

Registration No. 198201002310 (82056-X)

(Incorporated in Malaysia)

Interim Financial Report

for the Quarter Ended

31 December 2021

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Registration No. 198201002310 (82056-X) (Incorporated in Malaysia)

Interim financial report for the quarter ended 31 December 2021 (The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

		INDIVIDUAL QUARTER 3 MONTHS ENDED			ATIVE PERIOD NTHS ENDED
	<u>Note</u>	31.12.2021 RM'000	31.12.2020 RM'000	31.12.2021 RM'000	31.12.2020 RM'000
Revenue		208,086	-	878,200	-
Operating expenses		(210,083)	-	(889,655)	-
Other operating income		6,143	-	17,670	-
Profit from operations		4,146	-	6,215	-
Gain on settlement of secured debts	9	-	-	135,320	-
Finance costs		(125)	-	(568)	-
Share in results of associated companies		(447)		469	<u>-</u>
Profit before tax	23	3,574	-	141,436	-
Income tax expense	16	(1,362)	-	(4,713)	-
Profit for the period		2,212		136,723	<u>-</u>
Profit/(Loss) attributable to: - Owners of the Company - Non-controlling interests Profit for the period		3,667 (1,455) 2,212	- - -	139,549 (2,826) 136,723	- - -
Earnings per share attributable to owners of the Company (sen) :	21				
- Basic		1.61		61.25	<u>-</u>
- Diluted		1.61	<u>-</u>	61.25	<u> </u>

The financial year end of the Group has been changed from 30 June to 31 December. As such, there are no comparative figures for the preceding year corresponding periods.

The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the Annual Audited Financial Statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

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Interim financial report for the quarter ended 31 December 2021

(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL 3 MONTH		CUMULATIVE PERIOD 18 MONTHS ENDED		
	31.12.2021 RM'000	31.12.2020 RM'000	31.12.2021 RM'000	31.12.2020 RM'000	
Profit for the period	2,212		136,723		
Other comprehensive income/(loss)					
Item that will not be reclassified subsequently to profit or loss					
Net (loss)/gain on quoted investments: - Fair value changes	(1,400)	-	5,600	-	
Item that may be reclassified subsequently to profit or loss Foreign currency translation differences					
arising from foreign operations	1,737	-	14,139	-	
Other comprehensive income for the period	337		19,739		
Total comprehensive income for the period	2,549		156,462		
Total comprehensive income/(loss) attributable to:					
- Owners of the Company	3,206	-	156,629	-	
- Non-controlling interests	(657)	-	(167)	-	
	2,549	_	156,462		

The financial year end of the Group has been changed from 30 June to 31 December. As such, there are no comparative figures for the preceding year corresponding periods.

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Audited Financial Statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

Registration No. 198201002310 (82056-X) (Incorporated in Malaysia)

Interim financial report for the quarter ended 31 December 2021

(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	<u>Note</u>	UNAUDITED AS AT 31.12.2021	AUDITED AS AT 30.6.2020
ACCETC		RM'000	RM'000
ASSETS Non-Current Assets			
Property, plant and equipment		14,144	16,688
Right-of-use assets		2,234	165
Investment properties		108,452	111,392
Investment in associated companies Other investments		40,069	36,452
Other receivable		11,926 13,000	6,338
Amount owing by other related company		111,051	111,051
Deferred tax assets		6,998	6,998
Total Non-Current Assets		307,874	289,084
Current Assets			
Inventories		13,053	13,207
Trade receivables		182,928	113,294
Other receivables and prepayments Amount owing by immediate holding company		65,677 81,462	38,342 82,909
Amount owing by infinediate holding company Amount owing by other related companies		60,553	9,332
Tax recoverable		4,057	3,759
Investment in money market funds		2,417	17,469
Fixed deposits, cash and bank balances		145,385	111,783
Total Current Assets		555,532	390,095
Total Assets		863,406	679,179
EQUITY AND LIABILITIES Capital and Reserves Share capital Reserves		920,902 (186,278)	920,902 (342,907)
Equity attributable to owners of the Company Non-controlling interests		734,624 474	577,995 -
Total Equity		735,098	577,995
Non-Current and Deferred Liabilities			
Lease liabilities		1,752	70
Hire-purchase payables	17	78	-
Deferred tax liabilities		202	202
Total Non-Current and Deferred Liabilities		2,032	272
Current Liabilities			
Trade payables Other payables and accrued expenses		29,440 53,450	27,186 50,172
Contract liabilities		24,405	18,509
Provisions		,	3,473
Amount owing to other related companies		886	718
Lease liabilities	47	530	98
Hire-purchase payables Bank borrowings	17 17	14 16,769	16
Tax liabilities	17	782	740
Total Current Liabilities		126,276	100,912
Total Liabilities		128,308	101,184
Total Equity and Liabilities		863,406	679,179
Net assets per share attributable			
to owners of the Company (RM)		3.22	2.54

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

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Interim financial report for the quarter ended 31 December 2021 (The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

← Non-distributable → reserves

	Share capital RM'000	Treasury shares RM'000	Other reserves RM'000	Accumulated losses RM'000	Total RM'000	Non- controlling interests RM'000	Total equity RM'000
31 December 2021							
At 1 July 2020	920,902	(2,277)	24,396	(365,026)	577,995	-	577,995
Total comprehensive income/(loss) for the period	-	-	17,080	139,549	156,629	(167)	156,462
Transfer to reserve	-	-	236	(236)	-	-	-
Acquisition of subsidiary companies	-	-	-	-	-	58,670	58,670
Dividend paid to non- controlling interests of a subsidiary company	-	-	-	-	-	(58,029)	(58,029)
At 31 December 2021	920,902	(2,277)	41,712	(225,713)	734,624	474	735,098

The financial year end of the Group has been changed from 30 June to 31 December. As such, there are no comparative figures for the preceding year corresponding periods.

The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the Annual Audited Financial Statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

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Interim financial report for the quarter ended 31 December 2021 (The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

		CUMULATIVE PERIOD 18 MONTHS ENDED	
	<u>Note</u>	31.12.2021 RM'000	31.12.2020 RM'000
OPERATING ACTIVITIES Profit before tax Adjustments for: Non-cash items		141,436	-
Non-operating items		(135,015) (8,033)	-
Operating profit before changes in working capital Changes in working capital:		(1,612)	-
Net changes in current assets		(123,610)	-
Net changes in current liabilities		3,214	-
Others		(3,165)	
		(125,173)	
INVESTING ACTIVITIES Purchase of property, plant and equipment Partial purchase consideration paid for land acquisition Proceeds from disposal of property, plant and equipment Dividend income received from an associated company		(2,072) (13,000) 582 917	- - -
Decrease in amount owing by other related companies Cash inflow from acquisition of subsidiary companies Decrease in investment in money market funds Interest received Others	9	70 180,050 15,051 6,797 55	- - - -
		188,450	-
FINANCING ACTIVITIES Increase in bank borrowings Increase in amount owing to other related companies Increase in cash at banks held under fixed deposits pledged Dividend paid to non-controlling interests of a subsidiary company Others		16,769 168 (23,166) (58,029) (740) (64,998)	- - - - - - -
Net changes in cash and cash equivalents		(1,721)	-
Effect of exchange differences		12,157	-
Cash and cash equivalents at beginning of the period		110,801	-
Cash and cash equivalents at end of the period	18	121,237	

The financial year end of the Group has been changed from 30 June to 31 December. As such, there are no comparative figures for the preceding year corresponding periods.

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Audited Financial Statements for the year ended 30 June 2020 and the accompanying explanatory notes attached to the interim financial statements.

Registration No. 198201002310 (82056-X) (Incorporated in Malaysia)

Interim financial report for the quarter ended 31 December 2021

(The figures have not been audited)

NOTES TO THE INTERIM FINANCIAL REPORT

1. Accounting policies and methods of computation

The condensed consolidated financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134 Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The condensed consolidated financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2020. These explanatory notes provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2020.

The significant accounting policies adopted in the condensed consolidated financial statements are consistent with those of the audited financial statements for the financial year ended 30 June 2020 except for the adoption of the following MFRSs, Amendments to MFRSs and IC Interpretations effective for the financial period beginning 1 July 2020:

Amendments to:

MFRS 3 Definition of a Business

MFRS 9, MFRS 139 and

MFRS 7 Interest Rate Benchmark Reform
MFRS 16 Covid-19-Related Rent Concessions

MFRS 101 and MFRS 108 Definition of Material

Amendments to References to the Conceptual Framework in MFRS Standards

The adoption of the abovementioned Amendments to MFRSs does not have material impact on the financial position and/or financial performance of the Group in the period of initial application.

Change in Financial Year End

The Company had on 4 June 2021, announced that it had changed the financial year end of the Company from 30 June to 31 December. Consequently, the next set of audited financial statements shall be made up from 1 July 2020 to 31 December 2021 covering a period of 18 months and subsequently, the financial year of the Company shall end on 31 December.

2. Comments about seasonal or cyclical factors

The Group's performance is not affected by any material seasonal or cyclical factors.

3. Unusual items due to their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current reporting periods other than as disclosed in the Interim Financial Report.

4. Changes in estimates

There were no changes in estimates that have had a material effect in the results for the current reporting periods.

5. Debt and equity securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current reporting periods.

The shares repurchased are being held as treasury shares in accordance with Section 127 of the Companies Act 2016. As at 31 December 2021, the number of treasury shares held were 3,745,000 shares.

6. <u>Dividend paid</u>

There were no dividends paid during the current reporting periods.

7. <u>Segmental information</u>

The Group's segmental report for the 18-month period ended 31 December 2021:

	Building materials and steel products	Lubricants, petroleum and automotive products	Others	Eliminations	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue External customers Inter-segment sales	739,917 -	126,201 1	12,082 13	- (14)	878,200 -
Total revenue	739,917	126,202	12,095	(14)	878,200
Results Segment results Gain on settlement of secured debts Finance costs Share in results of	8,304 135,320 (427)	16,970 - (7)	(19,059) - (134)	- - -	6,215 135,320 (568)
associated companies	-	-	469	-	469
Profit before tax Income tax expense				- -	141,436 (4,713)
Profit for the period				=	136,723
Assets Segment assets Investment in associated	465,687	69,201	164,556	-	699,444
companies Unallocated corporate assets	-	-	40,069	-	40,069 123,893
				=	863,406
The analysis of the Group's assets by geographical areas is as follows:					
Malaysia People's Republic of China Others	465,687 - -	69,201 - -	148,415 30,239 149,864	- - -	683,303 30,239 149,864
				- -	863,406

8. Subsequent events

There were no material events subsequent to the end of the current quarter.

9. Changes in composition of the Group

As announced to Bursa Malaysia Securities Berhad, the Group had completed the transfer of 70.5% equity interest in Well Morning Limited ("Well Morning") on 30 December 2020 pursuant to the secured debts settlement agreement. Thereafter, Well Morning and its only wholly-owned subsidiary company, Changshu Lion Enterprise Co Ltd ("Changshu Lion"), became subsidiary companies of the Group.

Well Morning is an investment holding company incorporated in Hong Kong SAR and Changshu Lion is a company incorporated in the People's Republic of China ("PRC") which is principally involved in property development in Changshu, PRC.

The identifiable assets acquired and liabilities assumed in relation to the above transfer are as follows:

	RM'000	RM'000
Assets		
Non-current assets		144
Current assets		
Fixed deposits, cash and bank balances	180,050	
Others	30,413	210,463
Liability		
Current Liabilities		(11,728)
Total identifiable assets acquired and liabilities assumed		198,879
Non-controlling interest in 29.5%		(58,670)
Expenses accrued		(4,889)
Total consideration - gain on settlement of secured debts		135,320
		Sen
Effects on earnings per share and net assets per share of the Group		59.40

There were no material changes in the composition of the Group during the current reporting periods other than as disclosed above. The Well Morning Group has declared a net dividend of RM196.7 million to its shareholders during the financial period. Changshu Lion is currently in liquidation.

10. Changes in contingent liabilities and contingent assets

As part of the terms for the disposal of Sabah Forest Industries Sdn Bhd ("SFI") ("Disposal"), a former subsidiary company, the Company agreed to indemnify SFI and the purchaser of SFI in full for all losses, damages, liabilities, claims, costs and expenses which SFI and the purchaser may incur or sustain as a result of or arising from the litigation claims where the cause of action arose prior to the completion of the Disposal.

Indemnity for back pay labour claims from SFI's employees

The Company had on 21 August 2020 paid an amount of RM3.5 million to SFI for its onward payment to SFI's employees. The payment was for the full and final settlement of the Company's obligations in relation to the claim by SFI's ex-employees for alleged arrears of wages. Subsequent to the settlement, the Company was released and discharged from all obligations in connection with the said claims howsoever arising and from its obligation under the letter of indemnity.

11. Performance review

		INDIVIDUAL QUARTER 3 MONTHS ENDED 31.12.2021	CUMULATIVE PERIOD 18 MONTHS ENDED 31.12.2021
	<u>Note</u>	RM'000	RM'000
Revenue			
Building materials and			
steel products		183,715	739,917
Lubricants, petroleum and		22.840	100 001
automotive products Others		23,849 522	126,201
Others			12,082
		208,086	<u>878,200</u>
Segment results			
Building materials and			
steel products		6,526	8,304
Lubricants, petroleum and			
automotive products		3,855	16,970
Others		(6,235)	(19,059)
Profit from operations		4,146	6,215
Gain on settlement of			
secured debts	9	-	135,320
Finance costs		(125)	(568)
Share in results of		(447)	400
associated companies		(447)	469
Profit before tax	23	3,574	141,436
Income tax expense	16	(1,362)	(4,713)
Profit for the period		<u>2,212</u>	<u>136,723</u>

The financial year end of the Group has been changed from 30 June to 31 December. As such, there are no comparative figures for the cumulative preceding year corresponding period and the results for last year's same quarter are referred for discussion below.

For the 18 months ended 31 December 2021, the Group registered a revenue of RM878.2 million with the Building Materials and Steel Products and the Lubricants, Petroleum and Automotive Products Divisions being the two main contributors to the Group's revenue.

The Group's profit before tax of RM141.4 million for the 18-month period ended 31 December 2021 included a RM135.3 million gain from the debts settlement arrangement as disclosed in Note 9.

Coupled with a share of profit in associated companies of RM0.5 million, the Group recorded a profit before tax of RM141.4 million for the period under review. The Group's net assets per share as at 31 December 2021 was RM3.22, an increase of RM0.68 from the end of the last financial year.

Building Materials and Steel Products

The revenue for the Division increased by 53% to RM183.7 million for the quarter ended 31 December 2021 when compared with RM119.8 million recorded in the same quarter last year mainly due to the increase in sales for the steel related products. The Division recorded a profit of RM6.5 million for the quarter under review compared with RM0.9 million recorded in last year's same quarter and the current quarter's profit included RM4.3 million arising from the reversal of impairment loss for trade and other receivables. For the 18-month period, the Division recorded a revenue of RM739.9 million and profit of RM8.3 million.

Lubricants, Petroleum and Automotive Products

The Division's revenue was 13% higher at RM23.8 million compared to RM21.0 million recorded in the same quarter a year ago mainly due to the higher sales of lubricants. The Division recorded a profit of RM3.9 million for the current quarter under review compared with RM3.5 million in last year's same quarter. For the 18-month period, the Division recorded a revenue of RM126.2 million and profit of RM17.0 million.

11. Performance review (continued)

Others

Others results were mainly derived from the provision of training services, distribution and retailing of consumer products, investment in China and Cambodia, and investment holding. These activities collectively contributed a higher revenue of RM0.5 million compared with RM0.1 million in last year's same quarter. The Division, however, recorded a higher loss of RM6.2 million for the current quarter under review as compared with RM1.5 million in the same quarter last year mainly due to the loss of RM4.9 million incurred by the investment in China for its liquidation. For the 18-month period, the Division recorded a revenue of RM12.1 million and a loss of RM19.1 million of which revenue of RM10.9 million and loss of RM9.6 million were from the investment in China.

12. <u>Material changes in the results for the current quarter compared with the immediate preceding</u> quarter

	Current Year Quarter	Year Preceding	
	31.12.2021 RM'000	30.9.2021 RM'000	Change %
Revenue	208,086	100,309	>100
Profit/(Loss) from operations	4,146	(710)	>100
Profit/(Loss) before tax	3,574	(871)	>100

For the quarter ended 31 December 2021, the Group registered a revenue of RM208.1 million, more than double that of last quarter mainly due to the higher sales of building materials and lubricants, driven by the improving market condition.

Building Material Division's revenue increased more than double to RM183.7 million from RM78.3 million for last quarter and recorded a profit of RM6.5 million, including a reversal of impairment loss for trade and other receivables of RM4.3 million, against a loss of RM0.4 million in the last quarter.

Lubricants, Petroleum and Automotive Products Division's revenue was 31% higher at RM23.8 million compared to RM18.2 million in the last quarter mainly due to higher sales of lubricants. The Division recorded a higher profit of RM3.9 million compared with RM1.6 million in the last quarter.

Coupled with the loss incurred by the investment in China for its liquidation of RM4.9 million (Last quarter: RM0.2 million profit) and a share of loss in associated companies of RM0.4 million (Last quarter: RM0.04 million), the Group recorded a profit before tax of RM3.6 million for the quarter under review.

13. a) Prospects

Malaysian economy is expected to grow by 5.5% to 6.5% in 2022 according to Bank Negara Malaysia though there is concern over inflation due to factors including global commodity price developments and risk from disruption in supply chains.

Nevertheless, the Group remains cautious over the uncertainties caused by the Covid-19. The Group continue to focus on containing its operating costs, optimising operational efficiencies and tapping new opportunities for growth for the next financial year.

b) Forecast or target previously announced

The disclosure requirements are not applicable for the current reporting periods.

14. Statement of the Board of Directors' opinion on achievement of forecast or target

The disclosure requirements are not applicable for the current reporting periods.

15. Profit forecast or profit guarantee

No profit forecast or profit guarantee was published.

16. Income tax expense

	INDIVIDUAL QUARTER			CUMULATIVE PERIOD	
	3 MONTH	IS ENDED	18 MONTHS ENDED		
	31.12.2021	31.12.2021 31.12.2020		31.12.2020	
	RM'000	RM'000	RM'000	RM'000	
Estimated tax payable					
- Current provision	(1,414)	-	(5,223)	-	
- Overprovision in prior years	52	-	510	-	
	(1,362)		(4,713)		

After excluding the results of associated companies, the effective tax rate of the Group for the current quarter was higher than the statutory tax rate mainly due to certain expense not being deductible for tax purposes. The effective tax rate of the Group for the 18-month financial period ended 31 December 2021 was lower than the statutory tax rate mainly due to certain income not being taxable for tax purposes.

17. Borrowings

The Group's borrowings as at end of the reporting period were as follows:

	AS AT 31.12.2021	AS AT 31.12.2020
	RM'000	RM'000
Non-Current		
Hire-purchase payables - secured	78	-
Current		
Hire-purchase payables - secured	14	2
Revolving credit - secured	3,500	4,000
Bankers acceptances - secured	13,000	13,000
Bankers acceptances - unsecured	269	233
	16,861	17,235

All the Group's borrowings are denominated in Ringgit Malaysia.

18. Cash and cash equivalents

Cash and cash equivalents at end of reporting period comprise the following:

	CUMULATIVE PERIOD		
	18 MONTHS ENDED		
	31.12.2021	31.12.2020	
	RM'000	RM'000	
Fixed deposits, cash and bank balances	145,385	-	
Less : Deposits pledged with licensed banks	(24,148)	-	
	121,237		
The currency exposure profile of cash and cash equivalents is as follows:			
Ringgit Malaysia	113,515	-	
Chinese Renminbi	6,711	-	
United States Dollar	1,011	-	
	121,237		

Cash and cash equivalents denominated in Chinese Renminbi of subsidiary companies in the People's Republic of China ("PRC") are subject to the exchange control restriction of the PRC.

19. Changes in material litigation

There was no material litigation since 30 June 2020.

20. Dividend proposed

The Board of Directors does not recommend any dividend for the current reporting periods.

21. Earnings per share ("EPS")

Basic

Basic EPS is calculated by dividing the Group's profit attributable to owners of the Company for the period by the weighted average number of ordinary shares of the Company in issue during the reporting periods as follows:

	INDIVIDUAL QUARTER 3 MONTHS ENDED		CUMULATIVE PERIOD 18 MONTHS ENDED	
	31.12.2021	31.12.2020	31.12.2021	31.12.2020
Profit attributable to owners of the Company (RM'000)	3,667	_	139,549	_
, ,			100,040	
Weighted average number of shares in issue ('000)	227,827		227,827	
Basic EPS (sen)	1.61		61.25	

The basic EPS and the diluted EPS are equal as the Company has no dilutive potential ordinary shares as of the end of the reporting period.

22. Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the financial year ended 30 June 2020 was not qualified.

23. Profit before tax

Profit before tax is arrived at after crediting/(charging) the following:

		3 MONTHS ENDED		18 MONTHS ENDED	
		31.12.2021	31.12.2020	31.12.2021	31.12.2020
		RM'000	RM'000	RM'000	RM'000
a)	Interest income	1,423	-	8,600	-
b)	Other income including investment				
•	income	4,720	-	9,070	-
c)	Interest expense	(125)	-	(568)	-
d)	Depreciation and amortisation	(686)	-	(3,966)	-
e)	Provision for and write off of receivables	1,762	-	(3,595)	-
f)	Provision for and write off of inventories	(1,359)	-	(1,359)	-
g)	Gain or (loss) on disposal of - quoted or unquoted investments or				
h)	properties	(60E)	-	(60E)	-
h)	Impairment of assets	(605)	-	(605)	-
i)	Foreign exchange gain or (loss)	141	-	405	-
j)	Gain or (loss) on derivatives				

24. Corporate proposals

Status of corporate proposals

There were no corporate proposals for the current reporting periods.