Unaudited Condensed Consolidated Statement Of Profit Or Loss And Other Comprehensive Income For The First Quarter Ended 31 March 2022

	NOTE	INDIVIDUAL (CURRENT QUARTER ENDED 31 MAR 2022 RM'000	QUARTER CORRESPONDING QUARTER ENDED 31 MAR 2021 RM'000	CUMULATIV CURRENT YEAR TO DATE ENDED 31 MAR 2022 RM'000	E QUARTER CORRESPONDING YEAR TO DATE ENDED 31 MAR 2021 RM'000
Revenue		43,856	49,089	43,856	49,089
Cost of sales	_	(37,178)	(42,384)	(37,178)	(42,384)
Gross Profit		6,678	6,705	6,678	6,705
Interest income		-	43	-	43
Other income		108	1,013	108	1,013
Administrative and other expenses		(5,773)	(5,714)	(5,773)	(5,714)
Selling and distribution expenses		(1,130)	(1,371)	(1,130)	(1,371)
Profit/(Loss) from operations	-	(117)	676	(117)	676
Impairment losses		-	-	-	-
Finance costs	_	(702)	(800)	(702)	(800)
Loss before tax	B5	(819)	(124)	(819)	(124)
Tax expense	B6	(293)	(243)	(293)	(243)
Loss after tax		(1,112)	(367)	(1,112)	(367)
Other comprehensive income, net of tax Foreign currency translation differences for foreign operations	-	-	-	-	<u> </u>
Total comprehensive loss for the financial year	=	(1,112)	(367)	(1,112)	(367)
Loss attributable to: Owners of the Company Non-controlling interests	-	(1,065) (47) (1,112)	(126) (241) (367)	(1,065) (47) (1,112)	(126) (241) (367)
Total comprehensive loss attributable to: Owners of the Company Non-controlling interests	-	(1,065) (47) (1,112)	(126) (241) (367)	(1,065) (47) (1,112)	(126) (241) (367)
Loss per share attributable to owners of the Company:	=				<u> </u>
Basic, earnings/loss for the financial period (sen)	B12 _	(0.40)	(0.05)	(0.40)	(0.05)
Diluted, earnings/loss for the financial period (sen)	B12 =	N/A	N/A	N/A	N/A

(The unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2021)

Unaudited Condensed Consolidated Statement Of Financial Position As At 31 March 2022

	Note	Unaudited As at 31 Mar 2022 RM'000	Audited As at 31 Dec 2021 RM'000
Assets			
Non-current Assets			
Property, plant and equipment		55,114	54,326
Right of used assets		9,214	11,607
Concession right Other investments		14,496 15	15,271 15
Deferred tax assets		180	1,609
		79,019	82,828
Current Assets			
Inventories		45,517	46,075
Trade receivables		53,862	60,467
Other receivables, deposits and prepayment		4,835	7,535
Contract assets		74,105	11,724
Tax assets		215	445
Cash and bank balances		7,751	11,386
		186,286	137,632
Total Assets		265,305	220,460
Equity and liabilities			
Current Liabilities			
Trade payables		63,932	43,622
Other payables and accruals		36,406	9,310
Contract liabilitites Lease liabilities	B8	9,909 546	10,805
Borrowings	B8	39,852	2,851 37,692
Tax liabilities	20	1,616	1,566
		152,261	105,846
Non-current Liabilities			
Borrowings	B8	19,035	19,346
Lease liabilities	B8	6,967	6,035
Deferred tax liabilities		8,002	9,081
		34,004	34,462
Total Liabilities		186,265	140,308
Equity attributable to owners of the Company Share capital		123,322	123,322
Reserves		(36,078)	(35,013)
		87,244	88,309
Non-controlling interests		(8,204)	(8,157)
Total equity		79,040	80,152
Total Equity and Liabilities		265,305	220,460
Net assets per share attributable to equity holders of the	e parent (sen)	29.4960	29.9111

(The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2021)

Unaudited Condensed Consolidated Statement Of Changes In Equity for the First Quarter Ended 31 March 2022

------ Attributable to Owners of the Company ------

	Share Capital	Revaluation Reserve	Capital Reserve	Foreign Currency Translation Reserve	Accumulated Losses	Total	Non-controlling interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<u>3 months</u> ended 31 March 2021								
As at 1 Jan 2021	113,469	21,866	1,671	(68)	(56,362)	80,576	(6,592)	73,984
Loss for the financial year Foreign currency translation difference for foreign operations	-	-	-	-	(126)	(126)	(241)	(367) -
Total comprehensive loss	-	-	-	-	(126)	(126)	(241)	(367)
Transactions with owners of the Company	-	-	-	-	-	-	-	-
As at 31 March 2021	113,469	21,866	1,671	(68)	(56,488)	80,450	(6,833)	73,617
3 months ended 31 March 2022	100.000	00.110	4.074	(00)	(04,700)	00.000	(0.457)	00.450
As at 1 Jan 2022	123,322	28,116	1,671	(68)	(64,732)	88,309	(8,157)	80,152
Loss for the financial year Foreign currency translation difference for foreign operations	-	-	-	-	(1,065)	(1,065) -	(47)	(1,112)
Total comprehensive loss	-	-	-	-	(1,065)	(1,065)	(47)	(1,112)
Transactions with owners of the Company	-		-	-	-	-	-	-
As at 31 March 2022	123,322	28,116	1,671	(68)	(65,797)	87,244	(8,204)	79,040

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2021)

Unaudited Condensed Consolidated Statement Of Cash Flows For The First Quarter Ended 31 March 2022

	As at End of Current Quarter 31 Mar 2022 RM'000	Preceeding Period To Date Ended 31 Mar 2021 RM'000
Cash Flows from Operating Activities		
Loss before tax	(819)	(124)
Adjustments for:		
Amortisation of concession right	775	718
Depreciation of property, plant and equipment	1,453	1,080
Depreciation of right-of-use assets	977	644
Loss on disposal of property, plant and equipment Inventories written back	(2)	- (107)
Interest expense	(127) 1,052	(127) 800
Interest income	1,052	(43)
Unrealised loss/(gain) on foreign exchange	48	(43)
Operating profit before working capital changes	3,358	2,868
Net changes in working capital	(6,662)	(4,136)
Tax paid, net of refund	(5)	(432)
Interest paid	(1,052)	(800)
Interest received	-	43
Net cash from operating activities	(4,360)	(2,457)
Cash flows from Investing Activities		
Addition of intangible asset	-	-
Proceeds from disposal of property, plant and equipment	-	-
Purchase of property, plant and equipment	(973)	(234)
Withdrawal/(Placement) of bank deposits	71	840
Net cash used in investing activties	(902)	606
Cash Flows from Financing Activities		
Net drawdown/(repayment) of borrowings	1,908	2,185
Advances from/(Repayment to) director	707	16
Net repayment of lease liabilities	(1,224)	(2,888)
Net cash from financing activities	1,391	(687)
Net increase/(decrease) in cash and cash equivalents	(3,872)	(2,538)
Effect of exchange rate fluctuations on cash and cash equivalents	-	-
Cash and cash equivalents at beginning of the period	2,845	(2,569)
Cash and cash equivalents at end of period	(1,027)	(5,107)
Cash and cash equivalents comprises the followings:-		
Deposits with licensed banks	-	-
Cash in hand and at bank	4,548	2,332
Bank overdrafts	(5,575)	(7,439)
	(1,027)	(5,107)

(The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2021)

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 31 MARCH 2022

A1. Basis Of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirement of MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Company for the financial year ended 31 December 2021.

Significant Accounting Policies

The significant accounting policies and methods of computation applied in the unaudited interim financial statements are consistent with those adopted in the most recent audited annual financial statements for the financial year ended 31 December 2021, except for the adoption of the following New and Revised Malaysian Financial Reporting Standards ("MFRSs") and amendments/Improvements to MFRS and New IC Interpretations ("IC Int") for financial periods beginning on or after 1 January 2022:-

Amendments to MFRS 3	Reference to the Conceptual Framework
Amendments to MFRS 16	Property, Plant and Equipment – Proceeds before Intended Use
Amendments to MFRS 137	Onerous Contracts – Cost of Fulfilling a Contract
Annual Improvements to MFRSs 2018 to 2	020

As at the date of authorisation of the interim financial report, the following new MFRSs, amendments/Improvements to MFRSs and IC Interpretations were issued but not yet effective and have not been adopted by the Group:-

Effective for financial periods beginning on or after 1 January 2023

MFRS 17 Amendments to MFRS 17	Insurance Contracts Initial Application of MFRS 17 and MFRS 9 – Comparative Information
Amendments to MFRS 101	Classification of Liabilities as Current or Non- Current
Amendments to MFRS 101 and MFRS Practice Statement 2	Disclosure of Accounting Policies
Amendments to MFRS 108	Definition of Accounting Estimates
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction

Effective date to be announced

Amendments to MFRS 10 and MFRS 128	Sale	or	Contribution	of	Assets	between	an
	Inve	esto	r and its Asso	ciat	e or Join	t Venture	

The Group will adopt the above pronouncement when they become effective in the respective financial periods. These pronouncements are not expected to have any effect to the financial statements of the Group upon their initial applications.

A2. <u>Auditors' Report On Preceding Annual Financial Statements</u>

The auditors' report on the financial statements for the year ended 31 December 2021 was not subject to any qualification.

A3. Seasonal Or Cyclical Factors

The Group's operations were not materially affected by any seasonality or cyclicality for the financial period under review.

A4. Unusual Items Due To Their Nature, Size Or Incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows for the current financial period under review.

A5. Changes In Estimates

There were no changes in estimates used for accounting estimates which may have a material effect for the current financial period under review.

A6. Debt And Equity Securities

There were no issuance and repayment of debts and equity securities for the financial period.

A7. Dividends Paid

No dividend has been paid or declared by the Company since the end of the previous financial year.

A8. <u>Segment Information</u>

Segmental information for the 3 months ended 31 March 2022:

Business Segments	Manufacturing RM'000	Construction and Property RM'000	Hostel Management RM'000	Elimination RM'000	Total RM'000
External sales Inter-segment	41,812	910	1,133	-	43,855
revenue		1,579		(1,579)	
Total revenue	41,812	2,488	1,133	(1,579)	43,855
Operating profit/(loss) Impairment losses Finance costs Interest income Loss before tax Tax expense Loss after tax	1,613	(1,645)	(86)	-	(117) - (702) - (819) (293) (1,112)
Assets Segment assets	168,886	235,386	19,869	(158,836)	265,305
Liabilities Segment liabilities	116,177	167,908	19,493	(117,313)	186,265

A8. Segment Information (Cont'd)

Segmental information for the 3 months ended 31 March 2021:

Business Segments	Manufacturing RM'000	Construction and Property RM'000	Hostel Management RM'000	Elimination RM'000	Total RM'000
External sales Inter-segment revenue	37,826 -	10,122 344	1,141 -	- (344)	49,089 -
Total revenue	37,826	10,466	1,141	(344)	49,089
Operating profit/(loss) Impairment losses Finance costs Interest income Loss before tax Tax expense Loss after tax	2,692	(2,180)	121	-	633 - (800) 43 (124) (243) (367)
Assets Segment assets	118,951	86,303	19,218	2,265	226,737
Liabilities Segment liabilities	70,329	63,285	11,517	7,989	153, <mark>1</mark> 20

A9. Valuation Of Property, Plant And Equipment

The valuation of property, plant and equipment has been brought forward without amendment from the previous annual financial statements.

A10. Subsequent Event

There were no material events subsequent to the end of the reporting period that have not been reflected in these interim financial statements.

A11. Changes In Composition Of The Group

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

A12. Capital Commitments

	As at 31 Mar 2022 RM'000	As at 31 Mar 2021 RM'000
Approved and contracted for:-		
Property, plant and equipment	1,581	1,556
Approved and not contracted for:-		
Property, plant and equipment		

A13. Changes In Contingent Liabilities And Contingent Assets

The changes in contingent liabilities were as below:-

	As at 31 Mar 2022 RM'000	As at 31 Dec 2021 RM'000
Bank guarantees	4,824	4,824

A14. Related Party Transactions

There were no related party transactions during the period and the correspondence period.

B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1. <u>Financial Review For The Current Quarter</u>

	Re	venue	Operating Results		
	Current		Current		
	Quarter	Corresponding	Quarter	Corresponding	
	Ended 31 Mar 2022	Quarter Ended 31 Mar 2021	Ended 31 Mar 2022	Quarter Ended 31 Mar 2021	
Operating segment	RM'000	RM'000	RM'000	RM'000	
Manufacturing	41,812	37,826	1,613	2,692	
Construction and					
Property	2,488	10,466	(1,645)	(2,180)	
Hostel Management	1,133	1,141	(86)	121	
Elimination	(1,579)	(344)		-	
	43,855	49,089	(117)	633	
Impairment losses			-	-	
Finance costs			(702)	(800)	
Interest income				43	
Loss before tax			(819)	(124)	

The Group recorded revenue of RM43.855 million for current quarter, a decrease of RM5.234 million or 10.7% compared to preceding year's corresponding quarter of RM49.089 million mainly due to decrease in revenue from Construction and Property Division. The Group achieved operating loss of RM0.819 million in current quarter compared to operating loss of RM0.124 million in preceding year corresponding quarter, this was mainly due to increase in sales volume in Manufacturing Division and higher operating costs in Manufacturing Division.

The performance of the respective divisions for the current quarter was as follows:-

a) Manufacturing Division

Manufacturing Division registered total revenue of RM41.812 million in the current quarter, which was RM3.986 million higher than the preceding year corresponding quarter of RM37.826 million. The increase in revenue was mainly due to higher sales from automotive industries and pails industries as the result of recovery from COVID-19 pandemic.

The division reported a lower operating profit of RM1.613 million as compared to operating profit of RM2.692 million in the preceding year corresponding quarter. It was mainly due to higher operating costs and there was government grant received from MIDA for the purchasing automatize machine in the preceding year corresponding quarter.

b) Construction and Property Division

The division generated total revenue of RM2.488 million, which was RM7.978 million lower compared to the corresponding quarter of RM10.466 million due to lesser projects in current quarter whereby the revenue was mainly contributed by the existing projects namely Isola and APU project.

B1. Financial Review For The Current Quarter (Cont'd)

b) Construction and Property Division (Cont'd)

The division's operating loss for the current quarter decrease to RM1.645 million from RM2.180 million in preceding year corresponding quarter mainly due to lower operating costs in current quarter.

c) Hostel Management Division

There was a decrease in revenue for the quarter by RM0.008 million from RM1.141 million in preceding year corresponding quarter to RM1.133 million reported in the current quarter.

The division reported operating loss of RM0.086 million as compared to RM0.121 million in the preceding year corresponding quarter mainly due to lower rental received as the result from lower rental rate given.

B2. <u>Financial Review For The Current Quarter Compared With Immediate Preceding</u> <u>Quarter</u>

	Re	venue	Operating Results	
Operating cogmont	Current Quarter Ended 31 Mar 2022 RM'000	Immediate Preceding Quarter Ended 31 Dec 2021 RM'000	Current Quarter Ended 31 Mar 2022 RM'000	Immediate Preceding Quarter Ended 31 Dec 2021 RM'000
Operating segment Manufacturing	41,812	49,336	1,613	3,185
Construction and	41,012	49,330	1,013	5,165
Property	2,488	15,510	(1,645)	(18)
Hostel Management	1,133	1,142	(86)	(979)
Elimination	(1,579)	(10,867)	-	(1,586)
	43,855	55,121	(117)	602
Impairment losses			-	(2,880)
Finance costs			(702)	(1,483)
Interest income			-	93
(Loss)/Profit before tax			(819)	(3,668)

The Group's revenue decreased from RM55.121 million in the immediate preceding quarter to RM43.855 million in the current quarter. The decrease in revenue was mainly from Manufacturing, Construction and Property Division.

The Group recorded a lower operating loss of RM0.819 million as compared to operating loss of RM3.668 million in the immediate preceding quarter mainly due to impairment losses incurred in the immediate preceding quarter.

B3. Commentary On Prospect

The core business of the Group and the prospects for year 2022 is as follows: -

a) Manufacturing Division

The Manufacturing Division will still be the main driver for the Group's revenue in 2022.

• Anti-vibration segment

The anti-vibration segment which is supplying to the automotive industry will continue to be the main revenue contributor of the Manufacturing Division. For the local market, we are currently involved in the development of the anti-vibration parts for new car models for Perodua, the anti-vibration parts for new car models for Proton and the localisation of anti-vibration parts for existing Proton models.

Meanwhile the division is also expected to further expand its export market with collaborations with existing and new customers (consist of car manufacturers and major OEM automotive parts manufacturers) in Europe, Japan, US, Thailand, Indonesia, India and China.

• Chemical segment

The adhesive, sealant and cementitious products business will continue to be the main source of revenue of the Chemical Division and the growth is forecasted to be from export markets such as South East Asia, Pacific Islands, Middle East and Africa countries.

• Plastic segment

This segment is expected to maintain its position as one of the leading manufacturers of industrial pails for the paint, lubricant, joint compound and adhesive industry in Malaysia. At the same time, we will continue to grow our market share in packaging products for the food industries and plastic products for the agriculture sector.

b) Construction and Property Division

The division will monitor the construction market, exercise prudence in the selection of projects to participate in or tender for, with emphasis on our strengths as a Design and Build and Construction of infrastructure. At the same time the division will focus to complete the existing residence development, Troika Melawati, at Taman Melawati, Selangor, APU hostel works, building works for Isola at KLCC and UPM refurbishment.

B3. Commentary On Prospect (Cont'd)

The core business of the Group and the prospects for year 2022 is as follows: - (Cont'd)

c) Hostel Management Division

The division continues to operate and manage the hostels and facilities in University Putra Malaysia ("UPM"), Serdang under the "Build, Operate and Transfer" ("BOT") arrangement with UPM for concession period of 25 years. (Expiring in 2028)

B4. <u>Profit Forecast</u>

Not applicable as no profit forecast was published.

B5. Loss Before Tax

	Individual quarter		Cumulative quarter	
	31 Mar 2022 RM'000	31 Mar 2021 RM'000	31 Mar 2022 RM'000	31 Mar 2021 RM'000
Loss before tax is arrived after charging/(crediting):-				
Amortisation of concession right	546	718	546	718
Depreciation of property, plant and				
equipment	1,453	1,903	1,453	1,903
Depreciation of right-of-use assets	977	341	977	341
Gain on disposal of property, plant				
and equipment	-	-	-	-
Interest expense	702	800	702	800
Interest income	(350)	(43)	(350)	(43)
Inventories written back	-	(127)	-	(127)
(Gain)/Loss on foreign exchange:				
- realised	86	(46)	86	(46)
- unrealised	(4)	(80)	(4)	(80)

B6. <u>Tax Expense</u>

	Individual quarter		Cumulative quarter	
	31 Mar 2022 RM'000	31 Mar 2021 RM'000	31 Mar 2022 RM'000	31 Mar 2021 RM'000
Income tax:-				
Based on result for current quarter	(326)	(306)	(326)	(306)
Overprovision in prior year	33	36	33	36
	(293)	(270)	(293)	(270)
Deferred tax:-				
Origination of temporary differences	-	27	-	27
Underprovision in prior year	-	-	-	-
	-	27	-	27
	(293)	(243)	(293)	(243)

The effective tax rate of the Group for the current year is higher than the statutory tax rate principally due mainly to losses incurred by the Company and certain operating subsidiaries.

B7. <u>Status Of Corporate Proposal</u>

There was no other corporate proposal announced but not completed as at 18 May 2022 (being the latest practicable date which is not earlier than 7 days from the date of this report).

B8. <u>Group Borrowings</u>

	As at 31 March 2022			
	Long Term RM'000	Short Term RM'000	Total Borrowing RM'000	
Secured				
Bank overdrafts	-	3,801	3,801	
Trust receipts and bankers' acceptance	-	33,220	33,220	
Term loans	16,895	7,968	24,864	
Finance lease payables	3,381	1,136	4,516	
	20,276	46,124	66,400	

	As at 31 March 2021			
	Long Term RM'000	Short Term RM'000	Total Borrowing RM'000	
Secured				
Bank overdrafts	-	7,439	7,439	
Trust receipts and bankers' acceptance	-	28,997	28,997	
Term loans	20,382	5,312	25,694	
Finance lease payables	4,008	2,254	6,262	
	24,390	44,002	68,392	

- a) The Group's total borrowing as at 31 March 2022 was RM66.400 million, a decrease of RM1.992 million compared to preceding year corresponding quarter.
- b) The Group does not have any borrowings denominated in foreign currency.

B9. Off Balance Sheet Financial Instruments

There is no financial instrument with off balance sheet risk at the date of this report.

B10. Status Of Material Litigation

Detail of the material litigation should be read in conjunction with the Company's Annual Financial Statements for the year ended 31 December 2021

(a) Jetson Construction Sdn Bhd-vs-MCC Overseas (M) Sdn Bhd

Subsequent to the hearing on 11 March 2022, the next hearing has been fixed on 20 April 2022. On 20 April 2022, all parties have completed their submission and the panel has reserved their decision. The panel will inform us of their decision in due course.

B11. Dividend Payable

No dividend has been recommended by the Board of Directors during the financial period ended 31 March 2022.

B12. Loss Per Ordinary Share

(a) Basic

Basic loss per ordinary share are calculated by dividing loss for the financial year attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial period.

	3 Months	s Ended	Cummulative Year To-date		
	31 Mar 2022 RM'000	31 Mar 2021 RM'000	31 Mar 2022 RM'000	31 Mar 2021 RM'000	
Net loss attributable to the owners of the Company	(1,065)	(126)	(1,065)	(126)	
Adjusted weighted average number of ordinary shares in					
issue (unit)	267,967,012	232,667,012	267,967,012	232,667,012	
Basic loss per share (sen)	(0.40)	(0.05)	(0.40)	(0.05)	

(b) Diluted

Diluted loss per ordinary share for the financial period is calculated by dividing the loss for the financial period attributable to owners of the Company by the weighted average number of ordinary shares outstanding during the financial year adjusted for the effects of dilutive potential ordinary shares. The Group had no dilution in its loss per ordinary shares.

B13. <u>Authorised For Issuance</u>

The interim financial statements for the financial period ended 31 March 2022 has been approved by the Board of Directors on 25 May 2022 for release to the Bursa Securities.