



QUARTERLY REPORT

Condensed Consolidated Statement of Comprehensive Income For the quarter ended 30 April 2019

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT QUARTER ENDED 30/04/2019 RM'000	CORRESPONDING QUARTER ENDED 30/04/2018 RM'000	3 MONTHS CUMULATIVE TO DATE 30/04/2019 RM'000	3 MONTHS CUMULATIVE TO DATE 30/04/2018 RM'000
Revenue	30,449	26,403	30,449	26,403
Cost of Sales	<u>(27,056)</u>	<u>(23,238)</u>	<u>(27,056)</u>	<u>(23,238)</u>
Gross Profit	3,393	3,165	3,393	3,165
Other income	458	543	458	543
Other operating expenses	<u>(4,249)</u>	<u>(4,672)</u>	<u>(4,249)</u>	<u>(4,672)</u>
Profit/(Loss) from operations	(398)	(963)	(398)	(963)
Finance costs	(1,304)	(1,138)	(1,304)	(1,138)
Share of profit of associates	<u>20</u>	<u>-</u>	<u>20</u>	<u>-</u>
Profit/(Loss) before taxation	(1,682)	(2,102)	(1,682)	(2,102)
Taxation	<u>(32)</u>	<u>(42)</u>	<u>(32)</u>	<u>(42)</u>
Profit/(Loss) for the period	(1,714)	(2,144)	(1,714)	(2,144)
Other comprehensive income, net of tax	<u>(2)</u>	<u>9</u>	<u>(2)</u>	<u>9</u>
Total Comprehensive income for the period	<u><u>(1,716)</u></u>	<u><u>(2,135)</u></u>	<u><u>(1,716)</u></u>	<u><u>(2,135)</u></u>
Loss for the period attributable to:				
Owners of the parent	(1,458)	(2,004)	(1,458)	(2,004)
Non controlling interest	<u>(256)</u>	<u>(140)</u>	<u>(256)</u>	<u>(140)</u>
	<u><u>(1,714)</u></u>	<u><u>(2,144)</u></u>	<u><u>(1,714)</u></u>	<u><u>(2,144)</u></u>
Total Comprehensive income attributable to:				
Owners of the parent	(1,460)	(1,995)	(1,460)	(1,995)
Non controlling interest	<u>(256)</u>	<u>(140)</u>	<u>(256)</u>	<u>(140)</u>
Total Comprehensive income for the period	<u><u>(1,716)</u></u>	<u><u>(2,135)</u></u>	<u><u>(1,716)</u></u>	<u><u>(2,135)</u></u>
EPS (sen) - Basic	<u>(2.52)</u>	<u>(3.46)</u>	<u>(2.52)</u>	<u>(3.46)</u>
- Diluted	<u><u>(2.52)</u></u>	<u><u>(3.46)</u></u>	<u><u>(2.52)</u></u>	<u><u>(3.46)</u></u>

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the financial year ended 31 January 2019 and the accompanying explanatory notes attached to the interim financial statements)



Condensed Consolidated Statement of Financial Position
As at 30 April 2019

	AS AT 30/04/2019 RM'000 (Unaudited)	AS AT 31/01/2019 RM'000 (Audited)
Non-Current Assets		
1 Property, plant and equipment	42,076	42,049
2 Investment property	15,279	15,308
3 Prepaid land lease payments	12,945	13,026
4 Long term investments	738	718
5 Land held for property development	36,986	36,323
6 Deferred Tax Assets	-	99
7 Current Assets		
<i>Inventories</i>	41,105	39,545
<i>Property Development cost</i>	4,607	4,607
<i>Other assets</i>	339	411
<i>Trade receivables & Other receivables</i>	50,210	44,795
<i>Income tax assets</i>	1,539	1,338
<i>Other investment</i>	2,679	2,679
<i>Fixed deposits with a licence bank</i>	100	100
<i>Cash and bank balances</i>	5,917	4,371
	106,496	97,846
8 Current Liabilities		
<i>Trade payables & Other payables</i>	34,125	29,601
<i>Short term borrowings</i>	69,617	65,592
<i>Lease payables</i>	1,951	1,639
<i>Tax payable</i>	400	86
	106,093	96,918
9 Net Current Assets	403	928
	108,427	108,451
10 Shareholders' Funds		
Share capital	82,956	82,956
Reserves		
<i>Capital & Foreign exchange reserves</i>	395	396
<i>Retained earnings</i>	17,143	18,601
11 Non Controlling interest	109	365
	100,604	102,319
12 Long term borrowings	6,133	4,442
13 Other long term liabilities	-	-
14 Deferred taxation	1,690	1,690
	7,823	6,132
	108,427	108,451
Net Assets	100,604	102,319
Net assets per share (RM)	1.74	1.77

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Report for the financial year ended 31 January 2019 and the accompanying explanatory notes attached to the interim financial statements)

Condensed Consolidated Statements of Changes in Equity
For the period ended 30 April 2019

	Share Capital RM'000	Capital & Foreign exchange Reserves RM'000	Revaluation Reserve RM'000	Distributable Retained Earnings RM'000	Minority Interest RM'000	Total RM'000
3 months ended 30 April 2019						
At 1 February 2019	82,956	397	-	18,601	365	102,319
Movements during the year (cumulative)	-	(2)	-	(1,458)	(256)	(1,716)
At 30 April 2019	<u>82,956</u>	<u>395</u>	<u>-</u>	<u>17,143</u>	<u>109</u>	<u>100,604</u>
3 months ended 30 April 2018						
At 1 February 2018	82,956	363	-	33,382	991	117,692
Movements during the year (cumulative)	-	9	-	(2,004)	(140)	(2,135)
At 30 April 2018	<u>82,956</u>	<u>372</u>	<u>-</u>	<u>31,378</u>	<u>851</u>	<u>115,557</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 2019 and the accompanying explanatory notes attached to the interim financial statements)



Condensed Consolidated Statement of Cash Flows
For the period ended 30 April 2019

	3 MONTHS ENDED 30/04/2019 RM'000	3 MONTHS ENDED 30/04/2018 RM'000
Profit before taxation	(1,682)	(2,102)
Adjustments for non-cash items	2,774	2,725
Operating profit before changes in working capital	<u>1,092</u>	<u>623</u>
(Increase)/Decrease in property development cost	-	1,669
(Increase)/Decrease in inventories	(1,189)	(654)
(Increase)/Decrease in receivables	(6,398)	403
Increase/(Decrease) in payables	5,192	7,350
Cash generated from operations	<u>(1,304)</u>	<u>9,391</u>
Adjustment for non-operation expenses	(1,416)	(1,254)
Net cash generated from operating activities	<u>(2,720)</u>	<u>8,137</u>
Cash flow used in investing activities		
Acquisition of property, plant & equipments	(1,293)	(741)
Movement in cash deposit pledged	-	7,347
Development expenditure on land held for development	(663)	-
Interest received	180	122
Net cash used in investing activities	<u>(1,776)</u>	<u>6,728</u>
Cash flow generated from / (used in) financing activities		
Proceeds from/(repayment of) bank borrowings	4,980	(7,072)
Proceeds from issuance of share to Non Controlling Interest	-	-
Net cash generated from financing activities	<u>4,980</u>	<u>(7,072)</u>
Effect of exchange rate changes on cash and cash equivalents	<u>-</u>	<u>6</u>
Net increase/(decrease) in cash and cash equivalents	484	7,799
Cash and cash equivalents at the beginning of the year	(9,776)	(7,693)
Cash and cash equivalents at the end of the year	<u>(9,292)</u>	<u>106</u>

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Report for the financial year ended 31 January 2019 and the accompanying explanatory notes attached to the interim financial statements)