The Board of Directors is pleased to announce the following : UNAUDITED INTERIM REPORT OF THE GROUP FOR THE FIRST QUARTER ENDED 31 MARCH 2018

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	INDIVIDUAL PERIOD			CUMULATIVE PERIOD				
	-	Preceding		4				
	Current	Year			Current	Preceding		
	Quarter	Quarter			Year	Year		
	Ended	Ended	Chang		To Date	To Date	Chan	•
	31/3/2018	31/3/2017	Amount	%	31/3/2018	31/3/2017	Amount	%
	RM'000	RM'000	RM'000		RM'000	RM'000	RM'000	
Continuing Operations								
Revenue	21,772	13,546	8,226	60.7%	21,772	13,546	8,226	60.7%
Cost of Sales	(19,084)	(11,395)	(7,689)	67.5%	(19,084)	(11,395)	(7,689)	67.5%
Gross Profit	2,688	2,151	537	24.9%	2,688	2,151	537	24.9%
Other Income	212	199	13	6.7%	212	199	13	6.7%
Operating Expenses	(1,514)	(1,489)	(25)	1.7%	(1,514)	(1,489)	(25)	1.7%
Profit from Operations	1,386	861	525	60.9%	1,386	861	525	60.9%
Finance Costs	(491)	(596)	105	-17.6%	(491)	(596)	105	-17.6%
Profit Before Tax	895	265	630	237.6%	895	265	630	237.6%
Income Tax	(365)	(307)	(58)	18.9%	(365)	(307)	(58)	18.9%
Profit From Continuing Operations	530	(42)	572	1360.8%	530	(42)	572	1360.8%
Discontinued Operation								
Profit from discontinued operation, net of tax	-	1,194	(1,194)	-100.0%	-	1,194	(1,194)	-100.0%
Profit For The Period	530	1,152	(622)	-54.0%	530	1,152	(622)	-54.0%
Other Comprehensive Income, Net Of Tax	-	-	-		-	-	-	
Total comprehensive income for the period	530	1,152	(622)	-54.0%	530	1,152	(622)	-54.0%
Total community income attributable to								
Total comprehensive income attributable to: Owners of the Company - continuing operations	305	(312)	617	197.7%	305	(312)	617	197.7%
Owners of the Company - discontinued operation	303	1,194	(1,194)	-100.0%	303	1,194	(1,194)	-100.0%
Non-controlling interests	225	270	(45)	-16.8%	225	270	(45)	-16.8%
Total comprehensive income for the period	530	1,152	(622)	-54.0%	530	1,152	(622)	-54.0%
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Earnings per share (Sen)								
- Continuing Operations	0.76	(0.78)			0.76	(0.78)		
- Discontinued Operation		2.97				2.97		
	0.76	2.19			0.76	2.19		

The Condensed Consolidated Statements of Profit or Loss And Other Comprehensive Income should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2017.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited	Audited As At 31/12/2017 RM'000
ASSETS	1447 000	1111 000
Non-current Assets		
Property, plant and equipment	5,773	6,123
Goodwill on consolidation	31,509	31,509
Investment properties	5,680	5,680
Deferred tax assets	74	74
	43,036	43,386
Current Assets Inventories	401	
Trade receivables	97,321	85,782
Others receivables	3,224	1,853
Amount due from customers on contracts	11,657	12,663
Other investments	126	143
Short term deposits	1,268	1,862
Cash and bank balances	2,645	467
	116,642	102,770
TOTAL ASSETS	159,678	146,156
EQUITY AND LIABLITIES		
Equity		
Share Capital	122,001	122,001
Accumulated losses	(47,561)	(47,866)
Equity attributable to owners of the Company	74,440	74,135
Non-controlling interests	10,997	10,772
Total Equity	85,437	84,907
Non-Current Liabilities		
Term loan > 12 months	1,793	171
Finance lease liabilities	2,148	2,466
	3,941	2,637
Current Liabilities	22.224	04.044
Trade payables	28,321	34,941
Others payables Amount due to customers on contracts	4,702 5,737	5,155 215
Finance lease liabilities	1,218	1,207
Term loan < 12 months	1,297	57
Bank overdrafts	1,493	1,214
Bank borrowings	27,392	15,385
Tax payable	140_	438
	70,300	58,612
TOTAL EQUITY AND LIABILITIES	159,678	146,156
Net assets per share (RM)	1.85	1.84

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2017.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	< Attribu	table To Owi	ners Of The Co	Non-		
	Issued	Share	Accumulated	Total	Controlling	Total
	Capital	Premium	Loss	Equity	Interest	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as of 1.1.2018	122,001	-	(47,866)	74,135	10,772	84,907
Total Comprehensive Income						
For The Period	-	-	305	305	225	530
Balance as of 31.3.2018	122,001	-	(47,561)	74,440	10,997	85,437
Balance as of 1.1.2017	40,182	81,819	(61,791)	60,210	8,878	69,088
Total Comprehensive Income						
For The Period	-	-	882	882	270	1,152
Balance as of 31.3.2017	40,182	81,819	(60,909)	61,092	9,148	70,240

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2017

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS	3 months ended	3 months ended
The Group	31/3/2018 RM'000	31/3/2017 RM'000
·		
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Profit before taxation from continuing operations	895	265
Profit before taxation from discontinued operation	-	1,624
	895	1,889
Adjustment for non-cash items	921	1,098
Operating Profit Before Working Capital Changes	1,816	2,987
Changes in working capital:		
Inventories	(401)	(20)
Receivables Customers on contract	(12,910) 6,528	6,488 485
Payables	(7,072)	(4,527)
Bills payable	-	(348)
Income tax paid	(664)	(1,084)
Net Cash (Used in)/From Operating Activities	(12,703)	3,981
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(72)	(56)
Placement of fixed deposits pledged Interest received	- 8	(30) 93
interest received		
Net Cash (Used in)/From Investing Activities	(64)	7
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Dividend paid to shareholders Drawdown of bankers' acceptance	- 6,819	(2,411)
Drawdown of factoring facility	6,755	-
Drawdown of term loan	1,295	-
Finance costs paid	(490)	(595)
Repayment of finance lease liabilities	(308)	(260)
Net Cash From/(Used In) Financing Activities	14,071	(3,266)
CASH AND CASH EQUIVALENTS		
Net changes	1,304	722
Effect of exchange rate changes Reclassified to assets held for sale	-	(11)
Balance as of 1 January	(122)	(724) 8,240
•		8,227
Balance as at end of financial period	1,182	0,221

Cash and cash equivalents at the end of the financial period comprise the following balance amount:

	As at 31/3/2018 RM'000	As at 31/3/2017 RM'000
Cash and bank balances	2,645	850
Bank overdrafts	(1,493)	(987)
Short term deposits	1,268	9,011
Less: Fixed deposits pledged	(1,238)	(647)
	1,182	8,227

The Condensed Consolidated statement of Cash Flow should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2017.

Part A - Explanatory Notes Pursuant To Financial Reporting Standard 134

1. Basis of Preparation

The interim financial report is unaudited and have been prepared in compliance with Malaysian Financial Reporting Standard (MFRS) 134 - Interim Financial Reporting, issued by the Malaysian Accounting Standards Board ("MASB") and Part A of Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad ("BMSB").

The same accounting policies and methods of computation are followed in the quarterly financial statements as compared with the Annual Financial Statements of the Group for the year ended 31 December 2017.

Apart from the above, the quarterly financial statements are to be read in conjunction with the Annual Financial Statements for the year ended 31 December 2017.

2. Financial Reporting Standards

Significant accounting policies adopted by the Group in these interim financial statements are consistent with those of the audited financial statements for the year ended 31 December 2017

The Group has adopted the Malaysian Financial Reporting Standards ("MFRS") framework issued by MASB with effect from 1 January 2012. This MFRS framework was introduced by MASB in order to fully converge Malaysia's existing Financial Reporting Standards ("FRS") framework with the International Financial Reporting Standards ("IFRS") framework issued by the International Accounting Standards Board. There has been no material impact upon the adoption of the MFRS on the financial statements of the Group.

The Group has also adopted all the new and revised MFRSs and IC Interpretations that are relevant and effective for accounting periods beginning on or after 1 January 2018. The adoption of these new and revised MFRS and IC Interpretations have not resulted in any material impact upon the financial statements of the Group.

MFRSs and IC Interpretations that were issued but are not yet effective have not been early adopted by the Group.

3. Auditors' Report on Preceding Annual Financial Statements

There was no qualification of the Group audited financial statements for the year ended 31 December 2017.

4. Segmental Reporting

Segmental report for the financial period ended 31 March 2018 is as follows:

	Discontinued Operation Manufacturing & Trading RM'000	< (Building Materials RM'000	Continuing Operati Construction RM'000	ions> Investment Holding RM'000	Eliminations RM'000	Consolidated RM'000
3 Months Ended 31/3/2018						
Revenue		2,852	18,919			21,772
External revenue Inter-segment revenue	-	2,052 3,755	10,919	-	(3,755)	21,772
Total revenue		6,607	18,919		(3,755)	21,772
Results						
Segment profit	-	452	1,400	(474)	-	1,378
Interest income	-	-	6	2	-	8
Finance cost		(127)	(360)	(4)	<u> </u>	(491)
Profit before tax		325	1,046	(476)		895
3 Months Ended 31/3/2017						
Revenue						
External revenue	10,293	-	13,546	-	-	23,839
Inter-segment revenue	4,861		- 10.510		(4,861)	-
Total revenue	<u>15,154</u>		13,546		(4,861)	23,839
Results						
Segment profit	1,595	-	1,269	(472)	-	2,392
Interest income	29	-	5	59	-	93
Finance cost			(67)	(529)	<u> </u>	(596)
Profit before tax	1,624		1,207	(942)	====	1,889
Sales Revenue By Geographical Market						
,			3 months ended 31/3/2018 RM'000	3 months ended 31/3/2017 RM'000		
Malaysia - continuing operations			21,772	13,546		
Malaysia - discontinued operation				7,597		
			21,772	21,143	=	
Other Countries - discontinued operation *				2,696	_	
			21,772	23,839		

^{*} less than 5% for each of the components.

5. Unusual Item Affecting Assets, Liabilities, Equity, Net Income Or Cash Flow

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial quarter under review.

6 Change Of Estimates Used

There was no material change in estimates for the financial quarter under review.

7 Seasonality Or Cyclicality Of Interim Operations

The Group's operations are not significantly affected by any seasonal or cyclical factors.

8 Dividends Paid

There was no dividend paid during the financial quarter under review (2017: A Second Single Tier Interim Dividend of 6% per ordinary share, for the financial year ended 31 December 2016, amounting to RM2,410,920 was paid on 12 January 2017).

9. Issuance, Cancellation, Repurchases, Resale and Repayments Of Debt and Equity Securities

There were no issuance, cancellation, repurchases, resale and repayments of debt and equity securities for the current quarter ended 31 March 2018.

10. Material Events Not Reflected In The Financial Statements

There were no material events in the financial quarter under review that have not been reflected in the financial statements for the said period.

11. Changes In The Composition Of The Group

There were no changes in the composition of the Group for the current quarter ended 31 March 2018.

12. Capital Commitments

There is a capital commitment of RM0.90 million for the purchase of property, plant and equipment, which has not been reflected in the interim financial statements for the current quarter ended 31 March 2018.

13. Contingent Liabilities / Assets

The Company has issued unsecured corporate guarantees totalling RM92.38 million to certain financial institutions and building materials suppliers for credit facilities granted to certain of its subsidiary companies. Accordingly, the Company is contingently liable to such financial institutions and suppliers to the extent of the amount of credit facilities utilised. There is no contingent assets as at the date of this report.

14. Recurrent Related Party Transactions

Details of the relationship between the Group and its related party are as described below.

Name of Related Party

Relationship

(a) Pujian Development Sdn Bhd ("Pujian")

* Pujian is a subsidiary of Ecofirst Consolidated Berhad in which Dato' Tiong Kwing Hee ("Dato' Tiong") is the Group Chief Executive Officer, Director and major shareholder. Dato' Tlong is also the Managing Director and major shareholder of Mercury.

The information on the transactions which have been entered into with the Group during the period is as follows:

		Current	Year
	Nature of Transactions	Quarter 31/3/2018 RM'000	to date 31/3/2018 RM'000
(b) Pujian	(i) Civil & construction works for Pujian	21,715	21,715
	(ii) Rental of office space from Pujian	56	56

15. Material Subsequent Event

There were no material events subsequent to the end of the financial period under review that have not been reflected in the financial statements for the said period.

Part B - Explanatory Notes Pursuant To Appendix 9B Of The Listing Requirements Of Bursa Malaysia Securities Berhad

16. Review Of Performance

During the quarter under review, Group's revenue of the Continuing Operations, increased by RM8.23 million (+60.7%) to RM21.77 million as compared to RM13.55 million achieved in the corresponding quarter in 2017, while Group's pretax profit increased by RM0.63 million (+237.6%) to RM0.9 million as compared to RM0.27 million achieved in the corresponding quarter of 2017.

For the Construction Segment, revenue increased by RM5.37 million (+39.7%) to RM18.92 million while pretax profit decreased by RM0.16 million (-13.4%) to RM1.05 million as compared to RM13.55 million and RM1.21 million respectively in the corresponding quarter of 2017. The increase in revenue was due to the faster pace of construction work at its Ulu Kelang project during the quarter. The decrease in pretax profit was due to the higher depreciation charge and higher interest cost incurred in financing the construction works.

^{*} Shareholders' mandate has already been obtained at the last Annual General Meeting held on 24 May 2017.

For the Building Materials Segment, the newly acquired wholly-owned trading subsidiary, Mercury Building Supplies Sdn Bhd ("MBS") (formerly known as Andaman Marketing Sdn Bhd), made a contribution of RM2.85 million to Group's revenue and RM0.33 million to Group's pretax profit in the current quarter. There is no comparative figures for the corresponding quarter in 2017 as MBS have not been acquired then.

As for the Investment Holding Segment, it recorded a pretax loss of RM0.48 million during the current quarter as compared to the pretax loss of RM0.94 million in the corresponding quarter of 2017. The reduction in loss was due to the interest savings arising from the repayment of the RM30.0 million term loan.

17. Comparison With Previous Quarter's Results

	Current Quarter	Previous Quarter	С	hanges
	31/3/2018 RM'000	12/31/2017 RM'000	RM'000	%
	RIVI 000	KIVI 000	KIVI UUU	70
Continuing Operations				
Revenue	21,772	19,509	2,263	11.6
Operating Profit	1,386	1,584	(198)	(12.5)
Profit Before Interest and Tax	1,386	1,584	(198)	(12.5)
Profit Before Tax	895	1,291	(396)	(30.7)
Profit After Tax	530	743	(213)	(28.7)
Profit Attributable to Owners				
of the Company	305	372	(67)	(18.0)

The comparison of the performance over the two quarters can be explained by the following breakdown:

	Building		Investment	
	Materials	Construction	Holding	Total
	RM'000	RM'000	RM'000	RM'000
a) Turnover				
i) For the current quarter ended 31/3/2018	2,853	18,919	-	21,772
ii) For the previous quarter ended 31/12/2017	3,891	15,590	28	19,509
Variance (value)	(1,038)	3,329	(28)	2,263
Variance (%)	-26.7%	21.4%	-100.0%	11.6%
b) Pretax Profit/ (Loss)				
i) For the current quarter ended 31/3/2018	325	1,046	(476)	895
ii) For the previous quarter ended 31/12/2017	111	1,516	(336)	1,291
Variance (value) Variance (%)	214 192.8%	(470) -31.0%	(140) 41.7%	(396) -30.7%

For the current quarter, the increase in revenue of the Construction Segment was offset by the decrease in revenue of the Building Materials Segment and the Investment Holding Segment, which resulted in a net revenue increase of RM2.26 million (+11.6%). Pretax profit decreased by RM0.40 million (-30.7%) as compared to the previous quarter. This is due to the decrease in pretax profit of the Construction Segment and increase in pretax loss of the Investment Holding Segment.

18. Prospects For 2018

Inspite of the sluggish growth and challenging operating conditions in the residential property sector, some of our developer clients who had engaged our construction arm for their past/current projects are actively planning new projects launches in the near future and we are confident of getting some new contracts due to our good relationship and positive performance track record with them. Paramount Bounty Sdn Bhd, the construction subsidiary is tendering and expects to win some new construction contracts in 2018. On 13/3/2018, it secured an earthworks contract amounting to RM25.0 million.

Therefore, the Board is cautiously optimistic that the Group will continue to remain profitable in 2018 due to the existing unbilled orderbook of construction works in hand, the profit contribution from Mercury Building Supplies Sdn Bhd and the interest savings from the repayment of the RM30 million term loan.

19. Variance From Profit Forecast

This note is not applicable.

20. Profit/(Loss) For The Period

Profit/(Loss) for the period is arrived at:

	Current Quarter 31/3/2018 RM'000	Corresponding Quarter 31/3/2017 RM'000	Year to date 31/3/2018 RM'000	Year to date 31/3/2017 RM'000
After charging:				
Depreciation & amortisation	422	319	422	319
Fair value adjustment on other investments	17	(36)	17	(36)
Interest expenses	491	596	491	596
And after crediting:				
Interest income	8	64	8	64
Rental income	53	80	53	80

21. Discontinued Operation

The results of the discontinued operation is as summarised below:

	Current Quarter 31/3/2018 RM'000	Corresponding Quarter 31/3/2017 RM'000	Year to date 31/3/201 8 RM'000	to date 3 31/3/2017
Revenue	-	10,293	-	10,293
Cost of goods sold	-	(6,432)	-	(6,432)
Other incomes	-	156	-	156
Operating expenses	-	(2,393)	-	(2,393)
	-	1,624		1,624
Income Tax		(430)		(430)
Profit for the period	-	1,194		1,194

22. Income Tax Expense

F1 11	Current	Year
	Quarter	to date
	31/3/2018	31/3/2018
	RM'000	RM'000
Provision for current taxation		
- Current year	(365)	(365)

23. Gain or Loss On Derivatives

This is not applicable as the Group does not deal in derivatives.

24. Exceptional Items

There were no exceptional items during the financial quarter under review.

25. Status Of Corporate Proposals

There is no outstanding corporate proposal in the financial quarter under review.

26. Status of Utilisation of Proceeds From Disposal of SPSB

		Actual	Initial Timeframe	
		Utilisation	For Utilisation Of	Balance
		As At 31	Proceeds From	Of
	Proposed	March	Date of Disposal	Unutilised
Purpose	Utilisation	2018	(22 June 2017)	Proceeds
	RM'000	RM'000		RM'000
(a) Repayment of bank borrowings	30,000	30,000	Within 12 months	Nil
(b) Working capital purposes	19,650	16,693	Within 24 months	2,957
(c) Defray expenses on disposal of SPSB #	850	759	Within 3 months	91
Total	50,500	47,452		3,048

[#] Remaining balance of RM91,000 will be channeled as working capital purposes of the Company.

27. Group Borrowings And Debt Securities

(a) The Group's borrowings as of 31 March 2018 are as follows:

As At Period Ended 31/3/2018			
Long	Short	Total	
term	term	borrowings	
RM'000	RM'000	RM'000	
1,793	1,297	3,090	
-	1,493	1,493	
	6,819	6,819	
1,793	9,609	11,402	
-	20,573	20,573	
1,793	30,182	31,975	
	Long term RM'000 1,793	Long term RM'000 RM'000 1,793 1,297 - 1,493 - 6,819 1,793 9,609 - 20,573	

	As At Period Ended 31/3/2017		
	Long	Short	Total
	term	term	borrowings
	RM'000	RM'000	RM'000
Secured:-			
Term loan	26,996	3,004	30,000
Unsecured:-			
Bank overdraft	-	987	987
Bankers' acceptance	-	1,636	1,636
	-	2,623	2,623
			·
Total	26,996	5,627	32,623

⁽b) There were no borrowings or debt securities denominated in foreign currencies.

28. Changes In Material Litigation

There is no material litigation as of the date of this report.

29. Dividend Payable

The Board has not proposed any dividend for the financial quarter under review.

30. Profit Guarantee

In the acquisition of the 100% equity interest in MBS, the vendors have guaranteed that MBS will achieve an audited Profit After Tax of RM1.0 million per annum for each of the financial year ending 31 December 2018, 2019 and 2020.

31. Earnings Per Ordinary share

The basic earnings per share is calculated by dividing the profit for the period attributable to the owners of the Company by the weighted average number of ordinary shares in issue during the period:-

	Current Quarter		Year to	date
	31/3/2018	31/3/2017	31/3/2018	31/3/2017
Profit attributable to owners				
of the Company (RM'000)				
- continuing operations	305	(312)	305	(312)
- discontinued operation	-	1,194	-	1,194
	305	882	305	882
Weighted average number of ordinary				
shares in issue ('000)	40,182	40,182	40,182	40,182
Basic earnings per share (Sen)				
- continuing operations	0.76	(0.78)	0.76	(0.78)
- discontinued operation	-	2.97	-	2.97
·	0.76	2.19	0.76	2.19