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

#### The Fourth Quarter Ended 31 July 2019

(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	
	31/7/2019	31/7/2018	31/7/2019	31/7/2018	
	RM'000	RM'000	RM'000	RM'000	
Revenue	152,856	128,119	584,211	546,601	
Operating Expenses	(145,297)	(123,299)	(549,394)	(507,852)	
Other Operating Income	552	(66)	1,670	820	
Profit from Operations	8,111	4,754	36,487	39,569	
Financial costs	(765)	(907)	(3,589)	(2,766)	
Share of (loss) / profit of associate	(21)	(824)	(344)	(827)	
Profit before tax	7,325	3,023	32,554	35,976	
Taxation	(1,779)	(620)	(8,816)	(7,140)	
Profit for the year	5,546	2,403	23,738	28,836	
Other Comprehensive Income					
-Fair Value (Loss) / Gain on Investment		(4)		(55)	
Total Comprehensive Income for the year	5,546	2,399	23,738	28,781	
Total Comprehensive Income Attributable to:					
Owners of the parent	5,546	2,399	23,738	28,781	
EPS - Basic (sen)	2.03	0.88	8.71	10.56	
- Diluted (sen)	2.03	0.88	8.71	10.56	

## Condensed Consolidated Statements of Financial Position As At 31 July 2019

(The figures have not been audited)

	As At 31/Jul/19 RM'000	As At 31/Jul/18 RM'000
Property, Plant and Equipment	187,266	178,945
Investment properties	31,350	19,238
Investment in associate	2,226	2,251
Available-for-sale financial assets	156	200
<b>Deferred Tax Assets</b>	575	765
Current Assets		
Inventories	205,356	210,848
Receivables	97,671	86,628
Cash & Cash Equivalents	20,663	17,790
	323,690	315,266
Current Liabilities		
Payables	73,114	58,442
Loans & Borrowings	75,603	79,612
Dividend Declared	-	-
Contract Liabilities	7,079	6,600
Taxation	1,078	917
	156,874	145,571
Net Current Assets	166,816	169,695
Long Term Liabilities		
Loans & Borrowings	840	5,693
Deferred Taxation	4,416	3,141
	5,256	8,834
	383,133	362,260
Share Capital	138,274	138,274
Treasury shares, at costs	(1,313)	(1,172)
Reserves	246,172	225,158
Shareholders' Fund	383,133	362,260

# CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR The Fourth Quarter Ended 31 July 2019

(The figures have not been audited)

12 MONTHS ENDED 31-Jul-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			29,690	(29,690)	-
Purchase of own shares		(141)	-		(141)
Total comprehensive income for the year				23,738	23,738
Dividend paid	-	-	-	(2,724)	(2,724)
Balance at 31-7-2019	138,274	(1,313)	30,124	216,048	383,133
12 MONTHS ENDED 31-Jul-18					
Balance at 1-8-2017	138,274	(525)	78	199,029	336,856
Redemption of preference shares			411	(411)	-
Purchase of own shares		(647)	-		(647)
Total comprehensive income for the year			(55)	28,836	28,781
Dividend paid	-	-	-	(2,730)	(2,730)
Balance at 31-7-2018	138,274	(1,172)	434	224,724	362,260

## Condensed Consolidated Statements of Cash Flow For The Fourth Quarter Ended 31 July 2019

(The figures have not been audited)

	12 MONTHS ENDED 31/7/2019 RM'000	12 MONTHS ENDED 31/7/2018 RM'000
Profit before tax	32,554	35,976
Adjustments for non-cash flow items:-		
Non-cash items	25,359	24,513
Non-operating items	3,055	2,286
Operating profit before changes in working capital	60,968	62,775
Changes in working capital		
Inventories	(10,385)	(83,654)
Receivables	(10,928)	644
Payables	15,139	31,132
Cash From Operation	54,794	10,897
Tax paid	(7,677)	(11,141)
Net Cash From Operating Activities	47,117	(244)
Investing Activities		
- Equity investments	(320)	(200)
- Dividend received	14	8
- Other investments	(28,989)	(33,741)
- Interest received	365	355
Net Cash Used In Investing Activities	(28,930)	(33,578)
Financing activities		
- Bank Borrowings	(8,780)	36,504
- Proceeds from issued of shares net of listing expenses	-	-
- Treasury shares	(141)	(647)
- Dividend paid	(2,724)	(2,730)
- Interest paid	(3,671)	(2,501)
Net Cash (Used In) / From Financing Activities	(15,316)	30,626
Effects of exchange rate changes on cash and cash equivalents	2	65
Net Change In Cash & Cash Equivalents	2,873	(3,131)
Cash & Cash Equivalents At Beginning Of Year	17,790	20,921
Cash & Cash Equivalents At End Of Year	20,663	17,790

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

# NOTES TO THE INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 JULY 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:

MEDCs (increase of the end of the constitution of its	Effective for annual periods beginning on or
MFRSs (issues as at the end of the reporting period)	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
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#### 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 year ended 31 July 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

	Individual quarter ended		Cumulative quarter ended		
	31-07-2019 RM'000	31-07-2018 RM'000	31-07-2019 RM'000	31-07-2018 RM'000	
Revenue					
- Local	131,571	116,966	512,208	490,172	
- Overseas	21,285	11,153	72,003	56,429	
	152,856	128,119	584,211	546,601	

#### 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 year 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 RM410million.

#### 12. Capital commitments

Authorised capital commitments not provided for in the financial statements as at 31 July 2019:

	RM'000
Contracted but not provided for	8,603
	8,603

#### 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-Jul-2019	31-Jul-2018			31-Jul-2019	31-Jul-2018		
	RM'000	RM'000			RM'000	RM'000		
Revenue	152,856	128,119	24,737	19.3%	584,211	546,601	37,610	6.9%
Profit From Operations	8,111	4,754	3,357	70.6%	36,487	39,569	(3,082)	-7.8%
Profit Before Tax	7,325	3,023	4,302	142.3%	32,554	35,976	(3,422)	-9.5%
Profit After Tax	5,546	2,403	3,143	130.8%	23,738	28,836	(5,098)	-17.7%

For the quarter under review, the Group achieved total turnover of RM152.9 million for the current quarter ended 31 July 2019, an increase of 19.3% or RM24.7 million from RM128.1 million recorded in the preceding year's corresponding quarter. The increase in Group turnover for the current quarter was mainly due to increase in local and overseas demand.

The profit before tax ("PBT") for current quarter under review was 70.6% higher than the preceding year corresponding quarter ended 31 July 2018. These was mainly due to increase in oversea sales which with higher profit margin.

For the financial year to date, the Group reported slightly higher revenue of RM584.2 million as compared to RM546.6 million in the preceding year to date. However, the Group registered a lower PBT of RM32.6million as compared to RM36.0million 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	Preceding		nges
	31-Jul-2019	30-Apr-2019	Amount	%
	RM'000	RM'000	(RM'000)	70
Revenue	152,856	141,438	11,418	8.1%
Profit From Operations	8,111	11,846	(3,735)	-31.5%
Profit Before Tax	7,325	10,898	(3,573)	-32.8%
Profit After Tax	5,546	8,584	(3,038)	-35.4%

The Group's revenue has increased by 8.1% from RM141.4 million in the preceding quarter to RM152.9 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 RM7.3million, a decrease of RM3.6 million as compared to the preceding quarter ended 30 April 2019, which was recorded at RM10.9 million. The decreased on the profit before tax for the current quarter under review was mainly due to allowance for diminution in value of inventories was RM5.0 million higher than the immediate preceding quarter.

#### 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 July 2019 RM'000	Current Year To Date 31 July 2019 RM'000
Allowance / (Reversal) for diminution in value of inventories	5,516	15,878
Allowance / (Reversal) for impairment losses of receivables	88	315
Depreciation and amortization	2,490	8,803
Gain / (Loss) on disposal of property, plant & equipment	125	265
Gain / (Loss) on financial instrument	1	11
Gain / (Loss) on foreign exchange	316	527
Interest Expenses	765	3,589
Interest Income	93	365
Other Income	32	374

#### 18. Taxation

	Current	Current Year
	Quarter Ended	To Date
	31 July 2019	31 July 2019
	RM'000	RM'000
Income Tax		
- Current year	(447)	(7,476)
- Prior year	124	124
	(323)	(7,352)
Deferred Tax		
- Current year	(1,511)	(1,526)
- Prior year	55	62
	(1,779)	(8,816)

The Group's effective tax rate for the year ended 31 July 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 31 July 2019 are as follows: -

	Unsecured RM'000	Secured RM'000	TOTAL RM'000
Short term borrowings			
Bank Overdrafts	-	-	-
Other borrowings	75,603	-	75,603
	75,603	-	75,603
Long term borrowings	840	-	840
	76,443	-	76,443

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

There were no financial instruments with off balance sheet risk for the financial year ended 31 July 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 31-07-2019	Preceding Year Corresponding Quarter 31-07-2018	Current Year To Date 31-07-2019	Preceding Year Corresponding period 31-07-2018
a) Basic Earnings per share Net profit attributable to shareholders (RM'000)	5,546	2,403	23,738	28,836
Weighted average no. of Ordinary shares in issue ('000)	272,789	272,946	272,789	272,946
Basic earnings per share (sen)	2.03	0.88	8.71	10.56

#### b) Diluted Earnings per share

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