UNAUDITED FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2022

EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Basis of Preparation and Significant Accounting Policies

The condensed interim financial statements for the period ended 30 June 2022 are unaudited and have been prepared in accordance with MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia"), and should be read in conjunction with the Group audited financial statements for the year ended 30 September 2021.

The accounting policies applied by the Group in these condensed consolidated financial statements are the same as those applied by the Group in its consolidated financial statements for the year ended 30 September 2021, except for the adoption of the following MFRS, IC Interpretation and Amendments to MFRS which are effective beginning 1 January 2021.

A2 Audit Qualifications

The auditors' report on the financial statements for the year ended 30 September 2021 was not qualified.

A3 Seasonal or Cyclical Factors

The operations of the Group were not significantly affected by seasonal and cyclical factors.

A4 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows because of their nature, size or incidence for the financial period under review.

A5 Material Changes in Estimates

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

A6 Debt and Equity Securities

There were no cancellations, repurchases, resale and repayment of debt or equity securities for the financial period ended 30 June 2022.

A7 Dividend Paid

There were no dividends paid for the current quarter.

A8 Segment Revenue and Results

The segmental analysis for the Group for the financial period ended 30 June 2022 is as follows: -

Property

Revenue	Timber services RM'000	Development & construction RM'000	Trading RM'000	Investment & others RM'000	Adjustment & Elimination RM'000	Total RM'000
External sales Intersegment sales	2,424	905	18,705	315	(315)	22,034
	2,424	905	18,705	315	(315)	22,034

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Results

Segment results	(643)	(11,656)	66	(1,235)		(13,468)
Interest income	187	-	-	40		227
Interest expense	(19)	(1)	-	-		(20)
Profit/(loss) before taxation	(475)	(11,657)	66	(1,195)		(13,261)
Taxation	15	<u>-</u>	-	43		58
Net profit/(loss)	(458)	(11,657)	66	(1,152)		(13,203)
Segment assets	33,973	62,514	20,137	126,694	(123,721)	119,597
Segment liabilities	37,329	109,659	14,417	1,178	(157,192)	5,391

A9 Material Events Subsequent to the End of the Period

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

A10 Changes in Composition of the Group

There have been no changes in the composition of the Group for the financial period ended 30 June 2022.

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A11 Changes in Contingent liabilities/Contingent assets

There were no material changes in contingent liabilities or assets since the last annual balance sheet date.

A12 Capital commitment

There were no capital commitments incurred by the Group to any parties as at 30 June 2022.

A13 Significant Related Party Transactions

The significant related party transactions occurred during the financial period ended 30 June 2022 and outstanding sum brought forward from previous related party transaction are disclosed below:

Recurrent related party transaction with a Company in which a director has substantial financial interest	Quarter ended		Financial period ended	
previously:	30/6/2022	30/6/2021	30/6/2022	30/6/2021
KL Northgate Sdn Bhd - Refundable deposit for leasing of office	RM	RM	RM	RM
space	(200,000)	-	1,634,655	2,154,655

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ADDITIONAL INFORMATION REQUIRED BY APPENDIX 9B OF THE BURSA MALAYSIA SECURITIES BERHAD'S LISTING REQUIREMENTS

B1 Review of performance

	Individual Quarter (RM'000)		Changes	YTD (RM'000)		Changes
	30/6/22	30/6/21	(%)	30/6/22	30/6/21	(%)
Revenue	2,985	14,159	-79%	22,034	23,301	-5%
Gross Profit/(Loss)	64	306	-79%	393	551	-29%
Profit/(loss) before tax	(766)	(10,132)	92%	(13,261)	(11,997)	-10%

During the quarter under review, the Group reported lower Revenue and Gross Profit of RM2.98 million and RM0.06 million respectively mainly due to lower turnover from trading division, which had contributed RM1.7million (2021 3Qtr: RM12.3 million) turnover during the quarter. However, the loss before tax during the quarter has improved 92% to RM0.8 million from RM10.1 million in previous year corresponding quarter, mainly due to absence of impairment loss provided for other debtors in current quarter (2021 2Qtr: RM9.8 million).

For the year to date, the Group has recorded slightly lower Revenue and Gross Profit of RM22 million and RM0.4 million respectively mainly due to lower turnover from trading division, which contributed RM18.7 million (2021: RM19.5 million) turnover during the period. However, the Group has incurred higher loss before tax of RM13.26 million (2021: RM12 million) during the period mainly due to higher impairment loss of RM10.8 million (2021: RM9.8 million) provided during the period.

B2 Comparison with immediate preceding quarter

	Individual Q	Var (%)				
	30/6/2022	30/6/2022 31/3/2022				
Revenue	2,985	6,371	-53%			
Gross Profit/(Loss)	64	125	-49%			
Profit/(loss) before tax	(766)	(9,355)	92%			

As compared to the preceding quarter, the Group achieved lower revenue and gross profit mainly due to lower contribution from trading division of RM1.7 million (2022 2Qtr: RM5.3 million) during the period.

The Group has achieved lower loss before tax of RM0.8 million in the current quarter mainly due to absence of impairment loss provision during the quarter (2022 2Qtr: RM8.4 million).

B3 Prospects

The Group will continue to monitor its risk management strategies, including cost reduction measures and liquidity management, which would benefit the Group by strengthening economies of scale and financial position. All things considered, notwithstanding unforeseen circumstances, the Group remains cautiously optimistic of our prospects for current financial year despite these challenging times.

B4 Variance of Actual Profit from Forecast Profit/Gurantee

The Group did not issue any profit forecast or profit guarantee.

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B5 Taxation

	Current (Current Quarter		Financial Period ended		
	30/6/2022	30/6/2021	30/6/2022	31/3/2021		
	RM	RM	RM	RM		
Deferred Tax	(19,453)	(19,453)	(58,359)	(58,359)		
Total	(19,453)	(19,453)	(58,359)	(58,359)		

B6 Profit/(Loss) on Sale of Investments or Properties

There was no disposal of investments or properties for the current quarter and financial period to date.

B7 Purchase or Disposal of Quoted Securities

- (a) There was no purchase or disposal of quoted securities for the current quarter and financial period to date.
- (b) There was no investment in quoted securities as at the end of the financial period.

B8 Status of Corporate Proposals

There were no other corporate proposals that have been announced but not yet completed during the period under review.

Utilisation of Proceeds From Private Placement

As at 30 June 2022, the proceeds raised from the Private Placement which was completed on 25 Jan 2021 were utilized as follows:

Purpose	Expected time frame for utilisation of proceeds	Proposed utilisation RM	Actual utilisation RM	Deviation RM
Working Capital	Within 12 months	14,000,000	13,993,974	6,026
Administrative and operating expenses	Within 12 months	2,510,000	2,612,033	(102,033)
Defraying expenses	Immediate	455,685	359,678	96,007
Total		16,965,685	16,965,685	-

B9 Group Borrowings and Debts Securities

Group's borrowings as at 30 June 2022 were as follows:

(a)	Secured Borrowings	Short Term RM'000	Long Term RM'000	Total RM'000
	Hire purchase payables	41	426	467
		41	426	467

The Group borrowings are all denominated in Ringgit Malaysia

B10 Off Balance Sheet Financial Instruments

There were no financial instruments with off balance sheet risk at the date of this report.

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B11 Changes in Material Litigations

There is no material litigation since the last annual balance sheet date of 30 September 2021.

B12 Dividends - Proposed, Recommended or Declared

There were no dividends proposed, recommended or declared for the period ended 30 June 2022.

B13 Profit/(Loss) Per Share

Profit/(loss) per share is calculated by dividing the net profit/(loss) for the period by the weighted average number of ordinary shares in issue during the period.

	Quarter	Ended	Cumu	lative Quarter ended
Profit/(loss) attributable to ordinary equity	30/6/2022	30/6/2021	30/6/2022	30/6/2021
holders (RM)	(746,776)	(10,112,860)	(13,203,040)	(11,939,019)
Weighted average number of shares Adjustment for assumed exercise of warrant and SIS	1,116,163,660	1,116,163,660	1,116,163,660	1,020,492,503
Adjusted weighted average number of ordinary shares issued and issuable	1,116,163,660	1,116,163,660	1,116,163,660	1,020,492,503
Earning per share (sen)				
Basic	(0.07)	(0.91)	(1.18)	(0.17)
Diluted	(0.07)	(0.91)	(1.18)	(0.17)

B14 Profit/(Loss) before tax

	Current C	Quarter ended	Financial Period ended	
Profit/(loss) before tax is arrived at	30/6/2022	30/6/2021	30/6/2022	30/6/2021
after charging/(crediting):	RM	RM	RM	RM
Interest Expense				
	6,096	8,325	20,521	13,965
Depreciation	292,432	282,790	876,758	921,154
Depreciation- ROUA	123,383	123,383	370,150	370,150
Gain on modification of financial assets	-	-	(1,597,826)	-
Impairment loss on debtors	-	9,779,350	12,448,762	9,779,350

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Fair value (gain)/loss on investment Interest Income	70,194	32,377	96,496	(106,947)
Other income including	(78,324)	(74,370)	(227,490)	(204,314)
investment income Gain on disposal of PPE	(8,984)	(43,073) (130,000)	(34,113)	(82,603) (130,000)