CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE SECOND QUARTER ENDED 30 JUNE 2023 (The figures have not been audited)



	Individual Quarter		Cumulative Quarter				
	Unaudited	Unaudited		Unaudited	Unaudited		
	Current Year Quarter 30.6.2023 RM'000	Preceding Year Corresponding Quarter 30.6.2022 RM'000	Changes Increase/ (decrease) RM'000	Current Year To Date 30.6.2023 RM'000	Preceding Year To Date 30.6.2022 RM'000	Changes Increase/ (decrease) RM'000	
Revenue	4,534	6,867	(2,333)	8,154	20,956	(12,802)	
Cost of sales	(4,654)	(7,632)	2,978	(7,835)	(21,631)	13,796	
Gross (loss)/profit	(120)	(765)	645	319	(675)	994	
Operating expenses	(1,303)	(1,684)	381	(2,665)	(7,887)	5,222	
Other operating (loss)/income	9	(367)	376	16	(300)	316	
Loss from operations	(1,414)	(2,816)	1,402	(2,330)	(8,862)	6,532	
Finance cost	(3)	-	(3)	(6)	-	(6)	
Loss before tax	(1,417)	(2,816)	1,399	(2,336)	(8,862)	6,526	
Taxation	-	-	-	-	-	-	
Net loss for the period	(1,417)	(2,816)	1,399	(2,336)	(8,862)	6,526	
Other comprehensive income, Net of Tax			-			-	
Total comprehensive loss for the period	(1,417)	(2,816)	1,399	(2,336)	(8,862)	6,526	
Loss per share (sen) - Basic - Diluted	(0.58)	(1.22)		(0.98)	(3.82)		

Note:

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE SECOND QUARTER ENDED 30 JUNE 2023

(The figures have not been audited)



Audited

Unaudited

	As at End	As at Preceding
	Of Current	Financial
	Quarter	Year End
	30.6.2023	31.12.2022
	RM'000	RM'000
Non-current assets		
Property, plant and equipment	17,258	16,674
Right-of-use-assets	3,203	3,329
Goodwill	648	-
	21,109	20,003
		_
Current assets		
Inventories	13,557	5,100
Contract assets	55,685	4
Trade receivable	5,092	5,781
Other receivable, deposits & prepayments	968	198
Tax recoverable	166	160
Cash and bank balances	786	554
	76,254	11,797
Tetal Assida	97,363	31,800
Total Assets	97,303	31,000
EQUITY		
Share capital	28,535	20,056
Reserves	(3,982)	(1,646)
16661.65	(3,702)	(1,0.0)
Total equity	24,553	18,410
LIABILITIES		
Non-current liabilities		
Deferred tax liability	1,558	1,558
Lease liabilities	2,097	2,097
	3,655	3,655
Current liabilities		
Trade payables	31,458	4,909
Other payables and accruals	36,664	3,666
Lease liabilities	1,033	1,160
	69,155	9,735
Total Liabilities	72,810	13,390
Total Equity And Liabilities	97,363	31,800
Number of ordinary shares ('000)	249,576	231,726
Net Tangible Assets per share attributable to Owner of the Company (RM)	0.10	0.08
The Langing Assess per share attributable to Owner of the Company (Kitz)		0.00

Note:

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE SECOND QUARTER ENDED 30 JUNE 2023 (The figures have not been audited)



		Non-Distr	ibutable	Distributable	
		Employee Share Option Reserve RM'000	Revaluation Reserve RM'000	Retained Earnings RM'000	Total RM'000
Balance as at 31 December 2021(audited)	20,025	-	5,744	11,049	36,818
Loss for the year	-	-	-	(18,439)	(18,439)
Issue of shares pursuant to exercise of warrants Realisation of revaluation surplus upon depreciation	31	- -	(365)	365	31
Balance as at 31 December 2022(audited)	20,056	-	5,379	(7,025)	18,410
Loss for the period Issue of shares pursuant to exercise of warrants	- 8,479	- -	-	(2,336)	(2,336) 8,479
Balance as at 30 June 2023	28,535	-	5,379	(9,361)	24,553

Note:

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statement.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE SECOND QUARTER ENDED 30 JUNE 2023 (The figures have not been audited)



	Current Year- To-Date 30.6.2023 RM'000	Preceding Year-To-Date 30.6.2022 RM'000
Cash Flows used in Operating Activities Loss before tax	(2,336)	(8,862)
Adjustments: Non-cash items	647	572
Operating loss before working capital changes	(1,689)	(8,290)
Changes in working capital:-	(6,463)	5,102
Cash Flows used in Operating Activities	(8,152)	(3,188)
Interest paid	(6)	-
Interest received	1	-
Taxation (paid)/refund	1	(71)
Net cash used in Operating Activities	(8,156)	(3,259)
Cash Flows (used in)/generated from Investing Activities		
Net cash (used in)/generated from investing activities	(1,535)	1,292
Cash Flows (used in)/generated from Financing Activities		
Net cash (used in)/generated from financing activities	9,923	(198)
Net (decrease)/increase in cash and cash equivalents	232	(2,165)
Cash and bank balances as at 1 January	554	2,602
Cash and cash equivalents as at end of period	786	437
Reconciliation: Cash and bank balances	786	437
Cash and cash equivalents as at end of period	786	437

Note:

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statement.

Notes to the interim financial report for the financial quarter ended 30 June 2023

A. Compliance with Malaysian Financial Reporting Standards ("MFRS") 134, Interim Financial Reporting and Bursa Malaysia Listing Requirements

A1. Changes in accounting policies

The interim financial statements are unaudited and have been prepared in accordance with MFRS 134: Interim financial reporting and Chapter 9 Part K of the Listing Requirement of Bursa Malaysia Securities Berhad.

The interim unaudited financial statement should be read in conjunction with the audited financial statement for the year ended 31 December 2022 and the attached explanatory notes. The explanatory notes provide an explanation of events and transactions that are significant for an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2022.

During the financial year, the Group and the Company have adopted the following amendments to MFRSs issued by the Malaysian Accounting Standards Board ("MASB") that are mandatory for current financial year as below:

Amendments to MFRS 3 Reference to the Conceptual Framework

Amendments to MFRS 16 Covid-19-Related Rent Concessions beyond 30 June 2023
Amendments to MFRS 116 Property, Plant and Equipment-Proceeds before Intended Use

Annual Improvements to MFRSs Standards 2018 - 2020:

- · Amendments to MFRS 1
- Amendments to MFRS 9
- Amendments to MFRS 16
- · Amendments to MFRS 141

The Group and the Company have not applied in advance the following new MFRSs and amendments to MFRSs that have been issued by MASB but are not yet effective for the Group and the Company:

		Effective date for the
		financial periods
		beginning on or after
MFRS 17	Insurance Contracts	1-Jan-23
Amendments to MFRS 17	Insurance Contracts	1-Jan-23
Amendments to MFRS 17	Initial Application of MFRS 17 and MFRS 9-Comparative Information	1-Jan-23
Amendments to MFRS 101	Disclosure of Accounting Policies	
and MFRS Practice Statement 2		1-Jan-23
Amendments to MFRS 108	Definition of Accounting Estimates	1-Jan-23
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction	1-Jan-23
Amendments to MFRS 16	Lease Laibility in a Sale and Leaseback	1-Jan-24
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current	1-Jan-24
Amendments to MFRS 101	Non-Current Laibilities with Covenants	1-Jan-24
Amendments to MFRS 10 and	Sales or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until
MFRS 128		further notice

The Group and the Company intend to adopt the above new standards and amendments to standards, if applicable, when they become effective.

A2. Qualification of Preceding Annual Financial Statements

The auditors report for the audited financial statements of the Company and its subsidiaries of the preceding financial year ended 31 December 2022 was not subject to any qualification.

A3. Seasonal or Cylical Factors

The Group's operations were not materially affected by any major seasonal or cyclical factors.

A4. Nature, Size or Incidence of Unusual Items

There were no unusual items affecting the Group's assets, liabilities, equity, net income or cash flows because of their nature, size or incidence during the current quarter under review.

A5. Material Changes in Estimates

There were no material changes in estimates that have had a material effects in the results of the current quarter under review.

A. Compliance with Malaysian Financial Reporting Standards ("MFRS") 134, Interim Financial Reporting and Bursa Malaysia Listing Requirements (cont'd)

A6. Issuance or Repayment of Debt and Equity Securities

Total of 17,850,000 ordinary shares ("MPIRE Shares") have been issued and listed on the following dates pursuant to the exercise of Warrants at the exercise price of RM0.475 per share.

Listing Date	No.of	No.of MPIRE
	Warrants B	Shares
11.4.2023	2,850,000	2,850,000
26.4.2023	9,000,000	9,000,000
3.5.2023	6,000,000	6,000,000
Total	17,850,000	17,850,000

Save for the above, there were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities during the financial quarter under review and up to the date of this report.

A7. Dividend Paid / Declared

No dividend has been declared or paid by the Company during the current financial quarter under review.

The Directors do not recommend the payment of any dividend in respect of the current financial quarter under review.

A8. Segmental Information

Segmental information is provided based on four (4) major segments as follows:-

- a) Construction
- b) Furniture manufacturing & trading
- c) Rental of building with comprehensive services
- d) Others

Business segments in revenue and results of the Group for the current quarter ended 30 June 2023 were as follows:-

Quarter ended 30 June 2023 (Unaudited)

Business Segments	Construction RM'000	Furniture Manufacturing & trading RM'000	Rental of Building with Comprehensive Services RM'000	Others RM'000	Adjustments/ Eliminations RM'000	Consolidated financial statement RM'000
Revenue						
External Sales						
-local	3,821	548	165	-	-	4,534
-overseas	-	-	-	-	-	-
Inter-segment		-	-	(85)	85	-
Total Revenue	3,821	548	165	(85)	85	4,534
Results:						
Continuing operations	(02)	(000)	81	(404)		(1.414)
Segment results	(92)	(999)		(404)	-	(1,414)
Finance cost	-	-	-	(3)	-	(3)
Loss before tax						(1,417)
Taxation						
Net loss for the period						(1,417)

A. Compliance with Malaysian Financial Reporting Standards ("MFRS") 134, Interim Financial Reporting and Bursa Malaysia Listing Requirements (cont'd)

A8. Segmental Information (cont'd)

Quarter ended 30 June 2022 (Unaudited)

Business Segments	Construction RM'000	Furniture Manufacturing & trading RM'000	Rental of Building with Comprehensive Services RM'000	Others RM'000	Adjustments/ Eliminations RM'000	Consolidated financial statement RM'000
External Sales						
-local	2,224	999	270	-	-	3,493
-overseas	-	3,374	-	-	-	3,374
Inter-segment		-	-	131	(131)	
Total Revenue	2,224	4,373	270	131	(131)	6,867
Results : Continuing operations						
Segment results	(4,021)	1,616	250	(661)	_	(2,816)
Finance cost	(4,021)	1,010	230	(001)		(2,010)
Loss before tax						(2,816)
Taxation						-
Net loss for the period						(2,816)

A9. Valuations of Property, Plant and Equipment

There were no changes in the valuation of property, plant and equipment since the latest audited financial statements for the financial year ended 31 December 2022.

A10. Subsequent Events

Save for those disclosed in Note B6, there were no other material events subsequent to the end of the current quarter up to 22 August 2023, being the last practicable date from the date of the issue of this report ("LPD"), which is likely to substantially affect the results of the operations of the Company.

A11. Changes in Composition of the Group

There were no other changes in the composition of the Group during the current financial period under review except for the following:-

(a) On 17 February 2023, the Company had entered into a shares sale agreement with Glory Evo Sdn Bhd to undertake the acquisition of 400,000 ordinary shares in Perumahan Tasik Idaman Sdn Bhd ("PTISB"), representing 100% of the total equity interest in PTISB for a total cash consideration of RM1,500,000. The acquisition was completed on 11 April 2023 and in consequence thereof, PTISB has become a wholly-owned subsidiary of the Company on even date. PTISB is currently engaged in the business of property development.

(b) On 22 February 2023, the Company had entered into a share sale agreement with Madam Chum Mun Ching and Mr Koh Soo Teng to undertake the acquisition of 100 ordinary shares in TT Park Property Sdn Bhd ("TT Park"), representing 100% of the total equity interest in TT Park for a total cash consideration of RM80,000. The acquisition was completed on 14 June 2023 and in consequence thereof, TT Park has become a wholly-owned subsidiary of the Company on even date. TT Park is currently engaged in the business of development, construction and related works.

A12. Changes in Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities or contingent assets, since the last financial year ended 31 December 2022.

A13. Capital Commitments

There were no material capital commitments contracted but not provided for as at the end of the current quarter under review.

B. Compliance with Bursa Malaysia Main Market Listing Requirements (Part A of Appendix 9B)

B1. Review of Performance (Comparison with Last Year Corresponding Quarter's Results)

Review of reflormance (Comparison with East real Corresponding Quarter 5 Res	uitoj			
		Preceding		
		Year		
	Current Year	Corresponding		
	Quarter	Quarter	Increase/	
	30.6.2023	30.6.2022	(Decrease)	
	RM'000	RM'000	RM'000	%
REVENUE				
Construction	3,821	2,224	1,597	71.8
Furniture manufacturing and trading	548	4,373	(3,825)	(87.5)
Rental of building with comprehensive services	165	270	(105)	(38.9)
Others	-	-	-	-
Total Revenue	4,534	6,867	(2,333)	(34.0)
Cost of Sales	(4,654)	(7,632)	2,978	39.0
Gross (loss)/profit	(120)	(765)	645	84.3
(LOSS)/PROFIT BEFORE TAX				
Construction	(92)	(4,021)	3,929	97.7
Furniture manufacturing and trading	(999)	1,616	(2,615)	(161.8)
Rental of building with comprehensive services	81	250	(169)	(67.6)
Others	(407)	(661)	254	38.4
Total	(1,417)	(2,816)	1,399	49.7

For the current quarter under review, the Group's revenue declined by RM2.33 million (33.96%) to RM4.53 million compared to the preceding year corresponding quarter of RM6.86 million, mainly due to the following:

- (a) increase in construction revenue by RM1.60 million mainly as result of the progress of the ongoing construction project, which was fully offset by;
- (b) decrease in revenue from furniture manufacturing and trading by RM3.83 million mainly as a result of lower market demand for furniture.

The Group recorded a lower loss of RM1.42 million compared to the preceding year corresponding quarter's loss of RM2.82 million, which was mainly due to the increase in construction revenue as explained above.

B2. Review of Performance for Comparison with Immediate Preceding Quarter's Results

review of reflormance for comparison with immediate receding Quarter stresures	,			
		Immediate		
	Current Year	Preceding		
	Quarter	Quarter	Increased/	
	30.6.2023	31.3.2023	(Decreased)	
	RM'000	RM'000	RM'000	%
REVENUE				
Construction	3,821	2,719	1,102	40.5
Furniture manufacturing and trading	548	807	(259)	(32.1)
Rental of building with comprehensive services	165	95	70	73.7
Other	-	-	-	-
Total Revenue	4,534	3,621	913	25.2
Cost of Sales	(4,654)	(3,181)	(1,473)	(46.3)
Gross profit	(120)	440	(560)	(127.3)
·				
(LOSS)/PROFIT BEFORE TAX				
Construction	(92)	171	(263)	(153.8)
Furniture manufacturing and trading	(999)	(668)	(331)	(49.6)
Rental of building with comprehensive services	81	(7)	88	1,257.1
Others	(407)	(414)	7	1.7
Total	(1,417)	(918)	(499)	(54.4)

For the current quarter under review, the Group's revenue increased by RM0.91 million (25.14%) to RM4.53 million compared to the immediate preceding quarter of RM3.62 million, mainly due to the following:

- (a) increase in construction revenue by RM1.10 million mainly due to the progress of the ongoing construction project, which was partially offset by;
- (b) decrease in revenue from furniture manufacturing and trading by RM0.26 million mainly as a result of lower market demand for furniture.

Despite the revenue hike, the Group recorded a higher loss of RM1.42 million compared to the immediate preceding quarter's loss of RM0.92 million. The increase in loss was mainly due to the decline revenue in the furniture manufacturing and trading segment, which led to a reduction in profit.

B. Compliance with Bursa Malaysia Main Market Listing Requirements (Part A of Appendix 9B)(cont'd)

B3. Commentary on Prospects

Weak global economy, high inflation and price fluctuation of building materials and related costs, followed by weakening ringgit, pose challenges for the Group to remain. The Group will continue to focus on its current construction and development projects and strive to find more opportunities to enhance its financial performance. In addition, the Group will also be open to explore any additional business opportunities which may bring benefits to the Group and further enhance the value of the Company. Nevertheless, we will remain cautious and continue our efforts to improve the marketing strategy and the operational process efficiency in order to stay competitive.

B4. Profit Forecast or Profit Guarantee

Not applicable as the Group did not publish any profit forecast or profit guarantee.

B5. Notes to Consolidated Statement of Comprehensive Income

	Current Year	Current Year-
	Quarter Ended	To-date Ended
	30.6.2023	30.6.2023
	RM'000	RM'000
Loss for the period is arrived at		
after charging/ (crediting):		
Auditors' remuneration	28	47
Finance cost	3	6
Interest income	_ *	(1)
Other income	(8)	(15)
Depreciation of property, plant and equipment	260	515
Depreciation of right-of-use assets	63	126
Note:-		

^{* -} Amount less than RM1.000

B6. Status of Corporate Proposals

On 5 December 2022, the Company announced to undertake a placement of up to 20% of the Company's total number of issued shares ("Proposed Placement") ("Placement Shares"), to investors to be identified and at an issue price to be determined later, subject to approvals from shareholders of the Company for the Proposed Placement and the waiver of their pre-emptive rights under Section 85(1) of the Act to be offered the Placement Shares to be issued pursuant to the Proposed Placement at an extraordinary general meeting to be convened on 20 February 2023.

On 22 December 2022, Mercury Securities Sdn Bhd ("Mercury Securities"), on behalf of the Board of Directors of the Company announced that the listing application in relation to the Proposed Placement has been submitted to Bursa Malaysia Securities Berhad ("Bursa Securities") on 22 December 2022.

On 19 January 2023, On behalf of the Company, Mercury Securities wishes to announce that Bursa Securities had, vide its letter dated 19 January 2023, approved the listing of and quotation for up to 71,301,700 Placement Shares to be issued pursuant to the Proposed Placement subject to the following conditions:

- (i) The Company and Mercury Securities must fully comply with the relevant provisions under the Main Market Listing Requirements ("Listing Requirements") pertaining to the implementation of the Proposed Placement;
- (ii) The Company is required to furnish Bursa Securities with a certified true copy of the resolution passed by the shareholders at the extraordinary general meeting approving the Proposed Placement;
- (iii) The Company and Mercury Securities are required to inform Bursa Securities upon completion of the Proposed Placement;
- (iv) The Company is required to furnish Bursa Securities with a written confirmation of its compliance with the terms and conditions of Bursa Securities' approval once the Proposed Placement is completed; and
- (v) Mercury Securities is required to furnish Bursa Securities with details of the placees in accordance with Paragraph 6.15 of the Listing Requirements as soon as practicable after each tranche of placement and before the listing of the new shares to be issued pursuant to the Proposed Placement.

The Proposed Placement was approved by the shareholders of the Company at an Extraordinary General Meeting held on 20 February 2023.

On 4 July 2023, Mercury Securities, on behalf of the Board of Directors of the Company announced that it had submitted an application to Bursa Securities to seek for an extension of time of 6 months up to 18 January 2024 for the Company to complete the implementation of the Proposed Placement.

On 18 July 2023, on behalf of the Company, Mercury Securities wishes to announce that Bursa Securities had, vide its letter dated 17 July 2023, approved the Company's application for an extension of time of 6 months up to 18 January 2024 to complete the implementation of the Proposed Placement.

On behalf of the Board, Mercury Securities wishes to announce that the Board had, on 22 August 2023 ("Price Fixing Date"), fixed the issue price at RM0.139 per Placement Share ("Issue Price"). The Issue Price represents a discount of approximately 9.97% to the 5-day VWAP of the Shares up to and including 21 August 2023, being the last full trading day immediately prior to the Price Fixing Date, of RM0.1544 per Share. The Proposed Placement has yet to be completed as at the LPD.

Save for the above-mentioned Proposed Placement, there was no other corporate proposal as at the LPD pending for completion.

B. Compliance with Bursa Malaysia Main Market Listing Requirements (Part A of Appendix 9B) (cont'd)

B7. Material Litigation

The Group is not engaged in any material litigation or arbitration, either as plaintiff or defendant, which has a material effect on the financial position of the company or its subsidiaries and the Board is not aware of any proceedings pending or threatened or of any fact likely to give rise to any proceedings, which might materially and adversely affect the position or business of the Company or its subsidiaries as at the date of this report.

B8. Proposed Dividend

No dividend has been declared or paid during the current quarter and financial period under review.

B9. Loss per Share

a) Basic

Basic loss per ordinary share is calculated by dividing the net loss for the financial period attributable to ordinary equity holders of the company by the weighted average number of ordinary shares in issue during the financial period.

	Individual Quarter		Cumula	tive Quarter
	Preceding Year			Preceding Year
	Current Year	Corresponding	Current Year	Corresponding
	Quarter	Quarter	To Date	Year To Date
	30.6.2023	30.6.2022	30.6.2023	30.6.2022
	RM'000	RM'000	RM'000	RM'000
Net loss for the period attributable to ordinary equity holders (RM '000)	(1,417)	(2,816)	(2,336)	(8,862)
Weighted average number of ordinary shares in issue ('000)	245,629	231,721	238,716	231,705
Basic loss per ordinary share (sen)	(0.58)	(1.22)	(0.98)	(3.82)

b) Diluted

Diluted loss per ordinary share is calculated by dividing the net loss for the financial period attributable to ordinary equity holders of the company by the weighted average number of ordinary shares that would have been in issue assuming full exercise of Warrants B Options, adjusted for the number of such ordinary shares that would have been issued at fair value.

	Individua	Individual Quarter		Cumulative Quarter	
		Preceding Year			
	Current Year	Corresponding	Current Year	Corresponding	
	Quarter	Quarter	To Date	Year To Date	
	30.6.2023	30.6.2022	30.6.2023	30.6.2022	
	RM'000	RM'000	RM'000	RM'000	
Net loss for the period attributable to					
ordinary equity holders (RM '000)	(1,417)	(2,816)	(2,336)	(8,862)	
Weighted average number of ordinary					
shares in issue ('000)	245,629	231,721	238,716	231,705	
Effect of dilution of warrants ('000)	101,861	115,769	108,774	115,785	
Weighted average number of ordinary					
shares in issue (Diluted) ('000)	347,490	347,490	347,490	347,490	
Diluted loss per ordinary share (sen)	(0.41)	(0.81)	(0.67)	(2.55)	

B10. Authority For Issue

The interim financial report were authorised for issue by the Board of Directors on 28 August 2023.

By order of the Board,

DATO GOH SOO WEE

Executive Chairman

Date: 28 August 2023