## **Condensed Consolidated Statements Of Comprehensive Income For**

## The Second Quarter Ended 31 January 2018

(The figures have not been audited)

	INDIVIDUA	INDIVIDUAL PERIOD		CUMULATIVE PERIOD		
	Current Year Quarter	Preceding year corresponding quarter	Current Year To date	Preceding year corresponding period		
	31/1/2018 RM'000	31/1/2017 RM'000	31/1/2018 RM'000	31/1/2017 RM'000		
Revenue	144,321	133,907	283,110	247,337		
Operating Expenses	(131,807)	(118,544)	(258,436)	(224,130)		
Other Operating Income	91	798	514	1,259		
Profit from Operations	12,605	16,161	25,188	24,466		
Financial costs	(616)	(803)	(1,096)	(1,586)		
Share of profit / (loss) of associate	(2)	2	(2)	0		
Profit before tax	11,987	15,360	24,090	22,880		
Taxation	(3,830)	(3,266)	(6,416)	(5,211)		
Profit for the period	8,157	12,094	17,674	17,669		
Other Comprehensive Income						
-Fair Value Gain / (Loss) on Investment	(29)	4	(24)	114		
Total Comprehensive Income for the period	8,128	12,098	17,650	17,783		
Total Comprehensive Income Attributable to:						
Owners of the parent	8,128	12,098	17,650	17,783		
EPS - Basic (sen)	2.987	4.422	6.471	6.461		
- Diluted (sen)	2.987	4.422	6.471	6.461		

## Condensed Consolidated Statements of Financial Position As At 31 January 2018

(The figures have not been audited)

	As At 31/Jan/18 RM'000	As At 31/Jul/17 RM'000
Property, Plant and Equipment	171,202	157,997
Investment properties	19,206	15,163
Investment in associate	2,976	2,877
Available-for-sale financial assets	231	255
Deferred Tax Assets	210	395
Current Assets		
Inventories	165,481	141,983
Receivables	92,956	86,199
Cash & Cash Equivalents	18,972	20,921
	277,409	249,103
Current Liabilities		
Payables	37,957	33,893
Loans & Borrowings	63,626	37,723
Dividend Declared	-	-
Taxation	2,670	2,773
	104,253	74,389
Net Current Assets	173,156	174,714
Long Term Liabilities		
Loans & Borrowings	8,252	10,813
Deferred Taxation	4,510	3,732
	12,762	14,545
	354,219	336,856
Share Capital	138,274	138,274
Treasury shares, at costs	(812)	(525)
Reserves	216,757	199,107
Shareholders' Fund	354,219	336,856
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# CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR The Second Quarter Ended 31 January 2018

(The figures have not been audited)

6 MONTHS ENDED 31-Jan-18	Share Capital RM'000	Treasury Shares RM'000	Non-Distributable Reserves RM'000	Distributable Reserves RM'000	TOTAL RM'000
Balance at 1-8-2017	138,274	(525)	78	199,029	336,856
Purchase of own shares		(287)	-		(287)
Total comprehensive income for the period			(24)	17,674	17,650
Balance at 31-1-2018	138,274	(812)	54	216,703	354,219
6 MONTHS ENDED 31-Jan-17					
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
Balance at 31-1-2017	137,059	(427)	1,357	184,988	322,977

## Condensed Consolidated Statements of Cash Flow For The Second Quarter Ended 31 January 2018

(The figures have not been audited)

(		
	6 MONTHS ENDED 31/1/2018 RM'000	6 MONTHS ENDED 31/1/2017 RM'000
Profit before tax	24,090	22,880
Adjustments for non-cash flow items:-		
Non-cash items	12,371	13,960
Non-operating items	1,319	1,276
Operating profit before changes in working capital	37,780	38,116
Changes in working capital		
Inventories	(31,619)	(14,340)
Receivables	(6,648)	(7,866)
Payables	4,068	753
Cash From Operation	3,581	16,663
Tax paid	(5,631)	(3,633)
Net Cash (Used In) / From Operating Activities	(2,050)	13,030
Investing Activities		
- Equity investments	(100)	(0)
- Dividend received	-	-
- Other investments	(21,706)	(7,197)
- Interest received	178	226
Net Cash Used In Investing Activities	(21,628)	(6,971)
Financing activities		
- Bank Borrowings	23,343	(7,649)
- Proceeds from issued of shares net of listing expenses	-	-
- Treasury shares	(287)	(34)
- Dividend paid	- (1.006)	- (1.506)
- Interest paid Net Cash From / (Used In) Financing Activities	(1,096) 21,960	(1,586) (9,269)
The Cash From (Osca in) I mancing Activities	21,700	(2,203)
Effects of exchange rate changes on cash and cash equivalents	(231)	(65)
Net Change In Cash & Cash Equivalents	(1,949)	(3,275)
Cash & Cash Equivalents At Beginning Of Year	20,921	35,005
Cash & Cash Equivalents At End Of Period	18,972	31,730

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

## NOTES TO FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31 JANUARY 2018

## 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 2017.

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 2017.

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

	Effective for annual periods beginning on or
MFRSs (issues as at the end of the reporting period)	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
IC Interpretation 22 Foreign Currency Transactions and Advance	1 <b>January 2018</b>
Consideration	
Amendments to MFRS 2 Classification and Measurement of Share-based	1 January 2018
Payment Transactions	
Amendments to MFRS 4 Applying MFRS 9 Financial Instruments with MFRS	1 <b>January 2018</b>
4 Insurance Contracts	
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	1 January 2018
with Customers	
Amendments to MFRS 140 Transfers of Investment Property	1 <b>January 2018</b>
Annual Improvements to MFRS standards 2014-2016 Cycle:-	
(i) Amendments to MFRS 1 First-time Adoption of Malaysian Financial	1 January 2018
Reporting Standards	
(ii) Amendments to MFRS 128 Investments in Associates and Joint Ventures	<b>1 January 2018</b>

Management foresees that the initial application of the above MFRSs will not have any significant impact on the financial statements except as follows:-

#### MFRS 9 Financial Instruments

MFRS 9 Financial Instruments, which replaces MFRS 139 Financial Instruments: Recognition and Measurement, sets out the requirements for recognising and measuring financial instruments. The major changes introduced by MFRS 9 (that are relevant to the Company) relate to the classification and measurement of financial assets. Under MFRS 9, financial assets are classified as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of both the business model within which they are held and their contractual

cash flow characteristics. Management foresees that the adoption of these new classifications will not result in any significant changes in the existing measurement bases of financial assets of the Company.

## 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 period 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 2018:-

The Company had bought back 305,000 of its own shares at a total cash consideration of RM287,203. The highest and the lowest price per share purchased were at RM0.89 and RM0.96 respectively.

## 7. Dividend paid

A final singer tier dividend of 1 sen per share in respect of the financial year ended 31 July 2017 was paid on 21 March 2018.

#### 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>
	31-01-2018	31-01-2017	31-01-2018	31-01-2017
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
<u>Revenue</u>				
- Local	126,147	121,043	250,648	231,487
- Overseas	18,174	12,864	32,462	15,850
	144,321	133,907	283,110	247,337

#### 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 RM370million.

#### 12. Capital commitments

Authorised capital commitments not provided for in the financial statements as at 31 January 2018:

	RM'000
Contracted but not provided for	26,104
	26,104

#### 13. Review of Performance

For the quarter under review, the Group achieved total turnover of RM144.3million for the current quarter ended 31 January 2018, an increase of 7.8% or RM10.4 million from RM133.9million recorded in the preceding year's corresponding quarter. The increase in Group turnover for the current quarter was mainly due to the increase in selling price and market demand.

The profit before tax ("PBT") for current quarter under review was 22% lower than the preceding year corresponding quarter ended 31 January 2017. These were mainly due to current quarter's allowance for diminution in value of inventories was RM1.6 million higher than preceding year corresponding quarter and current quarter suffering loss on foreign exchange of RM0.9 million.

For the six months period ended 31 January 2018, the Group recorded a revenue of RM283.1 million and PBT of RM24 million as compared with a revenue and PBT of RM247.3 million and RM22.9 million respectively for the corresponding period of the financial year 2017. The higher revenue and profit was mainly due to the increase in local and overseas market demand.

### 14. Variation of results against preceding quarter

The Group's revenue has increased by 4.0% from RM138.8 million in the preceding quarter to RM144.3 million in this quarter. The increase in revenue is primarily due to increase in local and oversea market demand.

The Group registered a profit before taxation of RM12 million, a slightly decrease of RM0.1 million as compared to the preceding quarter ended 31 October 2017, which was recorded at RM12.1 million.

## 15. Prospects

The volatile steel price and foreign currency has caused uncertainties in our pricing policies. In this regard, we will continue to closely monitor the changes in steel price in order to ensure that our profit margins are reasonably protected as well as our selling prices remain competitive.

Barring any unforeseen circumtances, the Board expects the Group's performance to remain satisfactory for the financial year ending 31 July 2018.

#### 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 2018	31 January 2018
	RM'000	RM'000
Allowance / (Reversal) for diminution in value of inventories	1,908	8,120
Allowance / (Reversal) for impairment losses of receivables	(154)	(219)
Depreciation and amortization	2,243	4,496
Gain / (Loss) on disposal of property, plant & equipment	23	43
Gain / (Loss) on financial instrument	33	32
Gain / (Loss) on foreign exchange	(895)	(892)
Interest Expenses	616	1,096
Interest Income	75	178
Other Income	11	277

#### 18. Taxation

laxation		
	Current	Current Year To
	Quarter Ended	Date
	31 January 2018	31 January 2018
	RM'000	RM'000
Income Tax		
- Current year	(3,082)	(5,453)
- Prior year	0	0
	(3,082)	(5,453)
Deferred Tax		
- Current year	84	(606)
- Prior year	(832)	(357)
	(3,830)	(6,416)

The Group's effective tax rate for the period ended 31 January 2018 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 2018 are as follows: -

	Unsecured RM'000	Secured RM'000	TOTAL RM'000
Short term borrowings			
Bank Overdrafts	-	-	-
Other borrowings	63,626	-	63,626
	63,626	-	63,626
Long term borrowings	8,252	-	8,252
	71,878	-	71,878

## 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 2018.

## 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 final interim single-tier dividend of 1 sen per share in respect of the financial year ended 31 July 2017 was paid on 21 March 2018, there was no dividends being declared for the financial year ending 31 July 2018.

## 24. Earnings Per Share

	Current Year Quarter 31-01-2018	Preceding Year Corresponding Quarter 31-01-2017	Current Year To Date 31-01-2018	Preceding Year Corresponding period 31-01-2017
a) Basic Earnings per share Net profit attributable to shareholders (RM'000)	8,157	12,094	17,674	17,669
Weighted average no. of Ordinary shares in issue ('000)	273,116	273,482	273,116	273,482
Basic earnings per share (sen)	2.987	4.422	6.471	6.461

## 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	254,242	235,582
- Unrealised	8,444	9,645
	262,686	245,227
Consolidation adjustments and eliminations	(45,983)	(46,198)
Total retained profits as per statement of financial position	216,703	199,029