

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

The Board of Directors of Signature International Berhad ("SIB" or "the Company") is pleased to announce the following unaudited consolidated results of SIB and its subsidiaries (collectively known as "the Group") for the period ended 30 June 2022.

# CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2022 (UNAUDITED)

|   | I              | Individual Period |          |              | Cumulative Period |           |  |  |
|---|----------------|-------------------|----------|--------------|-------------------|-----------|--|--|
|   |                |                   |          | •            |                   |           |  |  |
|   | Current Period | Preceding Period  |          |              |                   |           |  |  |
|   | Quarter        | Corresponding     | Changes  | Current      | Preceding         | Changes   |  |  |
|   | Ended          | Quarter Ended     |          | Period       | Period            |           |  |  |
|   | 30 June 2022   | 30 June 2021      |          | 30 June 2022 | 30 June 2021      |           |  |  |
|   | RM'000         | RM'000            | %        | RM'000       | RM'000            | %         |  |  |
| Revenue                                   | 90,113         | 39,279            | 129.4%   | 221,820      | 143,621           | 54.4%     |  |  |
| Operating expenses                        | (82,661)       | (33,867)          | 144.1%   | (207,842)    | (135,844)         | 53.0%     |  |  |
| Other operating income                    | 12,674         | (2,821)           | -549.3%  | 21,362       | 3,878             | 450.9%    |  |  |
| Profit from operations                    | 20,126         | 2,591             | 677%     | 35,340       | 11,655            | 203.2%    |  |  |
| Finance costs                             | (616)          | (467)             | 31.9%    | (1,842)      | (1,683)           | 9.4%      |  |  |
| Profit before taxation                    | 19,510         | 2,124             | 818.6%   | 33,498       | 9,972             | 235.9%    |  |  |
| Tax expense                               | (2,175)        | (1,147)           | 89.7%    | (5,535)      | (3,708)           |           |  |  |
| rax experies                              | (2,170)        | (1,147)           | 00.170   | (0,000)      | (0,700)           | -10.070   |  |  |
| Profit after taxation                     | 17,335         | 977               | 1674.3%  | 27,963       | 6,264             | 346.4%    |  |  |
| Other Comprehensive Income,<br>Net of Tax |                |                   |          |              |                   |           |  |  |
| Foreign currency translation              | (229)          | (775)             | -70.4%   | (1,002)      | (556)             | 80.2%     |  |  |
| Total Comprehensive Income for the Period | 17,106         | 202               | 8368.3%  | 26,961       | 5,708             | 372.3%    |  |  |
|   | 17,100         | 202               | 0000.070 |              | 0,700             | - 0.2.070 |  |  |

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial period ended 30 June 2021 and the accompanying explanatory notes attached to the interim financial report.



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2022 (UNAUDITED)

|   | - I            | ndividual Period | Cui     | mulative Period |              |         |
|---|----------------|------------------|---------|-----------------|--------------|---------|
|   |                |                  |         |                 |              |         |
|   | Current Period | Preceding Period |         |                 |              |         |
|   | Quarter        | Corresponding    | Changes | Current         | Preceding    | Changes |
|   | Ended          | Quarter Ended    |         | Period          | Period       |         |
|   | 30 June 2022   | 30 June 2021     |         | 30 June 2022    | 30 June 2021 |         |
|   | RM'000         | RM'000           | %       | RM'000          | RM'000       | %       |
| Profit/(Loss) after tax attributat                | ole to:-       |                  |         |                 |              |         |
| - Equity holders of the parent                    | 15,627         | 1,384            | 1029.1% | 25,578          | 8,479        | 201.7%  |
| - Non-controlling interest                        | 1,708          | (407)            | 519.7%  | 2,385           | (2,215)      | 207.7%  |
|   | 17,335         | 977              | 1674.3% | 27,963          | 6,264        | 346.4%  |
| Total Comprehensive Income / ( attributable to: - | (Expenses)     |                  |         |                 |              |         |
| - Equity holders of the parent                    | 15,398         | 609              | 2428.6% | 24,576          | 7,923        | 210.2%  |
| - Non-controlling interest                        | 1,708          | (407)            | 519.7%  | 2,385           | (2,215)      | 207.7%  |
|   | 17,106         | 202              | 8368.3% | 26,961          | 5,708        | 372.3%  |
| Earnings per share (sen)                          |                |                  |         |                 |              |         |
| - Basic   | 5.7            | 0.5              |         | 9.3             | 3.3          | -       |
| - Diluted   | 5.7            | 0.5              | _       | 9.3             | 3.3          | i       |

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial period ended 30 June 2021 and the accompanying explanatory notes attached to the interim financial report.



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2022

|  | UNAUDITED    | AUDITED      |
|--|--------------|--------------|
|  | As at        | As at        |
|  | 30 June 2022 | 30 June 2021 |
|  | RM'000       | RM'000       |
| ASSETS                                     |              |              |
| Non-Current Assets                         |              |              |
| Property, plant and equipment              | 40,029       | 68,587       |
| Right-of -use assets                       | 15,433       | 17,311       |
| Goodwill arising from Consolidation        | 8,729        | -            |
| Investment properties                      | 77,161       | 67,529       |
| Deferred tax asset                         | 640          | 589          |
|  | 141,992      | 154,016      |
| Current Assets                             |              |              |
| Inventories                                | 12,945       | 10,611       |
| Amount owing by contract customers         | 90,114       | 36,054       |
| Trade receivables                          | 34,903       | 22,712       |
| Other receivables ,deposits and prepayment | 40,353       | 6,518        |
| Tax recoverable                            | 1,007        | 1,128        |
| Short-term investments- Quoted shares      | 4,966        | 7,320        |
| Short-term investments - Unit trust funds  | 8,092        | 40,489       |
| Fixed deposit with licensed banks          | 195          | 195          |
| Cash and bank balances                     | 40,264       | 40,991       |
|  | 232,839      | 166,018      |
| TOTAL ASSETS                               | 374,831      | 320,034      |

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial period ended 30 June 2021 and the accompanying explanatory notes attached to the interim financial report.



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2022 (CONT'D)

|   | UNAUDITED<br>As at<br>30 June 2022<br>RM'000 | AUDITED<br>As at<br>30 June 2021<br>RM'000 |
|---|--|--|
| EQUITY AND LIABILITIES  |  |  |
| Equity  |  |  |
| Share capital   | 101,323                                      | 101,323                                    |
| Reserves  | 117,957                                      | 107,036                                    |
| Shareholders' equity  | 219,280                                      | 208,359                                    |
| Non-controlling interest  TOTAL EQUITY                          | 6,152  | 5,981                                      |
| TOTAL EQUITY  | 225,432                                      | 214,340                                    |
| Non-Current Liabilities   |  |  |
| Lease liabilities   | 955  | 1,673                                      |
| Term loans  | 22,818                                       | 32,290                                     |
| Deferred taxation   | 554  | 255  |
|   | 24,327                                       | 34,218                                     |
| Current Liabilities   |  |  |
| Payables  | 91,180                                       | 54,455                                     |
| Amount owing to contract customers                              | 3,012  | 8,286                                      |
| Amount owing to related parties                                 | 455  | 810  |
| Provision for taxation  | 1,192  | 1,549                                      |
| Lease liabilities   | 1,455  | 1,841                                      |
| Term loan   | 2,762  | 4,535                                      |
| Banker's acceptance   | 25,016                                       |  |
|   | 125,072                                      | 71,476                                     |
| TOTAL LIABILITIES   | 149,399                                      | 105,694                                    |
| TOTAL EQUITY AND LIABILITIES                                    | 374,831                                      | 320,034                                    |
|   |  |  |
| Net assets per ordinary share attributable to ordinary equity h | nolders                                      |  |
| of the Company (RM)   | 0.79   | 0.81                                       |

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial period ended 30 June 2021 and the accompanying explanatory notes attached to the interim financial report.



# Signature International Berhad (200601034359) (754118-K)

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2022 (UNAUDITED)

|   | <b>—</b>                   |                              |                             | nolders of the p<br>utable Reserve<br>Employee |                                  | Distributable                 | Attributable                          | Non-                               |                           |
|---|----------------------------|------------------------------|-----------------------------|--|----------------------------------|-------------------------------|---------------------------------------|------------------------------------|---------------------------|
|   | Share<br>Capital<br>RM'000 | Treasury<br>Shares<br>RM'000 | Merger<br>Deficit<br>RM'000 | Share option<br>Reserve<br>RM'000              | Translation<br>Reserve<br>RM'000 | Retained<br>Profits<br>RM'000 | To owners of<br>The Company<br>RM'000 | controlling<br>interests<br>RM'000 | Total<br>Equity<br>RM'000 |
| Balance at 1 July 2021  | 101,323                    | (4,810)                      | (28,123)                    | -  | (548)                            | 140,517                       | 208,359                               | 5,981                              | 214,340                   |
| Profit after taxation for the financial year                              | -                          | -                            | -                           | -  | -                                | 25,578                        | 25,578                                | 2,385                              | 27,963                    |
| Other comprehensive income for the financial year, net of tax;            |                            |                              |                             |  |                                  |                               |                                       |                                    |                           |
| - foreign exchange translation  | -                          | -                            | -                           | -  | (1,002)                          | -                             | (1,002)                               | -                                  | (1,002)                   |
| Total comprehensive income for the financial year                         | -                          | -                            | -                           | -  | (1,002)                          | 25,578                        | 24,576                                | 2,385                              | 26,961                    |
| Contribution by and distribution to owners of the Company:                |                            |                              |                             |  |                                  |                               |                                       |                                    |                           |
| Purchase of treasury shares   | -                          | (12,760)                     | -                           | -  | -                                | -                             | (12,760)                              | -                                  | (12,760)                  |
| Disposal of a subsidiary  | -                          | -                            | -                           | -  | -                                | -                             | -                                     | (351)                              | (351)                     |
| Acquisition of a subsidiary Changes in ownership interest of subsidiaries | -                          | -                            | -                           | -  | -                                |                               | -                                     | 8,840                              | 8,840                     |
| that do not result in loss of control                                     | -                          | -                            | -                           | -  | -                                | (895)                         | (895)                                 | (10,703)                           | (11,598)                  |
| - foreign exchange translation  |                            |                              |                             |  |                                  |                               |                                       |                                    |                           |
|   | -                          | (12,760)                     | -                           | -  | -                                | (895)                         | (13,655)                              | (2,214)                            | (15,869)                  |
| At 30 June 2022   | 101,323                    | (17,570)                     | (28,123)                    | -  | (1,550)                          | 165,200                       | 219,280                               | 6,152                              | 225,432                   |

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial period ended 30 June 2021 and the accompanying explanatory notes attached to the interim financial report.



# Signature International Berhad (200601034359) (754118-K)

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2022 (UNAUDITED) (CONT'D)

| <b>←</b>  |                            | — Attri                      | butable to e                | equity holders o                              | of the parent_                               |                               |  |  |                           |
|---|----------------------------|------------------------------|-----------------------------|---|--|-------------------------------|--|--|---------------------------|
| <b>←</b>  |                            | - Non Distrib                | outable Res                 | erves —                                       | <del>-</del>                                 | Distributable                 |  |  |                           |
|   | Share<br>Capital<br>RM'000 | Treasury<br>Shares<br>RM'000 | Merger<br>Deficit<br>RM'000 | Employee<br>Share option<br>Reserve<br>RM'000 | Exchange<br>Translation<br>Reserve<br>RM'000 | Retained<br>Profits<br>RM'000 | Attributable To owners of The Company RM'000 | Non-<br>controlling<br>interests<br>RM'000 | Total<br>Equity<br>RM'000 |
| Balance at 1 July 2020  | 69,774                     | (12,399)                     | (28,123)                    | 4,068   | 8  | 135,674                       | 169,002                                      | 8,081                                      | 177,083                   |
| Profit after taxation for the financial year  | -                          | -                            | -                           | -   | -  | 8,479                         | 8,479  | (2,215)                                    | 6,264                     |
| Other comprehensive income for the financial year, net of tax; - foreign exchange translation |                            |                              |                             | _   | (556)  |                               | (556)  | _  | (556)                     |
| ğ ü   |                            |                              |                             |   |  |                               | . ,  |  |                           |
| Total comprehensive income for the financial year   | -                          | -                            | -                           | -   | (556)  | 8,479                         | 7,923  | (2,215)                                    | 5,708                     |
| Contribution by and distribution to owners of the Company:                                    |                            |                              |                             |   |  |                               |  |  |                           |
| Recognition of shares option expenses   | -                          | _                            | _                           | (4,068)                                       | _  | 3,953                         | (115)  | 115  | -                         |
| Issuance of shares through exercise of warrants   | 31,549                     | -                            | -                           | -   | -  | -                             | 31,549                                       | -  | 31,549                    |
| Share dividends distributied to shareholders  | -                          | 7,589                        | -                           | -   | -  | (7,589)                       | -  | -  | -                         |
|   | 31,549                     | 7,589                        | -                           | (4,068)                                       | -  | (3,636)                       | 31,434                                       | 115  | 31,549                    |
| At 30 June 2021   | 101,323                    | (4,810)                      | (28,123)                    | -   | (548)  | 140,517                       | 208,359                                      | 5,981                                      | 214,340                   |

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial period ended 30 June 2021 and the accompanying explanatory notes attached to the interim financial report.



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2022 (UNAUDITED)

|  | Current      | Preceding    |
|--|--------------|--------------|
|  | Period       | Period       |
|  | Ended        | Ended        |
|  | 30 June 2022 | 30 June 2021 |
|  | RM'000       | RM'000       |
| CASH FLOWS FROM OPERATING ACTIVITIES                             |              |              |
| Profit/(Loss) before taxation                                    | 33,498       | 9,972        |
| Adjustments:   |              |              |
| Contract assets written off                                      | -            | 1,073        |
| Depreciation of property and equipment                           | 1,690        | 1,417        |
| Depreciation of right-of-use assets                              | 2,011        | 2,316        |
| (Gain)/Loss on disposal of plant and equipment                   | (11,352)     | (43)         |
| (Gain)/Loss on disposal of investment properties                 | (48)         | -            |
| Interest income  | (152)        | (156)        |
| Income from short term investments                               | (221)        | (839)        |
| Fair value gain on short term investment                         | (4,104)      | 965          |
| Fair value adjustment on Investment properties                   | 1,718        | 3,930        |
| Interest expense - Others  | 1,137        | 1,329        |
| Interest expense - Lease liabilities                             | 174          | 147          |
| Inventories written down / written back                          | (1,412)      | 392          |
| Plant and equipment written off                                  | 84           | 6            |
| Unrealised loss/(gain) on foreign exchange                       | (94)         | (17)         |
| Reversal of allowance for impairment losses on trade receivables | (1,602)      | (6,751)      |
| Reversal of allowance for impairment losses on Contract Assets   | (1,073)      | (2,216)      |
| Allowance for impairment losses on contract assets               |              | 3,554        |
| Allowance for impairment losses on trade receivables             | 1,413        | 2,406        |
| Allowance for impairment losses on goodwill                      | -            | 395          |
| Write back of bad debts  | -            | (22)         |
| Bad debts written off  |              | 72           |
| Changes in working capital                                       | 21,667       | 17,930       |
| Inventories  | (1,340)      | (2,613)      |
| Receivables  | (44,481)     | (1,774)      |
| Amount due from/(to) contract customers                          | (27,396)     | (8,603)      |
| Payables   | 3,259        | 393          |
| Cash (used in) / from operations                                 | (48,291)     | 5,333        |
| Interest received  | 152          | 156          |
| Interest paid  | (1,311)      | (1,476)      |
| Income tax paid  | (5,902)      | (991)        |
| Net cash (used in) / from operating activities                   | (55,352)     | 3,022        |



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2022 (UNAUDITED) (CONT'D)

|   | Current      | Preceding    |
|---|--------------|--------------|
|   | Period       | Period       |
|   | Ended        | Ended        |
|   | 30 June 2022 | 30 June 2021 |
|   | RM'000       | RM'000       |
| CASH FLOWS (USED IN) / FROM INVESTING ACTIVITIES  |              |              |
| Additions of property, plant and equipment  | (11,758)     | (1,107)      |
| Additions of right-of-use assets  | (214)        | -            |
| Additional Purchase / works on investment properties                                    | (169)        | (3,498)      |
| Additional investment in quoted shares  | (27,197)     | (8,285)      |
| Acquisition of subsidiary, net of cash and cash equivalent                              | (5,333)      |              |
| Lease modification  | 10           | -            |
| Proceeds from disposal of:  |              |              |
| - investment properties   | 2,008        | 500          |
| - property, plant and equipment   | 53,038       | 119          |
| - short term investment - quoted shares   | 33,655       | -            |
| Income from short term investment   | 221          | 839          |
| Disposal of a subsidiary, net of  | 252          |              |
| cash and cash equivalents disposed of Placement of deposit pledged with a licensed bank | 353          | (4)          |
| Acquisition of shares from non controlling interest                                     | 82           | (4)          |
| ·   |              |              |
| Net cash from / (used in) from investing activities                                     | 44,696       | (11,436)     |
| CASH FLOWS (USED IN) / FROM FINANCING ACTIVITIES  |              |              |
| Advances from a related party   |              | 810          |
| Proceed from issuance of shares   | <u>-</u>     | 31,549       |
| Purchase of treasury shares   | (12,760)     | 01,010       |
| Repayment of lease liabilities  | (1,700)      | (2,091)      |
| Repayment of term loans   | (24,975)     | (4,647)      |
| Net drawdown of bills payable   | 17,873       | (399)        |
| Net cash (used in) / from financing activities  | (21,562)     | 25,222       |
|   |              |              |
| Effects of exchange rate changes on cash and cash equivalents                           | (906)        | (660)        |
| NET DECEASED IN CASH AND CASH EQUIVALENTS   | (32,218)     | 16,808       |
| CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR  | 81,480       | 65,332       |
| CASH AND CASH EQUIVALENTS AT END OF THE PERIOD  | 48,356       | 81,480       |



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2022 (UNAUDITED) (CONT'D)

|  | Current      | Preceding    |
|--|--------------|--------------|
|  | Period       | Period       |
|  | Ended        | Ended        |
|  | 30 June 2022 | 30 June 2021 |
|  | RM'000       | RM'000       |
| Cash and cash equivalents comprise of:         |              |              |
| Short-term investments                         | 8,092        | 40,489       |
| Fixed deposit with licensed banks              | 195          | 191          |
| Cash and bank balances                         | 40,264       | 40,991       |
|  | 48,551       | 81,671       |
| Less: Fixed deposit pledged to a licensed bank | (195)        | (191)        |
|  | 48,356       | 81,480       |



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

# PART A: EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARDS 134 ("MFRS 134")

#### 1. Basis of Preparation

The financial statements of the Group are prepared under the historical cost convention and modified to include other basis of valuation as disclosed in other sections under significant accounting policies, and in compliance with Malaysian Financial Reporting Standards ("MFRSs"), International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial period ended 30 June 2021 and the accompanying explanatory notes attached to the interim financial report.

#### 2. Significant Accounting Policies

The accounting policies adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements for the financial period ended 30 June 2021 except for the adoption of the following new MFRSs, amendments to MFRSs and IC Interpretations that are effective for financial statements effective from 1 July 2021, as disclosed below:-

#### MFRSs and/or IC Interpretations (Including The Consequential Amendments)

Amendment to MFRS 16: Covid-19-Related Rent Concessions

Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16: Interest Rate Benchmark Reform – Phase 2

The adoption of the above accounting standard(s) and/or interpretation(s) (including the consequential amendments, if any) did not have any material impact on the Group's financial statements.

The Group has not applied in advance the following accounting standards and interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board (MASB) but are not yet effective for the current financial period: -

| MFRSs and/or IC Interpretations (Including The Consequential Amendments)  | Effective Date |
|---|----------------|
| 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 between an Investor and its Associate or Joint Venture | Deferred       |
| Amendments to MFRS 17 Insurance Contracts   | 1 January 2023 |



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

#### 2. Significant Accounting Policies (Con'td)

The Group has not applied in advance the following accounting standards and interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board (MASB) but are not yet effective for the current financial period: -

| MFRSs and/or IC Interpretations (Including The Consequential Amendments)                                 | Effective Date |
|--|----------------|
| Amendment to MFRS 17: Initial Application of MFRS 17 and MFRS 9 – Comparative Information                | 1 January 2023 |
| Amendment 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 |
| Amendments to MFRS 116: Property, Plant and Equipment – Proceeds before Intended Use                     | 1 January 2022 |
| Amendments to MFRS 137: Onerous Contracts – Cost of Fulfilling a Contract                                | 1 January 2022 |
| Annual Improvements to MFRS Standards 2018 – 2020  | 1 January 2022 |

The adoption of the above accounting standards and interpretations (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group upon their initial application.

#### 3. Comments about Seasonal or Cyclical Factors

The business operations of the Group are not significantly affected by seasonal or cyclical factors other than the retail / non-project sector which is affected by the festive periods in Malaysia.

#### 4. Items of an Unusual Nature

The results of the operations of the Group and of the Company during the financial period-to-date were not, in the opinion of the directors, substantially affected by any item, transaction or event of a material and unusual nature.

There has not arisen in the interval between the end of the financial period and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the directors, to affect substantially the results of the operations of the Group and of the Company for the financial period in which this report is made.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

## NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

## 5. Changes in Estimates

There were no estimates announced in regard of the current guarter results.

#### 6. Changes in Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the period ended 30 June 2022 except as follows: -

For current period, the details of the treasury shares under share buy-back programme are as follows: -

| Total Treasury shares      | Number of<br>Shares<br>Units | Total<br>Consideration<br>RM'000 |
|----------------------------|------------------------------|----------------------------------|
| Balance at 1 Jul 2021      | 6,252,847                    | 4,810                            |
| Purchases in the month of: |                              |                                  |
| July 2021                  | 12,995,600                   | 12,760                           |
| Balance at 30 June 2022    | 19,248,447                   | 17,570                           |

## 7. Dividend Paid

No dividends were paid during the quarter under review.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

## 8. Segmental Information

|   | Design                  |                  |                     |                 |                |                   |
|---|-------------------------|------------------|---------------------|-----------------|----------------|-------------------|
|   | Manufacture             | Manufacture      |                     |                 |                |                   |
|   | and Retail Of           | Of Glass         |                     |                 |                |                   |
|   | Kitchen And<br>Wardrobe | and<br>Aluminium | Interior<br>fit-out |                 |                |                   |
| The Cream   | Systems                 | Products         | works               | Others          | Eliminations   | The Group         |
| The Group   | RM'000                  | RM'000           | RM'000              | RM'000          | RM'000         | RM'000            |
| Result for 3 months Quarter ended 30 June 202                           | 22                      |                  |                     |                 |                |                   |
| REVENUE:<br>External revenue<br>Inter-segment revenue                   | 32,650<br>6,185         | 33,268<br>3,223  | 24,081<br>3,584     | 114<br>1,297    | -<br>(14,289)  | 90,113<br>-       |
| Total revenue   | 38,836                  | 36,491           | 27,665              | 1,411           | (14,289)       | 90,113            |
| RESULTS<br>Segment results<br>Finance costs                             | 3,848<br>(440)          | 6,351<br>(268)   | 1,238<br>(281)      | 11,075<br>(116) | (2,386)<br>489 | 20,126<br>(616)   |
| Profit from ordinary activities before taxation Income tax expense      | 3,408                   | 6,083            | 957                 | 10,959          | (1,897)        | 19,510<br>(2,175) |
| Profit from ordinary activities after taxation Non-controlling interest |                         |                  |                     |                 |                | 17,335<br>(1,708) |
| Net profit attributable to equity holders of the Company                |                         |                  |                     |                 |                | 15,627            |



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

## 8. Segmental Information

| The Group   | Design<br>Manufacture<br>and Retail Of<br>Kitchen And<br>Wardrobe<br>Systems<br>RM'000 | Manufacture Of Glass and Aluminium Products RM'000 | Interior<br>fit-out<br>works<br>RM'000 | Others<br>RM'000 | Eliminations<br>RM'000 | The Group<br>RM'000 |
|---|--|--|--|------------------|------------------------|---------------------|
| Result for 3 months<br>Quarter ended 30 June 20                         | 21   |  |  |                  |                        |                     |
| REVENUE:<br>External revenue<br>Inter-segment revenue                   | 21,995<br>4,067  | 17,232<br>2,464                                    | -                                      | 52<br>3,565      | -<br>(10,096)          | 39,279<br>-         |
| Total revenue   | 26,062   | 19,696   | -                                      | 3,617            | (10,096)               | 39,279              |
| RESULTS Segment results Finance costs                                   | 5,588<br>(803)   | 423<br>(432)                                       | -                                      | (3,420)<br>768   | -<br>-<br>-            | 2,591<br>(467)      |
| Profit from ordinary activities before taxation Income tax expense      | 4,785  | (9)  | -                                      | (2,652)          | -                      | 2,124<br>(1,147)    |
| Profit from ordinary activities after taxation Non-controlling interest |  |  |  |                  |                        | 977<br>407          |
| Net profit attributable to equity holders of the Company                |  |  |  |                  |                        | 1,384               |



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

## 8. Segmental Information (Cont'd)

|   | Design                  |                  |                     |                 |                |                   |
|---|-------------------------|------------------|---------------------|-----------------|----------------|-------------------|
|   | Manufacture             | Manufacture      |                     |                 |                |                   |
|   | and Retail Of           | Of Glass         |                     |                 |                |                   |
|   | Kitchen And<br>Wardrobe | and<br>Aluminium | Interior<br>fit-out |                 |                |                   |
| The Course  | Systems                 | Products         | works               | Others          | Eliminations   | The Group         |
| The Group   | RM'000                  | RM'000           | RM'000              | RM'000          | RM'000         | RM'000            |
| Result for 12 months<br>Year ended 30 June 2022                                 |                         |                  |                     |                 |                |                   |
| REVENUE:<br>External revenue<br>Inter-segment revenue                           | 102,467<br>30,951       | 95,116<br>13,721 | 24,081<br>3,584     | 156<br>4,590    | -<br>(52,846)  | 221,820           |
| Total revenue   | 133,419                 | 108,836          | 27,665              | 4,746           | (52,846)       | 221,820           |
| RESULTS Segment results Finance costs   | 13,401<br>(322)         | 8,713<br>(907)   | 1,238<br>(281)      | 14,374<br>(821) | (2,386)<br>489 | 35,340<br>(1,842) |
| Profit/(loss) from ordinary<br>activities before taxation<br>Income tax expense | 13,079                  | 7,806            | 957                 | 13,553          | (1,897)        | 33,498<br>(5,535) |
| Profit/(loss) from ordinary activities after taxation Non-controlling interest  |                         |                  |                     |                 | •              | 27,963<br>(2,385) |
| Net profit attributable to equity holders of the Company                        |                         |                  |                     |                 |                | 25,578            |



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

## 8. Segmental Information (Cont'd)

|   | Design<br>Manufacture<br>and Retail Of<br>Kitchen And | Manufacture<br>Of Glass<br>and | Interior         |                   |                   |                     |
|---|---|--------------------------------|------------------|-------------------|-------------------|---------------------|
|   | Wardrobe  | Aluminium                      | fit-out<br>works | Others            | Eliminations      | The Croup           |
| The Group   | Systems<br>RM'000                                     | Products<br>RM'000             | RM'000           | RM'000            | RM'000            | The Group<br>RM'000 |
| Result for 12 months<br>Quarter ended 30 June 20                        | 21  |                                |                  |                   |                   |                     |
| REVENUE:<br>External revenue<br>Inter-segment revenue                   | 86,948<br>23,871                                      | 56,478<br>12,238               | -                | 195<br>17,710     | -<br>(53,819)     | 143,621<br>-        |
| Total revenue   | 110,819   | 68,716                         | -                | 17,905            | (53,819)          | 143,621             |
| RESULTS Segment results Finance costs                                   | 17,205<br>(295)                                       | (1,987)<br>(1,303)             | -<br>-           | 11,480<br>(1,124) | (15,043)<br>1,039 | 11,655<br>(1,683)   |
| Profit from ordinary activities before taxation Income tax expense      | 16,910  | (3,290)                        | -                | 10,356            | (14,004)          | 9,972<br>(3,708)    |
| Profit from ordinary activities after taxation Non-controlling interest |   |                                |                  |                   |                   | 6,264<br>2,215      |
| Net profit attributable to equity holders of the Company                |   |                                |                  |                   |                   | 8,479               |



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

# NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

## 8. Segmental Information (Cont'd)

|   | Design   |  |  |                  |                        |                             |
|---|--|--|--|------------------|------------------------|-----------------------------|
|   | Manufacture  | Manufacture  |  |                  |                        |                             |
|   | and Retail Of  | Of Glass   |  |                  |                        |                             |
|   | Kitchen And<br>Wardrobe  | and<br>Aluminium                                   | Interior<br>fit-out                    |                  |                        |                             |
| The Crown   | Systems  | Products   | works                                  | Others           | Eliminations           | The Group                   |
| The Group   | RM'000   | RM'000   | RM'000                                 | RM'000           | RM'000                 | RM'000                      |
| Assets and Liabilities As at 30 June 2022                 |  |  |  |                  |                        |                             |
| OTHER INFORMATION<br>Segment assets<br>Unallocated assets | 266,003  | 93,174   | 67,004                                 | 159,682          | (212,679)              | 373,184<br>1,647            |
|   |  |  |  |                  | _                      | 374,831                     |
| Segment liabilities<br>Unallocated liabilities            | 131,557  | 69,013   | 47,657                                 | 61,056           | (161,630)              | 147,653<br>1,746            |
|   |  |  |  |                  | _                      | 149,399                     |
| The Group   | Design<br>Manufacture<br>and Retail Of<br>Kitchen And<br>Wardrobe<br>Systems<br>RM'000 | Manufacture Of Glass and Aluminium Products RM'000 | Interior<br>fit-out<br>works<br>RM'000 | Others<br>RM'000 | Eliminations<br>RM'000 | The Group                   |
| Assets and Liabilities<br>As at 30 June 2021              | TAW 000  | TAW 000  | 14W 000                                | TAW 000          | TAIVI 000              | TAW 000                     |
| OTHER INFORMATION<br>Segment assets<br>Unallocated assets | 270,984  | 67,643   | -                                      | 192,510          | (212,820)              | 318,317<br>1,717<br>320,034 |
| 0   |  |  |  |                  | (405.000)              |                             |
| Segment liabilities Unallocated liabilities               | 143,844  | 51,441   | -                                      | 94,593           | (185,988)              | 103,890<br>1,804<br>105,694 |

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

### 9. Property, Plant and Equipment Valuation

There were no changes in the valuations of the Property, Plant and Equipment since the last audited financial statements. Upon transition to MFRS, the Group used the previous revaluation at or before the date of transition as deemed cost for property, plant and equipment.

#### 10. Profit before taxation

Profit / (loss) before taxation is arrived at after charging / (crediting): -

|  | Individu   | ual Period   | Cumulative Period                           |   |
|--|--|--|---|---|
|  | Current Year<br>Quarter<br>Ended<br>30 June 2022<br>RM'000 | Preceding Year<br>Corresponding<br>Quarter Ended<br>30 June 2021<br>RM'000 | Current<br>Period<br>30 June 2022<br>RM'000 | Preceding<br>Period<br>30 June 2021<br>RM'000 |
| Profit/(loss) before taxation is arrived at after chargi                                 | ng :-  |  |   |   |
| Interest expense - Others  | 364  | 307  | 1,137                                       | 1,329   |
| Interest expense - Lease liabilities  Depreciation and amortisation                      | 28   | 66   | 174   | 147   |
| - Property & equipment   | 605  | 363  | 1,690                                       | 1,417   |
| - Right-of -use assets   | 483  | 641  | 2,011                                       | 2,316   |
| Fair value adjustment for Investment Properties Allowance for impairment losses on trade | -  | 3,930  | 1,718                                       | 3,930   |
| receivables  | -  | 4,960  | 1,413                                       | 2,406   |
| Bad debts written off  | -  | 72   | -   | 72  |
| Inventories written down / written back  | -  | 88   | (1,412)                                     | 392   |
| Property, plant and equipment written off  | 79   | -  | 84  | 6   |
| (Gain) / Loss on disposal of subsidiaries  | -  | (254)  | 315   | (254)   |
| (Gain)/ loss on disposal of property, plant equipment                                    | (11,951)   | 283  | (11,352)                                    | (43)  |
| Interest Income  | (20)   | (112)  | (152)                                       | (156)   |
| Income from short term investment  | (20)   | (276)  | (221)                                       | (839)   |
| Rental Income<br>Reversal of allowance for impairment losses on                          | (198)  | 89   | (862)                                       | (616)   |
| trade receivables Reversal of allowance for impairment losses on                         | (30)   | (2,714)  | (1,602)                                     | (6,751)                                       |
| contract assets  | -  | (2,216)  | (1,073)                                     | (2,216)                                       |
| Fair value adjustment for Investment Properties  | -  | -  | -   | -   |
| Fair value (gain)/loss on short term investment  | (43)   | 965  | (4,104)                                     | 965   |
| (Gain) / loss on disposal of Investment properties                                       | 37   | -  | (48)  | -   |
| (Gain) / loss on foreign exchange - realised   | -  | 94   | 84  | 175   |
| (Gain) / loss on foreign exchange - unrealised   | (98)   | (109)  | (94)  | (17)  |

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

#### 11. Material Events Subsequent to the end of the interim period

There was no material events not reflected in the interim financial results.

### 12. Changes in the Composition of the Group

#### a. New subsidiary - Space Alliance Contracts Sdn Bhd

The Company has on 16 December 2021 entered into a conditional share sale agreement ("SSA") with Chang Chung Fei and Ng Mun Moh (the "Vendors") to acquire 765,000 ordinary shares ("Sale Shares") in Space Alliance Contracts Sdn. Bhd. ("SACSB"), representing 51% equity interest in SACSB, for a total cash consideration of RM15.3 million ("Purchase consideration") only subject to the terms and conditions stated therein (the "Proposed Acquisition").

The Company had on 25 March 2022 entered into a supplemental share sale agreement with the Vendors ("Supplemental SSA") to vary and modify the terms in the Share Sale Agreement dated 16 December 2021.

The Parties agreed to reduce the Purchase Consideration from RM15,300,000 to RM14,611,500, and complete the sale and purchase of the Sale Shares on the date of the Supplemental SSA & the rest of term of Supplemental SSA as per announcement dated 25 March 2022.

The Company had on 25 March 2022 completed the Proposed Acquisition.

SACSB is a Grade 7 contractor registered with Construction Industry Development Board (CIDB). As a Grade 7 contractor, SACSB is allowed to tender for construction works that are of unlimited value and to undertake construction activities throughout Malaysia.

The principal activities of SACSB is mainly involved in the renovation works of corporate office, hospitality, residence, public amenity and others.

## b. Acquisition of the remaining 40% equity interest in Signature Aluminium Sdn Bhd

The Company has on 26 May 2022 entered into a share sale agreement with Ang Chek Peow to acquire 400,000 ordinary shares in Signature Aluminium Sdn. Bhd. ("SASB"), representing 40% equity interest in SASB, for a total cash consideration of RM15.0 million subject to the terms and conditions stated therein (the "Proposed Acquisition").

Upon completion of the Proposed Acquisition, SASB shall become a wholly-owned subsidiary of the Company.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

#### 13. Changes in Contingent Assets or Contingent Liabilities

As at 30 June 2022, corporate guarantees extended to licensed banks for credit facilities granted to the subsidiaries as follows: -

|   | Current Period<br>As At<br>30 June 2022<br>RM'000 | Preceding Period<br>As At<br>30 June 2021<br>RM'000 |
|---|---|---|
| Corporate guarantee given to licensed banks for credit facilities granted to the subsidiaries | 42,188  | 17,038  |
|   | 42,188  | 17,038  |

#### 14. Capital Commitments

Capital commitments for the purchase investment properties not provided for in the interim financial statements as at the balance sheet date were as follows:

|   | Current Period | Preceding Period |
|---|----------------|------------------|
|   | As At          | As At            |
|   | 30 June 2022   | 30 June 2021     |
|   | RM'000         | RM'000           |
| Approved and contracted for:-             |                |                  |
| Purchase of property, plant and equipment | 10,446         |                  |
|   | 10,446         |                  |
| Contracted but not provided for           |                |                  |
| Purchase of investment properties         | 1,559          | 1,364            |
| Total capital commitments                 | 12,005         | 1,364            |



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

# PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD.

#### 15. Review of Performance

#### - Current Quarter 3 months ended 30 June 2022

A summary of the financial results is set out below: -

|  | Current Period<br>Quarter<br>Ended<br>30 June 2022<br>RM'000 | Preceding Period<br>Corresponding<br>Quarter Ended<br>30 June 2021<br>RM'000 | Changes<br>% |
|--|--|--|--------------|
| Revenue (External revenue)                                     |  |  |              |
| Design, Manufacture and Retail of Kitchen and Wardrobe Systems | 32,650   | 21,995   | 48.4%        |
| Manufacture of Glass and Aluminium Products                    | 33,268   | 17,232   | 93.1%        |
| Interior fit-out works   | 24,081   | -  | 0.0%         |
| Others   | 114  | 52   | 119.2%       |
|  | 90,113   | 39,279   | 129.4%       |
| Profit/(Loss) Before Tax                                       |  |  |              |
| Design, Manufacture and Retail of Kitchen and Wardrobe Systems | 3,408  | 4,785  | 28.8%        |
| Manufacture of Glass and Aluminium Products                    | 6,083  | (9)  | 67688.9%     |
| Interior fit-out works   | 957  | -  | 100.0%       |
| Others   | 10,959   | (2,652)  | -513.2%      |
| Eliminations   | (1,897)  | -  | 100.0%       |
|  | 19,510   | 2,124  | 818.5%       |

The Group recorded increase in revenue of RM50.8 million or 129.4%, from RM39.3 million in the preceding period corresponding quarter to RM90.1 million in the current quarter under review. The increase was mainly due to higher revenue contributed from Interior fit-out works segment and glass and aluminium products segment.

The Group reported profit before taxation of RM19.5 million for current quarter as compared to profit before tax of RM2.1 million in the preceding period corresponding quarter, an increase of RM17.4 million or 818.5%.

The percentage of increase in profit before tax is higher than revenue mainly due to higher revenue and profit before tax contribution from glass and aluminium products segments, new contribution from Interior fit-out works segment and gain on disposal of properties from other segment - Investment holding unit.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

- 15. Review of Performance (Cont'd)
  - Current Quarter 3 months ended 30 June 2022

#### **Kitchen and Wardrobe Systems**

This segment had shown an increase in revenue of RM10.7 million or 48.4% from RM22.0 million in the preceding period corresponding quarter to RM32.7 million in the current quarter under review. The increase was mainly due to higher reported project revenue from Kitchen and Wardrobe segments.

This segment reported profit before taxation of RM3.4 million for current quarter as compared to RM4.8 million in the preceding year corresponding quarter. Despite reported higher revenue, the segment recorded lower profit before tax of RM1.4 million or -28.8%. This was mainly due to higher profit being recognized from completed projects, and net lower allowance for impairment losses on trade receivables for the preceding period corresponding quarter.

#### **Glass and Aluminium Product**

This segment recorded an increase in revenue of RM16.0 million or 93.1% from RM17.2 million in the preceding period corresponding quarter to RM33.2 million in the current quarter.

Profit before tax for the current quarter increased by RM6.1 million or >100%, from loss before tax of -RM0.009 million in the preceding period corresponding quarter to profit before tax of RM6.1 million in the current quarter.

The segment reported higher profit before tax in current quarter. This is mainly due to the higher revenue and higher profit being recognized from completed projects.

#### **Interior Fit-Out Works Segment**

Interior fit-out works segment is the new business segment for the group from new acquisition. This segment recorded revenue of RM24.1 million and profit before tax of RM0.96 million for the current quarter.

No comparative for preceding period corresponding quarter.

#### **Others Segment**

The Other Segment inclusive of Investment Holding Company, Properties Investment Company, and Dormant Companies. The main source of revenue for the reporting quarter represents Management fee charged by Holding Company.

For the current quarter, the segment reported profit before tax and is mainly arises from gain on disposal of properties.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

#### 15. Review of Performance (Cont'd)

#### - Current Quarter 12 months ended 30 June 2022

A summary of the financial results is set out below: -

|  | Current      | Preceding    |         |
|--|--------------|--------------|---------|
|  | Period       | Period       |         |
|  | 30 June 2022 | 30 June 2021 | Changes |
|  | RM'000       | RM'000       | %       |
| Revenue (External revenue)                                     |              |              |         |
| Design, Manufacture and Retail of Kitchen and Wardrobe Systems | 102,467      | 86,948       | 17.8%   |
| Manufacture of Glass and Aluminium Products                    | 95,116       | 56,478       | 68.4%   |
| Interior fit-out works   | 24,081       | -            | 100.0%  |
| Others   | 156          | 195          | -20.0%  |
|  | 221,820      | 143,621      | 54.4%   |
| Profit/(Loss) Before Tax                                       |              |              |         |
| Design, Manufacture and Retail of Kitchen and Wardrobe Systems | 13,079       | 16,910       | -22.7%  |
| Manufacture of Glass and Aluminium Products                    | 7,806        | (3,290)      | 337.3%  |
| Interior fit-out works   | 957          | -            | 100.0%  |
| Others   | 13,553       | 10,356       | -30.9%  |
| Eliminations   | (1,897)      | (14,004)     | -86.5%  |
|  | 33,498       | 9,972        | 235.9%  |

The Group recorded an increase in revenue of RM78.2 million or 54.4% from RM143.6 million in the preceding year to-date to RM221.8 million in the current year to-date under review. The increase in revenue was mainly due to higher project revenue being recognized from glass and aluminium product segment and interior fits out works segment.

The profit before tax increased by RM23.5 million or 235.9% from RM10.0 million in the preceding year to-date to RM33.5 million in the current year to-date. The increase in profit was mainly due to higher revenue and contribution from glass and aluminium product segment and Interior fit-out works segment. Beside higher fair value gain on short term investment, inventories written back and gain on disposal of properties.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

- 15. Review of Performance (Cont'd)
  - Current Quarter 12 months ended 30 June 2022

#### **Kitchen and Wardrobe Systems**

This segment had shown an increase in revenue of RM15.5 million or 17.8% from RM87.0 million in the preceding year to-date to RM102.5 million in the current year to-date under review. The increase was mainly due to higher project revenue contribution from Kitchen and Wardrobe segment.

Profit before tax for the current year to-date was RM13.1 million as compared to RM16.9 million in the preceding year, a decrease of –RM3.8 million or -22.7%. The decrease in profit before tax was mainly due to higher profit being recognized from completed projects, and net lower allowance for impairment losses on trade receivables preceding period corresponding period.

#### **Glass and Aluminium Product**

This segment recorded an increase in revenue of RM38.6 million or 68.4% from RM56.5 million in the preceding year to-date to RM95.1 million in the current year to-date.

Profit before tax increased by RM11.1 million or 337.3% from -RM3.3 million loss before tax in the preceding year to-date to RM7.8 million profit before tax in the current year to-date. This is due to higher project revenue and higher profit being recognized from completed projects.

#### **Interior Fit-Out Works Segment**

Interior fit-out works segment is the new business segment for the group from new acquisition. This segment recorded revenue of RM24.1million and profit before tax of RM0.96million for the current quarter.

No comparative for preceding period corresponding period.

## Others Segment

The Other Segment is inclusive of Investment Holding Company, Properties Investment Company, In-House Installers Academy and Dormant Companies. The main source of revenue for the reporting quarter represents Management fee charged by Holding Company.

For the current year to-date, the segment reported significant profit before tax as compared to proceeding year to-date and is mainly arises from fair value gain on quoted investment and gain on disposal of properties.



(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

# 16. Material change in Profit before tax of Current Period Quarter compared with Preceding Quarter

|                        | Current Period | Immediate     |         |
|------------------------|----------------|---------------|---------|
|                        | Quarter        | Preceding     |         |
|                        | Ended          | Quarter Ended |         |
|                        | 30 June 2022   | 31 March 2022 | Changes |
|                        | RM'000         | RM'000        | %       |
| Revenue                | 90,113         | 61,471        | 46.6%   |
| Profit before taxation | 19,510         | 6,073         | 221.3%  |

The Group recorded revenue of RM90.1 million for current quarter as compared to RM61.4 million in the immediate preceding quarter. The increase of RM28.6 million or 46.6% was due to higher project revenue being recognized from glass and aluminium segments and Interior fi-out works segment.

The Group recorded a profit before tax of RM19.5 million for the current quarter compared to RM6.1 million in the immediate preceding quarter. The increase of RM13.4 million or 221.3% was mainly due to gain on disposal of properties, higher revenue and contribution from glass and aluminium product segment from completed projects and Interior fit-out works segment.

#### 17. Commentary on Prospects and Target

The Group will continue strengthening our Core Product Portfolio & Consumer Experience. The flagship store that approximately 50,000 square foot at the Group's Kota Damansara headquarters in Petaling Jaya, is officially launched on 20<sup>th</sup> May 2022. This flagship store offer full consultancy for design, build and installation services including the option of customising solutions for individual and project needs.

The Group observed exciting prospects which including latest corporate exercise of proposed acquisition is in line with the group's objective of acquiring strategic stakes in profitable companies within the industry's supply chain for future growth and expansion plan.

The latest acquisition of including Interior fit-out group Space Alliance Group, acquisition of Fiamma's stake is to tap into extensive nationwide coverage on distribution and servicing network of home and kitchen electrical appliances, which will synergise with Signature's kitchen cabinet and whole house customisation business.

We have been receiving new orders that replenish our existing order book while we continue to recognise revenue from our backlog cases. As at end June 2022, the Group order book stood at RM192 million for Kitchen and Wardrobe System, RM255 million for Aluminium and Glass segment and RM165 million for Interiors fit-out works. We are optimistic that the Group revenue and profit will improve in this financial period based on the large number of order book on hand.

The Group will always be seeking new ways to improve our performance. We change to adapt to the new norm and take opportunity to grow and revamp our legacy way of doing business.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

#### 18. Variance between Actual Results and Forecast Results

The Group did not issue any profit forecast or profit guarantee in respect of the current quarter under review.

#### 19. Taxation

|                                      | Individ   | ual Period | Cumulative Period                           |   |
|--------------------------------------|---|------------|---|---|
|                                      | Current Period Preceding Period Quarter Corresponding Ended Quarter Ended 30 June 2022 30 June 2021 RM'000 RM'000 |            | Current<br>Period<br>30 June 2022<br>RM'000 | Preceding<br>Period<br>30 June 2021<br>RM'000 |
| Current Tax Expense - Current Period | 2,175   | 1,147      | 5,535                                       | 3,708   |
| Total Income Tax Expense             | 2,175   | 1,147      | 5,535                                       | 3,708   |

The Group's effective tax rate for the quarter and preceding period quarter were higher than statutory tax rate of 24% as certain expenses is non-deductible for tax purposes.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

#### 20. Status of Corporate Proposals/Exercises

Saved as disclosed below, there were no other corporate proposals which had been announced by the Company and are pending for completion as of to date:-

a) On 18 May 2022, the Company entered into a conditional share sale agreement with Lim Choo Hong to acquire 120,000,000 ordinary shares in Fiamma Holdings Berhad ("Fiamma") at the purchase price of RM1.50 each, representing 23.7% equity interest in Fiamma, for a total cash consideration of RM180.00 million ("Proposed Acquisition").

The Proposed Acquisition represents a strategic opportunity for Signature Group to gain a foothold in the electrical home appliances, as Fiamma's business is complementary to the Signature Group's existing business. Upon completion of the Proposed Acquisition, Signature Group will hold 23.7% of Fiamma, which will allow Signature Group to equity account Fiamma as its associate company. This is expected to increase the profitability and strengthen the financial position of Signature.

The detail of the corporate exercise as per announcement dated 18 May 2022.

Barring any unforeseen circumstances, the Proposed Acquisition is expected to be completed by the second half of 2022.

b) On 13 September 2021, Signature Realty Sdn Bhd, a wholly-owned subsidiary of Company has entered into conditional sale and purchase agreements with Ace Logistic Sdn Bhd for the proposed disposal of 3 pieces of vacant freehold land at Bandar Baru Enstek, Tempat Bandar Baru Enstek, Daerah Seremban, Negeri Sembilan for a total cash consideration of RM54,567,000.

The detail of above corporate exercise as announcement dated 13 September 2021.

Further to the announcements on 13 September 2021, 11 November 2021 and 11 March 2022, the company wishes to update that the solicitors had vide its letter dated 12 May 2022 informed that the conditions precedent of the SPAs have been fulfilled. Accordingly, the SPAs for the Proposed Disposal have become unconditional.

The above corporate exercise has been completed on 27 June 2022.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

### 21. Status of utilization of proceed raised from the corporate exercise: -

|      | Purpose   | Proposed<br>Utilisation | Actual<br>Utilisation | Intended<br>Timeframe for<br>Utilisation | Explanations if the deviation is 5% or more) |  |  |
|------|---|-------------------------|-----------------------|--|--|--|--|
|      |   | RM'000                  | RM'000                |  |  |  |  |
| Prop | Proposed disposal of 3 pieces of vacant freehold lands located at Bandar Enstek |                         |                       |  |  |  |  |
| i)   | Repayment of bank borrowings  | 10,558                  | 10,558                | within 6 months                          | -  |  |  |
| ii)  | Working capital to purchase raw materials                                       | 27,520                  | 27,520                | within 24 months                         | -  |  |  |
| iii) | Purchase plant and machinery  | 14,943                  | 2,794                 | within 36 months                         | -  |  |  |
| iv)  | Estimated expenses for the Proposed Disposal                                    | 1,546                   | 1,546                 | within 3 months                          | -  |  |  |
|      |   | 54,567                  | 42,418                |  |  |  |  |

#### 22. Derivative financial instruments

As at 30 June 2022, the Group has not entered into forward foreign exchange contracts and therefore has no outstanding balance under forward foreign exchange contracts.

### 23. Trade Receivables

|                                | As at<br>30 June 2022<br>RM'000 | As at<br>30 June 2021<br>RM'000 |
|--------------------------------|---------------------------------|---------------------------------|
| Trade Receivables              | 54,162                          | 40,203                          |
| Less: Allowance for Impairment | (19,259)<br>34,903              | (17,491)<br>22,712              |

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

#### 23. Trade Receivables (Cont'd)

The ageing analysis of the Group's trade receivables as at 30 June 2022 is as follows:

|  | Gross Amount<br>RM'000 | Lifetime Loss<br>Allowance<br>RM'000 | Carrying<br>Amount<br>RM'000 |
|--|------------------------|--------------------------------------|------------------------------|
| Not past due                           | 30,244                 | -                                    | 30,244                       |
| Past due:                              | 4.440                  |                                      | 4.440                        |
| <ul> <li>less than 3 months</li> </ul> | 1,149                  | -                                    | 1,149                        |
| - 3 to 6 months                        | 1,659                  | -                                    | 1,659                        |
| - over 6 months                        | 21,109                 | (19,259)                             | 1,850                        |
|  | 54,162                 | (19,259)                             | 34,903                       |

The Group believes that no additional impairment allowance is necessary in respect of trade receivables that are past due but not impaired because these are companies with good collection track record and no recent history of default.

#### 24. Borrowings and Debt Securities

The Group's borrowings as follows:

|                        | Cumulative Period |                 |  |
|------------------------|-------------------|-----------------|--|
|                        | Current           | Preceding       |  |
|                        | Year              | Year            |  |
| Term Loan (Secured) :- | 30 June 2022      | 30 June 2021    |  |
|                        | RM'000            | RM'000          |  |
| Current<br>Non Current | 2,762<br>22,818   | 4,535<br>32,290 |  |
| Non Current            |                   | 32,290          |  |
| Total Bank Borrowing   | 25,580            | 36,825          |  |

### 25. Material Litigation

There was no material litigation against the Group as at the reporting date.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

#### 26. Memorandum of Understanding ("MOU")

a) ("MOU") between Signature Cabinet Sdn. Bhd. ("SCSB"), a wholly-owned subsidiary of the Company with TAFI Industries Berhad ("TAFI")

Signature Cabinet Sdn. Bhd. ("SCSB"), a wholly-owned subsidiary of the Company, had on 25 August 2021, signed a non-binding Memorandum of Understanding ("MOU") with TAFI Industries Berhad ("TAFI") to jointly undertake a collaboration, business venture or joint venture to pool their respective expertise with the view of joining forces to penetrate into the project segment to market and distribute kitchen cabinet and wardrobe system. To refer the detail as per announcement dated 25 August 2021.

Both SCSB and TAFI had on 23 February 2022 mutually agreed to extend the duration of the MOU by another 1 year up to 24 February 2023.

There has been no further material development since the announcement dated 26 May 2022.

- b) Signature Distribution Sdn. Bhd., a wholly-owned subsidiary of Company ("SDSB") had on 20 May 2022, signed Memorandum of Understanding ("MOU") with the following 8 brand partners to strengthen the strategic collaboration between SDSB and the brand partners by pooling their respective expertise to enhance the marketing and promotional activities for the purpose of providing home and living customised solutions:-
  - (i) Samsung Malaysia Electronics (SME) Sdn. Bhd.;
  - (ii) Syarikat Yoong Onn Sdn. Bhd.;
  - (iii) Feruni Ceramiche Sdn. Bhd.;
  - (iv) Rigel Technology (Malaysia) Sdn. Bhd.;
  - (v) Intrix Lifestyle Sdn. Bhd.;
  - (vi) Fernex Sdn. Bhd.;
  - (vii) Crystalace Deco Sdn. Bhd.; and
  - (viii) Teka Kuchentechnik (Malaysia) Sdn. Bhd.

To refer the detail as per announcement dated 20 May 2022.

There has been no further material development since the announcement dated 20 May 2022.

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

#### NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

## 27. Proposed Dividend

The Board has not recommended any dividend for the current financial period.

# 28. Earnings per Share

(i) Basic EPS

|  | Individual Period                                    |  | Cumulative Period                 |                                     |
|--|--|--|-----------------------------------|-------------------------------------|
|  | Current Period  <br>Quarter<br>Ended<br>30 June 2022 | Preceding Period<br>Corresponding<br>Quarter Ended<br>30 June 2021 | Current<br>Period<br>30 June 2022 | Preceding<br>Period<br>30 June 2021 |
| BASIC EARNINGS PER SHARE   | RM'000   | RM'000   | RM'000                            | RM'000                              |
| Profit for the year attributable to ordinary equity holders of the Company | 15,627   | 1,384  | 25,578                            | 8,479                               |
| Weighted average number of ordinary shares in issue ('000)                 | 276,000  | 276,451  | 276,000                           | 258,223                             |
| Basic Earnings per Share (sen)   | 5.7  | 0.5  | 9.3                               | 3.3                                 |

## (ii) Diluted EPS

|  | Individual Period  |  | Cumulative Period                         |   |
|--|--|--|---|---|
| DILUTED EARNINGS PER SHARE   | Current Year<br>Quarter<br>Ended<br>30 June 2022<br>RM'000 | Preceding Year<br>Corresponding<br>Quarter Ended<br>30 June 2021<br>RM'000 | Current<br>Year<br>30 June 2022<br>RM'000 | Preceding<br>Year<br>30 June 2021<br>RM'000 |
| Profit for the year attributable to ordinary equity holders of the Company       | 15,627   | 1,384  | 25,578                                    | 8,479                                       |
| Weighted average number of ordinary shares for diluted earnings per share ('000) | 276,000  | 276,890  | 276,000                                   | 259,162                                     |
| Diluted Earnings per Share (sen)   | 5.7  | 0.5  | 9.3                                       | 3.3   |

(200601034359) (754118-K) (Incorporated In Malaysia) INTERIM FINANCIAL REPORT 30 JUNE 2022

## NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT

#### 29. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the preceding audited financial statements of the Company and its subsidiaries for the financial year ended 30 June 2021 were not subject to any qualification.

#### 30. Authorisation for issue

The interim financial report was authorized for issue by the Board of Directors in accordance with a resolution of the Board on 23 Aug 2022.