

**INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2021**

**These figures have not been audited.**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Individual Quarter		Cumulative Quarter	
	30.09.2021 RM'000	30.09.2020 RM'000	30.09.2021 RM'000	30.09.2020 RM'000
Revenue	<b>61,249</b>	117,790	<b>205,169</b>	263,028
Cost of sales	<b>(53,643)</b>	(102,959)	<b>(182,156)</b>	(224,702)
	<b>7,606</b>	14,831	<b>23,013</b>	38,326
Other income	<b>1,156</b>	1,389	<b>4,835</b>	4,265
Administrative expenses	<b>(3,783)</b>	(4,340)	<b>(12,440)</b>	(13,402)
Other operating expenses	<b>(4,114)</b>	(4,527)	<b>(11,977)</b>	(14,010)
Profit from operations	<b>865</b>	7,353	<b>3,431</b>	15,179
Finance income	<b>179</b>	58	<b>651</b>	679
Finance costs	<b>(981)</b>	(1,403)	<b>(3,046)</b>	(5,487)
Profit before tax	<b>63</b>	6,008	<b>1,036</b>	10,371
Taxation	<b>(928)</b>	(3,161)	<b>(2,236)</b>	(5,837)
Profit/ (Loss) net of tax	<b>(865)</b>	2,847	<b>(1,200)</b>	4,534
Profit/ (Loss) attributable to:				
Owners of the parent	<b>(788)</b>	3,153	<b>(909)</b>	5,530
Non-controlling interests	<b>(77)</b>	(306)	<b>(291)</b>	(996)
	<b>(865)</b>	2,847	<b>(1,200)</b>	4,534
Earnings/ (Loss) per share (sen)				
(a) basic	<b>(0.10)</b>	0.38	<b>(0.11)</b>	0.65
(b) diluted	<b>(0.10)</b>	0.38	<b>(0.11)</b>	0.65

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.)

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>Individual Quarter</b>		<b>Cumulative Quarter</b>	
	<b>30.09.2021</b>	30.09.2020	<b>30.09.2021</b>	30.09.2020
	<b>RM'000</b>	RM'000	<b>RM'000</b>	RM'000
Profit/ (Loss) net of tax	<b>(865)</b>	2,847	<b>(1,200)</b>	4,534
Currency translation differences arising from consolidation	<b>(2,087)</b>	(35)	<b>345</b>	(6,983)
Total comprehensive loss	<b>(2,952)</b>	2,812	<b>(855)</b>	(2,449)
Total comprehensive loss attributable to:				
Owners of the parent	<b>(2,875)</b>	3,119	<b>(564)</b>	(1,453)
Non-controlling interests	<b>(77)</b>	(307)	<b>(291)</b>	(996)
	<b>(2,952)</b>	2,812	<b>(855)</b>	(2,449)

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.)

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	<b>UNAUDITED AS AT 30.09.2021 RM'000</b>	<b>AUDITED AS AT 31.12.2020 RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	64,107	46,382
Inventories - Land held for property development	266,058	264,969
Investment properties	68,072	68,383
Goodwill on consolidation	2,319	2,323
Deferred taxation	25,198	26,282
Trade receivables	415	415
	<b>426,169</b>	408,754
<b>Current assets</b>		
Contract assets	66,768	116,264
Inventories - Property development cost	140,999	119,278
Inventories - Completed properties and others	177,182	196,928
Trade and other receivables	240,763	240,766
Tax Recoverable	5,783	5,751
Other investment	15,493	21,248
Deposits with licensed financial institutions	1,158	1,144
Cash and bank balances	10,874	11,793
	<b>659,020</b>	713,172
<b>TOTAL ASSETS</b>	<b>1,085,189</b>	1,121,926
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners of the parent</b>		
Share capital	433,469	433,469
Capital reserves	244	244
Warrants reserves	8,597	8,597
Exchange reserves	(17,759)	(18,104)
Treasury shares	(3,348)	(1,796)
Retained earnings	277,327	287,947
	<b>698,530</b>	710,357
<b>Non-controlling interests</b>	<b>83,859</b>	67,953
<b>Total equity</b>	<b>782,389</b>	778,310
<b>Non-current liabilities</b>		
Long term borrowings	6,279	23,586
Deferred taxation	965	864
	<b>7,244</b>	24,450
<b>Current liabilities</b>		
Contract liabilities	24,024	26,720
Trade and other payables	167,393	195,460
Short term borrowings	96,219	88,903
Provision	5,650	5,650
Current tax liabilities	2,270	2,433
	<b>295,556</b>	319,166
<b>Total liabilities</b>	<b>302,800</b>	343,616
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>1,085,189</b>	1,121,926
<b>Remarks:</b>		
<b>Net assets per share attributable to ordinary equity holders of the parent (RM) - Note (a)</b>	<b>0.94</b>	0.93

(The above consolidated statement of financial position ("CSFP") should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.)

Note (a): The computation of Net assets per share ("NAPS") does not take into account the number of shares bought back and treasury shares as shown in the CSFP. The Board is of the view that the NAPS will be overstated by reflecting the shares bought back in the computation.

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	<-----Attributable to Owners of the Company----->										
	Share Capital RM'000	Other Reserves Total RM'000	<-----Non-distributable----->				Treasury Shares RM'000	Distributable Retained Profits RM'000	Equity attributable to owners of the parent RM'000	Non- controlling interests RM'000	Total equity RM'000
			Foreign Exchange Reserves RM'000	ESOS Reserves RM'000	Capital Reserves RM'000	Warrants Reserves RM'000					
<b>Financial period ended 30.09.2021</b>											
At 1.1.2021	433,469	(9,263)	(18,104)	-	244	8,597	(1,796)	287,947	710,357	67,953	778,310
Loss for the financial period	-	-	-	-	-	-	-	(909)	(909)	(291)	(1,200)
<b>Other comprehensive income</b>											
Foreign currency translation	-	345	345	-	-	-	-	-	345	-	345
Total comprehensive income	433,469	(8,918)	(17,759)	-	244	8,597	(1,796)	287,038	709,793	67,662	777,455
<b>Transactions with owners</b>											
Purchase of treasury shares	-	-	-	-	-	-	(1,552)	-	(1,552)	-	(1,552)
Dividends on ordinary shares	-	-	-	-	-	-	-	(4,114)	(4,114)	-	(4,114)
Non-controlling interest arising from acquisition of a new subsidiary	-	-	-	-	-	-	-	-	-	10,600	10,600
Changes in ownership interests in a subsidiary	-	-	-	-	-	-	-	(5,597)	(5,597)	5,597	-
Total transactions with owners	-	-	-	-	-	-	(1,552)	(9,711)	(11,263)	16,197	4,934
<b>At 30.09.2021</b>	<b>433,469</b>	<b>(8,918)</b>	<b>(17,759)</b>	<b>-</b>	<b>244</b>	<b>8,597</b>	<b>(3,348)</b>	<b>277,327</b>	<b>698,530</b>	<b>83,859</b>	<b>782,389</b>
<b>Financial period ended 31.09.2020</b>											
At 1.1.2020	464,573	4,061	(15,440)	10,660	244	8,597	(3,278)	249,614	714,970	56,575	771,545
Profit for the financial year	-	-	-	-	-	-	-	5,530	5,530	(996)	4,534
<b>Other comprehensive income</b>											
Foreign currency translation	-	(6,983)	(6,983)	-	-	-	-	-	(6,983)	-	(6,983)
Total comprehensive income	464,573	(2,922)	(22,423)	10,660	244	8,597	(3,278)	255,144	713,517	55,579	769,096
<b>Transactions with owners</b>											
Purchase of treasury shares	-	-	-	-	-	-	(11,194)	-	(11,194)	-	(11,194)
Share options lapsed	-	(10,660)	-	(10,660)	-	-	-	10,660	-	-	-
Cancellation of treasury shares	(31,104)	-	-	-	-	-	14,095	17,009	-	-	-
Redemption of preference shares	-	-	-	-	-	-	-	-	-	(920)	(920)
Total transactions with owners	(31,104)	(10,660)	-	(10,660)	-	-	2,901	27,669	(11,194)	(920)	(12,114)
<b>At 30.9.2020</b>	<b>433,469</b>	<b>(13,582)</b>	<b>(22,423)</b>	<b>(0)</b>	<b>244</b>	<b>8,597</b>	<b>(377)</b>	<b>282,813</b>	<b>702,323</b>	<b>54,659</b>	<b>756,982</b>

(The above consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.)

## INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2021

## CONSOLIDATED STATEMENT OF CASH FLOWS

	30.09.2021 RM'000	30.09.2020 RM'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Loss before tax	1,036	10,371
Adjustments for:		
Depreciation of:		
- property, plant and equipment	4,242	6,068
- investment properties	181	129
Amortisation of leasehold land	159	-
Dividend income	(245)	(45)
Gain on disposal of property, plant and equipment	(905)	(855)
Interest expense	3,046	5,488
Interest income	(651)	(679)
Property, plant and equipment written off	24	915
Unrealised (gain)/loss from foreign exchange	(51)	992
	<u>6,836</u>	<u>22,384</u>
Changes in working capital:		
Inventories	(1,720)	2,898
Contract assets/ liabilities	53,309	136,803
Trade and other receivables	172	(21,335)
Trade and other payables	(28,446)	(16,315)
	<u>30,151</u>	<u>124,435</u>
Income Tax refund	41	-
Income Tax paid	(2,826)	(5,610)
<b>Net Operating Cash Flows</b>	<u>27,366</u>	<u>118,825</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Dividend received	245	45
Interest received	600	753
Redemption/ (Placement) of other investment	5,755	(20,845)
Proceeds from disposal of property, plant and equipment	1,518	1,183
Acquisition of subsidiary, net of cash acquired	(15,880)	-
Redemption of preference shares by non-controlling interest	-	(920)
Expenditure on:		
- land held for development	(1,090)	(7)
Purchase of property, plant and equipment	(1,211)	(414)
<b>Net Investing Cash Flows</b>	<u>(10,063)</u>	<u>(20,205)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Interest paid	(3,046)	(5,488)
Dividend paid	(4,114)	-
Drawdown/ (Repayment) of borrowings	(10,544)	(85,079)
Purchase of treasury shares	(1,552)	(11,194)
<b>Net Financing Cash Flows</b>	<u>(19,256)</u>	<u>(101,761)</u>
Net change in cash & cash equivalents	(1,953)	(3,141)
Cash & cash equivalents at the beginning of the financial year	10,971	12,377
Effect of exchange differences on translation	496	(152)
Cash & cash equivalents at the end of the financial year	<u>9,514</u>	<u>9,084</u>
<b>Analysis of cash &amp; cash equivalents:</b>		
Deposits with licensed banks	1,158	1,138
Cash and bank balances	10,874	11,101
	<u>12,032</u>	<u>12,239</u>
Bank overdrafts	(2,518)	(3,155)
	<u>9,514</u>	<u>9,084</u>

(The above consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.)

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

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**A1 Basis of Preparation**

The unaudited interim financial statements have been prepared in accordance with Malaysian Financial Reporting Standards 134 : *Interim Financial Reporting* and with IAS 34 : *Interim Financial Reporting* and applicable disclosure provisions Paragraph 9.22 of the Main Market Listing requirements of Bursa Malaysia Securities Berhad.

This interim financial statements should be read in conjunction with the Group's Audited Financial Statements for the year ended 31 December 2020. 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 December 2020.

**A2 Changes in Accounting Policies**

The significant accounting policies adopted are consistent with those of the audited financial statements of the Group for the year ended 31 December 2020, except for the adoption of the following amendments/ improvement to MFRSs with effect from 1 January 2021.

Amendments to MFRS 4	Insurance Contracts
Amendments to MFRS 7	Financial Instruments: Disclosures
Amendments to MFRS 9	Financial Instruments
Amendments to MFRS 16	Leases
Amendments to MFRS 139	Financial Instruments: Recognition and Measurement

The adoption of the above amendments/ improvement to MFRSs did not have significant impact on the Group.

**A3 Seasonality or Cyclicity of Operations**

The business operations of the Group are not materially affected by the seasonal or cyclical factors.

**A4 Unusual Items Affecting the Financial Statements**

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

**A5 Material Changes in Estimates**

There was no change in estimates that have any material effect on the financial period-to-date.

**A6 Debt and Equity Securities**

During the current quarter under review, the Company did not issue any ordinary shares.

During the current quarter under review, the Company purchases 1,902,600 share from its issued shares from the open market. The total number of shares held as treasury shares as at 30 September 2021 was 15,172,449 at a total cost of RM3,348,221. The repurchased shares are being held as treasury shares in accordance with the provision of Section 127 of the Companies Act, 2016.

**A7 Dividend Paid**

In this current quarter, the Company paid a first and final single tier dividend of 0.5 sen per share amounting to RM4.11 million on 13 August 2021 in respect of financial year ended 31 December 2020.

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

**A8 Segment Reporting**

Details of segmental analysis (by business segment) are as follows:-

**Financial period ended 30.09.2021**

	<b>Construction</b>	<b>Property Development</b>	<b>South Africa Investment</b>	<b>Others</b>	<b>Eliminations</b>	<b>Consolidated</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
External revenue	169,217	31,832	3,597	523	-	205,169
Inter-segment revenue	424	-	-	-	(424)	-
Total segment revenue	169,641	31,832	3,597	523	(424)	205,169
<b>RESULTS</b>						
Profit/(loss) from operations	(3,472)	7,592	481	(1,065)	(105)	3,431
Finance income	1,640	1,553	3	1,220	(3,765)	651
Finance cost	(1,298)	(3,471)	(448)	(1,521)	3,692	(3,046)
<b>Profit/(loss) before tax</b>	<b>(3,130)</b>	<b>5,674</b>	<b>36</b>	<b>(1,366)</b>	<b>(178)</b>	<b>1,036</b>
Taxation						(2,236)
<b>Loss net of tax</b>						<b>(1,200)</b>

**Financial period ended 30.09.2020**

	<b>Construction</b>	<b>Property Development</b>	<b>South Africa Investment</b>	<b>Others</b>	<b>Eliminations</b>	<b>Consolidated</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>REVENUE</b>						
External revenue	228,094	31,746	2,889	299	-	263,028
Inter-segment revenue	1,511	-	-	5,000	(6,511)	-
Total segment revenue	229,605	31,746	2,889	5,299	(6,511)	263,028
<b>RESULTS</b>						
Profit/(loss) from operations	8,603	8,044	(1,335)	(642)	509	15,179
Finance income	1,573	1,506	51	2,269	(4,720)	679
Finance cost	(3,178)	(4,880)	(382)	(1,767)	4,720	(5,487)
<b>Profit/(loss) before tax</b>	<b>6,998</b>	<b>4,670</b>	<b>(1,666)</b>	<b>(140)</b>	<b>509</b>	<b>10,371</b>
Taxation						(5,837)
<b>Profit net of tax</b>						<b>4,534</b>

**A9 Valuation of property, plant and equipment**

The valuations of property, plant and equipment have been brought forward, without amendment from the preceding annual financial statements.

**A10 Material Event Subsequent to the End of the Current Quarter**

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

**A11 Changes in the Composition of the Group**

On 27 September 2021, the Company's wholly-owned subsidiary, Daya Asphalt Sdn Bhd has commenced member's voluntary winding-up pursuant to Section 439(1)(b) of the Companies Act 2016.

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

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**A12 Changes in Contingent Liabilities and Contingent Assets**

The changes in the Group's contingent liabilities are as follow:-

	<b>Financial Period Ended 30.9.2021 RM'000</b>	<b>Financial Period Ended 31.12.2020 RM'000</b>
- Performance guarantees extended to a third party (Project related)	2,771	4,020
	<u>2,771</u>	<u>4,020</u>

There were no financial impact for the financial assistance provided in the Group for the current financial quarter and financial year ended 31 December 2020.

**A13 Capital Commitments**

	<b>Financial Period Ended 30.9.2021 RM'000</b>	<b>Financial Period Ended 31.12.2020 RM'000</b>
Approved and contracted for:-		
-Property, Plant & Equipment	1,612	934
-Inventories - Property held for development	8,148	8,148
Approved but not contracted for Property, Plant & Equipment	-	-



**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**B1 Review of the Performance**

In the current third quarter ended 30 September 2021, the Group's revenue has decreased by RM56.54 million (48.0%) to RM61.25 million from RM117.79 million reported in the preceding year's corresponding quarter.

Correspondingly, the Group's profit before tax has decreased by RM5.95 million (98.9%) to RM0.06 million in the current third quarter ended 30 September 2021, compared to a profit before tax of RM6.01 million in the preceding year's corresponding quarter.

For the nine (9) months ended 30 September 2021, the Group reported a revenue of RM205.17 million, a reduction of RM57.86 million (22.0%) from the revenue of RM263.03 million reported in the nine (9) months of 2020. Correspondingly, the Group reported a lower profit before tax of RM1.04 million as compared to a profit before tax of RM10.37 million in the preceding year's corresponding period. The reduction in Group's profit was mainly attributable to the lower revenue of the Construction division.

Further analysis of the divisional performances is as follows:-

	Individual Quarter		Cumulative Period	
	3 months ended		9 months ended	
	30.09.2021	30.09.2020	30.09.2021	30.09.2020
	RM'000	RM'000	RM'000	RM'000
<b>REVENUE</b>				
Construction	47,030	106,929	169,217	228,094
Property Development	12,860	9,785	31,832	31,746
South Africa Investment	1,225	969	3,597	2,889
Others	134	107	523	299
	<b>61,249</b>	<b>117,790</b>	<b>205,169</b>	<b>263,028</b>
<b>PROFIT / (LOSS) BEFORE TAX</b>				
Construction	(886)	4,181	(3,130)	6,998
Property Development	2,823	1,707	5,674	4,670
South Africa Investment	(503)	(193)	36	(1,666)
Others	(801)	(111)	(1,366)	(140)
Elimination	(570)	424	(178)	509
	<b>63</b>	<b>6,008</b>	<b>1,036</b>	<b>10,371</b>

**Construction**

*Individual quarter*

Construction division reported a lower revenue of RM47.03 million in the current third quarter. It represents a decrease of RM59.90 million (56.0%) compared to RM106.93 million in the third quarter of 2020. There was lower revenue reported in the third quarter of 2021 due to minimal work done during Covid-19 lockdown period from 1 June 2021 to end August 2021.

Correspondingly, this division reported a loss before tax of RM0.89 million in the current third quarter, compared to a profit before tax of RM4.18 million reported in the preceding year's corresponding quarter.

*Cumulative quarter*

For the nine (9) months ended 30 September 2021, the Construction division reported a revenue of RM169.22 million, a reduction of RM58.88 million (25.8%) compared to RM228.09 million reported in the nine (9) months of 2020.

Correspondingly, this division reported a loss before tax of RM3.13 million in the nine (9) months of 2021, compared to a profit before tax of RM7.00 million reported in the preceding year's corresponding period. The loss was mainly due to reduction in revenue and provisional cost for project prolongation duration arising from the implementation of nationwide total lockdown on 1 June 2021.

**Property Development**

*Individual quarter*

The Property Development division has contributed a higher revenue of RM12.86 million in the current third quarter, an increase of RM3.08 million (31.4%) as compared to RM9.79 million in the third quarter of 2020. Correspondingly, profit before tax has increased by RM1.12 million (65.4%) to RM2.82 million from RM1.71 million in the preceding year's corresponding quarter.

*Cumulative quarter*

For the nine (9) months ended 30 September 2021, the Property Development division's revenue has increased slightly by RM0.09 million (0.3%) to RM31.83 million as compared to RM31.75 million reported in the nine (9) months of 2020. Profit before tax has increased by RM1.00 million (21.5%) to RM5.67 million from RM4.67 million reported in the preceding year's corresponding period. The current financial period profit was mainly derived from the sales at our completed project '280 Park Homes'.

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**South Africa Investment**

*Individual quarter*

For the current third quarter ended 30 September 2021, our property project in South Africa has contributed a higher revenue of RM1.22 million and reported a loss before tax of RM0.50 million.

*Cumulative quarter*

For the nine (9) months ended 30 September 2021, this division's revenue has increased by RM0.71 million (24.5%) to RM3.60 million as compared to RM2.89 million reported in the nine (9) months of 2020. Correspondingly, this division has reported a marginal profit before tax of RM0.04 million as compared to a loss before tax of RM1.67 million reported in the preceding year's corresponding period. The previous year's loss included an unrealised forex loss of RM0.99 million.

**B2 Comparison with Preceding Quarter Results**

	<b>Current Quarter ended 30.09.2021 RM'000</b>	<b>Preceding Quarter ended 30.6.2021 RM'000</b>	<b>Variance %</b>
Revenue	61,249	62,947	-2.7%
Profit / (Loss) before tax	63	1,452	-95.7%
Profit margin	0.1%	2.3%	

The Group's revenue in the current quarter has decreased slightly by RM1.70 million (2.7%) to RM61.25 million from the preceding quarter's revenue of RM62.95 million. The Group has reported a lower profit before tax of RM0.06 million, as compared to a profit before tax of RM1.45 million in the preceding quarter. The decrease in profit in the third quarter was mainly attributable to the higher cost of operations of the Construction division.

**B3 Profit / (Loss) for the period**

	<b>Individual Quarter 3 months ended</b>		<b>Cumulative Period 9 months ended</b>	
	<b>30.09.2021 RM'000</b>	<b>30.09.2020 RM'000</b>	<b>30.09.2021 RM'000</b>	<b>30.09.2020 RM'000</b>
<b>Loss for the period is arrived at after crediting/(charging):</b>				
Depreciation and amortisation	(1,443)	(1,734)	(4,582)	(6,197)
Gain on disposal of property, plant and equipment	107	290	905	855
Interest income	179	58	651	679
Interest expense	(981)	(1,659)	(3,046)	(5,488)
Other income	1,479	1,099	3,879	3,410
Property, plant and equipment written off	-	-	(24)	(915)
Unrealised gain / (loss) on foreign exchange	(430)	(10)	51	(992)

**B4 Prospects for the current financial year ending 31 December 2021**

The re-imposition of containment measures have caused a negative GDP growth in the third quarter of 2021. However, growth is expected to improve in the fourth quarter of 2021, supported by the increase in economic activities as containment measures are progressively relaxed, amid continued policy support.

Our Construction outstanding order book currently stands at RM468.41 million. In view of recent increase in material cost and operating cost arising from the COVID-19 pandemic, the division is undertaking more careful pricing strategy when bidding for order book replenishment. The Division will continue to stay competitive in the market by implementing effective cost control measures.

Since July 2020, our Property Development division has taken aggressive strategies to market our completed units. Since then, the division has concluded new sales for completed units of approximately RM68.0 million to-date. The current unbilled sales for this Division amounts to RM58.31 million. Site clearing work for the proposed residential project (67 units of double storey terrace houses) in Bukit Sentosa, Rawang, will be completed soon and we target to commence construction work by January 2022. Besides this, we are also working on the new proposed residential projects in Kota Warisan, Sepang and Puchong Prima.

In August 2021, our South Africa division launched 15 number of vacant bungalow lots (estimated GDV of RM7.0 million) within the Blue Valley Golf & Country Estate. We have sold 8 lots out of total 15 lots to-date. In addition, this division is currently working on obtaining authority's approval to sell 124 vacant bungalow lots, which will have positive contribution to the Group's earning from 2022 to 2025.

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**B5 Profit Forecast**

The Group did not issue any profit forecast for the year.

**B6 Taxation**

	<b>Current Quarter ended 30.09.2021 RM'000</b>	<b>Financial Period ended 30.09.2021 RM'000</b>
Taxation based on profit for the period		
- current year	(1,342)	(2,649)
- under/ (over) provision in prior years	<u>(0)</u>	<u>(51)</u>
	(1,342)	(2,700)
Deferred taxation	<u>414</u>	<u>464</u>
	<u><u>(928)</u></u>	<u><u>(2,236)</u></u>

The Group's effective tax rate for financial period-to-date was high compared to the statutory tax rate due to the losses of certain companies cannot be set off against the profit made by other companies within the Group.

**B7 Status of Corporate Proposals**

There are no corporate proposals announced but not completed at the latest practicable date.

**B8 Material Contracts Pending Completion**

The Company's wholly-owned subsidiary, Pembinaan Mitrajaya Sdn Bhd ("PMSB") has sold and/or disposed off 72 pieces of leasehold land in Pulau Melaka, State of Malacca to Parkland Avenue Sdn Bhd ("PASB") and another 21 pieces of leasehold land to Parkland Diversified Sdn Bhd ("PDSB") for a total cash consideration of RM63.00 million by way of the following agreements entered on 26 November 2019 ("the Disposal"):-

- i) a Sale and Purchase Agreement with PASB for the sale and/or disposal of 72 pieces of leasehold land in Pulau Melaka, State of Malacca ("First SPA");
- ii) a Sale and Purchase Agreement with PDSB for the sale and/or disposal of 21 pieces of leasehold land in Pulau Melaka, State of Malacca ("Second SPA"); and
- iii) a Master Agreement with PASB and PDSB to confirm that the First SPA and the Second SPA shall not be divisible or independent from one another be interdependent and indivisible and that the obligations are to be performed and completed by the Parties concurrently.

On 26 November 2021, the Company announced that PMSB has agreed to enter into a Secondary Supplementary Agreement to further extend the completion date to 31 December 2022 with condition that PASB and PDSB shall pay the late payment interest calculated on the unpaid balance purchase price on or before the 25th day of every month, the first of which shall be payable on or before the 25 December 2021.

The expected completion date of the Disposal is revised to 31 December 2022.

**B9 Group Borrowings and Debt Securities**

	<b>Short term RM'000</b>	<b>Long term RM'000</b>
Secured	25,720	6,279
Unsecured	<u>70,499</u>	<u>-</u>
	<u><u>96,219</u></u>	<u><u>6,279</u></u>

**B10 Material Litigation**

On the arbitration proceedings by the Company's wholly-owned subsidiary, PMSB with Raffles K12 Sdn Bhd, there is no further update from our announcement released on 3 November 2021. The arbitration hearing is fixed for February to May 2022.

**B11 Dividend**

The Directors are not recommending any dividend for the quarter ended 30 September 2021.

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**B12 Earnings/ (Loss) Per Share**

Individual Quarter		Cumulative Period	
3 months ended		9 months ended	
30.09.2021	30.09.2020	30.09.2021	30.09.2020

(a) **Basic Earnings/(Loss) Per Share**

Profit/ (Loss) attributable to equity holders of the Company (RM'000)	<b>(788)</b>	3,153	<b>(909)</b>	5,530
Weighted average number of ordinary shares in issue ('000)	<b>822,681</b>	834,598	<b>823,244</b>	853,591
Basic earnings/ (loss) per share (sen)	<b>(0.10)</b>	0.38	<b>(0.11)</b>	0.65

(b) **Diluted Earnings/ (Loss) Per Share**

Profit/ (Loss) attributable to equity holders of the Company (RM'000)	<b>(788)</b>	3,153	<b>(909)</b>	5,530
Weighted average number of ordinary shares in issue ('000)	<b>822,681</b>	834,598	<b>823,244</b>	853,591
Effect of dilution ('000)	<b>#</b>	#	<b>#</b>	#
Adjusted weighted average number of ordinary shares in issue ('000)	<b>822,681</b>	834,598	<b>823,244</b>	853,591
Diluted earnings/ (loss) per share (sen)	<b>(0.10)</b>	0.38	<b>(0.11)</b>	0.65

# As the exercise price for the warrants are higher than average market price, it is assumed that the holders of the warrants will not exercise the warrants.

**B13 Auditors' Report of Preceding Annual Financial Statements**

The auditors' report on the financial statements for the financial year ended 31 December 2020 was not qualified.

**By Order of the Board**  
**Leong Oi Wah**  
**Secretary**