



## QUARTERLY REPORT

### Condensed Consolidated Statement of Comprehensive Income For the quarter ended 30 April 2022

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT QUARTER ENDED 30/4/2022 RM'000	CORRESPONDING QUARTER ENDED 30/4/2021 RM'000	3 MONTHS CUMULATIVE TO DATE 30/4/2022 RM'000	3 MONTHS CUMULATIVE TO DATE 30/4/2021 RM'000
Revenue	52,080	59,456	52,080	59,456
Cost of Sales	<u>(46,080)</u>	<u>(49,980)</u>	<u>(46,080)</u>	<u>(49,980)</u>
Gross Profit	6,001	9,476	6,001	9,476
Other income	1,756	615	1,756	615
Other operating expenses	<u>(3,909)</u>	<u>(4,547)</u>	<u>(3,909)</u>	<u>(4,547)</u>
Profit/(Loss) from operations	3,848	5,544	3,848	5,544
Finance costs	(717)	(1,089)	(717)	(1,089)
Share of results of associates	<u>(48)</u>	<u>204</u>	<u>(48)</u>	<u>204</u>
Profit/(Loss) before taxation	3,083	4,659	3,083	4,659
Taxation	<u>(671)</u>	<u>(1,134)</u>	<u>(671)</u>	<u>(1,134)</u>
Profit/(Loss) for the period	2,412	3,525	2,412	3,525
Other comprehensive income, net of tax	<u>17</u>	<u>(2)</u>	<u>17</u>	<u>(2)</u>
Total Comprehensive income for the period	<u><u>2,429</u></u>	<u><u>3,523</u></u>	<u><u>2,429</u></u>	<u><u>3,523</u></u>
Profit/(Loss) for the period attributable to:				
Owners of the parent	2,063	2,735	2,063	2,735
Non controlling interest	<u>349</u>	<u>790</u>	<u>349</u>	<u>790</u>
	<u><u>2,412</u></u>	<u><u>3,525</u></u>	<u><u>2,412</u></u>	<u><u>3,525</u></u>
Total Comprehensive income attributable to:				
Owners of the parent	2,080	1,192	2,080	1,192
Non controlling interest	<u>349</u>	<u>2,331</u>	<u>349</u>	<u>2,331</u>
Total Comprehensive income for the period	<u><u>2,429</u></u>	<u><u>3,523</u></u>	<u><u>2,429</u></u>	<u><u>3,523</u></u>
EPS (sen) - Basic	<u>3.56</u>	<u>4.72</u>	<u>3.56</u>	<u>4.72</u>
- Diluted	<u>3.56</u>	<u>4.72</u>	<u>3.56</u>	<u>4.72</u>

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Report for the financial year ended 31 January 2022 and the accompanying explanatory notes attached to the interim financial statements)



**Condensed Consolidated Statement of Financial Position**  
**As at 30 April 2022**

	AS AT 30/4/2022 RM'000 (Unaudited)	AS AT 31/1/2022 RM'000 (Audited)
<b>Non-Current Assets</b>		
1 Property, plant and equipment	49,518	50,841
2 Investment property	16,596	16,903
3 Prepaid land lease payments	11,981	12,061
4 Long term investments	236	463
5 Goodwill on consolidation	-	-
6 Land held for property development	42,161	41,594
7 Deferred Tax Assets	214	677
8 Other receivables	3,104	2,987
<b>9 Current Assets</b>		
<i>Inventories</i>	26,332	28,592
<i>Property Development cost</i>	-	-
<i>Non current asset held for sale</i>	-	-
<i>Other assets</i>	1,760	1,532
<i>Trade receivables &amp; Other receivables</i>	123,280	87,766
<i>Income tax assets</i>	902	503
<i>Other investment</i>	423	440
<i>Cash and bank balances</i>	16,674	23,794
	<b>169,371</b>	<b>142,627</b>
<b>10 Current Liabilities</b>		
<i>Trade payables &amp; Other payables</i>	82,185	59,352
<i>Short term borrowings</i>	75,387	74,396
<i>Lease payables</i>	3,459	3,739
<i>Tax payable</i>	995	1,133
	<b>162,026</b>	<b>138,620</b>
<b>11 Net Current Assets</b>	7,345	4,007
Total Net Assets	<b>131,154</b>	<b>129,533</b>
<b>12 Shareholders' Funds</b>		
Share capital	82,956	82,956
Reserves		
<i>Revaluation reserve</i>	-	-
<i>Capital &amp; Foreign exchange reserves</i>	497	481
<i>Retained earnings</i>	19,890	17,827
<b>13 Non Controlling interest</b>	3,609	3,260
	<b>106,953</b>	<b>104,524</b>
<b>14 Long term borrowings</b>	22,801	23,609
<b>15 Other long term liabilities</b>	-	-
<b>16 Deferred taxation</b>	1,400	1,400
	<b>24,201</b>	<b>25,009</b>
	<b>131,154</b>	<b>129,533</b>
<b>Net Assets</b>	106,954	104,524
Net assets per share (RM)	1.85	1.80

(The Condensed Consolidated Balance Sheet should be read in conjunction with the the financial year ended 31 January 2022 and the accompanying explanatory notes)

**Condensed Consolidated Statements of Changes in Equity  
For the period ended 30 April 2022**

	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
<b>3 months ended 30 April 2022</b>						
At 1 February 2022	82,956	481	-	17,827	3,260	104,524
Movements during the year (cumulative)	-	16	-	2,063	349	2,428
<b>At 30 April 2022</b>	<u>82,956</u>	<u>497</u>	<u>-</u>	<u>19,890</u>	<u>3,609</u>	<u>106,953</u>
<b>3 months ended 30 April 2021</b>						
At 1 February 2021	82,956	490	-	13,644	2,660	99,750
Movements during the year (cumulative)	-	-	-	2,735	2,331	5,066
Increase of ordinary shares					280	280
Dividends paid	-	-	-	-	(750)	(750)
<b>At 30 April 2021</b>	<u>82,956</u>	<u>490</u>	<u>-</u>	<u>16,379</u>	<u>4,521</u>	<u>104,346</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 2022 and the accompanying explanatory notes attached to the interim financial statements)



**Condensed Consolidated Statement of Cash Flows**  
**For the period ended 30 April 2022**

	3 MONTHS ENDED 30/4/2022 RM'000	3 MONTHS ENDED 30/4/2021 RM'000
Profit before taxation	3,083	4,659
Adjustments for non-cash items	2,756	2,921
Operating profit before changes in working capital	<u>5,839</u>	<u>7,580</u>
(Increase)/Decrease in property development cost	-	-
(Increase)/Decrease in inventories	1,703	3,823
(Increase)/Decrease in other current asset	(216)	-
(Increase)/Decrease in receivables	(28,667)	(25,787)
Increase/(Decrease) in payables	14,991	(10,617)
Cash generated from operations	<u>(6,350)</u>	<u>(25,001)</u>
Adjustment for non-operation expenses	(1,636)	(2,299)
Net cash generated from operating activities	<u>(7,986)</u>	<u>(27,300)</u>
Cash flow used in investing activities		
Acquisition of property, plant & equipments	(574)	(3,469)
Issuance of shares at subsidiary level	-	-
Acquisition of investment properties	-	-
Proceeds from disposal of property, plant & equipments	-	68
Proceeds from disposal of quoted investments/other investments	-	-
Net Cash outflow from acquisition of an associate	-	-
Proceeds from issuance of shares to non-controlling interest	-	-
Increase in money market fund	-	-
Movement in fixed deposit pledged	(410)	-
Development expenditure on land held for development	-	-
Dividends received	-	-
Interest received	91	69
Net cash used in investing activities	<u>(893)</u>	<u>(3,332)</u>
Cash flow generated from / (used in) financing activities		
Proceeds from/(repayment of) bank borrowings	(627)	32,500
Proceeds from issuance of shares/share capital	-	-
Proceeds from issuance of share to Non Controlling Interest	-	-
Dividends paid to Non Controlling Interest	-	-
Net cash generated from financing activities	<u>(627)</u>	<u>32,500</u>
Effect of exchange rate changes on cash and cash equivalents	<u>27</u>	<u>2</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>(9,479)</b>	<b>1,871</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>12,109</b>	<b>(3,584)</b>
<b>Cash and cash equivalents at the end of the year</b>	<b><u>2,630</u></b>	<b><u>(1,713)</u></b>

(The Condensed Consolidated Cash Flow Statement should be read in conjunction with the Annual Report for the financial year ended 31 January 2022 and the accompanying explanatory notes attached to the interim financial statements)