Condensed Consolidated Statements Of Comprehensive Income For

The Third Quarter Ended 30 April 2019

(The figures have not been audited)

	INDIVIDUA	AL PERIOD	CUMULAT	IVE PERIOD
	Current Year Quarter	Preceding year corresponding quarter	Current Year To date	Preceding year corresponding period
	30/4/2019	30/4/2018	30/4/2019	30/4/2018
	RM'000	RM'000	RM'000	RM'000
Revenue	141,438	135,372	431,355	418,482
Operating Expenses	(130,014)	(126,117)	(404,097)	(384,553)
Other Operating Income	422	372	1,118	886
Profit from Operations	11,846	9,627	28,376	34,815
Financial costs	(880)	(763)	(2,824)	(1,859)
Share of (loss) / profit of associate	(68)	(1)	(323)	(3)
Profit before tax	10,898	8,863	25,229	32,953
Taxation	(2,314)	(104)	(7,037)	(6,520)
Profit for the period	8,584	8,759	18,192	26,433
Other Comprehensive Income				
-Fair Value (Loss) / Gain on Investment		(27)		(51)
Total Comprehensive Income for the period	8,584	8,732	18,192	26,382
Total Comprehensive Income Attributable to:				
Owners of the parent	8,584	8,732	18,192	26,382
EPS - Basic (sen)	3.15	3.21	6.67	9.68
- Diluted (sen)	3.15	3.21	6.67	9.68

Condensed Consolidated Statements of Financial Position As At 30 April 2019

(The figures have not been audited)

	As At 30/Apr/19 RM'000	As At 31/Jul/18 RM'000
Property, Plant and Equipment	196,344	178,945
Investment properties	19,315	19,238
Investment in associate	2,148	2,251
Available-for-sale financial assets	168	200
Deferred Tax Assets	1,491	765
Current Assets		
Inventories	181,056	210,848
Receivables	94,357	86,628
Cash & Cash Equivalents	16,224	17,790
	291,637	315,266
Current Liabilities		
Payables	49,788	57,593
Loans & Borrowings	69,971	79,612
Dividend Declared	-	-
Contract Liabilities	6,809	7,449
Taxation	1,220	917
	127,788	145,571
Net Current Assets	163,849	169,695
Long Term Liabilities		
Loans & Borrowings	1,853	5,693
Deferred Taxation	3,875	3,141
	5,728	8,834
	377,587	362,260
Share Capital	138,274	138,274
Treasury shares, at costs	(1,313)	(1,172)
Reserves	240,626	225,158
Shareholders' Fund	377,587	362,260

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR The Third Quarter Ended 30 April 2019

(The figures have not been audited)

9 MONTHS ENDED 30-Apr-19	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			287	(287)	-
Purchase of own shares		(141)	-		(141)
Total comprehensive income for the period				18,192	18,192
Dividend paid	-	-	-	(2,724)	(2,724)
Balance at 31-1-2019	138,274	(1,313)	721	239,905	377,587
9 MONTHS ENDED 30-Apr-18					
Balance at 1-8-2017	138,274	(525)	78	199,029	336,856
Purchase of own shares		(617)	-		(617)
Total comprehensive income for the period			(51)	26,433	26,382
Dividend paid	-	-	-	(2,730)	(2,730)
Balance at 30-4-2018	138,274	(1,142)	27	222,732	359,891

Condensed Consolidated Statements of Cash Flow For The Third Quarter Ended 30 April 2019

(The figures have not been audited)

	9 MONTHS ENDED 30/4/2019 RM'000	9 MONTHS ENDED 31/4/2018 RM'000
Profit before tax	25,229	32,953
Adjustments for non-cash flow items:-		
Non-cash items	17,237	14,914
Non-operating items	2,256	1,403
Operating profit before changes in working capital	44,723	49,270
Changes in working capital		
Inventories	19,430	(34,118)
Receivables	(8,167)	834
Payables	(8,560)	1,092
Cash From Operation	47,427	17,078
Tax paid	(6,295)	(9,146)
Net Cash From Operating Activities	41,132	7,932
Investing Activities		
- Equity investments	(220)	(200)
- Dividend received	8	8
- Other investments	(23,661)	(31,772)
- Interest received	272	281
Net Cash Used In Investing Activities	(23,601)	(31,683)
Financing activities		
- Bank Borrowings	(13,482)	31,087
- Proceeds from issued of shares net of listing expenses	- (1.41)	((17)
- Treasury shares - Dividend paid	(141) (2,724)	(617) (2,730)
- Interest paid	(2,724) $(2,824)$	(1,859)
Net Cash (Used In) / From Financing Activities	(19,171)	25,881
Effects of exchange rate changes on cash and cash equivalents	74	145
Net Change In Cash & Cash Equivalents	(1,566)	2,275
Cash & Cash Equivalents At Beginning Of Year	17,790	20,921
Cash & Cash Equivalents At End Of Period	16,224	23,196

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

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 APRIL 2019

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
T C1 /	
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 30 April 2019:-

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

A first & final single tier dividend of 1 sen per share in respect of the financial year ended 31 July 2018 was paid on 4 April 2019.

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>	Individual quarter ended		<u>uarter ended</u>
	30-04-2019 RM'000	30-04-2018 RM'000	30-04-2019 RM'000	30-04-2018 RM'000
Revenue	KWI 000	KWI 000	KIVI 000	KIVI 000
- Local	120,810	122,558	380,637	373,206
- Overseas	20,628	12,814	50,718	45,276
	141,438	135,372	431,355	418,482

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 30 April 2019:

	RM'000
Contracted but not provided for	6,759
	6,759

13. Review of Performance

		al Period uarter)	Chai	nges	Cumulative Period		eriod Changes	
	Current Year Quarter	Preceding Year Corresponding Quarter		%	Current YTD	Preceding Year Corresponding Period		%
	30-Apr-2019	30-Apr-2018			30-Apr-2019	30-Apr-2018		
	RM'000	RM'000			RM'000	RM'000		
Revenue	141,438	135,372	6,066	4.5%	431,355	418,482	12,873	3.1%
Profit From Operations	11,846	9,627	2,219	23.0%	28,376	34,815	(6,439)	-18.5%
Profit Before Tax	10,898	8,863	2,035	23.0%	25,229	32,953	(7,724)	-23.4%
Profit After Tax	8,584	8,759	(175)	-2.0%	18,192	26,433	(8,241)	-31.2%

For the quarter under review, the Group achieved total turnover of RM141.4 million for the current quarter ended 30 April 2019, an increase of 4.5% or RM6.1 million from RM135.4 million recorded in the preceding year's corresponding quarter. The increase in Group turnover for the current quarter was mainly due to increase in overseas sales.

The profit before tax ("PBT") for current quarter under review was 23.0% higher than the preceding year corresponding quarter ended 30 April 2018. These was mainly due to increase in oversea sales which with higher profit margin.

For the financial period to date, the Group reported slightly higher revenue of RM431.3 million as compared to RM418.5 million in the preceding year to date. However, the Group registered a lower PBT of RM25.2 million as compared to RM33.0million in the corresponding period of the financial year 2018. These was due to lower profit margins.

14. Variation of results against preceding quarter

	Current Quarter	Immediate Preceding Quarter	Changes	
	30-Apr-2019	31-Jan-2019	Amount	%
	RM'000	RM'000	(RM'000)	/0
Revenue	141,438	149,979	(8,541)	-5.7%
Profit From Operations	11,846	10,584	1,262	11.9%
Profit Before Tax	10,898	9,567	1,331	13.9%
Profit After Tax	8,584	6,381	2,203	34.5%

The Group's revenue has decreased by 5.7% from RM150.0 million in the preceding quarter to RM141.4 million in this quarter. The decrease in revenue is primarily due to decrease in local demand from RM130.1 million in preceding quarter to this quarter RM120.8million.

The Group registered a profit before taxation of RM10.9million, an increase of RM1.3 million as compared to the preceding quarter ended 31 January 2019, which was recorded at RM9.6 million. The increased on the profit before tax for the current quarter under review was mainly due to decrease of allowance for diminution in value of inventories.

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 period

	Current	Current Year To
	Quarter Ended	Date
Profit before tax is arrived at after charging / crediting	30 April 2019	30 April 2019
	RM'000	RM'000
Allowance / (Reversal) for diminution in value of inventories	567	10,362
Allowance / (Reversal) for impairment losses of receivables	359	227
Depreciation and amortization	2,286	6,313
Gain / (Loss) on disposal of property, plant & equipment	87	140
Gain / (Loss) on financial instrument	5	10
Gain / (Loss) on foreign exchange	223	211
Interest Expenses	906	2,850
Interest Income	116	272
Other Income	(15)	342

18. Taxation

1 axation		
	Current	Current Year
	Quarter Ended	To Date
	30 April 2019	30 April 2019
	RM'000	RM'000
Income Tax		
- Current year	(3,084)	(7,029)
- Prior year	-	-
	(3,084)	(7,029)
Deferred Tax		
- Current year	770	(15)
- Prior year	0	7
•	(2,314)	(7,037)

The Group's effective tax rate for the period ended 30 April 2019 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 30 April 2019 are as follows: -

	Unsecured RM'000	Secured RM'000	TOTAL RM'000
Short term borrowings			
Bank Overdrafts	-	-	-
Other borrowings	69,971	-	69,971
	69,971	-	69,971
Long term borrowings	1,853	-	1,853
	71,824	-	71,824

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 30 April 2019.

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 a first & final singer tier dividend of 1 sen per share in respect of the financial year ended 31 July 2018 was paid on 4 April 2019, there was no dividends being declared for the financial year ending 31 July 2019.

24. Earnings Per Share

	Current Year Quarter 30-04-2019	Preceding Year Corresponding Quarter 30-04-2018	Current Year To Date 30-04-2019	Preceding Year Corresponding period 30-04-2018
a) Basic Earnings per share Net profit attributable to shareholders (RM'000)	8,584	8,759	18,192	26,433
Weighted average no. of Ordinary shares in issue ('000)	272,789	273,116	272,789	273,116
Basic earnings per share (sen)	3.15	3.21	6.67	9.68

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.