



**Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income
For the 2nd Quarter Ended 30 September 2024**

	Note	Current Quarter		Year To-date	
		<u>30/9/24</u>	<u>30/9/23</u>	<u>30/9/24</u>	<u>30/9/23</u>
		3-months	3-months	6-months	6-months
		RM'000	RM'000	RM'000	RM'000
Revenue	9	6,228	4,758	11,063	9,162
Cost of sales		(5,074)	(3,362)	(8,444)	(6,511)
Gross profit		1,154	1,396	2,619	2,651
Other income		2,070	296	41,370	551
Other operating expenses		(771)	(850)	(3,695)	(2,900)
Administrative expenses		(123)	(137)	(265)	(252)
Finance costs		-	-	-	-
Profit before tax	10	2,330	705	40,029	50
Tax expense	19	(27)	(26)	(27)	(26)
Profit for the period		2,303	679	40,002	24
Other comprehensive income, net of tax		-	-	-	-
Profit and other comprehensive income for the period		2,303	679	40,002	24
Profit and other comprehensive income for the period attributable to :					
Owners of the Company		2,303	679	40,002	24
Basic Earnings per share attributable to owners of the Company (sen)	24	0.51	0.15	8.90	0.01

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2024 and the accompanying explanatory notes.



Condensed Consolidated Statements of Financial Position

	Note	Unaudited As at 30/9/24 RM'000	Audited As at 31/3/24 RM'000
ASSETS			
<u>Non-current assets</u>			
Property, plant and equipment	11	12,022	12,096
Investment properties		-	5,798
Intangible asset		68	97
Right-of-use assets		286	253
<u>Current assets</u>			
Inventories		7,743	8,051
Trade receivables		7,215	6,527
Non-trade receivables, deposits and prepayments		1,727	5,896
Tax recoverable		615	564
Deposits with licensed financial institutions		55,921	25,908
Cash and bank balances		8,780	4,662
		82,001	51,608
TOTAL ASSETS		94,377	69,852
EQUITY AND LIABILITIES			
Share Capital	7	44,955	44,955
Retained earnings		46,800	20,288
TOTAL EQUITY		91,755	65,243
<u>Current liabilities</u>			
Trade payables		1,225	225
Non-trade payables and accruals		1,102	4,119
Lease liabilities		295	258
Tax payable		-	7
		2,622	4,609
TOTAL LIABILITIES		2,622	4,609
TOTAL EQUITY AND LIABILITIES		94,377	69,852
Net assets per share (RM)		0.20	0.15

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 March 2024 and the accompanying explanatory notes.



**Condensed Consolidated Statements of Changes in Equity
For the 2nd Quarter Ended 30 September 2024**

	Attributable to Owners of the Company			Non-Controlling Interest RM'000	Total Equity RM'000
	Share Capital RM'000	Distributable Retained Earnings RM'000	Total RM'000		
At 1 April 2023	44,955	19,670	64,625	-	64,625
Loss and other comprehensive expenses for the period	-	24	24		24
At 30 September 2023	44,955	19,694	64,649	-	64,649
At 1 April 2024	44,955	20,288	65,243	-	65,243
Profit and other comprehensive income for the period	-	40,002	40,002	-	40,002
Dividend paid	-	(13,490)	(13,490)		(13,490)
At 30 September 2024	44,955	46,800	91,755	-	91,755

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 March 2024 and the accompanying explanatory notes.



Condensed Consolidated Statements of Cash Flows	6-months	6-months
	30/9/24	30/9/23
	RM'000	RM'000
Cash flows from operating activities		
Profit before tax	40,029	50
Adjustments for:-		
Depreciation of property, plant and equipment	147	153
Depreciation of investment property	10	30
Amortisation of intangible asset	29	29
Depreciation of right-of use assets	140	141
Gain on disposal of Investment Property	(39,008)	-
Gain on disposal of property, plant and equipment	-	(49)
Impairment of inventories	78	67
Reversal of impairment of inventories no longer required	(738)	(963)
Unrealised foreign exchange loss	55	31
Interest expense on lease liabilities	9	11
Interest income	(2,213)	(409)
Operating (loss) / profit before changes in working capital	(1,462)	(909)
Inventories	968	104
Receivables	3,426	(2,497)
Payables	(2,017)	(316)
Cash generated from / (used in) operations	915	(3,618)
Tax paid	(1,182)	(139)
Tax refund	30	22
Net cash used in operating activities	(237)	(3,735)
Cash flows from investing activities		
Purchase of property, plant and equipment	(15)	(269)
Proceeds from disposal of property, plant and equipment	-	57
Proceeds from disposal of investment properties	38,772	-
Placement / (Withdrawal) of fixed deposits (> 3 months)	7,021	(13)
Interest received	2,213	409
Net cash generated from investing activities	47,991	184
Cash flows from financing activities		
Dividend paid	(13,490)	-
Repayment of lease liabilities	(140)	(141)
Interest expense on lease liabilities	(9)	(11)
Net cash used in financing activities	(13,639)	(152)
Net increase / (decrease) in cash and cash equivalents	34,115	(3,703)
Cash and cash equivalents as at 1 April	28,642	24,546
Cash and cash equivalents as at end of period	62,757	20,843
Cash and cash equivalents comprise the following amounts:		
Deposits with licensed banks (< 3 months)	53,977	16,761
Cash and bank balances	8,780	4,082
	62,757	20,843

The Condensed Consolidated Cash Flow Statements should be read in conjunction with the audited financial statements for the year ended 31 March 2024 and the accompanying explanatory notes.



Part A - Explanatory Notes Pursuant to MFRS 134

1 Basis of Preparation

The unaudited interim financial statements have been prepared in accordance with Malaysian Financial Reporting Standards, MFRS 134 : Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 March 2024. The explanatory notes attached to the interim financial statements 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 31 March 2024.

2 Significant Accounting Policies

The significant accounting policies and methods of computation adopted by the Group in these interim financial statements are consistent with those adopted in the preparation of the financial statements of the Group for the financial year ended 31 March 2024.

The Group has not adopted the following accounting standards and interpretations (including the consequential amendments) that have been issued by the MASB but are not yet effective for the current financial period:

<u>MFRSs and Interpretations</u>	<u>Effective for annual periods beginning on or after</u>
• Amendments to MFRS 16, Leases: Lease Liability in a Sale and Leaseback	1 January 2024
• Amendments to MFRS 101, Presentation of Financial Statements: Non-current Liabilities with Covenants	1 January 2024
• Amendments to MFRS 107 Statement of Cash Flows and MFRS 7 Financial Instruments: Disclosures – Supplier Finance Arrangements	1 January 2024
• Amendments to MFRS 121, The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability	1 January 2025
• Amendments to MFRS 10, Consolidated Financial Statements and MFRS 128 Investment in Associate and Joint Ventures: Sales or Contribution of Assets Between an Investor and its Associate or Joint Venture	Deferred

The initial application of the accounting standards, amendments or interpretations are not expected to have any material impact to the financial statements of the Group.

3 Auditors' Report

The auditors' report on the financial statements for the year ended 31 March 2024 was not subject to any qualification.

4 Seasonality or Cyclical Factors

There were no material factors of a seasonal or cyclical nature which affected the operations of the Group during the financial quarter under review.

5 Unusual Items

There were no items in the current quarter affecting assets, liabilities, equity, net income, or cash flows of the Group that are unusual because of their nature, size or incidence.

6 Changes in Estimates

There were no significant changes in estimates that have a material effect on the results reported in the financial quarter under review.



7 Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the financial quarter under review.

8 Dividend Payment

On 12 September 2024, the Company paid an Interim Single-Tier Dividend of 2.0 sen per ordinary share amounting to RM8,991,000 in respect of the financial year ended 31 March 2025.

9 Segment Information

Segment Revenue

Investment holding
Distribution and trading
Others
Total including inter-segment sales
Elimination of inter-segment sales
Total

	<u>30/9/24</u> 3-months	<u>30/9/23</u> 3-months	<u>30/9/24</u> 6-months	<u>30/9/23</u> 6-months
	RM'000	RM'000	RM'000	RM'000
Investment holding	9,100	-	9,100	-
Distribution and trading	6,196	4,546	10,870	8,737
Others	119	290	354	571
Total including inter-segment sales	15,415	4,836	20,324	9,308
Elimination of inter-segment sales	(9,187)	(78)	(9,261)	(146)
Total	6,228	4,758	11,063	9,162
<u>Segment Results - Profit before tax</u>				
Investment holding	(24)	(9)	(46)	(5)
Distribution and trading	934	1,030	823	700
Others	1,635	(402)	15,583	(817)
	2,545	619	16,360	(122)
Eliminations	(215)	86	23,669	172
Total	2,330	705	40,029	50

10 Profit before tax

There are no items applicable pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad other than the following :

(Income) / Expenses

Interest income
Foreign exchange loss - realised
Depreciation and amortisation
Impairment of inventories
Reversal of impairment of inventories no longer required
Gain on disposal of Property, Plant and Equipment
Gain on disposal of Investment Property

	<u>30/9/24</u> 3-months	<u>30/9/23</u> 3-months	<u>30/9/24</u> 6-months	<u>30/9/23</u> 6-months
	RM'000	RM'000	RM'000	RM'000
Interest income	(2,024)	(201)	(2,213)	(409)
Foreign exchange loss - realised	38	2	68	20
Depreciation and amortisation	88	100	186	212
Impairment of inventories	(37)	(365)	78	67
Reversal of impairment of inventories no longer required	(684)	(883)	(738)	(963)
Gain on disposal of Property, Plant and Equipment	-	(49)	-	(49)
Gain on disposal of Investment Property	-	-	(39,008)	-

11 Valuation of Assets

There has been no revaluation of property, plant and equipment as the Group does not adopt a revaluation policy on the said assets.

12 Subsequent Events

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



13 Changes in Group Composition

There were no changes in the composition of the Group during the financial quarter under review.

14 Capital Commitments

There were no material capital commitments as at the end of the current financial quarter under review.

Part B - Explanatory Notes

(Appendix 9B of Listing Requirements of BMSB)

15 Review of Performance

Quarter 2, FYE 2025 vs Quarter 2, FYE 2024

For the quarter ended 30 September 2024, the Group reported higher revenue of RM6.23 million as compared with RM4.76 million recorded in the preceding year's corresponding quarter, representing a 30.9% or RM1.47 million increase. The Group registered higher profit before tax of RM2.33 million, increased by 228.2% or RM1.62 million from profit before taxation of RM0.71 million recorded in the preceding year's corresponding quarter. The higher profit before tax was mainly attributable to higher other income received during the current quarter under review.

Distribution and Trading

This segment reported 36.3% higher revenue at RM6.20 million compared to RM4.55 million recorded in the preceding year's corresponding quarter, mainly due to improved performance from all Divisions, namely the Motors Division, Bathroom Products Division, Hand Tools Division and Power Tools Division.

Despite higher revenue generated, this segment recorded a lower profit before tax of RM0.93 million as compared to profit before tax of RM1.03 million reported in the preceding year's corresponding quarter, mainly due to higher reversable of Impairment of Inventories in the preceding year's corresponding quarter.

Others

This segment reported a lower revenue of RM120,000 compared with the RM290,000 reported in the preceding year's corresponding quarter, mainly due to lower rental income generated from the rental of land in Setapak during the current quarter under review, as the land had been disposed in June 2024.

Year-to-date 30 September 2024 vs Year-to-date 30 September 2023

For the 6 months ended 30 September 2024, the Group reported higher revenue of RM11.06 million, compared to RM9.16 million reported in the preceding year period, representing an increase of 20.2% or RM1.85 million. The Group registered a significantly higher profit before tax of RM40.03 million as compared to profit before tax of RM50,000 reported in the preceding year period, attributable to the disposal of a parcel of leasehold industrial land by JKB Development Sdn Bhd ("JKBD"), a wholly owned subsidiary of the Company, for a cash consideration of RM43.08 million. The disposal was completed on 4 June 2024, and the Group realised a net gain of RM37.9 million therefrom.

Distribution and Trading

This segment reported a revenue of RM10.9 million, a 24.7% or RM2.10 million increase from the RM8.74 million reported in the preceding year. Revenue from Motors Division increased 281.3% to RM2.44 million from RM0.64 million due to the better project sales. Revenue from Bathroom Products Division increased to RM3.78 million from RM3.30 million, an increase of 14.5%, due to higher deliveries for project sales and better retail sales. Revenue from Power Tools Division increased by 1.67% from RM600,000 to RM660,000 due to our effective stock clearance strategy. Nevertheless, revenue from Hand Tools Division declined by 5.0% from RM4.19 million to RM3.99 million mainly due to lower market demand.

This segment reported a 17.6% higher profit before tax of RM820,000 as compared to a profit before tax of RM700,000 reported in the preceding year period, mainly due to higher profit before tax reported by the Motors Division and Bathroom Products Division.



15 Review of Performance (Continued)

Others

This segment reported a lower revenue of RM350,000 compared with the RM570,000 reported in the preceding year period, due to lower rental income generated following the disposal of land in Setapak.

Profit before tax of RM15.58 million as compared to loss before tax of RM0.82 million reported in the preceding year was mainly attributable to the gain on disposal of land by JKBD.

16 Current Quarter vs Preceding Quarter Results

The Group reported a higher revenue at RM6.23 million for the current quarter under review, representing an improvement of 28.7% or RM1.39 million as compared to RM4.84 million reported in the immediate preceding quarter, as a result of higher revenue generated by the Hand Tools Division, Motors Division and Bathroom Products Division.

The Group registered a lower profit before tax of RM2.33 million compared to the profit before tax of RM37.70 million in the immediate preceding quarter. The higher profit in the previous quarter was mainly due to gain on disposal of the leasehold land held as Investment Property.

17 Commentary on Prospects

For the medium term, we expect to continue operating in a challenging global economic environment due to the effects from the continuing Middle East conflicts and the prolonged Russia-Ukraine war crisis and global inflation. Whilst, the local retail sector faces increasing challenges from the rising costs of doing business, inflation and supply chain disruptions.

In line with our commitments to continue creating shareholders value and promoting long term sustainable growth for the Group, the Board will be mindful of navigating the business through the current challenging economic conditions. Moving forward, the Board will monitor and continue its efforts in consistently exploring new business opportunities to diversify our revenue stream to improve profitability. Barring unforeseen circumstances, the Board remains cautiously optimistic of the future prospect of the Group.

18 Profit Forecast and Guarantee

The Group has not provided any profit forecast or profit guarantee in any public document.

19 Taxation

	<u>30/9/24</u> 3-months RM'000	<u>30/9/23</u> 3-months RM'000	<u>30/9/24</u> 6-months RM'000	<u>30/9/23</u> 6-months RM'000
Income tax - current year	27	26	27	26
Profit before taxation	<u>2,330</u>	<u>705</u>	<u>40,029</u>	<u>50</u>
Tax at 24% (previous year - 24%)	560	170	9,607	12
Unrecognised tax losses brought forward (utilised)	(585)	(1)	(595)	(16)
Deferred tax asset not recognised	196	124	227	212
Effects of transactions :-				
Non-deductible expenses	(6,577)	35	(6,270)	168
Income not taxable	6,433	(302)	(2,942)	(350)
Tax expense	<u>27</u>	<u>26</u>	<u>27</u>	<u>26</u>

The effective tax rates for the current financial quarter and period to-date were higher than the statutory rate due to certain non-deductible expenses for income tax purposes and non-recognition of deferred tax asset due to uncertainty of its recoverability.



20 Status of Corporate Proposals

On 5 October 2023, the Company announced that JKBD, a wholly-owned subsidiary of the Company, had entered into a sale and purchase agreement ("SPA") for the proposed disposal of a parcel of leasehold industrial land held under Pajakan Mukim 1029, Lot 30487, Jalan Genting Kelang, Mukim of Setapak, District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur ("the Land") to Urban Reach Sdn Bhd ("URSB"), a 55% subsidiary of FCW Holdings Berhad ("FCW"), a related party, for a cash consideration of RM43.08 million ("the Proposed Disposal").

The Proposed Disposal was completed on 4 June 2024.

The full announcement can be viewed on the Company's website.

The Company intends to use the proceeds from the sale of land in the following manner:-

Use of proceeds	Amount (RM'000)	Expected time frame for usage of proceeds
Special interim dividend of 1 sen per JKB share	4,496	Completed
Estimated expenses in relation to the Proposed Disposal	1,400	Completed
Acquisition of new business(es) / asset(s) to be identified	37,184	Within 24 months from the date of receipt of the Disposal Consideration
Total	43,080	

21 Group Borrowings

There were no borrowings as at the end of the current financial quarter under review.

22 Material Litigation

No new material litigation has arisen nor were there any material changes to any case which had been pending since the last annual balance sheet date.

23 Dividend

The Company did not declare any dividend during the current financial quarter under review.

24 Earnings Per Share

Basic earnings per share amounts are calculated by dividing profit for the period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares in issue during the current financial period.

	<u>30/9/24</u> 3-months	<u>30/9/23</u> 3-months	<u>30/9/24</u> 6-months	<u>30/9/23</u> 6-months
Profit / (Loss) attributable to ordinary equity holders of the parent (RM'000)	2,303	679	40,002	24
Weighted average number of ordinary shares in issue ('000)	449,550	449,550	449,550	449,550
Basic Earnings / (Loss) per share (sen)	0.51	0.15	8.90	0.01

By order of the Board

Boon Shi Hou
Executive Director

Kuala Lumpur
Date : 25 September 2024