# EKSONS CORPORATION BERHAD (205814-V) Condensed Consolidated Statement of Comprehensive Income For The Period Ended 30 September 2019

|  |      | Individua                  | l Quarter                                     | <b>Cumulative Quarter</b>  |  |  |
|--|------|----------------------------|---|----------------------------|--|--|
|  |      | Current<br>Year<br>Quarter | Preceding<br>Year<br>Corresponding<br>Quarter | Current<br>Year<br>To Date | Preceding<br>Year<br>Corresponding<br>Period |  |
|  | Note | 30.09.2019<br>RM'000       | 30.09.2018<br>RM'000                          | 30.09.2019<br>RM'000       | 30.09.2018<br>RM'000                         |  |
| Revenue  |      | 3,070                      | 32,871  | 5,168                      | 54,256                                       |  |
| Operating expenses   | 9    | (8,277)                    | (36,501)                                      | (13,127)                   | (58,916)                                     |  |
| Other operating income                                     | 10   | 5,731                      | 6,122   | 11,636                     | 11,796                                       |  |
| Profit before tax  | =    | 524                        | 2,492   | 3,677                      | 7,136  |  |
| Taxation   | 20   | (417)                      | (532)   | (930)                      | (1,132)                                      |  |
| Profit from continuing operations                          | =    | 107                        | 1,960   | 2,747                      | 6,004  |  |
| Gain from discontinued operation                           |      | -                          | -   | -                          | 3  |  |
| Profit for the period                                      | _    | 107                        | 1,960   | 2,747                      | 6,007  |  |
| Other Comprehensive Income :                               |      |                            |   |                            |  |  |
| Foreign currency translation                               |      | -                          | -   | -                          | -  |  |
| Profit net of tax, representing total comprehensive income | =    | 107                        | 1,960   | 2,747                      | 6,007  |  |

(The Condensed Consolidated Income Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019)

# **Condensed Consolidated Statement of Comprehensive Income For The Period Ended 30 September 2019**

|   |      | Individua                  | l Quarter                                     | <b>Cumulative Quarter</b>  |  |  |
|---|------|----------------------------|---|----------------------------|--|--|
|   |      | Current<br>Year<br>Quarter | Preceding<br>Year<br>Corresponding<br>Quarter | Current<br>Year<br>To Date | Preceding<br>Year<br>Corresponding<br>Period |  |
|   | Note | 30.09.2019<br>RM'000       | 30.09.2018<br>RM'000                          | 30.09.2019<br>RM'000       | 30.09.2018<br>RM'000                         |  |
| Profit/ (Loss) attributable to:             |      |                            |   |                            |  |  |
| Owners of the Parent                        |      | 681                        | 2,260   | 3,786                      | 6,516  |  |
| Non-controlling interest                    | _    | (574)                      | (300)   | (1,039)                    | (509)  |  |
|   | =    | 107                        | 1,960   | 2,747                      | 6,007  |  |
| Total comprehensive income attributable to: |      |                            |   |                            |  |  |
| Owners of the Parent                        |      | 681                        | 2,260   | 3,786                      | 6,516  |  |
| Non-controlling interest                    | _    | (574)                      | (300)   | (1,039)                    | (509)  |  |
|   | =    | 107                        | 1,960   | 2,747                      | 6,007  |  |
| Earnings Per Share                          |      |                            |   |                            |  |  |
| (a) Basic (sen)                             | 26a  | 0.43                       | 1.41  | 2.37                       | 4.07   |  |
| (b) Diluted (sen)                           | 26b  | -                          | -   | -                          | -  |  |

(The Condensed Consolidated Income Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019)

# **Condensed Consolidated Statement of Financial Position As At 30 September 2019**

|                                    | As at      | As at      |
|------------------------------------|------------|------------|
|                                    | 30.09.2019 | 31.03.2019 |
|                                    | RM'000     | RM'000     |
|                                    | Unaudited  | Audited    |
| ASSETS                             |            |            |
| Non-current assets                 |            |            |
| Property, plant and equipment      | 57,345     | 61,589     |
| Prepaid land lease payments        | 7,960      | 8,038      |
| Land held for property development | 17,297     | 17,297     |
| Deferred tax assets                | 4,091      | 4,091      |
| Goodwill on consolidation          | 4,735      | 4,735      |
|                                    | 91,428     | 95,750     |
|                                    |            |            |
| Current assets                     |            |            |
| Property development costs         | 42,905     | 42,899     |
| Inventories                        | 146,263    | 114,986    |
| Trade and other receivables        | 7,865      | 7,029      |
| Other current assets               | 943        | 799        |
| Current tax asset                  | 863        | 925        |
| Investment in securities           | 140,579    | 135,513    |
| Term deposits                      | 51,834     | 66,043     |
| Cash and bank balances             | 13,066     | 32,160     |
|                                    | 404,318    | 400,354    |
| TOTAL ASSETS                       | 495,746    | 496,104    |

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019)

# **Condensed Consolidated Statement of Financial Position As At 30 September 2019**

|  | As at 30.09.2019 | As at 31.03.2019 |
|--|------------------|------------------|
|  | RM'000           | RM'000           |
|  | Unaudited        | Audited          |
| EQUITY AND LIABILITIES                       |                  |                  |
| Equity attributable to owners of the Company |                  |                  |
| Share capital                                | 131,370          | 131,370          |
| Treasury shares                              | (5,319)          | (5,319)          |
| Retained earnings                            | 299,403          | 295,617          |
|  | 425,454          | 421,668          |
| Non-controlling interest                     | 28,174           | 28,735           |
| Total equity                                 | 453,628          | 450,403          |
| Current liabilities                          |                  |                  |
| Short term borrowings                        | 8,899            | 11,708           |
| Trade and other payables                     | 4,313            | 4,936            |
| Other current liabilities                    | 9,616            | 9,645            |
| Current tax payable                          | 487              | 274              |
|  | 23,315           | 26,563           |
| Non current liabilities                      |                  |                  |
| Deferred tax liabilities                     | 11,871           | 11,975           |
| Term loan                                    | 6,932            | 7,163            |
|  | 18,803           | 19,138           |
| Total liabilities                            | 42,118           | 45,701           |
| TOTAL EQUITY AND LIABILITIES                 | 495,746          | 496,104          |
| Net asset per share                          | 2.66             | 2.63             |

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019)

## **Condensed Consolidated Statement Of Changes In Equity**

For The Period Ended 30 September 2019

| •  | Attributable to owners of the Company |                              |                              |                              |   |   |                  |  |
|--|---------------------------------------|------------------------------|------------------------------|------------------------------|---|---|------------------|--|
|  | Share<br>Capital<br>RM'000            | Capital<br>Reserve<br>RM'000 | Revenue<br>Reserve<br>RM'000 | Treasury<br>Shares<br>RM'000 | Equity attributable to the owners of the Company RM'000 | Non-<br>controlling<br>interest<br>RM'000 | Total<br>RM'000  |  |
| Current Year To Date   |                                       |                              |                              |                              |   |   |                  |  |
| For The Period Ended 30 September 2019   |                                       |                              |                              |                              |   |   |                  |  |
| Opening balance at 1 April 2019  | 131,370                               | -                            | 295,617                      | (5,319)                      | 421,668   | 28,735                                    | 450,403          |  |
| Profit net of tax, representing total comprehensive income   | -                                     | -                            | 3,786                        | -                            | 3,786   | (1,039)                                   | 2,747            |  |
| Transactions with owners   |                                       |                              |                              |                              |   |   |                  |  |
| Investment in a subsidiary company by non-controlling interest   | -                                     | -                            | -                            | -                            | -   | 478                                       | 478              |  |
| Closing balance at 30 September 2019   | 131,370                               | -                            | 299,403                      | (5,319)                      | 425,454   | 28,174                                    | 453,628          |  |
| Preceding Year Corresponding Period For The Period Ended 30 September 2018 Opening balance at 1 April 2018 | 131,370                               | -                            | 318,337                      | (4,959)                      | 444,748   | 32,478                                    | 477,226          |  |
| Profit net of tax, representing total comprehensive income   | -                                     | -                            | 6,516                        | -                            | 6,516   | (509)                                     | 6,007            |  |
| Transactions with owners Shares buyback Dividends paid   | -<br>-                                | -<br>-                       | -<br>(8,000)                 | (360)                        | (360)<br>(8,000)  | -<br>-                                    | (360)<br>(8,000) |  |
| Closing balance at 30 September 2018   | 131,370                               | -                            | 316,853                      | (5,319)                      | 442,904   | 31,969                                    | 474,873          |  |

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019)

# EKSONS CORPORATION BERHAD (205814-V) Condensed Consolidated Statement of Cash Flows For The Period Ended 30 September 2019

|  | 6 Months Ended       |                      |  |
|--|----------------------|----------------------|--|
|  | 30.09.2019<br>RM'000 | 30.09.2018<br>RM'000 |  |
|  | <b>Unaudited</b>     | Unaudited            |  |
| Operating activities                                     |                      |                      |  |
| Loss before tax  | 3,677                | 7,136                |  |
| Adjustments for:   |                      |                      |  |
| Amortisation of prepaid land lease payments              | 78                   | 78                   |  |
| Depreciation   | 4,246                | 4,550                |  |
| Dividend received from short term funds                  | (21)                 | -,550                |  |
| Loss/(gain) on disposal of property, plant and equipment | (21)                 | 5                    |  |
| Interest expenses included in cost of sales              | 1,005                | 37                   |  |
| Interest expenses included in administrative expenses    | 245                  | 158                  |  |
| Interest income  | (4,214)              | (3,652)              |  |
| Property, plant and equipment written off                | (4,214)              | (3,032)              |  |
| Unrealised gain on foreign exchange                      | (2,663)              | (5,429)              |  |
| Unrealised gain on investment in securities              | (3,880)              | (1,762)              |  |
| Total adjustments  | (5,203)              | (6,012)              |  |
| Total adjustments  | (3,203)              | (0,012)              |  |
| Operating cash flows before changes in working capital   | (1,526)              | 1,124                |  |
| Changes in working capital:                              |                      |                      |  |
| Increase in property development costs                   | (6)                  | (2,899)              |  |
| Decrease in inventories                                  | (31,277)             | 12,604               |  |
| Decrease in trade and other receivables                  | (836)                | 2,250                |  |
| Increase in other current assets                         | (144)                | (25)                 |  |
| Decrease in trade and other payables                     | (623)                | (4,539)              |  |
| Increase/(decrease) in other current liabilities         | (29)                 | 40                   |  |
| Total changes in working capital                         | (32,915)             | 7,431                |  |
| Cash flows from operation                                | (34,441)             | 8,555                |  |
| Interest paid  | (1,250)              | (1,215)              |  |
| Tax paid, net of refund                                  | (283)                | 85                   |  |
| Net cash flows generated from operating activities       | (35,974)             | 7,425                |  |
|  | ( ) /                | ., -                 |  |

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019)

# EKSONS CORPORATION BERHAD (205814-V) Condensed Consolidated Statement of Cash Flows For The Period Ended 30 September 2019

|  | 6 Months Ended                    |                                   |  |
|--|-----------------------------------|-----------------------------------|--|
|  | 30.09.2019<br>RM'000<br>Unaudited | 30.09.2018<br>RM'000<br>Unaudited |  |
| Investing activities   |                                   |                                   |  |
| Interest received  | 4,214                             | 3,652                             |  |
| Dividend received from short term funds                            | 21                                | -                                 |  |
| Purchase of investment securities                                  | (411)                             | (597)                             |  |
| Proceeds from disposal of property, plant and equipment            | 1,889                             | 19                                |  |
| Purchase of property, plant and equipment                          | (2)                               | (34)                              |  |
| Net cash flows generated from investing activities                 | 5,711                             | 3,040                             |  |
| Financing activities   |                                   |                                   |  |
| Dividend paid  | -                                 | (8,000)                           |  |
| Proceeds from short term borrowings, net of repayment              | (1,795)                           | (1,074)                           |  |
| Treasury shares acquired   | -                                 | (360)                             |  |
| Proceeds from bankers' acceptance, net of repayment                | (928)                             | · · ·                             |  |
| Net cash flows used in financing activities                        | (2,723)                           | (9,434)                           |  |
| Net increase in cash and cash equivalent                           | (32,986)                          | 1,031                             |  |
| Cash and cash equivalents at the beginning of the financial period | 91,838                            | 150,408                           |  |
| Cash and cash equivalents at the end of the financial period       | 58,852                            | 151,439                           |  |
| Analysis of cash and cash equivalents                              |                                   |                                   |  |
| Term deposit   | 51,834                            | 132,246                           |  |
| Cash and bank balances   | 13,066                            | 26,812                            |  |
| Bank Overdraft   | (6,048)                           | (7,619)                           |  |
|  | 58,852                            | 151,439                           |  |
|  |                                   |                                   |  |

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2019)

# EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

#### 1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with the requirements of MFRS 134 Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 March 2019. These 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 year ended 31 March 2019.

#### 2. Changes in Accounting Policies

The audited financial statements of the Group for the year ended 31 March 2019 were prepared in accordance with Malaysian Financial Reporting Standards (MFRS). The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 31 March 2019 except for the adoption of the following new and revised standards effective as at 1 January 2019:

|   | Effective for annual          |
|---|-------------------------------|
|   | periods beginning on or after |
| Annual improvements to MFRS Standards 2015-2017 Cycle:      |                               |
| (i) Amendments to MFRS 3: Business Combinations             | 1 January 2019                |
| (ii) Amendments to MFRS 11: Joint Arrangements              | 1 January 2019                |
| (iii) Amendments to MFRS 112: Income Taxes                  | 1 January 2019                |
| (iv) Amendments to MFRS 123: Borrowing Costs                | 1 January 2019                |
| IC Interpretation 23: Uncertainty over Income Tax Treatment | 1 January 2019                |
| MFRS 16: Leases   | 1 January 2019                |
| Amendments to MFRS 128: Long-term Interests in              | 1 January 2019                |
| Associates and Joint Ventures                               |                               |
| Amendments to MFRS 9: Prepayment Features with              | 1 January 2019                |
| Negative Compensation                                       |                               |
| Amendment to MFRS 119: Employee Benefits                    | 1 January 2019                |
| Plan Amendment, Curtailment or Settlement                   |                               |

The directors expect that adoption of the above pronouncements will have no impact on the financial statements in the period of initial application except as follows:

#### **MFRS 16 Leases**

MFRS 16 will replace MFRS 117 Leases, IC Interpretation 4 Determining whether an Arrangement contains a Lease, IC Interpretation 115 Operating Lease-Incentives and IC Interpretation 127 Evaluating the Substance of Transactions Involving the Legal Form of a Lease. MFRS 16 sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model.

# EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

#### 2. Changes in Accounting Policies (cont'd)

#### MFRS 16 Leases (cont'd)

At the commencement date of a lease, a lessee will recognise a liability to make lease payments and an asset representing the right to use the underlying asset during the lease term. The right-of-use asset is initially measured at cost and subsequently measured at cost, less accumulated depreciation and impairment losses, adjusted for any remeasurement of the lease liability. The lease liability is initially measured at present value of the lease payments that are not paid at that date. Subsequently, the lease liability is adjusted for interest and lease payments, as well as the impact of lease modifications.

Classification of cash flows will also be affected as operating lease payments under MFRS 117 are presented as operating cash flows, where as under MFRS 16, the lease payments will be split into principal (which will be presented as financial cash flows) and an interest portion (which will be presented as operating cash flows).

Lessor accounting under MFRS 16 is substantially the same as the accounting under MFRS 117. Lessors will continue to classify all leases using the same classification principle as in MFRS 117 and distinguish between two types of leases: operating and finance leases. MFRS 16 also requires lessees and lessors to make more extensive disclosures than under MFRS 117.

MFRS 16 is effective for annual periods beginning on or after 1 January 2019. Early application is permitted but not before an entity applies MFRS 15. A lessee can choose to apply the standard using either a full retrospective or a modified retrospective approach.

The standard will affect primarily the accounting for the Group's and the Company's operating leases. The Group and the Company have not assessed if there are any adjustments which are necessary because of the treatment of variable lease payments, extension or termination options. It is therefore not practicable at this juncture to estimate the amount of right-to-use assets and liabilities that will have to be recognised on adoption of MFRS 16 and how this may affect the Group's and the Company's profit or loss and classification of cash flows going forward.

### 3. Disclosure of audit qualification

There was no qualification on the audit report of the preceding audited financial statements.

#### 4. Seasonality or cyclicality of interim operations

The timber business of the Group is affected by the world demand and supply of plywood. The other operations of the Group are not materially affected by any seasonality or cyclicality factors.

# EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

# 5. Nature and amount of items affecting assets, liabilities, equity, net income, or cash flows that are unusual because of their nature, size or incidence

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

# 6. Changes in estimates of amounts reported in prior interim periods of the current financial year or in prior financial years

There were no changes in estimates of amounts reported in prior interim periods of the current financial year or in prior financial years.

### 7. Issuances, cancellations, repurchases, resale and repayments of debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt, treasury shares and equity securities of the Company for the current financial period to date.

#### 8. Dividends paid

There was no dividend paid during the financial period to date.

### 9. Operating expenses

|   | 3 Months Ended |            | 6 Months Ended |            |
|---|----------------|------------|----------------|------------|
|   | 30.09.2019     | 30.09.2018 | 30.09.2019     | 30.09.2018 |
|   | RM'000         | RM'000     | RM'000         | RM'000     |
| Amortisation of prepaid land lease payments           | 39             | 39         | 78             | 78         |
| Depreciation  | 2,123          | 2,268      | 4,246          | 4,550      |
| Interest expenses included in cost of sales           | 989            | 17         | 1,005          | 37         |
| Interest expenses included in administrative expenses | 115            | 98         | 245            | 158        |
| Property, plant and equipment written off             | -              | 3          | -              | 3          |
| Fair value changes in investment in securities        | -              | (121)      | -              | -          |
| Unrealised loss on investment in securities           | -              | (428)      | -              | -          |
| Cost of sales   | 917            | 28,564     | 536            | 45,037     |
| Marketing and distribution expenses                   | 649            | 3,414      | 992            | 4,259      |
| Administration expenses                               | 1,053          | 1,979      | 2,795          | 3,670      |
| Other expenses  | 2,392          | 668        | 3,230          | 1,124      |
| Total operating expenses                              | 8,277          | 36,501     | 13,127         | 58,916     |

# EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

| 3 Month    | s Ended   | 6 Month  | s Ended  |
|------------|---|--|--|
| 30.09.2019 | 30.09.2018  | 30.09.2019   | 30.09.2018   |
| RM'000     | RM'000  | RM'000   | RM'000   |
| 273        | 6   | 273  | 47   |
| 1,513      | 1,944   | 2,663  | 5,429  |
| 1,483      | 1,762   | 3,880  | 1,762  |
| 207        | 270   | 434  | 537  |
| 2,195      | 1,882   | 4,235  | 3,652  |
| 60         | 258   | 151  | 369  |
| 5,731      | 6,122   | 11,636   | 11,796   |
| -          | -   | -  | -  |
|            | 30.09.2019<br>RM'000<br>273<br>1,513<br>1,483<br>207<br>2,195<br>60 | RM'000         RM'000           273         6           1,513         1,944           1,483         1,762           207         270           2,195         1,882           60         258 | 30.09.2019         30.09.2018         30.09.2019           RM'000         RM'000         RM'000           273         6         273           1,513         1,944         2,663           1,483         1,762         3,880           207         270         434           2,195         1,882         4,235           60         258         151 |

### 11. Segmental reporting

## For The Period Ended 30 September 2019

|                         |                      |                   | Property<br>and    |                       |                     |                     |
|-------------------------|----------------------|-------------------|--------------------|-----------------------|---------------------|---------------------|
|                         | Timber               |                   | Investment         | Property              |                     |                     |
|                         | Operations<br>RM'000 | Trading<br>RM'000 | Holdings<br>RM'000 | Development<br>RM'000 | Eliminations RM'000 | Consolidated RM'000 |
| Segment Revenue         |                      |                   |                    |                       |                     |                     |
| External sales          | 5,141                | -                 | 27                 | -                     | -                   | 5,168               |
| Inter-segment sales     | 2,920                | -                 | -                  | -                     | (2,920)             | -                   |
| Total revenue           | 8,061                | -                 | 27                 |                       | (2,920)             | 5,168               |
| Segment Result          |                      |                   |                    |                       |                     |                     |
| Operating profit/(loss) |                      |                   |                    |                       |                     |                     |
| before interest and tax | (2,053)              | (2)               | 3,925              | (1,696)               | -                   | 174                 |
| Interest expense        | (27)                 | -                 | (245)              | (978)                 | 518                 | (732)               |
| Interest income         | 1,237                | -                 | 3,449              | 67                    | (518)               | 4,235               |
| Income taxes            | (809)                | -                 | (121)              | -                     | -                   | (930)               |
| Net profit/(loss)       | (1,652)              | (2)               | 7,008              | (2,607)               |                     | 2,747               |

# EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

#### 11. Segmental reporting (cont'd)

#### For The Period Ended 30 September 2018

|                         |            |         | Property<br>and |             |              |              |
|-------------------------|------------|---------|-----------------|-------------|--------------|--------------|
|                         | Timber     |         | Investment      | Property    |              |              |
|                         | Operations | Trading | Holdings        | Development | Eliminations | Consolidated |
| Segment Revenue         | RM'000     | RM'000  | RM'000          | RM'000      | RM'000       | RM'000       |
| External sales          | 54,229     | -       | 27              | -           | -            | 54,256       |
| Inter-segment sales     | 3,168      |         |                 |             | (3,168)      |              |
| Total revenue           | 57,397     | -       | 27              |             | (3,168)      | 54,256       |
| Segment Result          |            |         |                 |             |              |              |
| Operating profit/(loss) |            |         |                 |             |              |              |
| before interest and tax | (1,416)    | (2)     | 6,328           | (1,231)     | 3            | 3,682        |
| Interest expense        | (37)       | -       | (255)           | (158)       | 255          | (195)        |
| Interest income         | 2,029      | -       | 2,172           | 89          | (638)        | 3,652        |
| Income taxes            | (988)      |         | (146)           | 2           |              | (1,132)      |
| Net profit/(loss)       | (412)      | (2)     | 8,099           | (1,298)     | (380)        | 6,007        |

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

All inter-segment transactions have been entered into in the normal course of business and have been established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties.

### 12. Valuations of property, plant and equipment

The valuation of property, plant and equipment have been bought forward without any amendments from the previous annual financial statements.

### 13. Changes in the composition of the Group

There were no changes in the composition of the Group during the current financial year to date, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings, and discontinuing operations.

### 14. Capital commitments

As at 30 September 2019, there were no material capital commitments for capital expenditure by the Group which might have a material impact on the financial position or business of the Group.

# EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

#### 15. Changes in contingent liabilities since the last annual balance sheet date

There were no changes in contingent liabilities of the Company since the last annual balance sheet date as at 31 March 2019. The contingent liabilities represent corporate guarantees in respect of banking facilities granted to subsidiary companies.

As at 30 September 2019, the amount of banking facilities utilised which were secured by corporate guarantees was RM20 million.

#### 16. Review of the performance of the Group for the period under review and financial year-to-date

The Group's financial results for current quarter and financial year to date are summarised as below:

|   | Individual           | Quarter              |          | Cumulative Quarter   |                      |          |
|---|----------------------|----------------------|----------|----------------------|----------------------|----------|
|   | (2nd Qu              | iarter)              | Variance |                      |                      | Variance |
|   | 30.09.2019<br>RM'000 | 30.09.2018<br>RM'000 | (%)      | 30.09.2019<br>RM'000 | 30.09.2018<br>RM'000 | (%)      |
| Revenue   | 3,070                | 32,871               | -91%     | 5,168                | 54,256               | -90%     |
| (Loss)/profit before interest and tax                             | (1,085)              | 725                  | -250%    | 174                  | 3,682                | -95%     |
| Profit before tax   | 524                  | 2,495                | -79%     | 3,677                | 7,139                | -48%     |
| Profit after tax  | 107                  | 1,960                | -95%     | 2,747                | 6,007                | -54%     |
| Profit attributable<br>to ordinary equity<br>holders of the owner | 681                  | 2,260                | -70%     | 3,786                | 6,516                | -42%     |

# EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

#### 16. Review of the performance of the Group for the period under review and financial year-to-date (cont'd)

The performance of the Group's timber and property development divisions, which are its main operating divisions, are as follows:

#### Timber

The timber division's turnover and loss after taxation for the six months ended 30 September 2019 are RM5.1 million and RM1.7 million respectively. In the corresponding period of the previous financial year, the division's turnover and loss after taxation were RM54.2 million and RM0.4 million respectively.

The division's turnover and profit after taxation for the quarter under review are RM3.1 million and RM0.9 million respectively. In the corresponding quarter of the previous financial year, the division's turnover and loss after taxation were RM32.8 million and RM1.5 million respectively.

The division's sales was lower for the quarter under review due to global economic slowdown which led to low demand for plywood. The higher sales in the corresponding quarter of the previous financial year was due to the better selling prices and higher demand for plywood.

#### Property Development

The division's loss after taxation for the six months ended 30 September 2019 is RM2.6 million. In the corresponding period of the previous financial year, the division's loss after taxation were RM1.3 million. The higher loss for the period under review is due to the interest charges being expensed off in the income statement. In the previous financial period, it was capitalised.

The division's loss after taxation for the quarter under review is RM1.5 million. In the corresponding quarter of the previous financial year, the division's loss after taxation was RM0.8 million. The higher loss for the period under review is due to the interest charges being expensed off in the income statement. In the previous financial period, it was capitalised. There were no sales recorded for the quarter under review. The expenses incurred were mainly for bank interest charges, project management, administrative and marketing cost.

### 17. Review of the performance of the Group for the quarter under review and immediate preceding quarter

The Group's financial results for current quarter compared with immediate preceding quarter are summarised as below:

|  | Current<br>Quarter<br>30.09.2019 | Immediate<br>Preceding<br>Quarter<br>30.06.2019 | Variance |
|--|----------------------------------|---|----------|
|  | RM'000                           | RM'000  | %        |
| Revenue                                    | 3,070                            | 2,098   | 46%      |
| (Loss)/profit before interest and tax      | (1,085)                          | 1,259   | -186%    |
| Profit before tax                          | 524                              | 3,153   | -83%     |
| Profit after tax                           | 107                              | 2,640   | -96%     |
| Profit attributable to owner of the parent | 681                              | 3,105   | -78%     |

# EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

#### 17. Review of the performance of the Group for the quarter under review and immediate preceding quarter (cont'd)

The Group's property, plant and equipment is at RM57.3 million, down from RM59.5 million due to depreciation of RM2.2 million for the quarter. The Group's property development cost moved to RM42.9 million from RM42.8 million for the quarter in respect of Affiniti Residences' construction which is ongoing.

Meanwhile, the Group's inventories as at 30 September 2019, moved slightly higher to RM146.2 million from RM131.0 million from the previous quarter due mainly to increase in stock of the timber division. The Group's borrowings decreased during the quarter under review from RM18.2 million to RM15.8 million due mainly to the repayment of term loan for the Group's project in Taman Bukit Serdang, Selangor.

The Group's investment in securities increases from RM138.5 million to RM140.6 million due mainly to the foreign exchange gain during the quarter. The Group's term deposits and cash and bank balances decreased to RM64.9 million from RM84.9 million mainly due to continuous production and slower sales in the timber division during the quarter under review.

The performance of the Group's timber and property development divisions, which are the Group's main operating divisions are as follows:

#### Timber

The division's turnover and loss after taxation for the quarter under review are RM3.1 million and RM0.9 million respectively. In the immediate preceeding quarter, the division's turnover and loss after taxation were RM2.1 million and RM0.7 million respectively.

The division's sales was higher for the quarter under review due to an increase in volume sold.

### Property Development

The division's loss after taxation for the quarter under review is RM1.5 million. There were no sales recorded for the quarter under review. In the immediate preceding quarter, the division's loss after taxation was RM1.1 million. The higher loss for the period under review is due to the increase in marketing costs.

#### 18. Prospects and Outlook

#### Timber

Our plywood sales to the Middle East has been delayed due to uncertainties in the region causing shippers to holdback on shipments destined to the region.

#### Property Development

The division has launch its new development in Bukit Serdang, Selangor in August 2018. Sales activity is ongoing with confirmed sales and purchase agreements growing at a steady pace. Barring unforeseen circumstances we hope that this project will contribute to the Group's earnings in the 2020 financial year.

After considering the above and other factors including the challenging business environment, the Board remains cautious of the performance of the Group in the months ahead.

#### 19. Variance of actual profit from forecast profit

Not applicable.

# EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

# 20 Breakdown of tax charge and explanation on variance between effective and statutory tax rate for the current quarter and financial period-to-date

|                                | Current<br>Quarter<br>RM'000 | Financial<br>Period-to-date<br>RM'000 |
|--------------------------------|------------------------------|---------------------------------------|
| Taxation                       |                              |                                       |
| - Current tax expense          | (417)                        | (930)                                 |
| - Underprovision in prior year | -                            | -                                     |
|                                | (417)                        | (930)                                 |
| Deferred taxation              |                              |                                       |
| - Current deferred tax expense | -                            | -                                     |
| - Overprovision in prior year  | -                            | -                                     |
|                                |                              |                                       |
|                                | (417)                        | (930)                                 |
|                                |                              |                                       |

#### 21. Status of corporate proposal

There was no corporate proposal not completed at the date of this report.

#### 22. Group borrowings and debt securities

|                                 | 30.09.2019<br>RM'000 |
|---------------------------------|----------------------|
| Short term borrowings - secured | 8,899                |
| Long term borrowings - secured  | 6,932                |
| Total borrowings                | 15,831               |

Ac at

All the above borrowings are denominated in Ringgit Malaysia.

#### 23. Material litigation

There was no material litigation against the Group as at the reporting date.

#### 24. Proposed dividend

The Board of Directors does not recommend any interim dividend for the financial quarter ended 30 September 2019.

### 25. Disclosure requirements pursuant to implementation of FRS 139

#### Part A: Disclosure of derivatives

As at 30 September 2019, the Group did not hold any financial derivatives.

### Part B: Disclosure of gains/losses arising from fair value changes of financial liabilities

As at 30 June 2019, the Group did not have any gains/losses arising from fair value changes of financial liabilities.

# EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 SEPTEMBER 2019

#### 26. Earnings per share

The earnings per share is calculated as follows:

| Financial<br>Period-to-date<br>RM'000 |
|---------------------------------------|
| 3,786                                 |
| 159,966                               |

a. Basic

Net loss attributable to ordinary shareholders (RM'000)

Number of ordinary shares in issue (in thousand)

Basic loss per ordinary share (sen)

2.37

#### b. Diluted

Not applicable

#### 27. Subsequent event

There was no material event subsequent to the end of the current quarter.

BY ORDER OF THE BOARD

Goh Chooi Woan Wong Chooi Fun Company Secretaries

28 November 2019