Condensed Consolidated Statements Of Comprehensive Income For

The Second Quarter Ended 31 January 2023

(The figures have not been audited)

	INDIVIDUA	AL PERIOD	CUMULATIVE PERIOD		
	Current Year Quarter	Preceding year corresponding quarter	Current Year To date	Preceding year corresponding period	
	31/1/2023 RM'000	31/1/2022 RM'000	31/1/2023 RM'000	31/1/2022 RM'000	
Revenue	143,292	161,952	311,449	298,421	
Operating Expenses	(138,755)	(148,580)	(298,838)	(262,807)	
Other Operating Income	126	1,251	2,249	2,457	
Profit from Operations	4,663	14,623	14,860	38,071	
Financial costs	(265)	(146)	(545)	(290)	
Share of (loss) / profit of associate	(67)	(50)	(122)	(102)	
Profit before tax	4,331	14,427	14,193	37,679	
Taxation	(1,377)	(3,594)	(3,920)	(9,270)	
Profit for the period	2,954	10,833	10,273	28,409	
Other Comprehensive Income					
-Fair Value (Loss) / Gain on Investment	-	-	-	-	
Total Comprehensive Income for the period	2,954	10,833	10,273	28,409	
Total Comprehensive Income Attributable to:					
Owners of the parent	2,954	10,833	10,273	28,409	
EPS - Basic (sen)	0.60	2.20	2.08	5.76	
- Diluted (sen)	0.60	2.20	2.08	5.76	

Condensed Consolidated Statements of Financial Position As At 31 January 2023

(The figures have not been audited)

	As At 31/Jan/23 RM'000	As At 31/Jul/22 RM'000
Property, Plant and Equipment	184,153	185,347
Investment properties	42,043	42,226
Right-of-use assets	14,325	14,958
Intangible assets	409	865
Investment in associate	2,137	2,259
Available-for-sale financial assets	182	179
Deferred Tax Assets	53	216
Current Assets		
Inventories	159,596	218,764
Receivables	76,161	81,348
Cash & Cash Equivalents	91,799	43,777
	327,556	343,889
Current Liabilities		1
Payables	17,165	24,462
Loans & Borrowings	10,937	15,304
Dividend Declared	-	-
Contract Liabilities	10,351	22,543
Taxation	-	1,282
	38,453	63,591
Net Current Assets	289,103	280,298
Long Term Liabilities		
Loans & Borrowings	13,467	19,265
Deferred Taxation	5,836	3,805
	19,303	23,070
	513,102	503,278
Share Capital	138,274	138,274
Treasury shares, at costs	(450)	(1)
Reserves	375,278	365,005
Shareholders' Fund	513,102	503,278

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR The Second Quarter Ended 31 January 2023

(The figures have not been audited)

6 MONTHS ENDED 31-Jan-23	Share Capital RM'000	Treasury Shares RM'000	Non-Distributable Reserves RM'000	Distributable Reserves RM'000	TOTAL RM'000
Balance at 1-8-2022	138,274	(1)	30,123	334,882	503,278
Purchase of own shares		(449)	-		(449)
Total comprehensive income for the period				10,273	10,273
Dividend paid	-	-	-	-	-
Balance at 31-1-2023	138,274	(450)	30,123	345,155	513,102
6 MONTHS ENDED 31-Jan-22					
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	-	-	-	-	-
Distribution of treasury shares	-		-	-	-
Balance at 31-1-2022	138,274	(1)	30,123	319,738	488,134

Condensed Consolidated Statements of Cash Flow For The Second Quarter Ended 31 January 2023

(The figures have not been audited)

	6 MONTHS ENDED 31/1/2023 RM'000	6 MONTHS ENDED 31/1/2022 RM'000
Profit before tax	14,193	37,679
Adjustments for non-cash flow items:-		
Non-cash items	13,689	20,329
Non-operating items	(133)	(1,495)
Operating profit before changes in working capital	27,749	56,513
Changes in working capital		
Inventories	50,658	(109,156)
Receivables	12,132	(30,970)
Payables	(19,483)	254
Cash From / (Used In) Operation	71,056	(83,359)
Tax paid	(9,707)	(11,034)
Net Cash From / (Used In) Operating Activities	61,349	(94,393)
Investing Activities		
- Equity investments	-	(220)
- Dividend received	-	-
- Other investments	(2,746)	(13,795)
- Interest received	1,011	641
Net Cash Used In Investing Activities	(1,735)	(13,374)
Financing activities		
- Bank Borrowings	(10,164)	9,247
- Proceeds from issued of shares net of listing expenses	-	-
- Treasury shares	(449)	-
- Dividend paid	- (5.45)	- (200)
- Interest paid	(545)	(290)
Net Cash (Used In) / From Financing Activities	(11,158)	8,957
Effects of exchange rate changes on cash and cash equivalents	(434)	67
Net Change In Cash & Cash Equivalents	48,022	(98,743)
Cash & Cash Equivalents At Beginning Of Year	43,777	119,369
Cash & Cash Equivalents At End Of Period	91,799	20,626

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

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 31 JANUARY 2023

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 2022.

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 2022.

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

	Effective for annual periods
	beginning on or
MFRS (issued as at the end of the reporting period)	after
MFRS 17 Insurance Contracts	1 January 2023
Amendments to MFRS 3 Reference to the Conceptual Framework	1 January 2023
v 1	Deferred
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 17 Insurance Contracts	1 January 2023
Amendments to MFRS 101 Classification of Liabilities as Current or Non- current	1 January 2023
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 arising from a Single Transaction	1 January 2023

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

Save as disclosed below, there were no cancellation, repurchases, resale and repayment of debt and equity securities for the financial period ended 31 January 2023:-

The Company had bought back 928,900 of its own shares at a total cash consideration of RM448,634. The highest and the lowest price per share purchased were at RM0.51 and RM0.445 respectively.

7. Dividend paid

No dividend had been paid for current financial quarter ended 31 January 2023.

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 quarter ended</u>		Cumulative quarter ende	
31-1-2023 RM'000	31-1-2022 RM'000	31-1-2023 RM'000	31-1-2022 RM'000
139,286	159,632	286,373	290,308
4,006	2,320	25,076	8,113
143,292	161,952	311,449	298,421
	31-1-2023 RM'000 139,286 4,006	RM'000 RM'000 139,286 159,632 4,006 2,320	31-1-2023 31-1-2022 31-1-2023 RM'000 RM'000 RM'000 139,286 159,632 286,373 4,006 2,320 25,076

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 RM337 million.

12. Capital commitments

Authorised capital commitments not provided for in the financial statements as at 31 January 2023:

	RM'000
Contracted but not provided for	3,233
	3,233

13. Review of Performance

		ual Period Quarter)	d Changes		Cumulative Period		Changes	
	Current Year Quarter	Preceding Year Corresponding Quarter	Amount (RM000)	%	Current YTD	Preceding Year Corresponding Period	Amount (RM000)	%
	31-Jan-23	31-Jan-22			31-Jan-23	31-Jan-22		
	RM 000	RM 000			RM 000	RM 000		
Revenue	143,292	161,952	(18,660)	-11.5%	311,449	298,421	13,028	4.4%
Profit From Operations	4,663	14,623	(9,960)	-68.1%	14,860	38,071	(23,211)	-61.0%
Profit Before Tax	4,331	14,427	(10,096)	-70.0%	14,193	37,679	(23,486)	-62.3%
Profit After Tax	2,954	10,833	(7,879)	-72.7%	10,273	28,409	(18,136)	-63.8%

For the quarter under review, the Group achieved total turnover of RM143.3 million for the current quarter ended 31 January 2023, decreased of RM18.7 million from RM162.0 million recorded in the preceding year's corresponding quarter. The lower revenue for the quarter under review as compared with the corresponding quarter of FY2022 was mainly due to decrease in local market demand.

The profit before tax ("PBT") for current quarter under review was 70.0% lower than the preceding year corresponding quarter ended 31 January 2022. 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 RM311.4 million and PBT of RM14.2 million as compared with a revenue and PBT of RM298.4 million and RM37.7 million respectively for the corresponding period for the financial year 2022. The higher revenue was mainly due to increase of oversea market demand. The PBT dropped was mainly due to higher cost of materials which resulted in higher cost of production.

14. Variation of results against preceding quarter

		Immediate	mmediate Change	
	Current Quarter	Preceding Quarter	Amount	0.7
	31-Jan-2023	31-Oct-2022	(RM 000)	%
	RM 000	RM'000		
Revenue	143,292	168,157	(24,865)	-14.8%
Profit From Operations	4,663	10,197	(5,534)	-54.3%
Profit Before Tax	4,331	9,862	(5,531)	-56.1%
Profit After Tax	2,954	7,319	(4,365)	-59.6%

The revenue and PBT for the current quarter were RM143.3 million and RM4.3 million respectively compared to revenue of RM168.2 million and PBT of RM9.9 million for the immediate preceding quarter ended 31 October 2022. The Group reported lower revenue was mainly due to decrease of market demand in both local and oversea market. PBT was reducing as compare with the immediate preceding quarter mainly due to the lower selling prices and higher cost of production led to the lower profit margin.

15. Prospects

The Group expects the demand to stay moderate due to escalating of input costs, volatile of material costs, and the weaken of Ringgit Malaysia against USD. 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. 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	
	31/1/2023	31/1/2023	
Profit before tax is arrived at after charging / crediting	RM'000	RM'000	
Allowance / (Reversal) for diminution in value of inventories	1,876	9,715	
Allowance / (Reversal) for impairment losses of receivables	(199)	(246)	
Depreciation and amortisation	2,640	5,296	
Gain / (Loss) on disposal of property, plant & equipment	1	90	
Gain / (Loss) on foreign exchange	(636)	919	
Interest Expenses	265	545	
Interest Income	681	1,011	
Other Income	82	232	

18. Taxation

	Current Quarter Ended 31 January 2023 RM'000	Current Year To Date 31 January 2023 RM'000
Income Tax		
- Current year	195	1,727
- Prior year	-	-
	195	1,727
Deferred Tax		
- Current year	1,182	2,193
- Prior year	-	-
•	1,377	3,920

The Group's effective tax rate for the period ended 31 January 2023 was higher than the statutory tax rate mainly due to certain expenses which are not deductible for tax purposes.

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 2023 are as follows: -

	Unsecured RM'000	Secured RM'000	TOTAL RM'000
Short term borrowings			
Bank Overdrafts	-	-	-
Other borrowings	10,937	-	10,937
	10,937	-	10,937
Long term borrowings	13,467	_	13,467
Long term borrowings	24,404	-	24,404

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 2023.

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 2022 will pay on 31 March 2023, there was no dividends being declared for the financial year ending 31 July 2023.

24. Earnings Per Share

	Current Year Quarter 31-1-2023	Preceding Year Corresponding Quarter 31-1-2022	Current Year To Date 31-1-2023	Preceding Year Corresponding period 31-1-2022
a) Basic Earnings per share Net profit attributable to shareholders (RM'000)	2,954	10,833	10,273	28,409
Weighted average no. of Ordinary shares in issue ('000)	492,697	493,409	492,697	493,409
Basic earnings per share (sen)	0.60	2.20	2.08	5.76

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.