax for the current quarter under review was mainly due to increase in sales and profit margin.

15. Prospects

The global economies are expected to grow moderately in tandem with the ongoing slowdown in China as well as modest and uneven recovery in the advanced economies. The local steel industries are expected to face a squeeze in profit margin due to the weak domestic demand, high production costs and volatility of foreign currency.

To meet the challenges ahead, the Group will continue to focus its efforts on improving its operational efficiencies and explore the possibility of producing new metal building material products to penetrate into new market segments of local and overseas.

16. Profit Forecast and Profit Guarantee

Not applicable.

17. Profit for the period

	Current	Current Year To
	Quarter Ended	Date
Profit before tax is arrived at after charging / crediting	31 January 2017	31 January 2017
	RM'000	RM'000
Allowance / (Reversal) for diminution in value of inventories	284	7,487
Allowance / (Reversal) for impairment losses of receivables	704	37
Depreciation and amortization	2,386	4,725
Gain / (Loss) on disposal of property, plant & equipment	0	125
Gain / (Loss) on financial instrument	(137)	(161)
Gain / (Loss) on foreign exchange	620	793
Interest Expenses	803	1,586
Interest Income	112	226
Other Income	21	58

18. Taxation

	Current	Current Year To
	Quarter Ended	Date
	31 January 2017	31 January 2017
	RM'000	RM'000
Income Tax		
- Current year	(3,769)	(5,134)
- Prior year	-	-
	(3,769)	(5,134)
Deferred Tax		
- Current year	20	(593)
- Prior year	483	516
	(3,266)	(5,211)

The Group's effective tax rate for the period ended 31 January 2017 was higher than the statutory tax rate mainly due to certain expenses which are not deductible for tax purposes.

19. Corporate Proposals

There was no corporate proposal being carried out during the period under review.

20. Group Borrowings and Debt Securities

a) Group borrowings as at 31 January 2017 are as follows: -

	Unsecured RM'000	Secured RM'000	TOTAL RM'000
Short term borrowings			
Bank Overdrafts	-	-	-
Other borrowings	64,415	-	64,415
	64,415	-	64,415
Long term borrowings	13,373	-	13,373
	77,788	-	77,788

21. Financial Assets / (Liabilities) At Fair Value Through Profit Or Loss

There were no financial instruments with off balance sheet risk for the financial period ended 31 January 2017.

22. Changes in Material Litigation

As at the date of this report, neither the Company nor any of its subsidiaries are engaged in any material litigation, claim or arbitration, either as plaintiff or defendant and the Directors of the Company are not aware of any proceedings pending or threatened against the Company or its subsidiary companies or of any other facts likely to give rise to any proceedings which might materially or adversely affect the position or business of the Group financially or otherwise.

23. Dividends

Save for the first interim single-tier dividend of 1.0 sen per ordinary share of RM0.50 each in respect of the financial year ending 31 July 2017 was paid on 22 March 2017, there was no dividends being declared for the financial year ending 31 July 2017.

24. Earnings Per Share

	Current Year Quarter 31-01-2017	Preceding Year Corresponding Quarter 31-01-2016	Current Year To Date 31-01-2017	Preceding Year Corresponding period 31-01-2016
a) Basic Earnings per share Net profit attributable to shareholders (RM'000)	12,094	6,921	17,669	11,998
Weighted average no. of Ordinary shares in issue ('000)	272,875	273,920	272,875	273,920
Basic earnings per share (sen)	4.422	2.527	6.461	4.380

b) Diluted Earnings per share

The Group has no dilution in its earnings per ordinary share in the period under review / financial year-to-date as there are no dilutive potential ordinary shares.

25. Realised and Unrealised Profit or (Losses) Disclosure

The breakdown of the retained profits of the Group as at the end of the reporting **period**, into realised and unrealised profit or (losses), is presented in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010. Total retained profits / (accumulated losses) of the Company and its subsidiary companies are analysed as follows:

	Current financial year RM'000	As at end of last financial year RM'000
Total retained earnings of the Group		
- Realised	223,709	205,820
- Unrealised	8,898	9,192
	232,667	215,012
Consolidation adjustments and eliminations	(47,679)	(47,693)
Total retained profits as per statement of financial position	184,988	167,319