

Part A1 : QUARTERLY REPORT

- * Quarterly report for the financial period ended : 31 December 2022
- * Quarter : 1 Qtr 2 Qtr 3 Qtr 4 Qtr Other
- * Financial Year End : 30 June 2023
- * The figures : have been audited have not been audited

Part A2 : SUMMARY OF KEY FINANCIAL INFORMATION

Summary of Key Financial Information for the financial period ended
31 December 2022

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 3 months 31/12/2022 RM'000	Preceding Year Quarter 3 months 31/12/2021 RM'000	Current Year To Date 6 months 31/12/2022 RM'000	Preceding Year To Date 6 months 31/12/2021 RM'000
1 Revenue	23,009	14,066	38,140	24,105
2 Profit/(loss) before tax	726	289	1,743	512
3 Profit/(loss) for the period	530	78	1,057	110
4 Profit/(loss) attributable to ordinary equity holders of the parent	387	33	955	77
5 Basic earnings/(loss) per share (sen)	0.09	0.01	0.23	0.02
6 Proposed/Declared dividend per share (sen)	-	-	-	-

	AS AT END OF CURRENT QUARTER 31 December 2022	AS AT PRECEDING FINANCIAL YEAR END
7 Net assets/(liabilities) per share attributable to equity holders of the parent (RM)	0.6718	0.6695

Part 3 : ADDITIONAL INFORMATION

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 3 months 31/12/2022 RM'000	Preceding Year Quarter 3 months 31/12/2021 RM'000	Current Year To Date 6 months 31/12/2022 RM'000	Preceding Year To Date 6 months 31/12/2021 RM'000
1 Gross interest income	1	2,361	2,369	4,394
2 Gross interest expense	771	393	1,301	1,268

CONDENSED CONSOLIDATED INCOME STATEMENT

(the figures have not been audited)

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter 3 months 31/12/2022 RM'000	Preceding Year Quarter 3 months 31/12/2021 RM'000	Current Year To Date 6 months 31/12/2022 RM'000	Preceding Year To Date 6 months 31/12/2021 RM'000
Revenue	25)	23,009	14,066	38,140	24,105
Cost of Sales		(20,602)	(10,939)	(33,489)	(19,440)
Gross Profit		2,407	3,127	4,651	4,665
Operating Expenses		(1,987)	(5,416)	(3,964)	(8,223)
Other Operating Income		1,077	2,971	2,357	5,338
Profit/(Loss) from Operations		1,497	682	3,044	1,780
Finance Costs		(771)	(393)	(1,301)	(1,268)
Profit/(Loss) before tax	26)	726	289	1,743	512
Income tax expense	20)	(196)	(211)	(686)	(402)
Profit/(Loss) for the period		530	78	1,057	110
Other comprehensive income, net of tax		-	-	-	-
Total Comprehensive Income for the period		530	78	1,057	110
Profit attributable to:-					
Owners of the Company		387	33	955	77
Minority Interest		143	45	102	33
		530	78	1,057	110
Total Comprehensive Income attributable to:-					
Owners of the Company		387	33	955	77
Minority Interest		143	45	102	33
		530	78	1,057	110
Earnings/(Loss) per share:-	29)				
- Basic (sen)		0.09	0.01	0.23	0.02
- Diluted (sen)		NA	NA	NA	NA

The Condensed Consolidated Income Statement should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for year ended 30 June 2022.

CONDENSED CONSOLIDATED BALANCE SHEETS

	Note	Unaudited At 31.12.2022 RM'000	Audited As at 30-06-2022 RM'000
ASSETS			
NON-CURRENT ASSETS			
Property, Plant and Equipment		21,862	22,607
Right-of-use assets		6,056	6,172
Investment properties		1,612	1,620
Inventory	8	56,436	56,416
Other receivables	9	641	641
Deferred tax assets		4,705	4,705
		91,314	92,162
CURRENT ASSETS			
Inventory	8	181,076	174,532
Contract Assets	10	17,618	17,183
Trade Receivables		139,338	121,165
Other Receivables	9	38,749	45,193
Amount due from related parties		-	50
Fixed deposits with licensed banks		8,129	8,129
Cash and bank balances		526	4,559
		385,436	370,811
TOTAL ASSETS		476,750	462,973
EQUITY AND LIABILITIES			
EQUITY			
Share capital	12	120,764	120,764
Capital reserves		34,770	34,770
Foreign currency reserves		(1,511)	(1,511)
Retained earnings		125,653	124,698
Total Equity Attributable to Owners of the Company		279,675	278,720
Non-controlling Interests		2,299	2,496
TOTAL EQUITY		281,974	281,217
NON-CURRENT LIABILITIES			
Payables		384	384
Leased Liabilities		-	4,617
Bank Borrowings	13	27,988	26,688
Deferred liabilities		2,966	2,966
Deferred tax Liabilities		598	598
		31,936	35,253
CURRENT LIABILITIES			
Contract Liabilities	10	47,843	45,440
Trade payables		39,370	41,097
Other payables		28,747	18,643
Amount due to related parties		1,734	1,242
Amount due to directors		1,419	167
Leased Liabilities		6,539	2,031
HP Payables		-	-
Bank borrowings	13	13,592	16,335
Provisions		1,388	-
Taxation		22,208	21,549
		162,840	146,504
TOTAL LIABILITIES		194,776	181,756
TOTAL EQUITY & LIABILITIES		476,750	462,973
Net Assets per share (RM)		0.6718	0.6695

The Condensed Consolidated Balance Sheets should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for year ended 30 June 2022.

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the period ended 31 December 2022

	<----- Attributable to Equity Holders of the Parent ----->						Total RM'000	Non-controlling Interests RM'000	Total Equity RM'000
	Issued Capital	Share Premium	Capital Reserve	Revaluation Reserve	Exchange Translation Reserve	Distributable Retained Earnings			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000			
At 01.07.2022	120,764	-	34,770	-	(1,511)	124,698	278,720	2,496	281,217
Total comprehensive income for the period	-	-	-	-	-	955	955	102	1,057
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(300)	(300)
At 31.12.2022	120,764	-	34,770	-	(1,511)	125,653	279,675	2,299	281,974

For the period ended 31 December 2021

	<----- Attributable to Equity Holders of the Parent ----->						Total RM'000	Non-controlling Interests RM'000	Total Equity RM'000
	Issued Capital	Share Premium	Capital Reserve	Revaluation Reserve	Exchange Translation Reserve	Distributable Retained Earnings			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000			
At 01.07.2021	120,764	-	34,770	-	(1,134)	123,428	277,828	2,712	280,540
Total comprehensive income for the period	-	-	-	-	-	77	77	33	110
At 31.12.2021	120,764	-	34,770	-	(1,134)	123,505	277,905	2,745	280,650

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for year ended 30 June 2022.

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS

	Cumulative 6 months to 31.12-2022 RM'000	Cumulative 6 months to 31.12-2021 RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before taxation	1,743	512
Adjustments for:-		
Depreciation of property, plant & equipment	760	899
Depreciation of right-of-use assets	115	888
Depreciation of investment properties	8	
Interest expenses	1,301	1,268
Interest income	(2,369)	(4,394)
Operating profit/(loss) before working capital changes	1,559	(827)
(Increase)/Decrease in :-		
Inventories	(6,544)	(22)
Receivables & deposits	(11,796)	1,100
Land held for property development and property development costs	(20)	161
Contract assets/(liabilities)	1,968	(2,676)
Amount due from related parties	542	-
Increase/(Decrease) in :-		
Payables & accruals	9,764	7,136
Net cash generated from/(absorbed by) operations	(4,527)	4,872
Interest received	2,369	-
Interest paid	(1,301)	(1,268)
Tax paid	42	(58)
Net Cash Flow from Operating Activities	(3,417)	3,546
CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from disposal of plant & equipment	-	-
Purchase of property, plant and equipment	(15)	(253)
Net Cash Flow from Investing Activities	(15)	(253)
CASH FLOW FROM FINANCING ACTIVITIES		
Dividends paid to non-controlling interests	(300)	(300)
Repayment of lease/hire purchase liabilities	(108)	55
Drawdown of borrowings	3,000	-
Proceeds from/(Repayment of) term loans	(1,443)	-
Advances from directors	1,251	23
Net Cash Flow from Financing Activities	2,400	(222)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS C/F	(1,033)	3,071
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS B/F	(1,033)	3,071
EFFECT OF EXCHANGE RATE CHANGES	-	-
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	2,320	2,591
CASH AND CASH EQUIVALENTS AT END OF YEAR	1,287	5,662
CASH AND CASH EQUIVALENTS AT END OF YEAR	11	
Fixed and security deposits	8,129	7,897
Cash and bank balances	526	4,913
	8,655	12,810
Deposits pledged for bank facilities	(7,368)	(7,148)
	1,287	5,662

The Condensed Consolidated Cashflow Statements should be read in conjunction with the accompanying explanatory notes attached to the interim financial statements and the audited financial statements for year ended 30 June 2022.

NOTES TO THE INTERIM FINANCIAL REPORT

1) Basis of Accounting and Accounting Policies

The unaudited interim financial report of the Group has been prepared in accordance with MFRS 134 "Interim Financial Reporting" and Paragraph 9.22 of the Main Market Listing Requirements of the Bursa Malaysia Securities Bhd ("Bursa Securities") and should be read in conjunction with the audited financial statements of the Group for the year ended 30 June 2022.

For financial year ending 30 June 2023, the Group will continue to prepare financial statements using applicable Malaysian Financial Reporting Standards ("MFRS") and International Financial Reporting Standards and the requirements of the Companies Act 2016. The significant accounting policies adopted are consistent with those of the audited financial statements for the year ended 30 June 2022 except for the adoption of the relevant new MFRS, amendments to MFRS and IC Interpretations that are effective for financial periods beginning on or after 1 July 2022. The adoption of the relevant new MFRS, amendments to MFRS and IC Interpretations do not have any significant impact on the financial statements of the Group for the year ending 30 June 2023.

2) Previous Year's Audit Qualification and Current Status

The audited financial statements of the Company for the financial year ended 30 June 2022 were not subject to any audit qualification.

3) Seasonal or Cyclical Factors affecting Operations

The construction activities of the Group can be materially affected by some seasonal or cyclical factors.

4) Material Unusual Item

There was no material unusual item for the current financial quarter and financial year to date.

5) Material Changes in Estimates reported previously

Not applicable.

6) Issuance/Cancellation/Repurchase/Resale/Repayment of Debts/Equity Securities

There was no issuance or repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial year to date.

7) Dividends

No dividend had been declared for the current financial quarter and financial year to date.

8) Inventory

Non-current

At net realisable value

- Land held for property development

Unaudited	Audited
@ 31.12.2022	@ 30.06.2022
RM'000	RM'000
56,436	56,416
56,436	56,416

	Unaudited @ 31.12.2022 RM'000	Audited @ 30.06.2022 RM'000
8) Inventory (cont'd)		
<u>Current</u>		
<i>At cost</i>		
- Property development costs	146,908	140,314
- Completed properties	34,020	34,020
- Other inventories	149	198
	181,076	174,532
	181,076	174,532

	Unaudited @ 31.12.2022 RM'000	Audited @ 30.06.2022 RM'000
9) Other receivables		
<u>Non-current</u>		
Other receivables	641	641
Total non-current receivables	641	641
<u>Current</u>		
Other receivables	35,984	42,867
Deposits	2,247	2,524
Prepayments	748	59
Total current receivables	38,978	45,450
Less: Accumulated impairment losses:		
- Other receivables	229	257
	229	257
Net current receivables	38,749	45,193
Total receivables	39,390	45,834

	Unaudited @ 31.12.2022 RM'000	Audited @ 30.06.2022 RM'000
10) Contract Assets / (Liabilities)		
Contract assets		
- construction contracts	17,618	17,183
	17,618	17,183
Contract liabilities		
- property development activities	(15,126)	(28,520)
- construction contracts	(32,717)	(16,920)
	(47,843)	(45,440)

11) Cash and Cash Equivalent

	Unaudited @ 31.12.2022 RM'000	Audited @ 30.06.2022 RM'000
Deposits with financial institutions	8,129	8,129
Cash and bank balances	526	1,559
	8,655	9,688
Less : Deposits pledged for bank facilities	(7,368)	(7,368)
	1,287	2,320

12) Share Capital

	Number of ordinary shares		Amount	
	@ 31.12.2022 '000	@ 30.06.2022 '000	@ 31.12.2022 RM'000	@ 30.06.2022 RM'000
<u>Issued and fully paid:</u>				
Ordinary shares				
At 1 January	416,325	416,325	120,764	120,764
Issuance of ordinary shares	-	-	-	-
At end of period	416,325	416,325	120,764	120,764

13) Bank Borrowings

	Unaudited @ 31.12.2022 RM'000	Audited @ 30.06.2022 RM'000
<u>Current</u>		
Revolving credit (secured)	1,525	1,524
Bank overdraft	3,000	3,000
Term loans (secured)	9,068	11,811
	13,592	16,335
<u>Non-current</u>		
Term loans (secured)	27,988	26,688
	27,988	26,688

14) Segmental Information

	Construction RM'000	Property Development & Management RM'000	Manufacturing and Trading RM'000	Unaudited @ 31.12.2022 Total RM'000
Segment profit/(loss)	423	554	702	1,679
Included in the measure of segment profit are:-				
Revenue from external customers	17,709	5,066	15,365	38,140
Less : Inter-segment revenue	-	-	-	-
	17,709	5,066	15,365	38,140
Not included in the measure of segment profit but provided to Chief Executive Officer ("CEO"):-				
Depreciation of property, plant & equipment	(522)	(0)	(237)	(760)
Depreciation of investment properties	-	-	(8)	(8)
Amortisation of right-of-use assets	-	(115)	-	(115)
Finance costs	(119)	(1,175)	(8)	(1,301)
Interest income	1,353	1,016	-	2,369
Taxation	(284)	(294)	(108)	(686)
Segment Assets	279,466	181,065	16,069	476,600
Included in the measure of segment assets are:-				
Additions to non-current assets other than financial instruments	-	-	-	-

14) Segmental Information (cont'd)

Reconciliations of reportable segment revenues, profit/loss, assets and liabilities and other material items are as follows:-

	Unaudited @ 31.12.2022 RM'000
Profit / (Loss)	
Total profit/(loss) for reportable segments	1,679
Other non-reportable segments	(121)
Depreciation of property, plant and equipment	(760)
Amortisation of right-of-use assets	(115)
Depreciation of investment properties	(8)
Finance costs	(1,301)
Interest income	2,369
Consolidated profit before taxation	1,743

	Total reportable segments RM'000	Non-reportable segments RM'000	Components not monitored by CEO RM'000	Elimination of inter-segment transactions or balances RM'000	Unaudited @ 31.12.2022 Consolidated total RM'000
External revenue	38,140	-	-	-	38,140
Depreciation of property, plant & equipment	(760)	-	-	-	(760)
Amortisation of right-of-use assets	(115)	-	-	-	(115)
Depreciation of investment properties	(8)	-	-	-	(8)
Finance costs	(1,301)	-	-	-	(1,301)
Interest income	2,369	-	-	-	2,369
Segment assets	476,600	-	-	-	476,600
Additions to non-current assets	-	-	-	-	-

By Geographical Segments

No geographical segment information is presented as the Group operates principally in Malaysia.

15) Valuation of Property, Plant and Equipment

Not applicable as the Group's property, plant and equipment are stated at cost less accumulated depreciation.

16) Material Subsequent Events

There is no material event affecting the earnings of the Group for the period under review had occurred between 31 December 2022 and the date of this announcement.

17) Changes in the composition of the Group

There is no changes in the composition of the Group for the current financial quarter and financial year to date.

18) Contingent Liabilities

There is no contingent liabilities for the Group as at 22 February 2023, being the latest practicable date which is not earlier than 7 days from the date of this announcement.

19) Changes in Material Litigations

Save as disclosed in previous quarterly result announcements and in the audited accounts of the Company and its subsidiary companies, neither the Company nor any of its subsidiaries is engaged in any material litigation/arbitration, either as plaintiff or defendant, and the Directors have no knowledge of any other proceeding pending or threatened against the Company or its subsidiaries or of any fact likely to give rise to any proceedings which may materially affect the position of the Company and its subsidiaries as at the date of this announcement.

There are no material changes in previously announced material litigations.

20) Taxation

Income tax expense for the current financial quarter and financial year to date are as follows:-

	Current Quarter At 31.12.2022 RM'000	Cumulative year to date RM'000
Malaysian taxation based on profit for the year:-		
Current year	196	686
Deferred taxation:-		
Relating to reversal of temporary differences	-	-
	196	686

21) Profit/(Losses) on sale of Unquoted Investments and/or Properties

Except for those occurred within the ordinary course of the Group's businesses, there were no profits on sale of investment and/or properties for the current financial quarter and financial year to date.

22) Other Investments

a) Purchases/Sales of Quoted Securities

There is no purchase of quoted securities for the current financial quarter and financial year to date.

b) The Group has no other investment in quoted securities as at 31 December 2022.

23) Status of Corporate Proposals

There was no corporate proposal announced but not completed in the interval from the date of the last report and the date of this announcement.

24) Financial Instruments

The Group has no outstanding derivatives as at 31 December 2022.

There were no gain/loss arising from fair value changes in financial liabilities for the year to date.

25) Material change in the Quarterly Results compared to previous quarter

The Group recorded revenue of RM23.01 million and gross profit of RM2.41 million for current quarter as compared to revenue of RM15.13 million and gross profit of RM2.24 million announced for previous quarter.

The increase in Group's revenue were from construction activities at Taiping and Segari sites and from the ready-mix concrete operation.

26) Review of Performance of the Company and its Principal Subsidiaries

The Group recorded revenue of RM38.14 million and net profit before taxation of RM1.74 million for 6 months period ended 31 December 2022, showing an increase of revenue by 58% compare to corresponding 6 months period ended 31 December 2021.

Segari Project is reaching completion and the Group will speed up the efforts to procure vacant possession and handover to purchasers. Upon completion, estimated gross sale value of balance unsold units is approximately RM24 million.

27) Current Year Prospects

The Board is of the opinion that the near term prospect is expected to remain challenging for the domestic construction and property industries and the Group will focus on cautious working capital management in planning its construction and development activities.

With the recorded sales status for the launched projects, the Board remains cautiously optimistic on the Group's prospects for the financial year ending 30 June 2023.

28) Variance of Actual Profit from Forecast Profit and Shortfall in Profit Guarantee

Not applicable as the Company did not issue any profit forecast or profit guarantee during the period under review.

29) Earnings/(Loss) per share ("EPS") and Net Assets ("NA") per share

Basic EPS

The basic net earnings per share is calculated by dividing the Group's profit after taxation and minority interests of RM0.955 million by the number of ordinary shares in issue of 416,324,428 for the period under review.

NA per share

The net assets per share is calculated by dividing the Group's total equity attributable to owners of the Company of RM279.68 million by the number of ordinary shares in issue of 416,324,428 as at today.

30) Authorised for issue

The condensed consolidated interim financial statements were authorised for issue by the Board of Directors on 23 February 2023.