

NOTES TO THE INTERIM FINANCIAL REPORT

1. Basis of Preparation

The condensed consolidated interim financial statements (Condensed Report) are unaudited and have been prepared in accordance with MFRS 134 *Interim Financial Reporting* issued by the Malaysian Accounting Standards Board (“MASB”), IAS 34 *Interim Financial Reporting* issued by the International Accounting Standards Board and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the Group’s audited annual financial statements for the financial year ended 31 January 2019. The explanatory notes attached to the condensed consolidated interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 January 2019.

2. Changes in significant Accounting Policies

The accounting policies adopted are consistent with those of the previous financial year except as follows:

On 1 January 2019, the Group and the Company adopted the following new and amended MFRSs mandatory for annual financial periods beginning on or after 1 January 2019.

- Annual Improvements to MFRS Standards 2015 - 2017 Cycle:
 - (i) Amendments to MFRS 3: Business Combinations
 - (ii) Amendments to MFRS 11: Joint Arrangements
 - (iii) Amendments to MFRS 112: Income Taxes
 - (iv) Amendments to MFRS 112: Borrowing Costs
- Amendments to MFRS 9: Prepayment Features with Negative Compensation
- Amendments to MFRS 119: Employee Benefits – Plan Amendment, Curtailment or Settlement
- Amendments to MFRS 128: Long-term Interests in Associates and Joint Ventures
- MFRS 16: Leases
- IC Interpretation 23: Uncertainty over Income Tax Treatments

(a) Annual Improvements to MFRS Standards 2015 - 2017 Cycle

The Annual Improvements to MFRS Standards 2015 - 2017 Cycle include a number of amendments to various MFRSs, which are summarised below. These amendments do not have a significant impact on the Group’s and the Company’s financial statements.



2. Changes in significant Accounting Policies (contd.)

(a) Annual Improvements to MFRS Standards 2015 - 2017 Cycle (contd.)

Amendments to MFRS 3: Business Combinations

The amendments clarify that an entity applies MFRS 9 Financial Instruments to long-term interests in an associate or joint venture to which the equity method is not applied but that, in substance, form part of the net investment in the associate or joint venture (long-term interests). In applying MFRS 9, an entity does not account for any losses of the associate, or joint venture, or any impairment losses on the net investment, recognised as adjustments to the net investment in the associate or joint venture that arise from applying MFRS 128 Investments in Associates and Joint Ventures.

Entities must apply the amendments retrospectively, with certain exceptions. As the amendments eliminate ambiguity in the wording of the standard, the directors of the Company do not expect the amendments to have any impact on the Group's and the Company's financial statements..

(b) Amendments to MFRS 11: Joint Arrangements

The A party that participates in, but does not have joint control of, a joint operation might obtain joint control of the joint operation in which the activity of the joint operation constitutes a business as defined in MFRS 3. The amendments clarify that the previously held interests in that joint operation are not remeasured.

An entity applies these amendments to transactions in which it obtains joint control on or after the beginning of the first annual reporting period beginning on or after 1 January 2019.

(c) MFRS 112: Income Taxes

The amendments clarify that the income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, an entity recognises the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where the entity originally recognised those past transactions or events.

An entity applies these amendments for annual reporting periods beginning on or after 1 January 2019. When an entity first applies these amendments, it applies them to the income tax consequences of dividends recognised on or after the beginning of the earliest comparative period.

(d) MFRS 123: Borrowing Costs

The amendments clarify that an entity treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

An entity applies these amendments to borrowing costs incurred on or after the beginning of the annual reporting periods beginning on or after 1 January 2019.



2. Changes in significant Accounting Policies (contd.)

(e) MFRS 128: Long-term Interests in Associates and Joint Venture

The amendments clarify that an entity applies MFRS 9 Financial Instruments to long-term interests in an associate or joint venture to which the equity method is not applied but that, in substance, form part of the net investment in the associate or joint venture (long-term interests). In applying MFRS 9, an entity does not account for any losses of the associate, or joint venture, or any impairment losses on the net investment, recognised as adjustments to the net investment in the associate or joint venture that arise from applying MFRS 128 Investments in Associates and Joint Ventures.

Entities must apply the amendments retrospectively, with certain exceptions. As the amendments eliminate ambiguity in the wording of the standard, the directors of the Company do not expect the amendments to have any impact on the Group's and the Company's financial statements.

(f) MFRS 16: Leases

MFRS 16 replaced MFRS 117 Leases, IC Interpretation 4 Determining Arrangements contains a Lease, IC Interpretation 115 Operating Lease - Incentives and IC Interpretation 127 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. MFRS 16 is effective for annual periods beginning on or after 1 January 2019. The Group has applied MFRS 16 using modified retrospective approach and comparative information for 2018 has not been restated.

The Group assesses each contract whether an arrangement was or contained a lease under IC Interpretation 4 Determining Arrangements contains a Lease. Under MFRS 16, a contract is, or contains, a lease if the contract conveys a right to control the use of an identified asset for a period of time in exchange for consideration. On transition to MFRS 16, the Group elected to apply the new definition of a lease to all the contracts.

As a Lessor

The Group leases some its properties and were classified as operating lease. The accounting policies for the Group as a lessor remained the same as in MFRS 117. Hence, no requirement for any adjustments on the transition to MFRS 16 to be made.

As a Lessee

The Group leases many assets, comprising land, properties, vessel, vehicle and equipment. As a lessee, previously the Group classified leases as operating leases or finance lease based on its assessment of whether the lease transferred substantially all the risks and rewards of ownership. Under MFRS 16, the Group recognises right-of-use assets and lease liabilities for most of its operating leases – these leases are on-balance sheet at initial application. At transition, the right-of-use asset is measured at an amount equal to lease liability whilst the lease liability is measured at the present value of the remaining lease payments using the Group's incremental borrowing rate.

When applying the modified retrospective approach, the Group has applied the following practical expedients on a lease-by-lease basis to the previous operating lease: i. Apply a single discount rate to a portfolio of leases with reasonable similar characteristics;



2. Changes in significant Accounting Policies (contd.)

(f) MFRS 16: Leases (contd.)

ii. Account for leases which the lease term ends within 12 months from the date of initial application as short-term lease; iii. Exclude initial direct costs from the measurement of the right-to-use asset at the date of initial application; and iv. Use hindsight, such as in determining the lease term if the contract contains options to extend or terminate the lease. The Group has applied commercial judgement to determine the lease term for those leases with renewal options and this in turn will impact on the amount of right-to use assets and lease liabilities recognised. The Group has elected not to recognise right-of use assets and lease liabilities for low value assets and short-term leases. The lease payments for these leases are expense on a straight-line basis over the lease term.

(g) IC Interpretation 23: Uncertainty over Income Tax Treatments

The interpretation addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of MFRS 112 and does not apply to taxes or levies outside the scope of MFRS 112, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments.

The interpretation specifically addresses the following:

- whether an entity considers uncertain tax treatments separately;
- the assumptions an entity makes about the estimation of tax treatments by taxation authorities;
- how an entity determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates; and
- how an entity considers changes in facts and circumstances.

An entity must determine whether to consider each uncertain tax treatment separately or together with one or more uncertain tax treatments. The approach that better predicts the resolution of the uncertainty should be followed. The Group and the Company will apply the interpretation from its effective date.

3. Auditors' report on preceding annual financial statements

The Group's audited financial statements for the financial year ended 31 January 2019 were reported on by its external auditors, Ernst & Young without any qualifications.

4. Seasonal or cyclical factors

The performance of the Group was not affected by any significant seasonal or cyclical factors during the period under review.

5. Unusual items

There were no items affecting assets, liabilities, equity, net income, or cash flows that are unusual due to their nature, size and incidence.

**6. Changes in estimates**

There were no changes in the estimates of amounts reported in prior quarters which have a material impact on the interim financial statements.

7. Auditors' report on preceding annual financial statements

The Group's audited financial statements for the financial year ended 31 January 2019 were reported on by its external auditors, Ernst & Young without any qualifications.

8. Seasonal or cyclical factors

The performance of the Group was not affected by any significant seasonal or cyclical factors during the period under review.

9. Unusual items

There were no items affecting assets, liabilities, equity, net income, or cash flows that are unusual due to their nature, size and incidence.

10. Debt and equity securities

During the quarter under review and current financial year-to-date, there were no issuances and repayment of debt and equity securities.

11. Dividends paid

No dividend was paid in the current quarter and financial year to date.



12. Segmental reporting

The segment information for business segments predominantly conducted in Malaysia for the current financial year to date were as follows:

12 months ended 31 January 2020	Manufacturing RM '000	Trading RM '000	Property development & Construction RM '000	Quarry operation RM '000	Investment & mgt services RM '000	Eliminations /Adjustment RM '000	Total RM '000
REVENUE							
External sales	101,079	533	30,426	1,041	-	-	133,079
Inter-segment sales	637	20,484	2,459	1,620	750	(25,950)	-
Total revenue	101,716	21,017	32,885	2,661	750	(25,950)	133,079
RESULTS							
Operating profit	1,932	480	2,468	326	(954)	(223)	4,029
Share of associate results						384	384
Financing cost	(1,957)	(272)	(2,103)	(18)	(1,191)	-	(5,540)
Income taxes	(802)	(54)	(581)	(143)	-	-	(1,580)
Net profit/(loss)	(826)	154	(216)	165	(2,145)	161	(2,707)

12 months ended 31 January 2019	Manufacturing RM '000	Trading RM '000	Property development & construction RM '000	Quarry operation RM '000	Investment & mgt services RM '000	Eliminations /Adjustment RM '000	Total RM '000
REVENUE							
External sales	99,270	4,179	19,841	2,528	-	-	125,818
Inter-segment sales	1,061	19,872	-	1,908	-	(22,841)	-
Total revenue	100,331	24,051	19,841	4,436	-	(22,841)	125,818
RESULTS							
Operating profit	(6,404)	507	905	837	(2,254)	264	(6,145)
Share of associate results						174	174
Financing cost	(2,042)	(294)	(2,023)	-	(487)	248	(4,598)
Income taxes	103	(120)	(89)	(427)	(273)	-	(806)
Net profit/(loss)	(8,343)	93	(1,207)	410	(3,014)	686	(11,375)

13. Subsequent events

No material events have arisen during the interval between the end of the current quarter and the date of this announcement which have not been reflected in the current quarterly report.

14. Changes in the composition of the Group

There were no changes in composition of the Group for the current quarter and financial year to date.

15. Capital commitments

There were no material capital commitments for the current quarter under review.

16. Related Party Transactions

	3 months ended		12 months ended	
	31.01.20 RM'000	31.01.19 RM'000	31.01.20 RM'000	31.01.19 RM'000
Income				
Sale of construction materials to:				
-Lee Ling Construction & Development Sdn. Bhd.	-	50	33	3,880
-Limba Jaya Timber Sdn. Bhd.	-	-	-	-
-Lee Ling Timber Sdn. Bhd.	11	-	157	-
-Metro 360 Hotel Sdn. Bhd.	-	-	-	-
-Yong Teck Construction	-	-	-	-
Expenditure				
Purchase of sawn timber				
-Lee Ling Timber Sdn. Bhd.	2,205	3,258	7,068	11,480
Sea freight charges				
-Lee Ling Timber Sdn. Bhd.	97	-	97	187
Construction works				
-Lee Ling Construction & Development Sdn. Bhd.	-	-	-	538
Rental of office				
-BMK Development Sdn. Bhd.	39	39	117	156



17. Review of performance of the Group

The Group's revenue for the year ended 31 January 2020 stood at RM133.1 million representing 5.8% or RM7.3 million higher as compared to the corresponding period of last financial year. The manufacturing segment which is the largest segment has recorded revenue of RM101.7 million in the current year which is RM1.4 million higher than RM100.3 million recorded in the last financial year. The increase in revenue was driven by the increase in demand for ready mixed concrete and also pipes products which recorded increase of RM1.9m and RM7.1m respectively. However, the increase was offsetted by the RM7.0m drop in revenue in the timber products division which seen its export sales drop as a result of slowing global economy. The construction & property development segment recorded revenue of RM30.4 million as compared to RM19.8 million in last year buoyed by progress of construction project in hand. Meanwhile, quarry segment has shown a decrease of RM1.8 million in revenue.

As for the current quarter under review, the Group's revenue stands at RM32.2 million which RM4.0 million higher as compared to the corresponding quarter of last financial year. The Manufacturing segment has seen its revenue drop by RM1.5 million as a result of lower demand from Ready Mixed Concrete and also timber products. The Construction & Property Development segment has recorded a higher revenue of RM9.8 million as compared RM3.5 million recorded in the corresponding quarter of the last financial. The Quarry Segment also recorded a lower revenue of RM0.3 million as compared to RM0.6 million in the corresponding quarter of last year.

18. Comment on material change in profit/loss before taxation ("PBT/LBT")

The Group has recorded a loss before tax of RM1.1m for the financial year ended 31 January 2020 as compared to LBT of RM10.6 million recorded in the last financial year. The manufacturing segment has recorded a breakeven at PBT level as compared to LBT of RM8.5 million recorded in the corresponding period of last financial in tandem with the increase in sales of the Ready Mixed Concrete and Pipes Division. Apart from that, lower cost of imported materials also contributed to the higher profit before tax in the current year. Meanwhile, the Construction and Property Development Segment recorded a PBT of RM0.3 million as compared to LBT of RM1.1 million recorded in the last financial year buoyed by the progress of construction work on hand and also new road maintenance concession which started in January 2020.

LBT for the current quarter ended 31 January 2020 is at RM1.1 million as compared to LBT of RM6.3 million recorded in the corresponding quarter of last financial year. The better result of the current quarter was mainly attributable to the reduced loss recorded in the Manufacturing Segment which recorded LBT of RM1.0m as compared to LBT of RM3.9m recorded in the same period of last financial year as margins have improved due to the lower cost of imported raw materials. Construction and Property Development division has also recorded PBT of RM0.2m in the current quarter as compared to LBT of RM1.4m recorded in the corresponding quarter of last financial year.

19. Prospect for the year ending 31 January 2021

At the time of this report was prepared, the country was implementing Movement Control Order “MCO” in effort to curb the spread of COVID 19 pandemic which affected many countries around the world. This has put a halt to most business activities except for essential businesses. Our Group which is not in the essential businesses are forced to halt our operations during the MCO. This will impact our profit and liquidity in the financial year ending 31 January 2021. However, at this moment we are unable to determine the quantum of the impact yet.

Group management is mindful of the challenges ahead and is taking measures to mitigate the negative impact. Externally we will continue to seek for new opportunities to secure more revenue, while internally cost cutting and streamlining the operation to achieve better outputs and efficiency. The market will continue to pose a big challenge to the construction industry, and management will continue to be prudent in our approach to ensure the Group is in a strong footing to meet this challenge.

20. (a) Variance of actual profit from forecast profit

Not applicable as no profit forecast was published.

(b) Shortfall in the profit guarantee

There was no profit guarantee for the current year under review.

21. Taxation

	12 months ended 31/01/2020 RM'000	12 months ended 31/01/2019 RM'000
- Current period taxation	(1,712)	(394)
-(Over)/Under provision of taxation	68	(266)
- Deferred taxation	63	(146)
	<u>(1,581)</u>	<u>(806)</u>

22. Status of corporate proposals announced but not completed

There were no corporate proposals which have been announced but not yet been completed as at the date of this announcement.

23. Group borrowings and debt securities

	As At 31/01/20 Total RM'000
Secured:	
Term loans	5,116
Bank overdrafts	13,515
Revolving credits	15,500
Bankers' acceptance	35,812
Hire purchase	3,305
Lease liabilities	1,828
	75,076
Repayable within twelve months	67,753
Repayable after twelve months	7,323
	75,076

The above borrowings are denominated in Ringgit Malaysia

24. Earnings per share

	Individual quarter ended	
	31/01/2020	31/01/2019
	RM'000	RM'000
Net profit/(loss) attributable to owners of the parent	<u>(1,996)</u>	<u>(6,513)</u>
Weighted average number of ordinary shares	Individual quarter ended	
	31/01/2020	31/01/2019
	'000	'000
Issued and fully paid share capital at beginning of the financial period	57,962	57,962
Effect of shares issued during the 3 months period ended 31 January 2020 / 2019	-	-
Weighted average number of ordinary shares	<u>57,962</u>	<u>57,962</u>
Effect of ESOS share options	-	-
Weighted average number of ordinary shares (diluted)	<u>57,962</u>	<u>57,962</u>
Basic (sen)	(3.44)	(11.24)
Fully diluted (sen)	(3.44)	(11.24)
	Cumulative year to date	
	31/01/2020	31/01/2019
	RM'000	RM'000
Net profit/(loss) attributable to owners of the parent	<u>(2,927)</u>	<u>(10,569)</u>
Weighted average number of ordinary shares	Cumulative year to date	
	31/01/2020	31/01/2019
	'000	'000
Issued and fully paid share capital at beginning of the financial year	57,962	57,962
Effect of shares issued during the 12 months period ended 31 January 2020 / 2019	-	-
Weighted average number of ordinary shares	<u>57,962</u>	<u>57,962</u>
Effect of ESOS share options	-	-
Weighted average number of ordinary shares (diluted)	<u>57,962</u>	<u>57,962</u>
Basic (sen)	(5.05)	(18.23)
Fully diluted (sen)	(5.05)	(18.23)

25. Material litigation

There were no pending material litigations for the current financial quarter under review.

26. Comprehensive Income Disclosures

Profit for the year is arrived at after charging/(crediting) the following:

	Individual Quarter		Cumulative Quarter	
	31/01/2020	31/01/2019	31/01/2020	31/01/2019
	RM'000	RM'000	RM'000	RM'000
Amortisation of prepaid land lease	103	108	343	348
Bad debts written back	(50)	(129)	(102)	(409)
Depreciation of property, plant & equipment	1,803	1,275	5,686	5,115
(Gain)/Loss on disposal of other investment	-	-	-	-
Interest expenses	1,809	1,069	5,540	4,598
Interest income	(108)	(53)	(463)	(313)
Impairment loss on receivables	(32)	1,661	(32)	1,661
Inventory written off	175	505	175	505
Net fair value changes in investment securities	-	-	-	-
Property, plant & equipment written off	1	(4)	9	71

27. Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 30 April 2020.