The Board of Directors is pleased to announce the following : UNAUDITED INTERIM REPORT OF THE GROUP FOR THE SECOND QUARTER ENDED 30 JUNE 2019

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	INDIVIDUAL PERIOD			(CUMULATIVE	PERIOD		
		Preceding						
	Current	Year			Current	Preceding		
	Quarter	Quarter			Year	Year		
	Ended	Ended	Chang	jes	To Date	To Date	Chang	ges
	30/6/2019	30/6/2018	Amount	%	30/6/2019	30/6/2018	Amount	%
	RM'000	RM'000	RM'000		RM'000	RM'000	RM'000	
Revenue	27,775	21,401	6,374	29.8%	66,507	43,173	23,334	54.0%
Cost of Sales	(24,403)	(19,319)	(5,084)	26.3%	(57,735)	(38,403)	(19,332)	50.3%
Gross Profit	3,372	2,082	1,290	62.0%	8,772	4,770	4,002	83.9%
Other Income	136	165	(29)	-17.5%	354	377	(23)	-6.0%
Operating Expenses	(1,249)	(1,065)	(184)	17.3%	(2,602)	(2,579)	(23)	0.9%
Profit from Operations	2,259	1,182	1,077	91.1%	6,524	2,568	3,956	154.1%
Finance Costs	(608)	(631)	23	-3.6%	(1,237)	(1,122)	(115)	10.2%
Profit Before Tax	1,651	551	1,100	199.6%	5,287	1,446	3,841	265.7%
Income Tax	(514)	(218)	(296)	135.9%	(1,442)	(583)	(859)	147.4%
Profit For The Period	1,137	333	804	241.5%	3,845	863	2,982	345.6%
Other Comprehensive Income, Net Of Tax	-	-	-		-	-	-	
Total comprehensive income for the period	1,137	333	804	241.5%	3,845	863	2,982	345.6%
Total comprehensive income attributable to:								
Owners of the Company	990	199	791	397.6%	2,967	504	2,463	488.7%
Non-controlling interests	147	134	13	9.7%	878	359	519	144.6%
Total comprehensive income for the period	1,137	333	804	241.5%	3,845	863	2,982	345.5%
Earnings per share (Sen)	2.46	0.50			7.38	1.25		

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 2018.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited As At 30/6/2019 RM'000	Audited As At 31/12/2018 RM'000
ASSETS		
Non-current Assets		
Property, plant and equipment	4,225	5,024
Goodwill on consolidation	36,726	31,509
Investment properties	5,680	5,680
Deferred tax assets	<u>800</u> 47,431	<u>800</u> 43,013
		40,010
Current Assets		
Inventories	285	2,079
Trade receivables	103,298	114,704
Other receivables	3,628	3,185
Contract assets	2,686	49
Other investments Tax recoverable	104	104 279
Short term deposits	- 2,941	2,275
Cash and bank balances	6,474	4,699
	119,416	127,374
	·	
TOTAL ASSETS	166,847	170,387
EQUITY AND LIABILITIES		
Equity		
Share capital	122,001	122,001
Accumulated losses	(45,437)	(48,404)
Equity attributable to owners of the Company	76,564	73,597
Non-controlling interests	-	11,005
Total Equity	76,564	84,602
Non current Liabilities		
Term loan > 12 months	1,273	1,468
Finance lease liabilities	1,487	1,700
	2,760	3,168
Current Liabilities		
Trade payables	32,993	28,752
Others payables	12,051	7,741
Contract liabilities	4,670	6,708
Finance lease liabilities	1,018	1,167
Term loan < 12 months	411	424
Bank overdrafts	1,896	949
Bank borrowings	34,046	36,876
Tax payable	438	-
	87,523	82,617
TOTAL EQUITY AND LIABILITIES	166,847	170,387
Net assets per share (RM)	1.9054	1.8316

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2018.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable To Owners				
	<	Of The Company	>	Non-	
	Issued	Accumulated		Controlling	Total
	Capital	Loss	Total	Interest	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as of 1.1.2019	122,001	(48,404)	73,597	11,005	84,602
Total Comprehensive Income					
For The Period	-	2,967	2,967	878	3,845
Acquisition of 30% Equity In Subsidiary (Note 11)	-	-	-	(11,883)	(11,883)
Balance as of 30.6.2019	122,001	(45,437)	76,564	-	76,564
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 (Note 29)	-	(1,607)	(1,607)	-	(1,607)
Balance as of 30.6.2018	122,001	(48,969)	73,032	11,131	84,163

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 2018.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS		
	6 months	6 months
	ended 30/6/2019	ended 30/6/2018
The Group	RM'000	RM'000
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Profit before taxation	5,287	1,446
Adjustment for non-cash items	(3,291)	1,980
Operating Profit Before Working Capital Changes	1,996	3,426
Changes in working capital:		
Inventories	1,795	(1,564)
Receivables	10,963	(11,323)
Customers on contract	(4,676)	11,540
Payables	8,551	(8,385)
Bills payable	177	-
Income tax refund	70	-
Income tax paid	(795)	(1,193)
Net Cash From/(Used in) Operating Activities	18,081	(7,499)
CASH FLOWS USED IN INVESTING ACTIVITIES		
Acquisition of subsidiary company, net of cash acquired	(11,883)	-
Purchase of property, plant and equipment	(37)	(395)
Placement of fixed deposits pledged	(666)	(300)
Proceeds from disposal of property, plant & equipment	30	-
Interest received	118	14
Net Cash Used In Investing Activities	(12,438)	(681)
CASH FLOWS (USED IN)/FROM/ FINANCING ACTIVITIES		
Drawdown of banker acceptance	-	6,400
Drawdown of finance lease	-	518
Drawdown of factoring facility	-	30,675
Drawdown of term loan	-	2,000
Finance costs paid	(1,237)	(1,122)
Repayment of finance lease liabilities	(362)	(597)
Repayment of factoring facility	(3,007)	(25,028)
Repayment for term loan	(208)	(1,483)
Net Cash (Used In)/From Financing Activities	(4,814)	11,363
CASH AND CASH EQUIVALENTS		
Net changes	829	3,183
Balance as of 1 January	3,750	(122)
Balance as at end of financial period	4,579	3,061

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

	As at 30/6/2019 RM'000	As at 30/6/2018 RM'000
Cash and bank balances	6,474	3,738
Bank overdrafts	(1,895)	(688)
Short term deposits	2,941	1,598
Less: Fixed deposits pledged	(2,941)	(1,587)
	4,579	3,061

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2018.

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 2018.

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 2018.

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 2018.

The Group has adopted the Malaysian Financial Reporting Standards ("MFRSs") 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 ("FRSs") framework with the International Financial Reporting Standards ("IFRSs") framework issued by the International Accounting Standards Board. There has been no material impact upon the adoption of the MFRSs 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 2019. 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 2018.

4. Segmental Reporting

Segmental report for the financial period ended 30 June 2019 is as follows:

	Building Materials RM'000	Construction RM'000	Investment Holding RM'000	Eliminations RM'000	Consolidated RM'000
6 Months Ended 30/6/2019					
Revenue					
External revenue	615	65,890	2	-	66,507
Inter-segment revenue	10,112	-	1,900	(12,012)	-
Total revenue	10,727	65,890	1,902	(12,012)	66,507
Results					
Segment profit	934	5,903	869	(1,300)	6,406
Interest income	3	115	-	-	118
Finance cost	(259)	(972)	(6)	-	(1,237)
Profit before tax	678	5,046	863	(1,300)	5,287
	-				
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

Sales Revenue By Geographical Market

The Group's revenue is derived wholly from its operating activities in Malaysia.

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 (2018: Nil).

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 2019.

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

During the current quarter ended 30 June 2019, Paramount Bounty Sdn Bhd ("PBSB") has changed from being a 70% subsidiary into a whollyowned subsidiary when the acquisition of an additional 30% equity interest was completed on 30 May 2019.

12. Capital Commitments

There is no capital commitment which has not been reflected in the interim financial statements for the current quarter ended 30 June 2019.

13. Contingent Liabilities/Assets

The Company has issued unsecured corporate guarantees totalling RM109.8 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

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' Tiong is also the Managing Director and major
	shareholder of Mercury.

* Shareholders' mandate has already been obtained at the last Annual General Meeting held on 28 May 2019.

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

Nature of Transactions	Quarter 30/6/2019 RM'000	to date 30/6/2019 RM'000
(i) Civil & construction works for Pujian(ii) Rental of office space from Pujian	27,598 57	60,133 113
	(i) Civil & construction works for Pujian	Nature of TransactionsQuarter 30/6/2019 RM'000(i) Civil & construction works for Pujian27,598

15. Material Subsequent Event

(a) F

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 increased by RM6.37 million (+29.8%) to RM27.78 million as compared to RM21.4 million achieved in the corresponding quarter in 2018, while Group's pretax profit increased by RM1.10 million (+199.6%) to RM1.65 million as compared to RM0.55 million achieved in the corresponding quarter of 2018. The explanation for the variances is as stated in the segmental review below.

For the Construction Segment, due to the accelerated pace of construction works in its Ampang project towards its completion stage, revenue increased by RM9.24 million (+49.9%) to RM27.77 million while pretax profit increased by RM1.31 million (+249%) to RM1.84 million as compared to RM18.53 million and RM0.53 million respectively in the corresponding quarter of 2018. The increase in pretax profit was due to the higher volume of work done.

For the Building Materials Segment, revenue decreased by RM3.16 million (-52.5%) to RM2.87 million while pretax profit decreased by RM0.51 million (-96.4%) to RM0.02 million as compared to RM6.03 million and RM0.53 million respectively in the corresponding quarter of 2018. The decrease in both revenue and pretax profit was primarily due to the decrease in purchase from its sister company, PBSB and other external customers as a result of the slowdown in the construction industry.

For the Investment Holding Segment, it recorded a revenue of RM1.6 million from the management fees and dividend income received from the subsidiaries and pretax profit of RM1.09 million during the current quarter. In the corresponding quarter in 2018, there was no revenue and the segment recorded a pretax loss of RM0.51 million.

For the current year todate period, Group's revenue increased by RM23.3 million (+54%) to RM66.5 million as compared to RM43.2 million achieved in the corresponding quarter in 2018, while Group's pretax profit increased by RM3.8 million (+265.7%) to RM5.29 million as compared to RM1.45 million achieved in the corresponding quarter of 2018. The increase in both revenue and pretax profit was mainly contributed by the accelerated pace of construction at the Ampang project.

17. Comparison With Previous Quarter's Results

	Current Quarter 30/6/2019	Previous Quarter 31/3/2019		
	RM'000	RM'000	RM'000	%
Revenue	27,775	38,731	(10,956)	(28.3)
Operating Profit	2,259	4,265	(2,006)	(47.0)
Profit Before Interest and Tax	2,259	4,265	(2,006)	(47.0)
Profit Before Tax	1,651	3,636	(1,985)	(54.6)
Profit After Tax	1,137	2,708	(1,571)	(58.0)
Profit Attributable to Owners				
of the Company	990	1,977	(987)	(49.9)

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

	Building Materials RM'000	Construction RM'000	Investment Holding RM'000	Eliminations RM'000	Total RM'000
a) Turnover					
i) For the current quarter ended 30/6/2019	2,867	27,773	1,602	(4,467)	27,775
ii) For the previous quarter ended 31/3/2019	7,860	38,116	300	(7,545)	38,731
Variance (value)	(4,993)	(10,343)	1,302	3,078	(10,956)
Variance (%)	-63.5%	-27.1%	434.0%	-40.8%	-28.3%
b) Pretax Profit/ (Loss)					
i) For the current quarter ended 30/6/2019	19	1,839	1,093	(1,300)	1,651
ii) For the previous quarter ended 31/3/2019	659	3,207	(230)	-	3,636
Variance (value) Variance (%)	(640) -97.1%	(1,368) 42.7%	1,323 -575.3%	(1,300)	(1,985) -54.6%

For the current quarter, revenue decreased by RM10.96 million (-28.3%) while pretax profit decreased by RM1.99 million (-54.6%) as compared to the previous quarter. The decrease in revenue was contributed by both the Construction and Building Materials segments. The decrease in Group's revenue and pretax profit were due to the construction works in Ampang tapering towards its completion.

18. Prospects For 2019

The intensified trade conflicts between USA and China has already adversely impacted the global economic growth. Coupled with the continued strengthening of the US Dollar and the outflow of foreign funds, Malaysia is expected to experience slower economic growth in 2019. In spite of the various incentives offered by the Government under the Home Ownership Campaign to reduce the overhang of completed properties, the challenging operating conditions in the residential property sector are expected to prolong well into 2020, resulting in new project launches planned by our developer clients being deferred until there is more clarity in the prevailing market conditions. In view of its Ampang project coming to completion, PBSB, the construction subsidiary is actively pursuing new construction contracts to replenish its orderbook.

In view of the unfavourable operating conditions in the residential property sector, the Board's outlook on the prospect in the second half of 2019 is dependent on the ability of PBSB to secure new construction contracts during the remaining period of the year. If new contract materialises and barring unforeseen circumstances, the Board is cautiously optimistic that the Group will continue to remain profitable in 2019 as there is also a guaranteed profit after tax of RM1.0 million on the purchase of Mercury Building Supplies Sdn Bhd ("MBS")

19. Variance From Profit Forecast

This note is not applicable.

20. Profit For The Period

Profit for the period is arrived at:

	Current Quarter 30/6/2019 RM'000	Corresponding Quarter 30/6/2018 RM'000	Year to date 30/6/2019 RM'000	Year to date 30/6/2018 RM'000
After charging:				
Depreciation & amortisation	418	425	836	847
Fair value adjustment on other investments	-	8	-	25
Allowance for impairment loss on receivables				
Interest expenses	608	631	1,237	1,122
Rental expense	57	-	113	-
And after crediting:				
Interest income	47	6	118	14
Rental income	35	53	93	105
Gain on sale of property, plant and equipment	-	-	30	-

21. Income Tax Expense

. Income l'ax Expense	Current	Year
	Quarter	to date
	30/6/2019	30/6/2019
	RM'000	RM'000
Provision for current taxation		
- Current year	(514)	(1,442)

22. Gain or Loss On Derivatives

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

23. Exceptional Items

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

24. Status Of Corporate Proposals

The proposed acquisition of 30% equity interest in PBSB has been completed on 30 May 2019.

25. Status of Utilisation of Proceeds From Disposal of Silverlight Prospects Sdn Bhd ("SPSB")

Purpose	Proposed Utilisation	Actual Utilisation As At 30 June 2019	Initial Timeframe For Utilisation Of Proceeds From Date of Disposal (22 June 2017)	Balance Of Unutilised 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	18,893	Within 24 months	757
(c) Defray expenses on disposal of SPSB #	850	759	Within 3 months	91
Total	50,500	49,652		848

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

26. Group Borrowings And Debt Securities

(a) The Group's borrowings as of 30 June 2019 are as follows:

	As At Period Ended 30/6/2019		
	Long	Short	Total
	term	term	borrowings
	RM'000	RM'000	RM'000
Secured:-			
Term loan	1,273	411	1,684
Bank overdraft	-	1,896	1,896
Bankers' acceptance		4,762	4,762
	1,273	7,069	8,342
Unsecured:-			
Factoring loan	-	29,284	29,284
Total	1,273	36,353	37,626

	As At Period Ended 30/6/2018		
	Long	Short	Total
	term	term	borrowings
	RM'000	RM'000	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

(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 (2018: RM1,607,280).

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 ("PAT") of RM1.0 million per annum for each of the financial year ending 31 December 2018, 2019 and 2020. For the financial ending 31 December 2018, MBS achieved as audited PAT of RM1.87 million and the guarantee is considered as fulfilled.

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	Year to date	
	30/6/2019	30/6/2018	30/6/2019	30/6/2018	
Profit attributable to Owners of the Company (RM'000)	990	199	2,967	504	
Weighted average number of ordinary shares in issue ('000)	40,182	40,182	40,182	40,182	
Basic earnings per share (Sen)	2.46	0.50	7.38	1.25	