Condensed Consolidated Statements Of Comprehensive Income For

The Second Quarter Ended 31 January 2022

(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 | |
| | 31/1/2022 | 31/1/2021 | 31/1/2022 | 31/1/2021 | |
| | RM'000 | RM'000 | RM'000 | RM'000 | |
| | | | | | |
| Revenue | 161,952 | 175,291 | 298,421 | 335,489 | |
| Operating Expenses | (148,580) | (154,342) | (262,807) | (299,254) | |
| Other Operating Income | 1,251 | 254 | 2,457 | 923 | |
| Profit from Operations | 14,623 | 21,203 | 38,071 | 37,158 | |
| Financial costs | (146) | (224) | (290) | (606) | |
| Share of (loss) / profit of associate | (50) | (55) | (102) | (73) | |
| Profit before tax | 14,427 | 20,924 | 37,679 | 36,479 | |
| Taxation | (3,594) | (3,836) | (9,270) | (7,923) | |
| Profit for the period | 10,833 | 17,088 | 28,409 | 28,556 | |
| Other Comprehensive Income | | | | | |
| -Fair Value (Loss) / Gain on Investment | | - | | - | |
| Total Comprehensive Income for the period | 10,833 | 17,088 | 28,409 | 28,556 | |
| Total Comprehensive Income Attributable to: | | | | | |
| Owners of the parent | 10,833 | 17,088 | 28,409 | 28,556 | |
| EPS - Basic (sen) | 2.20 | 3.53 | 5.76 | 5.90 | |
| - Diluted (sen) | 2.20 | 3.53 | 5.76 | 5.90 | |
| | | | | | |

Condensed Consolidated Statements of Financial Position As At 31 January 2022

(The figures have not been audited)

| | As At 31/Jan/22 RM'000 | As At 31/Jul/21 RM'000 |
|-------------------------------------|------------------------------|------------------------------|
| Property, Plant and Equipment | 177,848 | 170,284 |
| Investment properties | 44,127 | 42,243 |
| Right-of-use assets | 2,914 | 3,433 |
| Intangible assets | 1,271 | 1,719 |
| Investment in associate | 2,335 | 2,217 |
| Available-for-sale financial assets | 194 | 204 |
| Deferred Tax Assets | 23 | 36 |
| Current Assets | | |
| Inventories | 223,313 | 127,900 |
| Receivables | 87,214 | 55,729 |
| Cash & Cash Equivalents | 20,626 | 119,369 |
| | 331,153 | 302,998 |
| Current Liabilities | | |
| Payables | 23,987 | 19,627 |
| Loans & Borrowings | 21,024 | 7,290 |
| Dividend Declared | - | - |
| Contract Liabilities | 11,936 | 15,953 |
| Taxation | 3,418 | 3,152 |
| | 60,365 | 46,022 |
| Net Current Assets | 270,788 | 256,976 |
| Long Term Liabilities | | |
| Loans & Borrowings | 7,252 | 11,738 |
| Deferred Taxation | 4,114 | 5,649 |
| | 11,366 | 17,387 |
| | 488,134 | 459,725 |
| Share Capital | 138,274 | 138,274 |
| Treasury shares, at costs | (1) | (1) |
| Reserves | 349,861 | 321,452 |
| Shareholders' Fund | 488,134 | 459,725 |

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR The Second Quarter Ended 31 January 2022

(The figures have not been audited)

| 6 MONTHS ENDED 31-Jan-22 | Share Capital RM'000 | Treasury Shares RM'000 | Non-Distributable Reserves RM'000 | Distributable Reserves RM'000 | TOTAL RM'000 |
|---|-------------------------|------------------------------|---|-------------------------------------|-----------------|
| Balance at 1-8-2021 | 138,274 | (1) | 30,123 | 291,329 | 459,725 |
| Purchase of own shares | | | - | | - |
| Total comprehensive income for the period | | | | 28,409 | 28,409 |
| Dividend paid | - | - | - | - | - |
| Balance at 31-1-2022 | 138,274 | (1) | 30,123 | 319,738 | 488,134 |
| 6 MONTHS ENDED 31-Jan-21 | | | | | |
| Balance at 1-8-2020 | 138,274 | (2,105) | 30,124 | 235,626 | 401,919 |
| Redemption of preference shares | | | - | - | - |
| Purchase of own shares | | (1,278) | - | | (1,278) |
| Total comprehensive income for the period | | | | 28,556 | 28,556 |
| Dividend paid | - | - | - | - | - |
| Balance at 31-01-2021 | 138,274 | (3,383) | 30,124 | 264,182 | 429,197 |

Condensed Consolidated Statements of Cash Flow For The Second Quarter Ended 31 January 2022

(The figures have not been audited)

| | 6 MONTHS ENDED 31/1/2022 RM'000 | 6 MONTHS ENDED 31/1/2021 RM'000 |
|---|--|--|
| Profit before tax | 37,679 | 36,479 |
| Adjustments for non-cash flow items:- | | |
| Non-cash items | 20,329 | 14,042 |
| Non-operating items | (1,495) | 127 |
| Operating profit before changes in working capital | 56,513 | 50,648 |
| Changes in working capital | | |
| Inventories | (109,156) | 50,454 |
| Receivables | (30,970) | (21,684) |
| Payables | 254 | (30,236) |
| Cash (Used In) / From Operation | (83,359) | 49,182 |
| Tax paid | (11,034) | (2,191) |
| Net Cash (Used In) / From Operating Activities | (94,393) | 46,991 |
| Investing Activities | | |
| - Equity investments | (220) | (100) |
| - Dividend received | - | - |
| - Other investments | (13,795) | (3,883) |
| - Interest received | 641 | 290 |
| Net Cash Used In Investing Activities | (13,374) | (3,693) |
| Financing activities | | |
| - Bank Borrowings | 9,247 | (44,071) |
| - Proceeds from issued of shares net of listing expenses | - | (1.270) |
| - Treasury shares - Dividend paid | - | (1,278) |
| - Interest paid | (290) | (606) |
| Net Cash From / (Used In) Financing Activities | 8,957 | (45,955) |
| Effects of exchange rate changes on cash and cash equivalents | 67 | 106 |
| Net Change In Cash & Cash Equivalents | (98,743) | (2,551) |
| Cash & Cash Equivalents At Beginning Of Year | 119,369 | 64,977 |
| Cash & Cash Equivalents At End Of Period | 20,626 | 62,426 |

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

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 31 JANUARY 2022

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 2021.

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 2021.

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

| | Effective for annual periods |
|---|------------------------------|
| | • |
| MEDC (issued as at the and of the monortine maried) | beginning on or |
| MFRS (issued as at the end of the reporting period) | after |
| MEDG 15 I | 1.1. 2022 |
| MFRS 17 Insurance Contracts | 1 January 2023 |
| Amendments to MFRS 3 Reference to the Conceptual Framework | 1 January 2022 |
| 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 17 Insurance Contracts | 1 January 2023 |
| Amendments to MFRS 101 Classification of Liabilities as Current or Non- | 1 January 2023 |
| current | |
| Amendments to MFRS 101 Disclosure of Accounting Policies | 1 January 2023 |
| Amendments to MFRS 108 Definition of Accounting Estimates | 1 January 2023 |
| Amendments to MFRS 112 Deferred Tax related to Assets and Liabilities | 1 January 2023 |
| arising from a Single Transaction | |
| Amendments to MFRS 116 Property, Plant and Equipment - Proceeds | 1 January 2022 |
| before Intended Use | |
| Amendments to MFRS 137 Onerous Contracts - Cost of Fulfilling a | 1 January 2022 |
| Contract | |
| Annual Improvements to MFRS Standards 2018 - 2020 | 1 January 2022 |

Management foresees that the initial application of the above MFRSs will not have any significant impacts on the financial statements.

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 period 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

There were no cancellation, repurchases, resale and repayment of debt and equity securities for the financial period ended 31 January 2022.

7. Dividend paid

No dividend had been paid for current financial quarter ended 31 January 2022.

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 | | quarter ended |
|------------|---------------------|--------------------------|---------------------|---------------------|
| | 31-1-2022 RM'000 | 31-1-2021 RM'000 | 31-1-2022 RM'000 | 31-1-2021 RM'000 |
| Revenue | <u>KWI 000</u> | <u>KWI 000</u> | KWI 000 | <u>KWI 000</u> |
| - Local | 159,632 | 169,168 | 290,308 | 319,206 |
| - Overseas | 2,320 | 6,123 | 8,113 | 16,283 |
| | 161,952 | 175,291 | 298,421 | 335,489 |

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 RM347 million.

12. Capital commitments

Authorised capital commitments not provided for in the financial statements as at 31 January 2022:

| | RM'000 |
|---------------------------------|--------|
| Contracted but not provided for | 20,150 |
| | 20.150 |

13. Review of Performance

| | | al Period Quater) | Changes | | Cumulative Period | | Changes | |
|-----------------------|-------------------------|--|----------|--------|-------------------|---|----------|--------|
| | Current Year Quarter | Preceding Year Corresponding Quarter | | % | Current YTD | Preceding Year Corresponding Period | | % |
| | 31-Jan-2022 | 31-Jan-2021 | | | 31-Jan-2022 | 31-Jan-2021 | | |
| | RM'000 | RM'000 | | | RM'000 | RM'000 | | |
| | | | | | | | | |
| Revenue | 161,952 | 175,291 | (13,339) | -7.6% | 298,421 | 335,489 | (37,068) | -11.0% |
| | | | | | | | | |
| Profit From Operation | 14,623 | 21,203 | (6,580) | -31.0% | 38,071 | 37,158 | 913 | 2.5% |
| | | | | | | | | |
| Profit Before Tax | 14,427 | 20,924 | (6,497) | -31.0% | 37,679 | 36,479 | 1,200 | 3.3% |
| | | | | | | | | |
| Profit After Tax | 10,833 | 17,088 | (6,255) | -36.6% | 28,409 | 28,556 | (147) | -0.5% |
| | | | | | | | | |

For the quarter under review, the Group achieved total turnover of RM162.0 million for the current quarter ended 31 January 2022, decrease of 7.6% or RM13.3 million from RM175.3 million recorded in the preceding year's corresponding quarter. The lower revenue for the quarter under review as compared with the corresponding quarter of FY2021 was mainly due to decrease in market demand.

The profit before tax ("PBT") for current quarter under review was 31.0% lower than the preceding year corresponding quarter ended 31 January 2021. These were mainly due to the lower profit margin on higher cost of materials and weak market demand which required competitive pricing.

For the financial period to date, the Group recorded a revenue of RM298.4 million and PBT of RM37.7 million as compared with a revenue and PBT of RM335.5 million and RM36.5million respectively for the corresponding period of the financial year 2021. The lower revenue was mainly due to decrease of market demand in both local and oversea market. The slightly higher PBT was due to better profit margin in 1st quarter.

14. Variation of results against preceding quarter

| | Current Quarter | Immediate Preceding Quarter | Chai | nges |
|-----------------------|--------------------|-----------------------------------|----------|--------|
| | 31-Jan-2022 | 31-Oct-2021 | Amount | % |
| | RM'000 | RM'000 | (RM'000) | 70 |
| Revenue | 161,952 | 136,469 | 25,483 | 18.7% |
| Profit From Operation | 14,623 | 23,448 | (8,825) | -37.6% |
| Profit Before Tax | 14,427 | 23,252 | (8,825) | -38.0% |
| Profit After Tax | 10,833 | 17,576 | (6,743) | -38.4% |

The revenue and PBT for the current quarter were RM162.0 million and RM14.4 million respectively compared to revenue of RM136.6 million and profit before tax of RM23.2 million for the immediate preceding quarter ended 31 October 2021. The Group reported higher revenue was due to higher selling price. However, the Group registered a lower PBT as compared with preceding quarter due to increase of input cost.

15. Prospects

The Group expects the demand to gradually improve in the coming months but continues to be concerned with volatile material costs, impact of COVID-19 pandemic and the developing geopolitical risks. Barring any unforeseen circumstances, the Group is cautiously optimistic to achieve a more sustainable performance as the market demand for our product continues to remain firm. Going forward, the Group will continuously monitor the impact of COVID-19 on its operations and its financial performance. The Group will also be taking appropriate and timely measures to minimise the impact of the outbreak on the Group's operations.

16. Profit Forecast and Profit Guarantee

Not applicable.

17. Profit for the period

| | Current Quarter | Current Period | |
|---|-----------------|-----------------------|--|
| | Ended | To date | |
| | 31/1/2022 | 31/1/2022 | |
| Profit before tax is arrived at after charging / crediting | RM'000 | RM'000 | |
| Allowance / (Reversal) for diminution in value of inventories | 2,820 | 15,401 | |
| Allowance / (Reversal) for impairment losses of receivables | (7) | (7) | |
| Depreciation and amortisation | 3,206 | 6,394 | |
| Gain / (Loss) on disposal of property, plant & equipment | 807 | 1,215 | |
| Gain / (Loss) on financial instrument | 514 | 764 | |
| Gain / (Loss) on foreign exchange | 138 | (86) | |
| Interest Expenses | 146 | 290 | |
| Interest Income | 199 | 641 | |
| Other Income | 197 | 552 | |

18. Taxation

| 1 umuton | | |
|---------------------------------------|-----------------|-----------------|
| | Current | Current Year |
| | Quarter Ended | To Date |
| | 31 January 2022 | 31 January 2022 |
| | RM'000 | RM'000 |
| Income Tax | | |
| - Current year | (4,511) | (10,791) |
| - Prior year | 0 | 0 |
| | (4,511) | (10,791) |
| Deferred Tax | | |
| - Current year | 917 | 1,521 |
| - Prior year | 0 | |
| | (3,594) | (9,270) |
| · · · · · · · · · · · · · · · · · · · | | |

19. Corporate Proposals

There is no other corporate proposal that has been announced but not yet completed by the Group as at the date of this report.

20. Group Borrowings and Debt Securities

a) Group borrowings as at 31 January 2022 are as follows: -

| | Unsecured RM'000 | Secured RM'000 | TOTAL RM'000 |
|-----------------------|---------------------|-------------------|-----------------|
| Short term borrowings | | | |
| Bank Overdrafts | - | - | - |
| Other borrowings | 21,024 | - | 21,024 |
| | 21,024 | - | 21,024 |
| Long term borrowings | 7,252 | - | 7,252 |
| | 28,276 | - | 28,276 |

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 January 2022.

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 final singer tier dividend of 1.0 sen per share in respect of the financial year ended 31 July 2021 will pay on 31 March 2022, there was no dividends being declared for the financial year ending 31 July 2022.

24. Earnings Per Share

| | Current Year Quarter 31-1-2022 | Preceding Year Corresponding Quarter 31-1-2021 | Current Year To Date 31-1-2022 | Preceding Year Corresponding period 31-1-2021 |
|--|---|---|---|--|
| a) Basic Earnings per share Net profit attributable to shareholders (RM'000) | 10,833 | 17,088 | 28,409 | 28,556 |
| Weighted average no. of Ordinary shares in issue ('000) | 493,409 | 483,748 | 493,409 | 483,748 |
| Basic earnings per share (sen) | 2.20 | 3.53 | 5.76 | 5.90 |

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.