Condensed Consolidated Statements Of Comprehensive Income For

The Second Quarter Ended 31 January 2020

(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	
	31/1/2020	31/1/2019	31/1/2020	31/1/2019	
	RM'000	RM'000	RM'000	RM'000	
Revenue	149,289	149,979	302,105	289,917	
Operating Expenses	(139,139)	(139,754)	(285,911)	(274,083)	
Other Operating Income	(138)	359	393	696	
Profit from Operations	10,012	10,584	16,587	16,530	
Financial costs	(702)	(946)	(1,573)	(1,944)	
Share of (loss) / profit of associate	(73)	(71)	(142)	(255)	
Profit before tax	9,237	9,567	14,872	14,331	
Taxation	(2,517)	(3,186)	(4,047)	(4,723)	
Profit for the period	6,720	6,381	10,825	9,608	
Other Comprehensive Income					
-Fair Value (Loss) / Gain on Investment		-		-	
Total Comprehensive Income for the period	6,720	6,381	10,825	9,608	
Total Comprehensive Income Attributable to:					
Owners of the parent	6,720	6,381	10,825	9,608	
EPS - Basic (sen)	2.47	2.34	3.98	3.52	
- Diluted (sen)	2.47	2.34	3.98	3.52	

Condensed Consolidated Statements of Financial Position As At 31 January 2020

(The figures have not been audited)

	As At 31/Jan/20 RM'000	As At 31/Jul/19 RM'000
Property, Plant and Equipment	191,252	187,266
Investment properties	27,422	31,350
Investment in associate	2,284	2,226
Available-for-sale financial assets	155	156
Deferred Tax Assets	560	575
Current Assets		
Inventories	191,349	205,356
Receivables	82,736	97,671
Cash & Cash Equivalents	29,124	20,663
	303,209	323,690
Current Liabilities		
Payables	48,210	73,114
Loans & Borrowings	54,250	75,603
Dividend Declared	-	-
Contract Liabilities	2,827	7,079
Taxation	1,552	1,078
	106,839	156,874
Net Current Assets	196,370	166,816
Long Term Liabilities		
Loans & Borrowings	18,921	840
Deferred Taxation	5,304	4,416
	24,225	5,256
	393,818	383,133
Share Capital	138,274	138,274
Treasury shares, at costs	(1,453)	(1,313)
Reserves	256,997	246,172
Shareholders' Fund	393,818	383,133
		<u> </u>

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR The Second Quarter Ended 31 January 2020

(The figures have not been audited)

6 MONTHS ENDED 31-Jan-20	Share Capital RM'000	Treasury Shares RM'000	Non-Distributable Reserves RM'000	Distributable Reserves RM'000	TOTAL RM'000
Balance at 1-8-2019	138,274	(1,313)	30,124	216,048	383,133
Redemption of preference shares			-	-	-
Purchase of own shares		(140)	-		(140)
Total comprehensive income for the period				10,825	10,825
Dividend paid	-	-	-	-	-
Balance at 31-1-2020	138,274	(1,453)	30,124	226,873	393,818
6 MONTHS ENDED 31-Jan-19					
Balance at 1-8-2018	138,274	(1,172)	434	224,724	362,260
Redemption of preference shares			(11)	11	-
Purchase of own shares		(141)	-		- (141)
Total comprehensive income for the period				9,608	9,608
Dividend paid	-	-	-	-	-
Balance at 31-1-2019	138,274	(1,313)	423	234,343	371,727

Condensed Consolidated Statements of Cash Flow For The Second Quarter Ended 31 January 2020

(The figures have not been audited)

	6 MONTHS ENDED 31/1/2020 RM'000	6 MONTHS ENDED 31/1/2019 RM'000
Profit before tax	14,872	14,331
Adjustments for non-cash flow items:-		
Non-cash items	15,555	13,957
Non-operating items	1,295	1,943
Operating profit before changes in working capital	31,722	30,231
Changes in working capital		
Inventories	4,010	5,429
Receivables	14,363	(9,486)
Payables	(29,165)	(15,146)
Cash From Operation	20,930	11,028
Tax paid	(2,189)	(4,754)
Net Cash From Operating Activities	18,741	6,274
Investing Activities		
- Equity investments	(200)	(220)
- Dividend received	-	8
- Other investments	(5,343)	(12,465)
- Interest received	235	156
Net Cash Used In Investing Activities	(5,308)	(12,521)
Financing activities		
- Bank Borrowings	(3,272)	9,331
- Proceeds from issued of shares net of listing expenses	-	-
- Treasury shares	(140)	(141)
- Dividend paid	- (1.572)	- (1.044)
- Interest paid	(1,573)	(1,944)
Net Cash (Used In) / From Financing Activities	(4,985)	7,246
Effects of exchange rate changes on cash and cash equivalents	13	(5)
Net Change In Cash & Cash Equivalents	8,461	994
Cash & Cash Equivalents At Beginning Of Year	20,663	17,790
Cash & Cash Equivalents At End Of Year	29,124	18,784

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

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 31 JANUARY 2020

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 2019.

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 2019.

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 17 Insurance Contracts	1 January 2021
Amendments to MFRS 3 Definition of a Business	1 January 2020
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 101 and MFRS 108 Definition of Material	1 January 2020
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 January 2020:-

The Company had bought back 200,000 of its own shares at a total cash consideration of RM140,182. The highest and the lowest price per share purchased were at RM0.70 and RM0.69 respectively.

7. Dividend paid

A first & final single tier dividend of 1 sen per share in respect of the financial year ended 31 July 2019 was paid on 13 March 2020.

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		
	<u>31-01-2020</u>	<u>31-01-2019</u>	31-01-2020	<u>31-01-2019</u>	
D	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	
Revenue	120 (01	120 120	270 040	250.927	
- Local	139,691	130,130	278,849	259,827	
- Overseas	9,598	19,849	23,256	30,090	
	149,289	149,979	302,105	289,917	

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 RM411million.

12. Capital commitments

Authorised capital commitments not provided for in the financial statements as at 31 January 2020:

	RM'000
Contracted but not provided for	5,752
	5,752

13. Review of Performance

		al Period uarter)	Changes		Cumulative Period		Changes	
	Current Year Quarter	Preceding Year Correspondin g Quarter	Amount (RM'000)	%	Current YTD	Preceding Year Correspondin g Period	Amount (RM'000)	%
	31-Jan-2020	31-Jan-2019			31-Jan-2020	31-Jan-2019		
	RM'000	RM'000			RM'000	RM'000		
Revenue	149,289	149,979	(690)	-0.5%	302,105	289,917	12,188	4.2%
Profit From Operation	10,012	10,584	(572)	-5.4%	16,587	16,530	57	0.3%
Profit Before Tax	9,237	9,567	(330)	-3.4%	14,872	14,331	541	3.8%
Profit After Tax	6,720	6,381	339	5.3%	10,825	9,608	1,217	12.7%

For the quarter under review, the Group achieved total turnover of RM149.3 million for the current quarter ended 31 January 2020, a decrease of 0.5% or RM0.7 million from RM150.0 million recorded in the preceding year's corresponding quarter. The decrease in Group turnover for the current quarter was mainly due to decrease in oversea demand.

The profit before tax ("PBT") for current quarter under review was 3.4% lower than the preceding year corresponding quarter ended 31 January 2019. These were mainly due to decrease in profit margin.

For the financial period to date, the Group recorded a revenue of RM302.1 million and PBT of RM14.9 million as compared with a revenue and PBT of RM289.9 million and RM14.3 million respectively for the corresponding period of the financial year 2019. The higher revenue and profit was mainly due to the increase of local sales.

14. Variation of results against preceding quarter

	Current Quarter	Immediate Preceding Quarter	Chang	ges
	31-Jan-2020	31-Oct-2019	Amount	%
	RM'000	RM'000	(RM'000)	70
Revenue	149,289	152,816	(3,527)	-2.3%
Profit From Operation	10,012	6,575	3,437	52.3%
Profit Before Tax	9,237	5,635	3,602	63.9%
Profit After Tax	6,720	4,105	2,615	63.7%

The Group's revenue has decreased by 2.3% from RM152.8 million in the preceding quarter to RM149.3 million in this quarter. The decrease in revenue is primarily due to decrease in oversea market demand.

The Group registered a profit before taxation of RM9.2million, an increase of RM3.6 million as compared to the preceding quarter ended 31 October 2019, which was recorded at RM5.6 million. The increased on the profit before tax for the current quarter under review was mainly due to allowance for diminution in value of inventories was RM3.8 million lower 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 January 2020 RM'000	Current Year To Date 31 January 2020 RM'000
Allowance / (Reversal) for diminution in value of inventories	3,064	9,997
Allowance / (Reversal) for impairment losses of receivables	(202)	33
Depreciation and amortization	2,690	5,381
Gain / (Loss) on disposal of property, plant & equipment	0	97
Gain / (Loss) on financial instrument	(4)	(9)
Gain / (Loss) on foreign exchange	(290)	(94)
Interest Expenses	702	1,573
Interest Income	112	235
Other Income	11	22

18. Taxation

	Current Quarter Ended	Current Year To Date
	31 January 2020	31 January 2020
	RM'000	RM'000
Income Tax		
- Current year	(2,209)	(3,145)
- Prior year		-
	(2,209)	(3,145)
Deferred Tax		
- Current year	87	(885)
- Prior year	(395)	(17)
	(2,517)	(4,047)

The Group's effective tax rate for the period ended 31 January 2020 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 January 2020 are as follows: -

	Unsecured RM'000	Secured RM'000	TOTAL RM'000
Short term borrowings			
Bank Overdrafts	-	-	-
Other borrowings	54,250	-	54,250
	54,250	-	54,250
Long term borrowings	18,921	-	18,921
	73,171	-	73,171

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 2020.

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 2019 was paid on 13 March 2020, there was no dividends being declared for the financial year ending 31 July 2020.

24. Earnings Per Share

	Current Year Quarter 31-01-2020	Preceding Year Corresponding Quarter 31-01-2019	Current Year To Date 31-01-2020	Preceding Year Corresponding period 31-01-2019
a) Basic Earnings per share Net profit attributable to shareholders (RM'000)	6,720	6,381	10,825	9,608
Weighted average no. of Ordinary shares in issue ('000)	272,222	272,789	272,222	272,789
Basic earnings per share (sen)	2.47	2.34	3.98	3.52

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.