



## QUARTERLY REPORT

### Condensed Consolidated Statement of Comprehensive Income For the quarter ended 30 April 2017

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT QUARTER ENDED 30/04/2017 RM'000	CORRESPONDING QUARTER ENDED 30/04/2016 RM'000	3 MONTHS CUMULATIVE TO DATE 30/04/2017 RM'000	3 MONTHS CUMULATIVE TO DATE 30/04/2016 RM'000
Revenue	29,563	29,064	29,563	29,064
Cost of Sales	<u>(25,630)</u>	<u>(25,134)</u>	<u>(25,630)</u>	<u>(25,134)</u>
Gross Profit	3,933	3,930	3,933	3,930
Other income	885	574	885	574
Other operating expenses	<u>(5,983)</u>	<u>(4,876)</u>	<u>(5,983)</u>	<u>(4,876)</u>
Profit/(loss) from operations	(1,165)	(372)	(1,165)	(372)
Finance costs	(1,170)	(1,181)	(1,170)	(1,181)
Share of loss of associates	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Profit/(loss) before taxation	(2,335)	(1,553)	(2,335)	(1,553)
Taxation	19 <u>(26)</u>	<u>-</u>	<u>(26)</u>	<u>-</u>
Profit/(loss) for the period	(2,361)	(1,553)	(2,361)	(1,553)
Other comprehensive income, net of tax	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Comprehensive income for the period	<u><u>(2,361)</u></u>	<u><u>(1,553)</u></u>	<u><u>(2,361)</u></u>	<u><u>(1,553)</u></u>
Profit for the period attributable to:				
Owners of the parent	(2,191)	(1,513)	(2,191)	(1,513)
Non controlling interest	<u>(170)</u>	<u>(40)</u>	<u>(170)</u>	<u>(40)</u>
	<u><u>(2,361)</u></u>	<u><u>(1,553)</u></u>	<u><u>(2,361)</u></u>	<u><u>(1,553)</u></u>
Total Comprehensive income attributable to:				
Owners of the parent	(2,191)	(1,513)	(2,191)	(1,513)
Non controlling interest	<u>(170)</u>	<u>(40)</u>	<u>(170)</u>	<u>(40)</u>
Total Comprehensive income for the period	<u><u>(2,361)</u></u>	<u><u>(1,553)</u></u>	<u><u>(2,361)</u></u>	<u><u>(1,553)</u></u>
EPS (sen) - Basic	<u><u>(3.78)</u></u>	<u><u>(2.61)</u></u>	<u><u>(3.78)</u></u>	<u><u>(2.61)</u></u>
- Diluted	<u><u>(3.78)</u></u>	<u><u>(2.61)</u></u>	<u><u>(3.78)</u></u>	<u><u>(2.61)</u></u>

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the financial year ended 31 January 2017 and the accompanying explanatory notes attached to the interim financial statements)



**Condensed Consolidated Statement of Financial Position**  
**As at 30 April 2017**

	AS AT 30/04/2017 RM'000 (Unaudited)	AS AT 31/01/2017 RM'000 (Audited)
<b>Non-Current Assets</b>		
1 Property, plant and equipment	45,814	45,929
Investment property	-	-
Investment in subsidiary companies	-	-
2 Prepaid land lease payments	26,638	26,754
3 Long term investments	1,988	1,581
4 Goodwill on consolidation	799	799
5 Land held for property development	36,321	36,321
6 Deferred Tax Assets	128	128
<b>7 Current Assets</b>		
<i>Inventories</i>	30,434	29,721
<i>Property Development cost</i>	23,655	21,743
<i>Non-current asset classified as held for sale</i>	1,663	1,663
<i>Trade receivables</i>	57,878	59,074
<i>Other receivables</i>	5,442	4,352
<i>Income tax assets</i>	2,366	2,540
<i>Other investment</i>	318	385
<i>Fixed deposits with a licence bank</i>	7,237	6,638
<i>Cash and bank balances</i>	7,695	8,285
	<b>136,688</b>	<b>134,401</b>
<b>8 Current Liabilities</b>		
<i>Trade payables</i>	24,777	18,827
<i>Other payables</i>	7,551	8,194
<i>Progress Billings for Property Development</i>	5,506	2,530
<i>Short term borrowings</i>	70,839	75,466
<i>Lease payables</i>	1,294	1,018
<i>Tax payable</i>	343	261
	<b>110,310</b>	<b>106,296</b>
<b>9 Net Current Assets</b>	26,378	28,105
	<b>138,066</b>	<b>139,617</b>
<b>10 Shareholders' Funds</b>		
Share capital	82,956	82,956
Reserves		
<i>Revaluation reserve</i>	-	-
<i>Capital &amp; Foreign exchange reserves</i>	447	385
<i>Retained earnings</i>	43,305	45,495
<b>11 Non Controlling interest</b>	1,425	96
	<b>128,133</b>	<b>128,932</b>
<b>12 Long term borrowings</b>	8,257	9,009
<b>13 Other long term liabilities</b>	-	-
<b>14 Deferred taxation</b>	1,676	1,676
	<b>9,933</b>	<b>10,685</b>
	<b>138,066</b>	<b>139,617</b>
<b>Net Assets</b>	128,133	128,932
Net assets per share (RM)	2.21	2.22

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Report for the financial year ended 31 January 2017 and the accompanying explanatory notes attached to the interim financial statements)

**Condensed Consolidated Statements of Changes in Equity**  
**For the period ended 30 April 2017**

	----- Non - Distributable -----				Distributable		Total RM'000
	Share Capital RM'000	Share Premium RM'000	Foreign exchange Reserves RM'000	Revaluation Reserve RM'000	Retained Earnings RM'000	Minority Interest RM'000	
<b>3 months ended 30 April 2017</b>							
At 1 February 2017	57,962	24,994	385	-	45,495	96	128,932
Movements during the year (cumulative)	-	-	62	-	(2,191)	1,329	(800)
At 30 April 2017	<u>57,962</u>	<u>24,994</u>	<u>447</u>	<u>-</u>	<u>43,304</u>	<u>1,425</u>	<u>128,132</u>
<b>3 months ended 30 April 2016</b>							
At 1 February 2016	57,962	24,994	323	-	53,762	608	137,649
Movements during the year (cumulative)	-	-	-	-	(1,513)	(40)	(1,553)
At 30 April 2016	<u>57,962</u>	<u>24,994</u>	<u>323</u>	<u>-</u>	<u>52,249</u>	<u>568</u>	<u>136,096</u>

(The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Annual Report for the financial year ended 31 January 2017 and the accompanying explanatory notes attached to the interim financial statements)



**Condensed Consolidated Statement of Cash Flows**  
**For the period ended 30 April 2017**

	3 MONTHS ENDED 30/04/2017 RM'000	3 MONTHS ENDED 30/04/2016 RM'000
Profit before taxation	(2,335)	(1,553)
Adjustments for non-cash items	2,942	2,040
Operating profit before changes in working capital	<u>607</u>	<u>487</u>
(Increase)/Decrease in property development cost	(1,913)	(791)
(Increase)/Decrease in inventories	(682)	(3,555)
(Increase)/Decrease in receivables	(1,034)	1,076
Increase/(Decrease) in payables	8,286	(2,732)
Cash generated from operations	<u>5,264</u>	<u>(5,515)</u>
Adjustment for non-operation expenses	(1,176)	(875)
Net cash generated from operating activities	<u>4,088</u>	<u>(6,390)</u>
Cash flow used in investing activities		
Acquisition of property, plant & equipments	(1,249)	(1,328)
Issuance of shares at subsidiary level	-	-
Purchase of investment securities	(196)	-
Disposal of investment securities	-	961
Prepayment of land lease	-	-
Proceeds from disposal of land held for development	-	-
Proceeds from disposal of property, plant & equipments	-	-
Transfer to prepaid land lease to development cost	-	-
Increase in money market fund	-	-
Movement in cash deposit pledged	(599)	-
Development expenditure on land held for development	-	(2)
Dividends received	-	-
Interest received	105	11
Net cash used in investing activities	<u>(1,939)</u>	<u>(358)</u>
Cash flow generated from / (used in) financing activities		
Proceeds from/(repayment of) bank borrowings	(4,959)	5,791
Dividends paid	-	-
Net cash generated from financing activities	<u>(4,959)</u>	<u>5,791</u>
Effect of exchange rate changes on cash and cash equivalents	<u>35</u>	<u>(15)</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(2,775)</b>	<b>(972)</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>(5,743)</b>	<b>10,127</b>
<b>Cash and cash equivalents at the end of the year</b>	<b><u>(8,518)</u></b>	<b><u>9,155</u></b>

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Report for the financial year ended 31 January 2017 and the accompanying explanatory notes attached to the interim financial statements)