Condensed Consolidated Statements Of Comprehensive Income For

The First Quarter Ended 31 October 2018

(The figures have not been audited)

	INDIVIDUA	L PERIOD	CUMULATIVE PERIOD		
	Current Year Quarter	Preceding year corresponding quarter	Current Year To date	Preceding year corresponding period	
	31/10/2018 RM'000	31/10/2017 RM'000	31/10/2018 RM'000	31/10/2017 RM'000	
Revenue	139,938	138,789	139,938	138,789	
Operating Expenses	(134,329)	(126,629)	(134,329)	(126,629)	
Other Operating Income	337	423	337	423	
Profit from Operations	5,946	12,583	5,946	12,583	
Financial costs	(998)	(480)	(998)	(480)	
Share of (loss) / profit of associate	(184)	(0)	(184)	(0)	
Profit before tax	4,764	12,103	4,764	12,103	
Taxation	(1,537)	(2,586)	(1,537)	(2,586)	
Profit for the year	3,227	9,517	3,227	9,517	
Other Comprehensive Income					
-Fair Value (Loss) / Gain on Investment	(45)	5	(45)	5	
Total Comprehensive Income for the period	3,182	9,522	3,182	9,522	
Total Comprehensive Income Attributable to:					
Owners of the parent	3,182	9,522	3,182	9,522	
EPS - Basic (sen)	1.18	3.48	1.18	3.48	
- Diluted (sen)	1.18	3.48	1.18	3.48	
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Condensed Consolidated Statements of Financial Position As At 31 October 2018

(The figures have not been audited)

	As At 31/Oct/18 RM'000	As At 31/Jul/18 RM'000
Property, Plant and Equipment	185,852	178,945
Investment properties	19,234	19,238
Investment in associate	2,167	2,251
Available-for-sale financial assets	155	200
Deferred Tax Assets	451	765
Current Assets		
Inventories	221,389	210,848
Receivables	86,127	86,628
Cash & Cash Equivalents	12,201	17,790
	319,717	315,266
Current Liabilities		
Payables	62,766	57,593
Loans & Borrowings	86,048	79,612
Dividend Declared	-	-
Contract Liabilities	5,351	7,449
Taxation	285_	917
	154,450	145,571
Net Current Assets	165,267	169,695
Long Term Liabilities		
Loans & Borrowings	4,413	5,693
Deferred Taxation	3,412	3,141
	7,825	8,834
	365,301	362,260
Share Capital	138,274	138,274
Treasury shares, at costs	(1,313)	(1,172)
Reserves	228,340	225,158
Shareholders' Fund	365,301	362,260

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR The First Quarter Ended 31 October 2018

(The figures have not been audited)

3 MONTHS ENDED 31-Oct-18	Share Capital RM'000	Treasury Shares RM'000	Non-Distributable Reserves RM'000	Distributable Reserves RM'000	TOTAL RM'000
Balance at 1-8-2018	138,274	(1,172)	434	224,724	362,260
Redemption of preference shares			-	-	-
Purchase of own shares		(141)	-		(141)
Total comprehensive income for the period			(45)	3,227	3,182
Balance at 31-10-2018	138,274	(1,313)	389	227,951	365,301
3 MONTHS ENDED 31-Oct-17					
Balance at 1-8-2017	138,274	(525)	78	199,029	336,856
Purchase of own shares		0	-		0
Total comprehensive income for the period			5	9,517	9,522
Dividend paid	-	-	-	-	-
Transfer of share premium	-	-	-		-
Balance at 31-10-2017	138,274	(525)	83	208,546	346,378

Condensed Consolidated Statements of Cash Flow For The First Quarter Ended 31 October 2018

(The figures have not been audited)

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	3 MONTHS ENDED 31/10/2018 RM'000	3 MONTHS ENDED 31/10/2017 RM'000
Profit before tax	4,764	12,103
Adjustments for non-cash flow items:-		
Non-cash items	8,762	8,402
Non-operating items	912	350
Operating profit before changes in working capital	14,438	20,855
Changes in working capital		
Inventories	(17,073)	(18,484)
Receivables	2,074	3,033
Payables	3,055	7,347
Cash From Operation	2,494	12,751
Tax paid	(3,337)	(3,929)
Net Cash (Used In) / From Operating Activities	(843)	8,822
Investing Activities		
- Equity investments	(100)	0
- Dividend received	8	-
- Other investments	(8,789)	(12,840)
- Interest received	69	103
Net Cash Used In Investing Activities	(8,812)	(12,737)
Financing activities		
- Bank Borrowings	5,156	617
- Proceeds from issued of shares net of listing expenses	-	-
- Treasury shares	(141)	0
- Dividend paid	-	-
- Interest paid	(998)	(480)
Net Cash From Financing Activities	4,017	137
Effects of exchange rate changes on cash and cash equivalents	49	6
Net Change In Cash & Cash Equivalents	(5,589)	(3,772)
Cash & Cash Equivalents At Beginning Of Year	17,790	20,921
Cash & Cash Equivalents At End Of Period	12,201	17,149

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

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 31 OCTOBER 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 2018.

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 2018.

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

MFRSs (issues as at the end of the reporting period)	Effective for annual periods beginning on or after
MFRS 16 Leases	1 January 2019
MFRS 17 Insurance Contracts	1 January 2021
IC Interpretation 23 Uncertainty over Income Tax Treatments	1 January 2019
Amendments to MFRS 3 <i>Previously Held Interest in a Joint Operation</i> (Annual Improvements to MFRS Standards 2015 - 2017 Cycle)	1 January 2019
Amendments to MFRS 9 Prepayment Features with Negative Compensation	1 January 2019
Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
Amendments to MFRS 11 <i>Previously Held Interest in a Joint Operation</i> (Annual Improvements to MFRS Standards 2015 - 2017 Cycle)	1 January 2019
Amendments to MFRS 112 Income Tax Consequences of Payments on Financial Instruments Classified as Equity (Annual Improvements to MFRS Standards 2015 - 2017 Cycle)	1 January 2019
Amendments to MFRS 119 Plan Amendment, Curtailment or Settlement	1 January 2019
Amendments to MFRS 123 Borrowing Costs Eligible for Capitalisation (Annual Improvements to MFRS Standards 2015 - 2017 Cycle)	1 January 2019
Amendments to MFRS 128 Long-term Interests in Associates and Joint Ventures	1 January 2019
Amendments to References to the Conceptual Framework in MFRS Standards	1 January 2020

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 October 2018:-

The Company had bought back 188,000 of its own shares at a total cash consideration of RM140,766. The highest and the lowest price per share purchased were at RM0.78 and RM0.70 respectively.

7. Dividend paid

No dividend had been paid for current financial quarter ended 31 October 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) <u>Geographical segment</u>

	<u>Individual q</u>	Individual quarter ended		<u>juarter ended</u>
	31-10-2018 RM'000	31-10-2017 RM'000	31-10-2018 RM'000	31-10-2017 RM'000
Revenue			<u> </u>	
- Local	129,697	124,501	129,697	124,501
- Overseas	10,241	14,288	10,241	14,288
	139,938	138,789	139,938	138,789

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 RM344million.

12. Capital commitments

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

	RM'000
Contracted but not provided for	13,900
	13,900

13. Review of Performance

		al Period uarter)	Changes		Cumulative Period		Changes	
	Current Year Quarter	Preceding Year Corresponding Quarter		%	Current YTD	Preceding Year Corresponding Period		%
	31-Oct-2018	31-Oct-2017			31-Oct-2018	31-Oct-2017		
	RM'000	RM'000			RM'000	RM'000		
Revenue	139,938	138,789	1,149	0.8%	139,938	138,789	1,149	0.8%
Profit From Operations	5,946	12,583	(6,637)	-52.7%	5,946	12,583	(6,637)	-52.7%
Profit Before Tax	4,764	12,103	(7,339)	-60.6%	4,764	12,103	(7,339)	-60.6%
Profit After Tax	3,227	9,517	(6,290)	-66.1%	3,227	9,517	(6,290)	-66.1%

For the quarter under review, the Group achieved total turnover of RM139.9million for the current quarter ended 31 October 2018, an increase of 0.8% or RM1.1 million from RM138.8million recorded in the preceding year's corresponding quarter. The increase in Group turnover for the current quarter was mainly due to increase in local sales.

The profit before tax ("PBT") for current quarter under review was 60.6% lower than the preceding year corresponding quarter ended 31 October 2017. These were mainly due to the lower profit margin on higher costs of materials and weak market conditions which required competitive selling.

13. Variation of results against preceding quarter

	Current Quarter	Immediate Preceding Quarter	Chan	ges
	31-Oct-2018	31-Jul-2018	Amount	%
	RM'000	RM'000	(RM'000)	70
Revenue	139,938	128,119	11,819	9.2%
Profit From Operations	5,946	4,754	1,192	25.1%
Profit Before Tax	4,764	3,023	1,741	57.6%
Profit After Tax	3,227	2,403	824	34.3%

The Group's revenue has increased by 9.2% from RM128.1 million in the preceding quarter to RM139.9 million in this quarter. The increase in revenue is primarily due to increase in local market demand.

The Group registered a profit before taxation of RM4.8million, an increase of RM1.8 million as compared to the preceding quarter ended 31 July 2018, which was recorded at RM3.0 million. The increased on the profit before tax for the current quarter under review was mainly due to increase in sales.

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 circumstances, the Group will continue to strive for a commendable performance to maintain the Group's competitiveness in the long term.

16. Profit Forecast and Profit Guarantee

Not applicable.

17. Profit for the year

Profit before tax is arrived at after charging / crediting	Current Quarter Ended 31 October 2018 RM'000	Current Year To Date 31 October 2018 RM'000
Allowance / (Reversal) for diminution in value of inventories	6,533	6,533
Allowance / (Reversal) for impairment losses of receivables	104	104
Depreciation and amortization	1,937	1,937
Gain / (Loss) on disposal of property, plant & equipment	53	53
Gain / (Loss) on financial instrument	4	4
Gain / (Loss) on foreign exchange	180	180
Interest Expenses	998	998
Interest Income	69	69
Other Income	31	31

18. Taxation

	Current Quarter Ended	Current Year To Date
	31 October 2018	31 October 2018
	RM'000	RM'000
Income Tax		
- Current year	(952)	(952)
- Prior year		-
	(952)	(952)
Deferred Tax		
- Current year	(558)	(558)
- Prior year	(27)	(27)
	(1,537)	(1,537)

The Group's effective tax rate for the period ended 31 October 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 year under review.

20. Group Borrowings and Debt Securities

a) Group borrowings as at 31 October 2018 are as follows: -

	Unsecured RM'000	Secured RM'000	TOTAL RM'000
Short term borrowings			
Bank Overdrafts	-	-	-
Other borrowings	86,048	-	86,048
	86,048	-	86,048
Long term borrowings	4,413	-	4,413
	90,461	-	90,461

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 October 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

A first & final singer tier dividend of 1 sen per share in respect of the financial year ended 31 July 2018 will be proposed for shareholder's approval at the forthcoming Annual General Meeting.

24. Earnings Per Share

	Current Year Quarter 31-10-2018	Preceding Year Corresponding Quarter 31-10-2017	Current Year To Date 31-10-2018	Preceding Year Corresponding period 31-10-2017
a) Basic Earnings per share Net profit attributable to shareholders (RM'000)	3,227	9,517	3,227	9,517
Weighted average no. of Ordinary shares in issue ('000)	272,789	273,329	272,789	273,329
Basic earnings per share (sen)	1.18	3.48	1.18	3.48

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.