The Board of Directors is pleased to announce the following : UNAUDITED INTERIM REPORT OF THE GROUP FOR THESECOND QUARTER ENDED 30 JUNE 2018

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

			PERIOD		CUMULATIVE PERIOD			
	Current Quarter	Preceding Year Quarter			Current Year	Preceding Year		
	Ended	Ended	Chan	a05	To Date	To Date	Chan	005
	30/6/2018	30/6/2017	Amount	yes %	30/6/2018	30/6/2017	Amount	yes %
	RM'000	RM'000	RM'000	70	RM'000	RM'000	RM'000	70
Continuing Operations		10.071	. =0.0		10 170	~~~~		
Revenue	21,401	19,671	1,730	8.8%	43,173	33,217	9,955	30.0%
Cost of Sales	(19,319)	(16,408)	(2,911)	17.7%	(38,403)	(27,803)	(10,600)	38.1%
Gross Profit	2,082	3,263	(1,181)	-36.2%	4,770	5,414	(644)	-11.9%
Other Income	165	9,392	(9,227)	-98.2%	377	9,563	(9,186)	-96.1%
Operating Expenses	(1,065)	(1,022)	(43)	4.2%	(2,579)	(2,483)	(96)	3.9%
Profit from Operations Finance Costs	1,182	11,633	(10,451)	-89.8%	2,568	12,494	(9,926)	-79.4%
	(631)	(438)	(193)	44.1%	(1,122)	(1,033)	(89)	8.6%
Profit Before Tax	551	11,195	(10,644)	-95.1%	1,446	11,461	(10,015)	-87.4%
Income Tax	(218)	(648)	430	-66.4%	(583)	(955)	372	-39.0%
Profit From Continuing Operations	333	10,547	(10,214)	-96.8%	863	10,506	(9,643)	-91.8%
Discontinued Operation								
Profit from discontinued operation, net of tax	-	795	(795)	-100.0%	-	1,988	(1,988)	-100.0%
Profit For The Period	333	11,342	(11,009)	-97.1%	863	12,494	(11,631)	-93.1%
Other Comprehensive Income, Net Of Tax	-	-	-		-	-	-	
Total comprehensive income for the period	333	11,342	(11,009)	-97.1%	863	12,494	(11,631)	-93.1%
Total comprehensive income attributable to:								
Owners of the Company - continuing operations	199	9,976	(9,777)	-98.0%	504	9.665	(9,161)	-94.8%
Owners of the Company - discontinued operation	155	795	(795)	-100.0%	- 504	1,988	(1,988)	-100.0%
Non-controlling interests	134	571	(437)	-76.6%	359	841	(482)	-57.4%
Total comprehensive income for the period	333	11,342	(11,009)	-97.1%	863	12,494	(11,631)	-93.1%
		.,					<u>, ,,,,,</u>	
Earnings per share (Sen)								
- Continuing Operations	0.50	24.83			1.25	24.05		
- Discontinued Operation		1.98				4.95		
	0.50	26.81			1.25	29.00		

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

100570	Unaudited As At 30/6/2018 RM'000	Audited As At 31/12/2017 RM'000
ASSETS		
Non-current Assets	5 074	a (aa
Property, plant and equipment	5,671	6,123
Goodwill on consolidation	31,509	31,509
Investment properties Deferred tax assets	5,680 74	5,680 74
	42,934	43,386
Current Assets		
Inventories	1,564	-
Trade receivables	97,276	85,782
Other receivables	1,855	1,853
Amount due from customers on contracts Other investments	7,720 117	12,663 143
Short term deposits	1,598	1,862
Cash and bank balances	3,738	467
	113,868	102,770
TOTAL ASSETS	156,802	146,156
EQUITY AND LIABILITIES		
Equity		
Share capital	122,001	122,001
Accumulated losses	(48,969)	(47,866)
Equity attributable to owners of the Company	73,032	74,135
Non-controlling interests	11,131	10,772
Total Equity	84,163	84,907
Non-current Liabilities		
Term loan > 12 months	1,678	171
Finance lease liabilities	2,302	2,466
	3,980	2,637
Current Liabilities		
Trade payables	26,166	34,941
Others payables	5,543	5,155
Amount due to customers on contracts	6,812	215
Finance lease liabilities	1,344	1,207
Term loan < 12 months	634	57
Bank overdrafts	688	1,214
Bank borrowings	25,865	15,385
Tax payable	-	438
Dividend payable	1,607	
	68,659	58,612
TOTAL EQUITY AND LIABILITIES	156,802	146,156
Net assets per share (RM)	1.82	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

	< Attributable To Owners Of The Company>				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	-	-	504	504	359	863	
Final Dividend - FY 2017	-	-	(1,607)	(1,607)	-	(1,607)	
Balance as of 30.6.2018	122,001		(48,969)	73,032	11,131	84,163	
Balance as of 1.1.2017	40,182	81,819	(61,501)	60,500	9,002	69,502	
Total Comprehensive Income							
For The Period	-	-	11,653	11,653	841	12,494	
Balance as of 30.6.2017	40,182	81,819	(49,848)	72,153	9,843	81,996	

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	0	0
	6 months ended	6 months ended
	30/6/2018	30/6/2017
The Group	RM'000	RM'000
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Profit before taxation from continuing operations	1,446	11,461
Profit before taxation from discontinued operation	-	2,653
	1,446	14,114
Adjustment for non-cash items	1,980	(9,678)
Operating Profit Before Working Capital Changes	3,426	4,436
Changes in working capital:		
Inventories	(1,564)	-
	(11,323)	1,375
Customers on contract	11,540	(2,299)
Payables Bills payable	(8,385)	(5,196) 44
Income tax paid	- (1,193)	(1,053)
•		
Net Cash Used in Operating Activities	(7,499)	(2,693)
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
Acquisition of subsidiary company, net of cash acquired	-	(7,192)
Purchase of property, plant and equipment	(395)	(1,938)
Purchase of investment properties	-	(42)
Placement of fixed deposits pledged Proceeds from disposal of property, plant & equipment	(300)	(59) 57
Proceeds from disposal of subsidiary	_	50,500
Interest received	14	131
Net Cash (Used in)/From Investing Activities	(681)	41,457
Net Oash (Oseu III)/I Tolii Investing Activities	(001)	
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Dividend paid to shareholders	-	(2,411)
Drawdown of bankers' acceptance Drawdown of finance lease	6,400 518	-
Drawdown of factoring facility	30,675	3,080
Drawdown of term loan	2,000	-
Finance costs paid	(1,122)	(1,033)
Repayment of finance lease liabilities	(597)	(3,952)
Repayment of factoring facility	(25,028)	-
Repayment for term loan	(1,483)	(30,005)
Net Cash From/(Used In) Financing Activities	11,363	(34,321)
CASH AND CASH EQUIVALENTS		
Net changes	3,183	4,443
Balance as of 1 January	(122)	8,240
Balance as at end of financial period	3,061	12,683

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

	As at 30/6/2018 RM'000	As at 30/6/2017 RM'000
Cash and bank balances	3,738	530
Bank overdrafts	(688)	(1,160)
Short term deposits	1,598	13,989
Less: Fixed deposits pledged	(1,587)	(676)
	3,061	12,683

The Condensed Consolidated Statement of Cash Flows 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 30 June 2018 is as follows:

	Discontinued Operation	< (Continuing Operat	ions>		
	Manufacturing	Building		Investment		
	& Trading	Materials	Construction	Holding	Eliminations	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
6 Months Ended 30/6/2018						
Revenue						
External revenue	-	5,721	37,452	-	-	43,173
Inter-segment revenue	-	6,916	-	-	(6,916)	-
Total revenue	-	12,637	37,452	-	(6,916)	43,173
Results						
Segment profit	-	1,126	2,405	(977)	-	2,554
Interest income	-	-	12	2	-	14
Finance cost	-	(271)	(844)	(7)		(1,122)
Profit before tax	-	855	1,573	(982)		1,446
6 Months Ended 30/6/2017						
Revenue						
External revenue	17,083	645	32,572	-	-	50,300
Inter-segment revenue	8,100	509	<u> </u>	-	(8,609)	-
Total revenue	25,183	1,154	32,572	-	(8,609)	50,300
Results						
Segment profit	2,599	114	3,855	39,972	(31,578)	14,962
Interest income	54	-	9	121	-	184
Finance cost	-	(6)		(893)		(1,033)
Profit before tax	2,653	108	3,730	39,200	(31,578)	14,113

Sales Revenue By Geographical Market

	6 months ended	6 months ended
	30/6/2018	30/6/2017
	RM'000	RM'000
Malaysia - continuing operations	43,173	33,217
Malaysia - discontinued operation		12,811
	43,173	46,028
Other Countries - discontinued operation *	-	4,272
	43,173	50,300

* less than 5% for each of the components.

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

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.

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 30 June 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 30 June 2018.

12. Capital Commitments

There is a capital commitment of RM0.31 million for the purchase of property, plant and equipment, which has not been reflected in the interim financial statements for the current quarter ended 30 June 2018.

13. Contingent Liabilities/Assets

The Company has issued unsecured corporate guarantees totalling RM99.63 million to certain financial institutions and building materials suppliers for credit facilities granted to 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

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

<u>Relationship</u>
* 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.

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* Shareholders' mandate has already been obtained at the last Annual General Meeting held on 24 May 2018.

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

	Nature of Transactions	Quarter 30/6/2018 RM'000	to date 30/6/2018 RM'000
(a) Pujian	(i) Civil & construction works for Pujian	16,628	38,343
	(ii) Rental of office space from Pujian	57	113

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.

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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 RM1.73 million (+8.8%) to RM21.4 million as compared to RM19.67 million achieved in the corresponding quarter in 2017, while Group's pretax profit decreased by RM10.64 million (-95.1%) to RM0.55 million as compared to RM11.2 million achieved in the corresponding quarter of 2017. The explanation for the variances is as stated in the segmental review below.

For the Construction Segment, in spite of the accelerated pace of construction works in its Ampang project, revenue decreased by RM0.49 million (-2.6%) to RM18.53 million while pretax profit decreased by RM2.0 million (-79.1%) to RM0.53 million as compared to RM19.03 million and RM2.52 million respectively in the corresponding quarter of 2017. The decrease in revenue was attributable to no revenue contribution from the Bangi project which was completed in 2017 and the suspension of construction work in its Tg. Kling project during the adjustment in profit margin arising from the increase in construction costs, and higher interest cost incurred in financing the projects.

For the Building Materials Segment, revenue increased by RM4.88 million (+422.5%) to RM6.03 million while pretax profit increased by RM0.42 million (+390.7%) to RM0.53 million as compared to RM1.15 million and RM0.11 million respectively in the corresponding quarter of 2017. The substantial increase in both revenue and pretax profit was because the wholly-owned subsidiary, Mercury Building Supplies Sdn Bhd ("MBS") (formerly known as Andaman Marketing Sdn Bhd),was only acquired in June 2017.

For the Investment Holding Segment, it recorded a pretax loss of RM0.51 million during the current quarter as compared to the pretax profit of RM8.62 million in the corresponding quarter of 2017, whereby the pretax profit was boosted by a one-off gain of RM9.06 million arising from the disposal of its wholly-owned subsidiary, Silverlight Prospects Sdn Bhd ("SPSB") in June 2017. Excluding this gain, the pretax loss in the corresponding quarter of 2017 would be RM0.44 million.

For the current year to date period, Group revenue of the Continuing Operations increased by RM9.96 million (+30.0%) to RM43.17 million while pretax profit decreased by RM10.0 million (-87.4%) to RM1.45 million as compared to the corresponding period in 2017. The decrease in pretax profit was mainly due to a gain of RM9.06 million arising from the disposal of its wholly-owned subsidiary, SPSB in 2017.

17. Comparison With Previous Quarter's Results

	Current Quarter 30/6/2018	Previous Quarter 31/3/2018	Changes	
	RM'000	RM'000	RM'000	%
Continuing Operations				
Revenue	21,401	21,772	(371)	(1.7)
Operating Profit	1,182	1,386	(203)	(14.7)
Profit Before Interest and Tax	1,182	1,386	(203)	(14.7)
Profit Before Tax	551	895	(344)	(38.4)
Profit After Tax	333	530	(196)	(37.1)
Profit Attributable to Owners				
of the Company	199	305	(105)	(34.6)

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 30/6/2018	2,873	18,528	-	21,401	
ii) For the previous quarter ended 31/3/2018	2,853	18,919	-	21,772	
Variance (value)	20	(391)	-	(371)	
Variance (%)	0.7%	-2.1%	0.0%	-1.7%	
b) Pretax Profit/ (Loss)					
i) For the current quarter ended 30/6/2018	530	526	(505)	551	
ii) For the previous quarter ended 31/3/2018	325	1,046	(476)	895	
Variance (value)	205	(520)	(29)	(344)	
Variance (%)	63.1%	-49.7%	6.1%	-38.4%	

For the current quarter, revenue decreased by RM0.37 million (-1.7%) while pretax profit decreased by RM0.34 million (-38.4%) as compared to the previous quarter. The decrease in both revenue and pretax profit was mainly attributed to the Construction Segment and the reasons for the decreases are as explained in the performance review above.

18. Prospects For 2018

With the uncertainties arising from the changes in policies by the new government and the strengthening US Dollar, the sluggish growth and challenging operating conditions in the residential property sector is expected to prolong into 2019. New project launches planned by our developer clients are being deferred until there is more clarity in government policies and in the global economic environment. However, Paramount Bounty Sdn Bhd, the construction subsidiary is still tendering and hopefully will win some new construction contracts in 2018 to replenish its orderbook. In March 2018, it secured an earthworks contract amounting to RM25.0 million. As for the Group's construction subsidiary, in spite of the slowdown in the residential property sector, it is still expected to contribute positively to the Group's revenue and profitability based on its existing orderbook in hand.

Given the circumstances, the Board is reasonably 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 For The Period

Profit for the period is arrived at:

	Current Quarter 30/6/2018	Corresponding Quarter 30/6/2017	Year to date 30/6/2018	Year to date 30/6/2017
	RM'000	RM'000	RM'000	RM'000
After charging:				
Depreciation & amortisation	425	336	847	655
Fair value adjustment on other investments	8	28	25	(7)
Interest expenses	631	438	1,122	1,033
And after crediting:				
Interest income	6	67	14	131
Rental income	53	-	105	-
Gain on sale of property, plant and equipment	-	58	-	58
Gain on sale of subsidiary company	-	9,062	-	9,062

21. Discontinued Operation

The results of the discontinued operation is as summarised below:

	Current C	Year	Year	
	Quarter	Quarter	to date	to date
	30/6/2018	30/6/2017	30/6/2018	30/6/2017
	RM'000	RM'000	RM'000	RM'000
Revenue	-	6,790	-	17,083
Cost of goods sold	-	(4,256)	-	(10,688)
Other income	-	44	-	200
Operating expenses		(1,549)		(3,942)
	-	1,029	-	2,653
Income Tax	-	(234)	-	(665)
Profit for the period	-	795	-	1,988

22. Income Tax Expense

	Current	Year
	Quarter	to date
	30/6/2018	30/6/2018
	RM'000	RM'000
Provision for current taxation		
- Current year	<u> </u>	(583)

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

	Proposed	Actual Utilisation As At 30	Initial Timeframe For Utilisation Of Proceeds From Date of Disposal	Balance Of Unutilised
Purpose	Utilisation	June 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	17,249	Within 24 months	2,401
(c) Defray expenses on disposal of SPSB #	850	759	Within 3 months	91
Total	50,500	48,008		2,492

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 30 June 2018 are as follows:

	As At Period Ended 30/6/2018		
	Long term RM'000	Short term RM'000	Total borrowings RM'000
Secured:-			
Term loan	1,678	406	2,084
Bank overdraft	-	688	688
Bankers' acceptance		6,400	6,400
	1,678	7,494	9,172
Unsecured:-			
Term loan	-	228	228
Factoring loan		19,465	19,465
		19,693	19,693
Total	1,678	27,187	28,865

	As At Per	As At Period Ended 30/6/2017		
	Long term	Short term	Total borrowings	
Secured:- Term loan	RM'000 -	RM'000 255	RM'000 255	
Unsecured:-		4 4 6 0	4 400	
Bank overdraft Bankers' acceptance		1,160 2,789	1,160 2,789	
		3,949	3,949	
Total	<u> </u>	4,204	4,204	

(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	
	30/6/2018	30/6/2017	30/6/2018	30/6/2017
Profit attributable to Owners				
of the Company (RM'000)				
- continuing operations	199	9,976	504	9,665
- discontinued operation	-	795	-	1,988
·	199	10,771	504	11,653
Weighted average number of ordinary				
shares in issue ('000)	40,182	40,182	40,182	40,182
Basic earnings per share (Sen)				
- continuing operations	0.50	24.83	1.25	24.05
- discontinued operation	-	1.98	-	4.95
·	0.50	26.81	1.25	29.00