

CREST BUILDER HOLDINGS BERHAD 200201005719 (573382-P)

***UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2020***

CONTENTS

INTERIM REPORT

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2020

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CREST BUILDER HOLDINGS BERHAD 200201005719 (573382-P)
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2020

	<u>INDIVIDUAL PERIOD</u>		<u>CUMULATIVE PERIOD</u>	
	Current Year Quarter 31-12-2020 RM'000	Preceding Year Quarter 31-12-2019 RM'000	Current Year To Date 31-12-2020 RM'000	Preceding Year To Date 31-12-2019 RM'000
Revenue	94,878	93,139	289,956	465,560
Cost of sales	<u>(111,975)</u>	<u>(78,852)</u>	<u>(275,285)</u>	<u>(382,042)</u>
Gross (loss)/profit	(17,097)	14,287	14,671	83,518
Other income	<u>4,169</u>	<u>9,681</u>	<u>8,447</u>	<u>20,979</u>
	(12,928)	23,968	23,118	104,497
Administrative and other expenses	<u>(53,863)</u>	<u>(18,882)</u>	<u>(76,329)</u>	<u>(45,900)</u>
Operating (loss)/profit	(66,791)	5,086	(53,211)	58,597
Finance costs	<u>(8,400)</u>	<u>(8,164)</u>	<u>(32,910)</u>	<u>(36,380)</u>
(Loss)/Profit before tax	(75,191)	(3,078)	(86,121)	22,217
Income tax credit/(expense)	<u>13,760</u>	<u>1,378</u>	<u>11,295</u>	<u>(5,343)</u>
(Loss)/Profit for the financial period/year	(61,431)	(1,700)	(74,826)	16,874
Other comprehensive income, net of tax	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total comprehensive (loss)/income for the financial period/year	<u>(61,431)</u>	<u>(1,700)</u>	<u>(74,826)</u>	<u>16,874</u>
(Loss)/Profit for the financial period/year / Total comprehensive (loss)/income attributable to:				
Owners of the Company	(61,807)	1,661	(77,111)	19,206
Non-controlling interests	<u>376</u>	<u>(3,361)</u>	<u>2,285</u>	<u>(2,332)</u>
	<u>(61,431)</u>	<u>(1,700)</u>	<u>(74,826)</u>	<u>16,874</u>
(Loss)/Earnings per share (sen)				
- Basic	<u>(38.1)</u>	<u>1.0</u>	<u>(47.5)</u>	<u>11.5</u>
- Diluted	<u>(38.1)</u>	<u>1.0</u>	<u>(47.5)</u>	<u>11.5</u>

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD 200201005719 (573382-P)
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2020

	As at 31-12-2020 RM'000	As at 31-12-2019 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	31,067	33,791
Investment properties	276,328	301,328
Golf club membership	54	54
Inventories - land held for development	78,993	18,302
Goodwill	23,660	33,608
Operating financial asset	277,140	290,608
Deferred tax assets	22,522	8,846
Total non-current assets	709,764	686,537
Current assets		
Inventories - property under development	270,443	279,876
Inventories - completed properties and others	21,044	22,998
Operating financial asset	9,822	8,727
Trade and other receivables	191,643	198,881
Contract assets	76,651	71,613
Current tax assets	4,933	4,934
Short term investments	12,567	61,687
Fixed deposits placed with licensed banks	53,965	57,087
Cash and bank balances	19,771	20,534
Total current assets	660,839	726,337
TOTAL ASSETS	1,370,603	1,412,874
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	181,191	181,191
Treasury shares	(13,661)	(13,001)
Retained earnings	241,465	324,250
	408,995	492,440
Non-controlling interests	17,709	15,424
TOTAL EQUITY	426,704	507,864
Non-current liabilities		
Loans and borrowings	375,625	362,533
Deferred tax liabilities	27,926	27,572
Trade and other payables	10,553	10,553
Total non-current liabilities	414,104	400,658
Current liabilities		
Loans and borrowings	163,237	146,184
Current tax liabilities	536	409
Trade and other payables	349,934	342,583
Contract liabilities	16,088	15,176
Total current liabilities	529,795	504,352
TOTAL LIABILITIES	943,899	905,010
TOTAL EQUITY AND LIABILITIES	1,370,603	1,412,874
Net assets per share attributable to owners of the Company (RM)	2.52	3.02

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD 200201005719 (573382-P)
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2020

← ATTRIBUTABLE TO OWNERS OF THE COMPANY →

	Share capital RM'000	Treasury shares RM'000	Retained earnings RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
At 1 January 2019	181,191	(6,478)	312,555	487,268	17,756	505,024
Total comprehensive income/(loss) for the financial year	-	-	19,206	19,206	(2,332)	16,874
	<u>181,191</u>	<u>(6,478)</u>	<u>331,761</u>	<u>506,474</u>	<u>15,424</u>	<u>521,898</u>
Dividends on ordinary shares	-	-	(7,511)	(7,511)	-	(7,511)
Purchase of treasury shares	-	(6,523)	-	(6,523)	-	(6,523)
At 31 December 2019	<u>181,191</u>	<u>(13,001)</u>	<u>324,250</u>	<u>492,440</u>	<u>15,424</u>	<u>507,864</u>
At 1 January 2020	181,191	(13,001)	324,250	492,440	15,424	507,864
Total comprehensive (loss)/income for the financial year	-	-	(77,111)	(77,111)	2,285	(74,826)
	<u>181,191</u>	<u>(13,001)</u>	<u>247,139</u>	<u>415,329</u>	<u>17,709</u>	<u>433,038</u>
Dividends on ordinary shares	-	-	(5,674)	(5,674)	-	(5,674)
Purchase of treasury shares	-	(660)	-	(660)	-	(660)
At 31 December 2020	<u>181,191</u>	<u>(13,661)</u>	<u>241,465</u>	<u>408,995</u>	<u>17,709</u>	<u>426,704</u>

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 2019 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD 200201005719 (573382-P)
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2020

	12 Months Ended 31-12-2020 RM'000	12 Months Ended 31-12-2019 RM'000
Cash flows from operating activities		
(Loss)/Profit before tax	(86,121)	22,217
Adjustments for:		
Amortisation of discount on Sukuk Murabahah	2,815	3,028
Depreciation of property, plant and equipment	4,858	5,159
Gain on disposal of property, plant and equipment	(30)	(45)
Impairment losses on goodwill	9,948	-
Impairment losses on trade and other receivables	19,454	4,785
Interest expense	30,095	33,352
Interest income	(1,389)	(4,803)
Net fair value loss/(gain) on investment properties	25,000	(2,000)
Reversal of impairment losses on trade and other receivables	(1,866)	(13,978)
Write-off of inventories - property under development	-	6,049
Operating profit before changes in working capital	<u>2,764</u>	<u>53,764</u>
Net change in assets	<u>(52,108)</u>	<u>83,086</u>
Net change in liabilities	<u>8,263</u>	<u>(13,969)</u>
	<u>(43,845)</u>	<u>69,117</u>
Cash (used in)/generated from operations	<u>(41,081)</u>	<u>122,881</u>
Income tax paid	(2,431)	(10,207)
Income tax refunded	532	943
Net cash (used in)/from operating activities	<u>(42,980)</u>	<u>113,617</u>
Cash flows from investing activities		
Interest received	509	2,302
Placement of short term investments	-	(89,806)
Proceeds from disposal of short term investments	50,000	70,700
Proceeds from disposal of property, plant and equipment	30	84
Purchase of property, plant and equipment	(2,345)	(1,822)
Fixed deposits pledged	(1,699)	(1)
Net decrease in bank balances maintained in an escrow account	169	565
Net cash from/(used in) investing activities	<u>46,664</u>	<u>(17,978)</u>
Cash flows from financing activities		
Dividends paid	(5,674)	(7,511)
Interest paid	(30,095)	(33,352)
Purchase of treasury shares	(660)	(6,523)
Drawdown/(Repayment) of term loans	31,523	(15,678)
Payment of lease liabilities	(3,454)	(4,739)
Repayment of Sukuk Murabahah	(25,000)	(25,000)
Drawdown/(Repayment) of bankers' acceptances	13,972	(13,481)
Drawdown/(Repayment) of revolving credits	7,886	(15,099)
Net cash used in financing activities	<u>(11,502)</u>	<u>(121,383)</u>
Net decrease in cash and cash equivalents	<u>(7,818)</u>	<u>(25,744)</u>
Cash and cash equivalents brought forward	<u>47,263</u>	<u>73,007</u>
Cash and cash equivalents carried forward	<u>39,445</u>	<u>47,263</u>
Analysis of cash and cash equivalents		
Cash and bank balances	19,771	20,534
Fixed deposits placed with licensed banks	53,965	57,087
	<u>73,736</u>	<u>77,621</u>
Less: Bank overdrafts	(29,482)	(27,079)
Fixed deposits pledged with licensed banks	(4,809)	(3,110)
Bank balances maintained in an escrow account	-	(169)
Cash and cash equivalents	<u>39,445</u>	<u>47,263</u>

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2019 and the accompanying explanatory notes attached to the quarterly report.

CREST BUILDER HOLDINGS BERHAD 200201005719 (573382-P)
INTERIM FINANCIAL REPORT
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2020

**PART A: EXPLANATORY NOTES PURSUANT TO PARAGRAPH 16, MFRS
134 INTERIM FINANCIAL REPORTING**

A1. BASIS OF PREPARATION

The unaudited interim financial report has been prepared in accordance with the reporting requirements as set out in Malaysian Financial Reporting Standards (“MFRS”) 134 *Interim Financial Reporting* and paragraph 9.22 of the Bursa Malaysia Securities Berhad (“Bursa Securities”) Listing Requirements, and should be read in conjunction with the Group’s audited statutory financial statements presented in the Annual Report for the financial year ended 31 December 2019.

The accounting policies and presentation adopted by the Group in this interim financial report are consistent with those adopted for the audited financial statements for the financial year ended 31 December 2019, except for the adoption of the following amendments/improvements to MFRSs that are mandatory for the current financial year.

Amendments/Improvements to MFRSs

MFRS 3	Business Combinations
MFRS 7	Financial Instruments: Disclosures
MFRS 9	Financial Instruments
MFRS 16	Leases
MFRS 101	Presentation of Financial Statements
MFRS 108	Accounting Policies, Changes in Accounting Estimates and Error
MFRS 139	Financial Instruments: Recognition and Measurement

The adoption of the above amendments/improvements to MFRSs did not have significant effect on the financial position and performance of the Group.

New MFRS and amendments/improvements to MFRSs that have been issued, but yet to be effective

The Group has not adopted the following new MFRS and amendments/improvements to MFRSs that have been issued, but yet to be effective:

	Effective for financial periods beginning on or after
<u>New MFRS</u>	
MFRS 17 Insurance Contracts	1 January 2023
<u>Amendments/Improvements to MFRSs</u>	
MFRS 1 First-time Adoption of Malaysian Financial Reporting Standards	1 January 2022^/ 1 January 2023#
MFRS 3 Business Combinations	1 January 2022/ 1 January 2023#

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A1. BASIS OF PREPARATION (CONTINUED)

New MFRS and amendments/improvements to MFRSs that have been issued, but yet to be effective (Continued)

The Group has not adopted the following new MFRS and amendments/improvements to MFRSs that have been issued, but yet to be effective (Continued):

		Effective for financial periods beginning on or after
<u>Amendments/Improvements to MFRSs (Continued)</u>		
MFRS 4	Insurance Contracts	1 January 2021/ 1 January 2023
MFRS 5	Non-current Assets Held for Sale and Discontinued Operations	1 January 2023#
MFRS 7	Financial Instruments: Disclosures	1 January 2021/ 1 January 2023#
MFRS 9	Financial Instruments	1 January 2021/ 1 January 2022^/ 1 January 2023#
MFRS 10	Consolidated Financial Statements	Deferred
MFRS 15	Revenue from Contracts with Customers	1 January 2023#
MFRS 16	Leases	1 January 2021/ 1 January 2022^
MFRS 101	Presentation of Financial Statements	1 January 2023/ 1 January 2023#
MFRS 107	Statements of Cash Flows	1 January 2023#
MFRS 116	Property, Plant and Equipment	1 January 2022/ 1 January 2023#
MFRS 119	Employee Benefits	1 January 2023#
MFRS 128	Investments in Associates and Joint Ventures	Deferred/ 1 January 2023#
MFRS 132	Financial Instruments: Presentation	1 January 2023#
MFRS 136	Impairment of Assets	1 January 2023#
MFRS 137	Provisions, Contingent Liabilities and Contingent Assets	1 January 2022/ 1 January 2023#
MFRS 138	Intangible Assets	1 January 2023#
MFRS 139	Financial Instruments: Recognition and Measurement	1 January 2021
MFRS 140	Investment Property	1 January 2023#
MFRS 141	Agriculture	1 January 2022^

^ *Annual Improvements to MFRS Standards 2018-2020*

Amendments as to the consequence of effective of MFRS 17 Insurance Contracts

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A1. BASIS OF PREPARATION (CONTINUED)

New MFRS and amendments/improvements to MFRSs that have been issued, but yet to be effective (Continued)

The Group plans to adopt the above applicable new MFRS and amendments/improvements to MFRSs when they become effective.

A2. AUDIT QUALIFICATION OF PRECEDING ANNUAL FINANCIAL STATEMENTS

The auditors' report on the annual audited financial statements for the financial year ended 31 December 2019 was not qualified.

A3. SEASONALITY AND CYCLICALITY FACTORS

The operations of the Group were not materially affected by any seasonal or cyclical factors.

A4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows for the current quarter ended 31 December 2020, except for the COVID-19 impact affecting the Group as documented in B1, B2 and B3.

A5. CHANGES IN ESTIMATES

Except for impairment losses on trade and other receivables (RM12.6 million), reversal of impairment losses on trade and other receivables (RM1.0 million), impairment losses on goodwill (RM9.9 million) and losses from fair value adjustments on investment properties (RM25.0 million), there were no changes in estimates of amounts reported in prior financial year that have a material effect on the current quarter ended 31 December 2020.

A6. ISSUANCE OR REPAYMENT OF DEBT AND EQUITY SECURITIES

There were no issuance and repayment of debt securities, share cancellations, and/or resale of treasury shares for the current quarter under review.

A7. DIVIDEND PAID

A first and final single-tier dividend of 3.5 sen per ordinary share amounting to RM5,673,764 for the financial year ended 31 December 2019 had been paid on 28 October 2020.

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A8. SEGMENTAL REPORTING

The segmental reporting by industry of the Group is set out as below:

- (i) For the twelve (12) months period ended 31 December 2020

Segment Revenue and Segment Results

Business segment	Construction RM'000	Concession arrangement RM'000	Investment RM'000	Property development RM'000	Eliminations RM'000	Consolidated RM'000
Revenue						
- External customer	234,964	45,750	7,733	1,509	-	289,956
- Inter-segment	26,305	-	8,020	-	(34,325)	-
Total revenue	261,269	45,750	15,753	1,509	(34,325)	289,956
Results						
- Segment results	(40,359)	36,048	(16,724)	(12,760)	(19,416)	(53,211)
Finance costs						(32,910)
Income tax credit						11,295
Loss for the financial year						(74,826)

No geographical segment is presented as the Group operates principally in Malaysia.

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A8. SEGMENTAL REPORTING (CONTINUED)

(ii) For the twelve (12) months period ended 31 December 2019

Segment Revenue and Segment Results

Business segment	Construction RM'000	Concession arrangement RM'000	Investment RM'000	Property development RM'000	Eliminations RM'000	Consolidated RM'000
Revenue						
- External customer	347,789	45,199	10,050	62,522	-	465,560
- Inter-segment	66,206	-	17,621	-	(83,827)	-
Total revenue	413,995	45,199	27,671	62,522	(83,827)	465,560
Results						
- Segment results	3,726	37,522	13,701	8,085	(4,437)	58,597
Finance costs						(36,380)
Income tax expense						(5,343)
Profit for the financial year						16,874

No geographical segment is presented as the Group operates principally in Malaysia.

A9. VALUATIONS OF PROPERTY, PLANT AND EQUIPMENT

The valuations of property, plant and equipment have been brought forward without amendment from the audited financial statements for the financial year ended 31 December 2019.

CREST BUILDER HOLDINGS BERHAD 200201005719 (573382-P)
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A10. SUBSEQUENT MATERIAL EVENTS

There were no material events subsequent to the reporting period up to 20 February 2021, being the latest practicable date, which is not earlier than 7 days from the date of issue of this quarterly report, that have not been reflected in the financial statements for the current quarter ended 31 December 2020.

A11. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group for the current quarter ended 31 December 2020.

A12. CAPITAL COMMITMENTS

There were no capital commitments that have a material effect in the current quarter ended 31 December 2020.

A13. SIGNIFICANT RELATED PARTY DISCLOSURES

The Group has no significant related party transactions during the current quarter ended 31 December 2020, except for reversal of impairment losses on trade and other receivables of RM1.0 million from a company in which certain directors of the Company have interest.

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PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. REVIEW OF PERFORMANCE

For the fourth quarter under review, the Group recorded revenue of RM94.9 million and loss before tax of RM75.2 million as compared to the corresponding fourth quarter of the preceding year of RM93.1 million and loss before tax of RM3.1 million respectively.

The construction division recorded revenue of RM81.5 million and loss before tax of RM29.1 million as compared to the corresponding fourth quarter of the preceding year of RM79.1 million and RM16.0 million respectively. The increase in revenue was mainly due to higher progress in construction recognised for certain construction projects during the financial period under review. The higher loss before tax was mainly attributable to revision in budgeted profits made for certain construction projects (i.e. increase in material prices, labor costs and overheads) in the current quarter and the fourth quarter of the preceding year. In addition, liquidated ascertained damages (“LAD”) and other related expenses arising from a settlement agreement was entered with a contract customer which totaling RM4.2 million (Quarter 4, 2019: RM Nil) and impairment losses on trade and other receivables amounted to RM0.7 million were recognised during the current quarter (Quarter 4, 2019: RM4.8 million).

The property development division’s revenue and loss before tax amounted to RM Nil and RM11.7 million as compared to the corresponding fourth quarter of the preceding year of RM0.1 million and profit before tax of RM11.3 million respectively. All property development projects have been completed and there were no sales of completed properties held for sale during the current quarter (Quarter 4, 2019: RM0.1 million). The loss before tax was mainly attributable to the recognition of impairment losses on trade and other receivables amounted to RM11.9 million (Quarter 4, 2019: RM Nil).

The concession arrangement division recorded revenue of RM11.7 million and profit before tax of RM1.9 million as compared to the corresponding fourth quarter of the preceding year of RM11.2 million and RM2.9 million respectively. The increase in revenue was mainly due to additional work performed on UiTM Tapah had resulted in additional maintenance income through utilisation of maintenance sinking fund. The decrease in profit before tax was mainly attributable to lower finance income from concession contract recognised and the decrease in interest income from fixed deposits due to the reduction in overnight policy rate.

The investment division recorded revenue of RM1.7 million and loss before tax of RM36.3 million as compared to the corresponding fourth quarter of the preceding year of RM2.7 million and RM1.3 million respectively. The decrease in revenue was mainly due to rebates given to certain tenants during the Movement Control Order (“MCO”) period and the decrease in occupancy rates of certain investment properties. The loss before tax during the quarter was mainly attributable to the recognition of fair value loss on investment properties and impairment losses on goodwill amounted to RM25.0 million and RM9.9 million respectively.

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B2. COMPARISON WITH IMMEDIATE PRECEDING QUARTER'S RESULTS

	Current 4th Quarter RM'000	Preceding 3rd Quarter RM'000	Increase/(Decrease)	
			RM'000	%
Revenue	94,878	76,999	17,879	23%
(Loss)/Profit before tax	(75,191)	1,254	(76,445)	(6,096%)
(Loss)/Profit after tax	(61,431)	316	(61,747)	(19,540%)

For the current quarter under review, the Group recorded loss before tax and loss after tax of RM75.2 million and RM61.4 million respectively as compared to profit before tax and profit after tax of RM1.3 million and RM0.3 million respectively in the immediate preceding quarter.

The increase in revenue as compared to the third quarter of the immediate preceding year was mainly due to higher progress in construction recognised. The increase in loss before tax and loss after tax were mainly attributable to the revision in budgeted profits for certain construction projects, the LAD and other related expenses arising from the settlement agreement of RM4.2 million, the recognition of impairment losses on trade and other receivables of RM12.6 million, the impairment losses on goodwill of RM9.9 million and the fair value loss on investment properties of RM25.0 million.

B3. CURRENT YEAR PROSPECT

The Group will continue to bid actively for construction projects in order to replenish the Group's order book. The current projects are all progressing within expectation with extension of time obtained for certain projects during the MCO period.

We expect the concession arrangement division to contribute positively to the Group with the stable income and profits generated by UiTM Tapah.

For property development division, we will focus on selling the remaining unsold units of completed properties. We plan to launch Bukit Tinggi, Klang project and Latitud8 (a joint land development project) in 2021, which will bring positive contributions to the Group. We expect that the response to our upcoming property development projects in strategic locations will be encouraging.

On 11 March 2020, the World Health Organisation declared the outbreak of coronavirus (COVID-19) a pandemic. The Government of Malaysia issued an order for the restriction of movements pursuant to the Prevention and Control of Disease Act 1988 which takes effect from 18 March 2020 which is still in effect with relaxed conditions and is being reviewed from time to time. Currently, the Group has returned to normal operations whilst adjusting to the "new normal". Economic uncertainties have arisen which are likely to negatively impact the revenue generation of the Group in the near term. The Group will continue to focus on strengthening the Group's financial position and implementing cost optimization measures. The Group expects some uncertainties in performance caused by COVID-19 in the short term. The Board is cautiously optimistic and confident of the prospect of the Group's business and its financial performance moving forward.

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B4. VARIANCES ON PROFIT FORECAST AND PROFIT GUARANTEE

Not applicable to the Group.

B5. INCOME TAX (CREDIT)/EXPENSE

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	Quarter Ended <u>31-12-2020</u> (RM'000)	Quarter Ended <u>31-12-2019</u> (RM'000)	Year Ended <u>31-12-2020</u> (RM'000)	Year Ended <u>31-12-2019</u> (RM'000)
Current income tax				
- Current year	228	894	1,996	2,559
- Under/(Over) provision in prior years	31	(4,286)	31	(1,540)
Deferred tax				
- Relating to origination and reversal of temporary differences	(14,019)	2,014	(13,322)	4,324
	(13,760)	(1,378)	(11,295)	5,343
(Loss)/Profit before tax	(75,191)	(3,078)	(86,121)	22,217
Tax at Malaysian statutory tax rate of 24%	(18,046)	(739)	(20,669)	5,332
Income not subject to tax	-	431	(7)	(5,035)
Expenses not deductible for tax purposes	3,476	2,057	8,127	6,639
Deferred tax not recognised on unutilised tax losses and temporary differences	4,279	1,605	4,723	1,605
Deferred tax assets not recognised previously	-	(446)	-	(1,658)
Effect of difference in Real Property Gain Tax rate and income tax rate on fair value loss of investment properties	(3,500)	-	(3,500)	-
Under/(Over) provision of current tax in prior years	31	(4,286)	31	(1,540)
	(13,760)	(1,378)	(11,295)	5,343

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B6. PROFIT ON SALE OF UNQUOTED INVESTMENTS AND/OR PROPERTIES

There was no disposal of unquoted investments and/or properties for the current quarter ended 31 December 2020.

B7. DEALINGS IN QUOTED SECURITIES

The Group did not transact or hold any quoted securities for the current quarter ended 31 December 2020.

B8. CORPORATE PROPOSALS

There were no corporate proposals previously announced but not completed as of 31 December 2020.

B9. BORROWINGS AND DEBT SECURITIES

The details of the Group's borrowings and debt securities, all of which are denominated in Ringgit Malaysia, as at 31 December 2020 are as follows:

	RM'000	RM'000
Short term borrowings:		
Secured		
- Lease liabilities	4,232	
- Sukuk Murabahah	22,391	
- Bank overdrafts	29,482	
- Bankers' acceptances	36,562	
- Revolving credits	70,570	
	163,237	163,237
Long term borrowings:		
Secured		
- Lease liabilities	3,031	
- Term loans	38,500	
- Sukuk Murabahah	334,094	
	375,625	375,625
Total		538,862

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B10. MATERIAL LITIGATION

Same as previously disclosed in the audited financial statements for the financial year ended 31 December 2019, there were no changes in material litigation, including the status of pending material litigation since the previous quarter to 20 February 2021, being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

B11. DIVIDEND

No dividend was proposed or paid in respect of the fourth quarter ended 31 December 2020.

B12. (LOSS)/EARNINGS PER SHARE

a. Basic (loss)/earnings per share

The basic (loss)/earnings per share has been calculated based on the Group's (loss)/profit after tax attributable to owners of the Company and divided by the weighted average number of ordinary shares in issue during the current quarter ended 31 December 2020.

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	31-12-2020	31-12-2019	31-12-2020	31-12-2019
(Loss)/Profit after tax attributable to owners of the Company (RM'000)	(61,807)	1,661	(77,111)	19,206
Weighted average number of ordinary shares in issue ('000)	162,107	163,970	162,237	166,343
Basic (loss)/earnings per share (sen)	(38.1)	1.0	(47.5)	11.5

b. Diluted (loss)/earnings per share

The Group has no dilutive potential ordinary shares. As such, there is no dilutive effect on the (loss)/earnings per share of the Group.

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B13. (LOSS)/PROFIT FOR THE FINANCIAL PERIOD/YEAR

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	<u>31-12-2020</u> (RM'000)	<u>31-12-2019</u> (RM'000)	<u>31-12-2020</u> (RM'000)	<u>31-12-2019</u> (RM'000)
(Loss)/Profit for the financial period/year is arrived at after charging:				
Amortisation of discount on Sukuk Murabahah	704	757	2,815	3,028
Depreciation of property, plant and equipment	1,135	1,404	4,858	5,159
Fair value loss on investment properties	25,000	-	25,000	-
Impairment losses on goodwill	9,948	-	9,948	-
Impairment losses on trade and other receivables	12,553	4,785	19,454	4,785
Interest expense	7,696	7,407	30,095	33,352
Write-off of inventories - property under development	-	6,049	-	6,049
and after crediting:				
Fair value gain on investment properties	-	2,000	-	2,000
Gain on disposal of property, plant and equipment	-	-	30	45
Interest income	278	2,785	1,389	4,803
Reversal of impairment losses on trade and other receivables	953	5,978	1,866	13,978

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B14. AUTHORISED FOR ISSUE

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 26 February 2021.

By Order of the Board

Company Secretary
Heng Chiang PooH FCIS (MAICSA 7009923)
Date: 26 February 2021