



QUARTERLY REPORT

Condensed Consolidated Statement of Comprehensive Income For the quarter ended 31 July 2021

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT QUARTER ENDED NOTE 31/7/2021 RM'000	CORRESPONDING QUARTER ENDED 31/7/2020 RM'000	6 MONTHS CUMULATIVE TO DATE 31/7/2021 RM'000	6 MONTHS CUMULATIVE TO DATE 31/7/2020 RM'000
Revenue	36,795	24,088	96,251	45,374
Cost of Sales	<u>(31,504)</u>	<u>(17,584)</u>	<u>(81,484)</u>	<u>(36,337)</u>
Gross Profit	5,291	6,504	14,767	9,037
Other income	1,039	1,029	1,654	1,274
Other operating expenses	<u>(4,035)</u>	<u>(3,688)</u>	<u>(8,582)</u>	<u>(7,515)</u>
Profit/(Loss) from operations	2,295	3,845	7,839	2,795
Finance costs	(1,314)	(864)	(2,403)	(1,675)
Share of results of associates	<u>(10)</u>	<u>86</u>	<u>194</u>	<u>40</u>
Profit/(Loss) before taxation	971	3,067	5,630	1,160
Taxation	<u>(522)</u>	<u>(1,641)</u>	<u>(1,656)</u>	<u>(1,694)</u>
Profit/(Loss) for the period	449	1,426	3,975	(534)
Other comprehensive income, net of tax	<u>(2)</u>	<u>1</u>	<u>(4)</u>	<u>6</u>
Total Comprehensive income for the period	<u>447</u>	<u>1,427</u>	<u>3,971</u>	<u>(528)</u>
Profit/(Loss) for the period attributable to:				
Owners of the parent	68	718	2,804	(1,709)
Non controlling interest	381	708	1,171	1,175
	<u>449</u>	<u>1,426</u>	<u>3,975</u>	<u>(534)</u>
Total Comprehensive income attributable to:				
Owners of the parent	66	719	2,800	(1,703)
Non controlling interest	381	708	1,171	1,175
Total Comprehensive income for the period	<u>447</u>	<u>1,427</u>	<u>3,971</u>	<u>(528)</u>
EPS (sen) - Basic	<u>0.12</u>	<u>1.24</u>	<u>4.84</u>	<u>(2.95)</u>
- Diluted	<u>0.12</u>	<u>1.24</u>	<u>4.84</u>	<u>(2.95)</u>

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the financial year ended 31 January 2021 and the accompanying explanatory notes attached to the interim financial statements)



Condensed Consolidated Statement of Financial Position
As at 31 July 2021

	AS AT 31/7/2021 RM'000 (Unaudited)	AS AT 31/1/2021 RM'000 (Audited)
Non-Current Assets		
1 Property, plant and equipment	43,018	40,100
2 Investment property	16,167	16,237
3 Prepaid land lease payments	12,222	12,384
4 Long term investments	915	933
5 Goodwill on consolidation	-	-
6 Land held for property development	42,161	41,594
7 Deferred Tax Assets	704	704
8 Other receivables	3,435	3,435
9 Current Assets		
<i>Inventories</i>	32,047	38,848
<i>Property Development cost</i>	-	-
<i>Non current asset held for sale</i>	-	-
<i>Other assets</i>	3,483	4,584
<i>Trade receivables & Other receivables</i>	74,023	65,537
<i>Income tax assets</i>	1,129	500
<i>Other investment</i>	419	433
<i>Fixed deposits with a licence bank</i>	100	100
<i>Cash and bank balances</i>	18,998	9,701
	130,199	119,703
10 Current Liabilities		
<i>Trade payables & Other payables</i>	50,633	63,684
<i>Short term borrowings</i>	70,070	60,978
<i>Lease payables</i>	1,950	1,933
<i>Tax payable</i>	3,055	2,249
	125,708	128,844
11 Net Current Assets	4,491	-9,141
Total Net Assets	123,113	106,246
12 Shareholders' Funds		
Share capital	82,956	82,956
Reserves		
<i>Revaluation reserve</i>	-	-
<i>Capital & Foreign exchange reserves</i>	494	490
<i>Retained earnings</i>	16,448	13,644
13 Non Controlling interest	3,832	2,660
	103,730	99,750
14 Long term borrowings	17,836	4,949
15 Other long term liabilities	-	-
16 Deferred taxation	1,547	1,547
	19,383	6,496
	123,113	106,246
	-	-
Net Assets	103,730	99,750
Net assets per share (RM)	1.79	1.72

(The Condensed Consolidated Balance Sheet should be read in conjunction with the financial year ended 31 January 2021 and the accompanying explanatory notes)

**Condensed Consolidated Statements of Changes in Equity
For the period ended 31 July 2021**

	Share Capital RM'000	Capital & Foreign exchange Reserves RM'000	Revaluation Reserve RM'000	Retained Earnings RM'000	Minority Interest RM'000	Total RM'000
6 months ended 31 July 2021						
At 1 February 2021	82,956	489	-	13,644	2,661	99,750
Movements during the year (cumulative)	-	4	-	2,804	1,171	3,979
Increase of ordinary shares	-	-	-	-	-	-
At 31 July 2021	<u>82,956</u>	<u>494</u>	<u>-</u>	<u>16,448</u>	<u>3,832</u>	<u>103,730</u>
6 months ended 31 July 2020						
At 1 February 2020	82,956	482	-	15,600	800	99,838
Movements during the year (cumulative)	-	6	-	(1,709)	1,175	(528)
Increase of ordinary shares					240	240
At 31 July 2020	<u>82,956</u>	<u>487</u>	<u>-</u>	<u>13,892</u>	<u>2,215</u>	<u>99,550</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 2021 and the accompanying explanatory notes attached to the interim financial statements)



Condensed Consolidated Statement of Cash Flows
For the period ended 31 July 2021

	6 MONTHS ENDED 31/7/2021 RM'000	6 MONTHS ENDED 31/7/2020 RM'000
Profit before taxation	5,630	1,160
Adjustments for non-cash items	6,513	4,641
Operating profit before changes in working capital	<u>12,143</u>	<u>5,801</u>
(Increase)/Decrease in property development cost	-	-
(Increase)/Decrease in inventories	6,103	(2,973)
(Increase)/Decrease in receivables	(4,085)	(3,571)
Increase/(Decrease) in payables	(14,068)	7,268
Cash generated from operations	<u>93</u>	<u>6,525</u>
Adjustment for non-operation expenses	(4,166)	(1,262)
Net cash generated from operating activities	<u>(4,073)</u>	<u>5,263</u>
Cash flow used in investing activities		
Acquisition of property, plant & equipments	(6,106)	(1,455)
Issuance of shares at subsidiary level	-	-
Acquisition of investment properties	-	-
Proceeds from disposal of property, plant & equipments	195	-
Proceeds from disposal of properties held for sale	-	-
Net Cash outflow from acquisition of an associate	-	-
Proceeds from issuance of shares to non-controlling interest	-	-
Increase in money market fund	-	-
Movement in cash deposit pledged	-	-
Movement in fixed deposit pledged	-	-
Development expenditure on land held for development	-	-
Dividends received	-	-
Interest received	147	150
Net cash used in investing activities	<u>(5,763)</u>	<u>(1,305)</u>
Cash flow generated from / (used in) financing activities		
Proceeds from/(repayment of) bank borrowings	21,276	(5,278)
Proceeds from issuance of shares/share capital	-	-
Proceeds from issuance of share to Non Controlling Interest	-	-
Net cash generated from financing activities	<u>21,276</u>	<u>(5,278)</u>
Effect of exchange rate changes on cash and cash equivalents	<u>2</u>	<u>-</u>
Net increase/(decrease) in cash and cash equivalents	11,442	(1,320)
Cash and cash equivalents at the beginning of the year	(3,584)	(1,696)
Cash and cash equivalents at the end of the year	<u><u>7,857</u></u>	<u><u>(3,016)</u></u>

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Report for the financial year ended 31 January 2021 and the accompanying explanatory notes attached to the interim financial statements)