

Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2020

(The figures have not been audited)

ASSETS         Property, plant and equipment Investment properties         7,014         7,608 Investment properties         86,239         86,239         86,239         86,239         86,239         86,239         86,239         86,239         86,239         86,239         86,239         Rights-of-use-assets         7,316         7,465         102         116         117         117         116         117         117         117         117         117         117         117         117         117         117         117         117         117         117         11		As at 30-June-2020 (Unaudited) RM'000	As at 31-Dec-2019 (Audited) RM'000
Investment properties	ASSETS		
Rights-of-use-assets         7,316         7,465           Intangible assets         102         116           Investment in an associate         -         1           Deferred tax assets         4,953         5,761           Total non-current assets         105,624         107,190           Inventories         183,446         147,504           Current tax assets         1,364         1,723           Trade and other receivables         83,951         94,96           Fixed deposit with licensed banks         15,362         15,806           Cash and cash equivalents         38,461         68,208           Total current assets         322,584         327,737           TOTAL ASSETS         428,208         434,927           EQUITY AND LIABILITIES         428,208         434,927           EQUITY AND LIABILITIES         152,424         152,424         17,851           Total equity attributable to shareholders of the Company         266,734         261,669         8,606           Reserves         11,597         11,007         11,007         1007         1007         1007         1007         1007         1007         1007         1007         1007         1007         1007         1007	Property, plant and equipment	7,014	7,608
Intangible assets         102         116           Investment in an associate         -         1           Deferred tax assets         4,953         5,761           Total non-current assets         105,624         107,190           Inventories         183,446         147,504           Current tax assets         1,364         1,723           Trade and other receivables         83,951         94,496           Fixed deposit with licensed banks         15,362         15,806           Cash and cash equivalents         38,461         68,208           Total current assets         322,584         327,337           TOTAL ASSETS         428,208         434,927           EQUITY AND LIABILITIES         428,208         434,927           EQUITY AND LIABILITIES         152,424         152,424           Treasury shares         (9,764)         (8,606)           Reserves         124,074         117,851           Total equity attributable to shareholders of the Company         266,734         261,669           Non-controlling interests         11,597         11,007           Total equity attributable to shareholders of the Company         266,734         261,669           Other payables         35,943         5	Investment properties	86,239	86,239
Investment in an associate	Rights-of-use-assets	7,316	7,465
Deferred tax assets         4,953         5,761           Total non-current assets         105,624         107,190           Inventories         183,446         147,504           Current tax assets         1,364         1,723           Trade and other receivables         83,951         94,496           Fixed deposit with licensed banks         15,362         15,806           Cash and cash equivalents         38,461         68,208           Total current assets         322,584         327,737           TOTAL ASSETS         428,208         434,927           EQUITY AND LIABILITIES           Share capital         152,424         152,424           Treasury shares         (9,764)         (8,606)           Reserves         124,074         117,851           Total equity attributable to shareholders of the Company         266,734         26,669           Non-controlling interests         11,597         11,007           Total equity         278,331         272,676           Long term borrowings         35,943         56,377           Lease liabilities         2,536         2,670           Other payables         1,154         1,234           Deferred tax liabilities	Intangible assets	102	116
Total non-current assets         105,624         107,190           Inventories         183,446         147,504           Current tax assets         1,364         1,723           Trade and other receivables         83,951         94,496           Fixed deposit with licensed banks         15,362         15,806           Cash and cash equivalents         38,461         68,208           Total current assets         322,584         327,37           TOTAL ASSETS         428,208         434,927           EQUITY AND LIABILITIES           Share capital         152,424         152,424           Treasury shares         (9,764)         (8,606)           Reserves         124,074         117,851           Total equity attributable to shareholders of the Company         266,734         261,669           Non-controlling interests         11,597         11,007           Total equity         278,331         272,676           Long term borrowings         35,943         56,377           Lease liabilities         2,556         2,670           Other payables         1,154         1,234           Deferred tax liabilities         320         398		-	
Inventories         183,446         147,504           Current tax assets         1,364         1,723           Trade and other receivables         83,951         94,496           Fixed deposit with licensed banks         15,362         15,806           Cash and cash equivalents         38,461         68,208           Total current assets         322,584         327,737           TOTAL ASSETS         428,208         434,927           EQUITY AND LIABILITIES         152,424         152,424           Treasury shares         (9,764)         (8,606)           Reserves         124,074         117,851           Total equity attributable to shareholders of the Company         266,734         261,669           Non-controlling interests         11,597         11,007           Total equity         278,331         272,676           Long term borrowings         35,943         56,377           Lease liabilities         2,556         2,670           Other payables         1,154         1,234           Deferred tax liabilities         2,530         3,335           Total non-current liabilities         320         398           Trade and other payables         57,731         46,959	Deferred tax assets		
Current tax assets         1,364         1,723           Trade and other receivables         83,951         94,496           Fixed deposit with licensed banks         15,362         15,806           Cash and cash equivalents         38,461         68,208           Total current assets         322,584         327,737           TOTAL ASSETS         428,208         434,927           EQUITY AND LIABILITIES           Share capital         152,424         152,424           Treasury shares         (9,764)         (8,606)           Reserves         124,074         117,851           Total equity attributable to shareholders of the Company         266,734         261,669           Non-controlling interests         11,597         11,007           Total equity attributable to shareholders of the Company         266,734         261,669           Non-controlling interests         11,597         11,007           Total equity attributable to shareholders of the Company         266,734         261,669           Non-controlling interests         11,597         11,007           Total equity attributable to shareholders of the Company         266,734         261,669           Non-controlling interests         2,536         2,670 <tr< td=""><td>Total non-current assets</td><td>105,624</td><td>107,190</td></tr<>	Total non-current assets	105,624	107,190
Trade and other receivables         83,951         94,496           Fixed deposit with licensed banks         15,362         15,806           Cash and cash equivalents         38,461         68,208           Total current assets         322,584         327,737           TOTAL ASSETS         428,208         434,927           EQUITY AND LIABILITIES           Share capital         152,424         152,424           Treasury shares         (9,764)         (8,606)           Reserves         124,074         117,851           Total equity attributable to shareholders of the Company         266,734         261,669           Non-controlling interests         11,597         11,007           Total equity         278,331         272,676           Long term borrowings         35,943         56,377           Lease liabilities         2,556         2,670           Other payables         1,154         1,234           Deferred tax liabilities         2,530         3,335           Total non-current liabilities         320         398           Trade and other payables         57,731         46,959           Current tax liabilities         332         205           Total	Inventories	183,446	147,504
Fixed deposit with licensed banks       15,362       15,806         Cash and cash equivalents       38,461       68,208         Total current assets       322,584       327,737         TOTAL ASSETS       428,208       434,927         EQUITY AND LIABILITIES         Share capital       152,424       152,424         Treasury shares       (9,764)       (8,606)         Reserves       124,074       117,851         Total equity attributable to shareholders of the Company       266,734       261,669         Non-controlling interests       11,597       11,007         Total equity       278,331       272,676         Long term borrowings       35,943       56,377         Lease liabilities       2,556       2,670         Other payables       1,154       1,234         Deferred tax liabilities       2,530       3,335         Total non-current liabilities       320       398         Trade and other payables       57,731       46,959         Current tax liabilities       332       205         Total current liabilities       107,694       98,635         TOTAL LIABILITIES       149,877       162,251 <t< td=""><td>Current tax assets</td><td>1,364</td><td>1,723</td></t<>	Current tax assets	1,364	1,723
Cash and cash equivalents         38,461         68,208           Total current assets         322,584         327,737           TOTAL ASSETS         428,208         434,927           EQUITY AND LIABILITIES         5         428,208         434,927           EQUITY AND LIABILITIES         152,424         152,424         152,424         17,851           Total equity attributable to shareholders of the Company Reserves         124,074         117,851         11,851         11,597         11,097	Trade and other receivables	83,951	94,496
Total current assets         322,584         327,737           TOTAL ASSETS         428,208         434,927           EQUITY AND LIABILITIES         5         428,224         152,424         152,424         152,424         152,424         152,424         17,851         124,074         117,851         117,851         117,851         1124,074         117,851         117,851         11,597         11,007         11,007         11,597         11,007         11,007         11,597         11,007         11,007         11,597         11,007         11,007         11,154         1,234         272,676         2,670         2,556         2,670         2,576         2,570         335         2,530         3,335         335         335         335         335         335         335         335         335         335         335         335         336 </td <td>Fixed deposit with licensed banks</td> <td>15,362</td> <td>15,806</td>	Fixed deposit with licensed banks	15,362	15,806
TOTAL ASSETS         428,208         434,927           EQUITY AND LIABILITIES         152,424         152,424           Share capital         152,424         152,424           Treasury shares         (9,764)         (8,606)           Reserves         124,074         117,851           Total equity attributable to shareholders of the Company         266,734         261,669           Non-controlling interests         11,597         11,007           Total equity         278,331         272,676           Long term borrowings         35,943         56,377           Lease liabilities         2,556         2,670           Other payables         1,154         1,234           Deferred tax liabilities         2,530         3,335           Total non-current liabilities         42,183         63,616           Loans and borrowings         49,311         51,073           Lease liabilities         320         398           Trade and other payables         57,731         46,959           Current tax liabilities         332         205           Total current liabilities         107,694         98,635           TOTAL LIABILITIES         149,877         162,251           TOTAL EQUITY AND	Cash and cash equivalents	38,461	68,208
Share capital   152,424   152,424   Treasury shares   (9,764)   (8,606)   Reserves   124,074   117,851	Total current assets	322,584	327,737
Share capital       152,424       152,424         Treasury shares       (9,764)       (8,606)         Reserves       124,074       117,851         Total equity attributable to shareholders of the Company       266,734       261,669         Non-controlling interests       11,597       11,007         Total equity       278,331       272,676         Long term borrowings       35,943       56,377         Lease liabilities       2,556       2,670         Other payables       1,154       1,234         Deferred tax liabilities       2,530       3,335         Total non-current liabilities       42,183       63,616         Loans and borrowings       49,311       51,073         Lease liabilities       320       398         Trade and other payables       57,731       46,959         Current tax liabilities       332       205         Total current liabilities       107,694       98,635         TOTAL LIABILITIES       149,877       162,251         TOTAL EQUITY AND LIABILITIES       428,208       434,927	TOTAL ASSETS	428,208	434,927
Treasury shares       (9,764)       (8,606)         Reserves       124,074       117,851         Total equity attributable to shareholders of the Company       266,734       261,669         Non-controlling interests       11,597       11,007         Total equity       278,331       272,676         Long term borrowings       35,943       56,377         Lease liabilities       2,556       2,670         Other payables       1,154       1,234         Deferred tax liabilities       2,530       3,335         Total non-current liabilities       42,183       63,616         Loans and borrowings       49,311       51,073         Lease liabilities       320       398         Trade and other payables       57,731       46,959         Current tax liabilities       332       205         Total current liabilities       107,694       98,635         TOTAL LIABILITIES       149,877       162,251         TOTAL EQUITY AND LIABILITIES       428,208       434,927	EQUITY AND LIABILITIES		
Treasury shares       (9,764)       (8,606)         Reserves       124,074       117,851         Total equity attributable to shareholders of the Company       266,734       261,669         Non-controlling interests       11,597       11,007         Total equity       278,331       272,676         Long term borrowings       35,943       56,377         Lease liabilities       2,556       2,670         Other payables       1,154       1,234         Deferred tax liabilities       2,530       3,335         Total non-current liabilities       42,183       63,616         Loans and borrowings       49,311       51,073         Lease liabilities       320       398         Trade and other payables       57,731       46,959         Current tax liabilities       332       205         Total current liabilities       107,694       98,635         TOTAL LIABILITIES       149,877       162,251         TOTAL EQUITY AND LIABILITIES       428,208       434,927	Share capital	152,424	152,424
Reserves       124,074       117,851         Total equity attributable to shareholders of the Company       266,734       261,669         Non-controlling interests       11,597       11,007         Total equity       278,331       272,676         Long term borrowings       35,943       56,377         Lease liabilities       2,556       2,670         Other payables       1,154       1,234         Deferred tax liabilities       2,530       3,335         Total non-current liabilities       42,183       63,616         Loans and borrowings       49,311       51,073         Lease liabilities       320       398         Trade and other payables       57,731       46,959         Current tax liabilities       332       205         Total current liabilities       107,694       98,635         TOTAL LIABILITIES       149,877       162,251         TOTAL EQUITY AND LIABILITIES       428,208       434,927	•	(9,764)	(8,606)
Non-controlling interests         11,597         11,007           Total equity         278,331         272,676           Long term borrowings         35,943         56,377           Lease liabilities         2,556         2,670           Other payables         1,154         1,234           Deferred tax liabilities         2,530         3,335           Total non-current liabilities         42,183         63,616           Loans and borrowings         49,311         51,073           Lease liabilities         320         398           Trade and other payables         57,731         46,959           Current tax liabilities         332         205           Total current liabilities         107,694         98,635           TOTAL LIABILITIES         149,877         162,251           TOTAL EQUITY AND LIABILITIES         428,208         434,927		124,074	117,851
Non-controlling interests         11,597         11,007           Total equity         278,331         272,676           Long term borrowings         35,943         56,377           Lease liabilities         2,556         2,670           Other payables         1,154         1,234           Deferred tax liabilities         2,530         3,335           Total non-current liabilities         42,183         63,616           Loans and borrowings         49,311         51,073           Lease liabilities         320         398           Trade and other payables         57,731         46,959           Current tax liabilities         332         205           Total current liabilities         107,694         98,635           TOTAL LIABILITIES         149,877         162,251           TOTAL EQUITY AND LIABILITIES         428,208         434,927	Total equity attributable to shareholders of the Company	266.734	261.669
Total equity         278,331         272,676           Long term borrowings         35,943         56,377           Lease liabilities         2,556         2,670           Other payables         1,154         1,234           Deferred tax liabilities         2,530         3,335           Total non-current liabilities         42,183         63,616           Loans and borrowings         49,311         51,073           Lease liabilities         320         398           Trade and other payables         57,731         46,959           Current tax liabilities         332         205           Total current liabilities         107,694         98,635           TOTAL LIABILITIES         149,877         162,251           TOTAL EQUITY AND LIABILITIES         428,208         434,927	- ·		
Lease liabilities       2,556       2,670         Other payables       1,154       1,234         Deferred tax liabilities       2,530       3,335         Total non-current liabilities       42,183       63,616         Loans and borrowings       49,311       51,073         Lease liabilities       320       398         Trade and other payables       57,731       46,959         Current tax liabilities       332       205         Total current liabilities       107,694       98,635         TOTAL LIABILITIES       149,877       162,251         TOTAL EQUITY AND LIABILITIES       428,208       434,927			
Lease liabilities       2,556       2,670         Other payables       1,154       1,234         Deferred tax liabilities       2,530       3,335         Total non-current liabilities       42,183       63,616         Loans and borrowings       49,311       51,073         Lease liabilities       320       398         Trade and other payables       57,731       46,959         Current tax liabilities       332       205         Total current liabilities       107,694       98,635         TOTAL LIABILITIES       149,877       162,251         TOTAL EQUITY AND LIABILITIES       428,208       434,927	Long term horrowings	35 943	56 377
Other payables       1,154       1,234         Deferred tax liabilities       2,530       3,335         Total non-current liabilities       42,183       63,616         Loans and borrowings       49,311       51,073         Lease liabilities       320       398         Trade and other payables       57,731       46,959         Current tax liabilities       332       205         Total current liabilities       107,694       98,635         TOTAL LIABILITIES       149,877       162,251         TOTAL EQUITY AND LIABILITIES       428,208       434,927	· · ·		
Deferred tax liabilities         2,530         3,335           Total non-current liabilities         42,183         63,616           Loans and borrowings         49,311         51,073           Lease liabilities         320         398           Trade and other payables         57,731         46,959           Current tax liabilities         332         205           Total current liabilities         107,694         98,635           TOTAL LIABILITIES         149,877         162,251           TOTAL EQUITY AND LIABILITIES         428,208         434,927			
Total non-current liabilities         42,183         63,616           Loans and borrowings         49,311         51,073           Lease liabilities         320         398           Trade and other payables         57,731         46,959           Current tax liabilities         332         205           Total current liabilities         107,694         98,635           TOTAL LIABILITIES         149,877         162,251           TOTAL EQUITY AND LIABILITIES         428,208         434,927			
Lease liabilities       320       398         Trade and other payables       57,731       46,959         Current tax liabilities       332       205         Total current liabilities       107,694       98,635         TOTAL LIABILITIES       149,877       162,251         TOTAL EQUITY AND LIABILITIES       428,208       434,927	Total non-current liabilities		
Lease liabilities       320       398         Trade and other payables       57,731       46,959         Current tax liabilities       332       205         Total current liabilities       107,694       98,635         TOTAL LIABILITIES       149,877       162,251         TOTAL EQUITY AND LIABILITIES       428,208       434,927	Loans and horrowings	A9 311	51 073
Trade and other payables         57,731         46,959           Current tax liabilities         332         205           Total current liabilities         107,694         98,635           TOTAL LIABILITIES         149,877         162,251           TOTAL EQUITY AND LIABILITIES         428,208         434,927	<u> </u>		
Current tax liabilities         332         205           Total current liabilities         107,694         98,635           TOTAL LIABILITIES         149,877         162,251           TOTAL EQUITY AND LIABILITIES         428,208         434,927			
Total current liabilities         107,694         98,635           TOTAL LIABILITIES         149,877         162,251           TOTAL EQUITY AND LIABILITIES         428,208         434,927			
TOTAL EQUITY AND LIABILITIES 428,208 434,927			
	TOTAL LIABILITIES	149,877	162,251
Net Assets per ordinary share (RM) 0.88 0.87	TOTAL EQUITY AND LIABILITIES	428,208	434,927
	Net Assets per ordinary share (RM)	0.88	0.87

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the interim financial statements.



#### Company No. 200601023136 (742890-W)

## (Incorporated in Malaysia) CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE PERIOD ENDED 30 JUNE 2020

(The figures have not been audited)

	INDIVIDUAL QUARTER 3 months ended 30 June			CUMULATIVI 6 months 30 Ju	ended	
	2020 RM'000	2019 RM'000	Changes (%)	2020 RM'000	2019 RM'000	Changes (%)
Revenue	27,614	63,613	(56.59)	75,913	130,453	(41.81)
Cost of sales	(21,046)	(35,297)	(40.37)	(53,908)	(76,545)	(29.57)
Gross profit	6,568	28,316		22,005	53,908	
Other operating income/(expenses)	1,614	216	647.22	2,687	1,514	77.48
Distribution and administrative expenses	(5,908)	(5,759)	2.59	(12,686)	(11,762)	7.86
Finance costs	(1,106)	(50)	2,112.00	(2,560)	(1,306)	96.02
Share of result of associates	=	7	-	=	(3)	(100.00)
Profit before taxation	1,168	22,730	94.86	9,446	42,351	(77.70)
Tax expense	507	(4,246)	(111.94)	(2,468)	(9,038)	(72.69)
Profit for the period	1,675	18,484	90.94	6,978	33,313	(79.05)
Other Comprehensive Income, net of tax	-	-		-	-	
<b>Total Comprehensive Income for the period</b>	1,675	18,484	90.94	6,978	33,313	(79.05)
Profit attributable to:						
Owners of the Company	1,763	16,638		6,223	29,887	
Non-controlling interests	(88)	1,846		755	3,426	
Non-contoning interests	(00)	1,040		133	3,420	
	1,675	18,484		6,978	33,313	
Total comprehensive income attributable to:						
Owners of the Company	1,763	16,638		6,223	29,887	
Non-controlling interests	(88)	1,846		755	3,426	
	1,675	18,484		6,978	33,313	
Basic earnings per share (sen)	0.62	5.52		2.19	10.07	

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying notes attached to the interim financial statements.

#### Company No. 200601023136 (742890-W)

#### (Incorporated in Malaysia)

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 JUNE 2020

### (The figures have not been audited)

			Non- Distributable Reverse	Non- Distributable	Non- Distributable	Distributable			
	Share capital RM'000	Treasury shares RM'000	acquisition reserve RM'000	Warrants reserve RM'000	Revaluation reserve RM'000	Retained earnings RM'000	Total RM'000	Non-Controlling Interests RM'000	Total equity RM'000
At 1 January 2020	152,424	(8,606)	(31,482)	6,479	3,800	139,054	261,669	11,007	272,676
Total comprehensive income for the period	-	-	-	-	-	6,223	6,223	755	6,978
Shares buy back	-	(1,158)	-	-	-	-	(1,158)	-	(1,158)
Dividend paid to minority interest	-	-	-	-	-	-	-	(165)	(165)
At 30 June 2020	152,424	(9,764)	(31,482)	6,479	3,800	145,277	266,734	11,597	278,331
At 1 January 2019	152,424	(3,376)	(31,482)	-	3,800	109,168	230,534	6,664	237,198
Total comprehensive income for the period	-	-	-	=	-	29,887	29,887	3,426	33,313
Share buy back	-	(3,550)	-	-	-	-	(3,550)	-	(3,550)
At 30 June 2019	152,424	(6,926)	(31,482)	-	3,800	139,055	256,871	10,090	266,961

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying notes attached to the interim financial statements.

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Company No. 200601023136 (742890-W)

#### (Incorporated in Malaysia)

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 30 JUNE 2020

(The figures have not been audited)

		d 30 June
	2020	2019
	RM'000	RM'000
CASH FLOW FROM OPERATING ACTIVITIES	0.444	
Profit before taxation	9,446	42,351
Adjustments for:		
Non-cash items	983	(4,789
Non-operating items	1,922	798
Operating profit before working capital changes	12,351	38,360
Changes in working capital		
Net changes in current assets	(25,397)	19,983
Net changes in liabilities	10,500	(2,662
Taxes paid	(1,979)	(3,001
Net cash generated from/ (used in) operating activities	(4,525)	52,680
CASH FLOW FROM INVESTING ACTIVITIES		
- Interest income	638	508
- Purchase of property, plant and equipment	(225)	(564
Net cash (used in)/generated from investing activities	413	(564
CASH FLOW FROM FINANCING ACTIVITIES		
- Interest paid	(2,560)	(1,306
- Repayment of loans and borrowings	(20,495)	(42,729
- Payment of dividend to minority interest	(165)	-
- Share buyback	(1,158)	(3,550
•	(24,378)	(47,585
Net cash used in financing activities		
Ç	(28,490)	5,039
Net cash used in financing activities  Net change in cash and cash equivalents  Cash and cash equivalents at beginning of the period	(28,490) 37,189	5,039 (10,261

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying notes attached to the interim financial statements.



Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

#### Notes to the Unaudited Interim Financial Report

#### 1. Basis of preparation

The condensed consolidated interim financial information is unaudited and have been prepared in accordance with the applicable disclosure provisions of paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and MFRS 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and IAS 34, Interim Financial Reporting issued by the International Accounting Standards Board.

This interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to the understanding of the changes in financial position and performance of the Company and its subsidiaries ("the Group") subsequent to 31 December 2019.

#### 2. Significant accounting policies

The significant accounting policies applied in the unaudited condensed interim financial statements are consistent with those adopted in the most recent annual audited financial statements for the financial year ended 31 December 2018 except for the adoption of the new and revised Malaysian Financial Reporting Standards ("MFRS") with effect from 1 January 2010.

The Group plans to apply the following accounting standards, amendments and interpretations:

# MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2021

MFRS 17 Insurance contracts

# MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2022

Amendments to MFRS 101	First-time	Adoption	of	Malaysian	Financial	Reporting

Standards (Annual improvement to MFRS Standards

2018-2020)

Amendments to MFRS 3 Business Combinations- Reference to the Conceptual

Framework

Amendments to MFRS 9 Financial Instruments (Annual Improvement to MFRS

Standards 2018-2020)

Amendments to Illustrative Examples accompanying MFRS 16, Leases (Annual Improvement

to MFRS Standards 2018-2020)

Amendments to MFRS 101 Presentation of Financial Statements- Classification of

Liabilities as Current or Non-current

Amendments to MFRS 16 Property, plant and equipment- Proceeds before Intended

Use



Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

#### **Notes to the Unaudited Interim Financial Report**

Amendments to MFRS 137 Provision, Contingent Liabilities and Contingent Assets-

Onerous Contracts- Cost of Fulfilling a Contracts

Amendments to MFRS 141 Agriculture (Annual Improvement to MFRS Standards

2018-2020)

#### MFRSs, Interpretations and amendments effective for a date yet to be confirmed

Amendments to MFRS 10 Consolidated Financial Statements

MFRS 128 Investments in Associates and Joint Ventures – Sale or

Contribution of Assets between an Investor and its

Associate or Joint Venture

#### 3. Auditors' report on preceding annual financial statements

The auditors have expressed an unqualified opinion on the Company's statutory financial statements for the year ended 31 December 2019 in their report dated 22 June 2020.

#### 4. Seasonality or cyclical factors

The business of Ewein Group is not significantly affected by any seasonality or cyclical factors.

#### 5. Unusual items due to their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the quarter ended 30 June 2020.

#### 6. Changes in estimates

There were no changes in estimates that had a material effect in the current quarter ended 30 June 2020.

#### 7. Debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities by the Company during the quarter ended 30 June 2020.



Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

#### **Notes to the Unaudited Interim Financial Report**

### 8. Dividend paid/payable

On 21 August 2020, an interim single tier dividend via share dividend distribution of treasury shares on the basis of one (1) treasury share for every sixteen (16) existing ordinary shares for the financial year ended 31 December 2019. Based on the treasury share book cost of RM9,440,000, the share dividend is equivalent to approximately 3.13 sen per share. The entitlement date and securities crediting date will be on 23 September 2020 and 7 October 2020 respectively.

#### 9. **Segment information**

The following comprises the main business segments of the Group: -

	Individual Quarter 3 months ended		Cumulativ 6 month	•
Segment Revenue	30 June 2020 RM'000	30 June 2019 RM'000	30 June 2020 RM'000	30 June 2019 RM'000
Property development	19,860	53,057	61,020	108,254
Manufacturing	6,108	8,903	11,578	18,950
Investment holding, property management and letting Ecommerce	1,641 5	1,510 143	3,305 10	3,090 159
Total revenue	27,614	63,613	75,913	130,453
Segment Results	,	<u> </u>		,
Property development	1,227	21,541	10,851	40,689
Manufacturing	371	972	177	1,294
Investment holding, property management and letting  Ecommerce	400 (64)	334 (134)	477 (137)	1,363 (197)
Profit before interest and	(04)	(154)	(137)	(177)
taxation	1,934	22,713	11,368	43,149
Interest expense	(1,106)	(50)	(2,560)	(1,306)
Interest income	340	67	638	508
Profit before taxation	1,168	22,730	9,446	42,351
Taxation	507	(4,246)	(2,468)	(9,038)
Profit for the period	1,675	18,484	6,978	33,313



Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

#### Notes to the Unaudited Interim Financial Report

- 10. Group's financial performance review and segmental analysis
- 10.1 Overall review of group's financial performance

Statement of financial position:

Overall, the Group continues to maintain a healthy current ratio that measures the Group's ability to pay off its short-term liabilities with its current assets. The current ratio of the Group at 30 June 2020 and 31 December 2019 were 3.00 times and 3.32 times respectively.

#### Comparison with previous year's corresponding quarter

The Group recorded a revenue of RM27.61 million in Q2'2020 as compared to RM63.61 million in Q2'2019 which was mainly due to property development segment and manufacturing were stopped due to the Movement Control Order (MCO) announced in mid of March'2020 until early of May'2020. The Group reported profit before interest and taxation of RM1.17million in Q2'2020 against RM22.73 million in Q2'2019.

#### Comparison with previous year's corresponding cumulative period to date

The Group recorded a revenue of RM75.91 million in six months period ended 30 June 2020 against RM130.45 million in six months period ended 30 June 2019 which was mainly due to MCO happened during mid of March'2020 until early of May'2020. The Group reported a lower profit before interest and taxation of RM11.37 million in six months period ended 30 June 2020 against RM43.15 million for the six months period ended 30 June 2019.

#### 10.2 Segmental analysis

#### Comparison with previous year's corresponding quarter

(i) Property development

The revenue recorded in Q2'2020 was RM19.86 million as compared to RM53.06 million in Q2'2019. The Group recorded a profit before interest and tax of RM1.23 million in Q2'2020 compared to profit before interest and tax of RM21.54 million achieved in Q2'2019. The drop in revenue and profit before interest and tax was mainly due to MCO in the month of April'2020 until May'2020 that cause slower progress in Q2'2020.



Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

#### **Notes to the Unaudited Interim Financial Report**

#### 10.2 Segmental analysis

#### Comparison with previous year's corresponding quarter (continued)

#### (ii) Manufacturing

The revenue recorded in Q2'2020 was RM6.11 million as compared to RM8.90 million in Q2'2019. The profit before interest and tax in Q2'2020 was RM0.37 million compared to profit before interest and tax of RM0.97 million in Q2'2019. The decrease was mainly due to the negative impact of the Covid-19 pandemic in Q2'2020.

#### (iii) Investment holding, property management and letting

The revenue recorded in Q2'2020 was RM1.64 million as compared to RM1.51 million in Q2'2019. The profit before interest and tax in Q2'2020 was RM0.4 million as compared to profit before interest and tax in Q2'2019 of RM0.33 million. The property management and letting segment secured consistent income and profit despite Covid-19 pandemic.

#### (iv) Ecommerce

The revenue recorded in Q2'2020 was RM5k compared to RM0.14 million in Q2'2019. The loss before interest and tax was RM0.006 million in Q2'2020 as compared to RM0.13 million in Q2'2019.

### Comparison with previous year's corresponding cumulative period to date

#### (i) Property development

The revenue recorded in six months period ended 30 June 2020 was RM61.02 million as compared to RM108.25 million in six months period ended 30 June 2019. The Group recorded a profit before interest and tax of RM10.85 million in six months period ended 30 June 2020 as compared to profit before interest and tax of RM40.69 million achieved in six months period ended 30 June 2019. The significant drop of revenue and profit before interest and tax was mainly due to the MCO announced in mid of March'2020 until early' May'2020 affected the progress of construction.



Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

#### Notes to the Unaudited Interim Financial Report

#### 10.2 Segmental analysis (continued)

#### Comparison with previous year's corresponding cumulative period to date (continued)

#### (ii) Manufacturing

The revenue recorded in six months period ended 30 June 2020 was RM11.58 million as compared to RM18.95 million in six months period ended 30 June 2019. The profit before interest and tax in six months period ended 30 June 2020 was RM0.18 million compared to profit before interest and tax of RM1.29 million in six months period ended 30 June 2019. The decrease was mainly due to the negative impact of the Covid-19 pandemic.

#### (iii) Investment holding, property management and letting

The revenue recorded in six months period ended 30 June 2020 was RM3.31 million as compared to RM3.09 million in six months period ended 30 June 2019. The profit before interest and tax in six months period ended 2020 was RM0.48 million as compared to profit before interest and tax in six months period ended 30 June 2019 of RM1.36 million. The drop in profit was mainly due to the weakening of the Ringgit against the US Dollars (USD) and the Company has loans in USD.

#### (iv) Ecommerce

The revenue recorded in six months period ended 30 June 2020 was RM10k compared to RM0.16 million in six months ended 30 June 2019. The loss before interest and tax was RM0.14 million in the six months ended 30 June 2020 as compared to loss before interest and tax of RM0.20 million in the six months ended 30 June 2019.

#### 11. Variation of results against preceding quarter

	3 Months Ended 30 June 2020 RM'000	3 Months Ended 31 March 2020 RM'000	Changes %
Revenue	27,614	48,299	-42.83
Profit before interest and			
taxation	1,934	9,434	-79.50
Profit before taxation	1,168	8,278	-85.89
Profit after taxation	1,675	5,303	-68.41

The Group recorded a revenue of RM27.61 million in Q2'2020 as compared to RM48.30 million in Q1'2020. The Group reported a profit before interest and taxation of RM1.93 million in Q2'2020 against profit before interest and taxation of RM9.43 million in Q1'2020. The significant decrease of revenue and profit before interest and tax was mainly due to the negative impact of the Covid-19 pandemic.



Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

#### **Notes to the Unaudited Interim Financial Report**

#### 12. Valuation of property, plant and equipment and investment properties

Property, plant and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses.

The valuation of land and buildings has been brought forward without amendment since 31 December 2019.

#### 13. Other investment

There is no other investment made by the Company.

#### 14. Changes in Group's composition

There were no changes in the composition of the Group during the financial period ended.

#### 15. Events subsequent to the balance sheet date

Ewein Zenith II Sdn. Bhd. ("EZII"), a wholly-owned subsidiary of Ewein Zenith Sdn. Bhd., which in turn a 89% owned subsidiary of Ewein Land Sdn. Bhd. which in turn a wholly-owned subsidiary of Ewein Berhad, has on 1 July 2020 issued a notice of termination to Consortium Zenith Construction Sdn. Bhd. ("CZC") informing CZC that EZII no longer intend to proceed with the Joint Venture Agreement entered on 30 November 2019.

#### 16. Changes in contingent liabilities

There were no material contingent liabilities to be disclosed as at the date of this report.

#### 17. Commitments

There were no material capital commitments as at 30 June 2020 to be disclosed as at the date of this report.



Company No. 200601023136 (742890-W) (Incorporated in Malaysia)

#### Notes to the Unaudited Interim Financial Report

#### 18. Prospects for 2020

The Group's prospects for the year 2020 in the respective operating segments are explained as follows:

#### (i) Property development

For the property development segment, the Board is of the view that City of Dreams is almost at the completion stage, therefore is cautiously optimistic on the performance of this segment for rest of the financial period.

#### (ii) Manufacturing

The manufacturing segment remains competitive but management is optimistic due to long term relationships with existing customers.

#### (iii) Investment holding, property management and letting

The prospect of this segment remains positive due to the strategic location and take up rate of Menara IJM Land.

#### (iv) Ecommerce

The Group intends to dispose of coffee vending machines and beverage vending machines in Ewein Ecommerce Sdn. Bhd., mainly due to the current economic condition which affected by Covid-19 pandemic.

#### 19. Variance between actual profit and forecast profit

This is not applicable as no profit forecast has been published.

#### 20. Status of corporate proposals

There were no corporate proposals as at 30 June 2020 to be disclosed as at the date of this report.



(Company No. 742890-W) (Incorporated in Malaysia)

### **Notes to the Unaudited Interim Financial Report**

### 21. Borrowings

	As at 30 June 2020				As at 31 December 2019				
	Interest	Seco	ured	Total	Interest	Secu	ıred	Total	
	rate %	RM '000 USD	RM '000 RM	RM '000	rate %	RM '000 USD	RM '000 RM	RM '000	
		denomination	denomination			denomination	denomination		
Current:									
Bank overdraft	7.26-8.60	-	45,124	45,124	7.26-8.60	-	46,825	46,825	
Term loans	2.60-5.65	4,187	-	4,187	2.60-5.65	4,248	-	4,248	
		4,187	45,124	49,311		4,248	46,825	51,073	
Non-current:									
Term loans	2.60-5.65	23,339	12,604	35,943	2.60-5.65	24,174	32,203	56,377	
		23,339	12,604	35,943		24,174	32,203	56,377	
Total		27,526	57,728	85,254		28,422	79,222	107,450	



(Company No. 742890-W) (Incorporated in Malaysia)

#### **Notes to the Unaudited Interim Financial Report**

#### 22. Material litigation

Ewein Group is not engaged in any material litigation for the current quarter ended 30 June 2020.

#### 23. Basic earnings per share

The calculation of basic earnings per share is based on the net profit attributable to ordinary shareholders divided by the weighted average number of ordinary shares.

	Individual 3 Months	•	Cumulative Quarter 6 Months Ended		
	30 June 2020 RM'000	30 June 2019 RM'000	30 June 2020 RM'000	30 June 2019 RM'000	
Profit attributable to owners of the Company (RM'000)	1,763	16,638	6,223	29,887	
Weighted average number of ordinary shares in issue after taking into account the effect of Rights and Bonus shares	204 707	204 202	204 707	204 202	
('000)	301,585	301,585	301,585	301,585	
Weighted average number of ordinary shares after taking into account the effect of					
share buyback ('000)	(17,554)	(322)	(17,554)	(4,781)	
Total weighted average number of ordinary shares ('000)	284,031	301,263	284,031	296,804	
Basic earnings per share (sen)	0.62	5.52	2.19	10.07	

#### Diluted earnings per share

The diluted per share were not presented as there were no dilutive potential ordinary shares outstanding at the end of the reporting period.



(Company No. 742890-W) (Incorporated in Malaysia)

#### **Notes to the Unaudited Interim Financial Report**

#### 24. Profit before taxation

	Curro Quarter l		Cumulative Quarter Ended		
	30 June 2020 RM '000	30 June 2019 RM '000	30 June 2020 RM '000	30 June 2019 RM '000	
Profit before tax is arrived at after crediting/(charging):					
Interest income	340	67	638	508	
Interest expense	(1,106)	(50)	(2,560)	(1,306)	

#### 25. Authorisation for issue

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the Board.

By Order of the Board

Chee Wai Hong (BC/C/1470)

Secretary

Date: 21 August 2020