

Part A1 : QUARTERLY REPORT

- * Quarterly report for the financial period ended : 30 September 2023
- * Quarter : 1 Qtr 2 Qtr 3 Qtr 4 Qtr Other
- * Financial Year End : 30 June 2024
- * 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
30 September 2023

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 3 months 30/09/2023 RM'000	Preceding Year Quarter 3 months 30/09/2022 RM'000	Current Year To Date 3 months 30/09/2023 RM'000	Preceding Year To Date 3 months 30/09/2022 RM'000
1 Revenue	29,226	15,131	29,226	15,131
2 Profit/(loss) before tax	794	1,017	794	1,017
3 Profit/(loss) for the period	484	527	484	527
4 Profit/(loss) attributable to ordinary equity holders of the parent	190	568	190	568
5 Basic earnings/(loss) per share (sen)	0.05	0.14	0.05	0.14
6 Proposed/Declared dividend per share (sen)	-	-	-	-

	AS AT END OF CURRENT QUARTER 30 September 2023	AS AT PRECEDING FINANCIAL YEAR END
7 Net assets/(liabilities) per share attributable to equity holders of the parent (RM)	0.6728	0.6723

Part 3 : ADDITIONAL INFORMATION

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 3 months 30/09/2023 RM'000	Preceding Year Quarter 3 months 30/09/2022 RM'000	Current Year To Date 3 months 30/09/2023 RM'000	Preceding Year To Date 3 months 30/09/2022 RM'000
1 Gross interest income	2	2,368	2	2,368
2 Gross interest expense	663	530	663	530

CONDENSED CONSOLIDATED INCOME STATEMENT

(the figures have not been audited)

	Note	Individual Quarter		Cumulative Quarter	
		Current Year Quarter 3 months 30/09/2023 RM'000	Preceding Year Quarter 3 months 30/09/2022 RM'000	Current Year To Date 3 months 30/09/2023 RM'000	Preceding Year To Date 3 months 30/09/2022 RM'000
Revenue	25)	29,226	15,131	29,226	15,131
Cost of Sales		(26,428)	(12,887)	(26,428)	(12,887)
Gross Profit		2,798	2,244	2,798	2,244
Operating Expenses		(2,157)	(1,977)	(2,157)	(1,977)
Other Operating Income		816	1,280	816	1,280
Profit/(Loss) from Operations		1,457	1,547	1,457	1,547
Finance Costs		(663)	(530)	(663)	(530)
Profit/(Loss) before tax	26)	794	1,017	794	1,017
Income tax expense	20)	(310)	(490)	(310)	(490)
Profit/(Loss) for the period		484	527	484	527
Other comprehensive income, net of tax		-	-	-	-
Total Comprehensive Income for the period		484	527	484	527
Profit attributable to:-					
Owners of the Company		190	568	190	568
Minority Interest		294	(41)	294	(41)
		484	527	484	527
Total Comprehensive Income attributable to:-					
Owners of the Company		190	568	190	568
Minority Interest		294	(41)	294	(41)
		484	527	484	527
Earnings/(Loss) per share:-	29)				
- Basic (sen)		0.05	0.14	0.05	0.14
- 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 2023.

CONDENSED CONSOLIDATED BALANCE SHEETS

	Note	Unaudited At 30.09.2023 RM'000	Audited At 30.06.2023 RM'000
ASSETS			
NON-CURRENT ASSETS			
Property, Plant and Equipment		20,641	20,955
Right-of-use assets		3,447	4,212
Investment properties		1,599	1,604
Inventory	8	56,442	56,442
Other receivables	9	641	641
Deferred tax assets		4,116	4,116
		86,886	87,970
CURRENT ASSETS			
Inventory	8	170,275	172,592
Contract Assets	10	6,941	9,072
Trade Receivables		143,662	129,683
Other Receivables	9	36,229	60,770
Amount due from related parties		-	2
Tax recoverable		(18)	42
Fixed deposits with licensed banks		4,830	4,755
Cash and bank balances		1,020	2,302
		362,938	379,218
TOTAL ASSETS		449,824	467,188
EQUITY AND LIABILITIES			
EQUITY			
Share capital	12	120,764	120,764
Capital reserves		34,770	34,770
Foreign currency reserves		(1,977)	(1,977)
Retained earnings		126,532	126,343
Total Equity Attributable to Owners of the Company		280,089	279,900
Non-controlling Interests		2,654	2,359
TOTAL EQUITY		282,743	282,259
NON-CURRENT LIABILITIES			
Payables		384	384
Leased Liabilities		-	2,573
Bank Borrowings	13	22,430	23,180
Deferred liabilities		2,966	2,966
Deferred tax Liabilities		227	227
		26,007	29,330
CURRENT LIABILITIES			
Contract Liabilities	10	27,272	25,240
Trade payables		31,512	42,363
Other payables		33,697	43,758
Amount due to related parties		2,912	2,557
Amount due to directors		4,213	4,814
Leased Liabilities		4,308	2,061
Bank borrowings	13	13,031	13,502
Provisions		2,567	-
Taxation		21,564	21,304
		141,075	155,599
TOTAL LIABILITIES		167,082	184,929
TOTAL EQUITY & LIABILITIES		449,824	467,188
Net Assets per share (RM)		0.6728	0.6723

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 2023.

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the period ended 30 September 2023

	<----- 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 01.07.2023	120,764	-	34,770	-	(1,977)	126,343	279,900	2,359	282,259
Total comprehensive income for the period	-	-	-	-	-	190	190	294	484
At 30.09.2023	120,764	-	34,770	-	(1,977)	126,533	280,090	2,653	282,743

For the period ended 30 September 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)	124,697	278,720	2,496	281,216
Total comprehensive income for the period	-	-	-	-	-	568	568	(41)	527
At 30.09.2022	120,764	-	34,770	-	(1,511)	125,265	279,288	2,455	281,743

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 2023.

CONDENSED CONSOLIDATED CASH FLOW STATEMENTS

	Cumulative 3 months to 30.09.2023 RM'000	Cumulative 3 months to 30.09.2022 RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before taxation	794	1,017
Adjustments for:-		
Depreciation of property, plant & equipment	348	309
Depreciation of right-of-use assets	742	126
Depreciation of investment properties	4	4
Interest expenses	663	530
Interest income	(2)	2,368
Operating profit/(loss) before working capital changes	2,550	4,354
(Increase)/Decrease in :-		
Inventories	2,317	(1,514)
Receivables & deposits	(6,604)	(7,347)
Land held for property development and property development costs	(0)	(20)
Contract assets/(liabilities)	3,496	522
Amount due from related parties	357	12
Increase/(Decrease) in :-		
Payables & accruals	(512)	6,099
Net cash generated from/(absorbed by) operations	1,604	2,106
Interest received	2	(2,368)
Interest paid	(663)	(530)
Tax paid	-	-
Net Cash Flow from Operating Activities	943	(792)
CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from disposal of plant & equipment	-	-
Purchase of property, plant and equipment	(10)	-
Net Cash Flow from Investing Activities	(10)	-
CASH FLOW FROM FINANCING ACTIVITIES		
Dividends paid to non-controlling interests	-	-
Repayment of lease/hire purchase liabilities	(326)	(52)
Drawdown of borrowings	-	-
Proceeds from/(Repayment of) term loans	(1,221)	(828)
(Increase)/Decrease in fixed deposits pledged	-	-
Advances from directors	(593)	614
Net Cash Flow from Financing Activities	(2,141)	(266)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS C/F	(1,208)	(1,058)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS B/F	(1,208)	(1,058)
EFFECT OF EXCHANGE RATE CHANGES	-	-
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	64	2,320
CASH AND CASH EQUIVALENTS AT END OF YEAR	(1,144)	1,262
CASH AND CASH EQUIVALENTS AT END OF YEAR		
Fixed and security deposits	4,830	8,129
Bank overdrafts	(3,000)	(3,000)
Cash and bank balances	1,020	3,501
Deposits pledged for bank facilities	2,849	8,630
	(3,993)	(7,368)
	(1,144)	1,262

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 2023.

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 2023.

For financial year ending 30 June 2024, 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 2023 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 2023. 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 2024.

2) Previous Year's Audit Qualification and Current Status

The audited financial statements of the Company for the financial year ended 30 June 2023 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 @ 30.09.2023 RM'000	Audited @ 30.06.2023 RM'000
56,442	56,442
56,442	56,442

	Unaudited @ 30.09.2023 RM'000	Audited @ 30.06.2023 RM'000
8) Inventory (cont'd)		
<u>Current</u>		
<i>At cost</i>		
- Property development costs	137,803	140,039
- Completed properties	32,198	32,182
- Other inventories	273	371
	170,275	172,592
	170,275	172,592
9) Other receivables		
	Unaudited @ 30.09.2023 RM'000	Audited @ 30.06.2023 RM'000
<u>Non-current</u>		
Other receivables	641	641
Total non-current receivables	641	641
<u>Current</u>		
Other receivables	32,947	58,608
Deposits	2,469	2,315
Prepayments	1,042	76
Total current receivables	36,458	60,999
Less: Accumulated impairment losses:		
- Other receivables	229	229
	229	229
Net current receivables	36,229	60,770
Total receivables	36,870	61,411
10) Contract Assets / (Liabilities)		
	Unaudited @ 30.09.2023 RM'000	Audited @ 30.06.2023 RM'000
Contract assets		
- property development activities	-	2,060
- construction contracts	6,941	7,012
	6,941	9,072
Contract liabilities		
- property development activities	(5,312)	(5,598)
- construction contracts	(21,960)	(19,642)
	(27,272)	(25,240)

11) Cash and Cash Equivalent

	Unaudited @ 30.09.2023 RM'000	Audited @ 30.06.2023 RM'000
Deposits with financial institutions	4,830	4,755
Cash and bank balances	1,020	2,302
Bank overdrafts	(3,000)	(3,000)
	2,849	4,057
Less : Deposits pledged for bank facilities	(3,993)	(3,993)
	(1,144)	64

12) Share Capital

	Number of ordinary shares		Amount	
	@ 30.09.2023 '000	@ 30.06.2023 '000	@ 30.09.2023 RM'000	@ 30.06.2023 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 @ 30.09.2023 RM'000	Audited @ 30.06.2023 RM'000
<u>Current</u>		
Revolving credit (secured)	1,530	1,530
Bank overdraft	3,000	3,000
Term loans (secured)	8,501	8,972
	13,031	13,502
<u>Non-current</u>		
Term loans (secured)	22,430	23,180
	22,430	23,180

14) Segmental Information

	Construction RM'000	Property Development & Management RM'000	Manufacturing and Trading RM'000	Unaudited @ 30.09.2023 Total RM'000
Segment profit/(loss)	262	519	1,768	2,550
Included in the measure of segment profit are:-				
Revenue from external customers	11,709	6,948	10,570	29,226
Less : Inter-segment revenue	-	-	-	-
	11,709	6,948	10,570	29,226
Not included in the measure of segment profit but provided to Chief Executive Officer ("CEO"):-				
Depreciation of property, plant & equipment	(20)	(167)	(161)	(348)
Depreciation of investment properties	-	-	(4)	(4)
Amortisation of right-of-use assets	-	(432)	(310)	(742)
Finance costs	(17)	(644)	(2)	(663)
Interest income	0	2	-	2
Taxation	-	-	(310)	(310)
Segment Assets	266,062	166,990	15,625	448,677
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	
				@ 30.09.2023	
				RM'000	
Profit / (Loss)					
Total profit/(loss) for reportable segments				2,550	
Other non-reportable segments				0	
Depreciation of property, plant and equipment				(348)	
Amortisation of right-of-use assets				(742)	
Depreciation of investment properties				(4)	
Finance costs				(663)	
Interest income				2	
Consolidated profit before taxation				794	

	Total reportable segments	Non-reportable segments	Components not monitored by CEO	Elimination of inter-segment transactions or balances	Unaudited @ 30.09.2023 Consolidated total
	RM'000	RM'000	RM'000	RM'000	RM'000
External revenue	29,226	-	-	-	29,226
Depreciation of property, plant & equipment	(348)	-	-	-	(348)
Amortisation of right-of-use assets	(742)	-	-	-	(742)
Depreciation of investment properties	(4)	-	-	-	(4)
Finance costs	(663)	-	-	-	(663)
Interest income	2	-	-	-	2
Segment assets	448,677	-	-	-	448,677
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 30 September 2023 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 23 November 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 30.09.2023 RM'000	Cumulative year to date RM'000
Malaysian taxation based on profit for the year:-		
Current year	310	310
Deferred taxation:-		
Relating to reversal of temporary differences	-	-
	310	310

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 30 September 2023.

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 30 September 2023.

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 RM29.23 million and gross profit of RM2.80 million for current quarter as compared to revenue of RM16.39 million and gross profit of RM4.03 million announced for previous quarter.

Group revenue had increased in current quarter under review arising from certified works from the Taiping contracts.

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

The Group recorded revenue of RM29.23 million and net profit before taxation of RM0.794 million for 3 months period ended 30 September 2023, showing an increase of revenue by 93% compare to corresponding 3 months period ended 30 September 2022.

Higher Group's revenue were from the construction activities (ie Taiping contracts) and the ready-mix operation.

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 2024.

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 RM0.19 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 RM280.09 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 30 November 2023.