

**INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2020**

**These figures have not been audited.**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Individual Quarter		Cumulative Quarter	
	31.12.2020 RM'000	31.12.2019 RM'000	31.12.2020 RM'000	31.12.2019 RM'000
Revenue	<b>96,328</b>	154,413	<b>358,475</b>	600,685
Cost of sales	<b>(84,661)</b>	(162,967)	<b>(309,363)</b>	(610,820)
	<b>11,667</b>	(8,554)	<b>49,112</b>	(10,135)
Other income	<b>3,452</b>	2,940	<b>8,599</b>	7,054
Administrative expenses	<b>(4,168)</b>	(6,225)	<b>(17,570)</b>	(25,250)
Other operating expenses	<b>(2,162)</b>	(6,662)	<b>(16,172)</b>	(22,864)
Profit / (Loss) from operations	<b>8,789</b>	(18,501)	<b>23,969</b>	(51,195)
Finance income	<b>128</b>	575	<b>807</b>	883
Finance costs	<b>(1,287)</b>	(3,330)	<b>(6,774)</b>	(15,055)
Profit / (Loss) before tax	<b>7,630</b>	(21,256)	<b>18,002</b>	(65,367)
Taxation	<b>(1,847)</b>	17,599	<b>(7,684)</b>	11,808
Profit / (Loss) net of tax	<b>5,783</b>	(3,657)	<b>10,318</b>	(53,559)
Profit / (Loss) attributable to:				
Owners of the parent	<b>4,731</b>	248	<b>10,262</b>	(46,918)
Non-controlling interests	<b>1,052</b>	(3,905)	<b>56</b>	(6,641)
	<b>5,783</b>	(3,657)	<b>10,318</b>	(53,559)
Earnings / (Loss) per share (sen)				
(a) basic	<b>0.57</b>	0.03	<b>1.21</b>	(5.27)
(b) diluted	<b>0.57</b>	0.03	<b>1.21</b>	(5.27)

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the interim financial statements.)

**INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2020**

**These figures have not been audited.**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	<b>Individual Quarter</b>		<b>Cumulative Quarter</b>	
	<b>31.12.2020</b>	31.12.2019	<b>31.12.2020</b>	31.12.2019
	<b>RM'000</b>	RM'000	<b>RM'000</b>	RM'000
Profit / (Loss) net of tax	<b>5,783</b>	(3,657)	<b>10,318</b>	(53,559)
Currency translation differences arising from consolidation	<b>4,282</b>	2,334	<b>(2,701)</b>	610
Total comprehensive income	<b>10,065</b>	(1,323)	<b>7,617</b>	(52,949)
Total comprehensive (loss)/ income attributable to:				
Owners of the parent	<b>9,013</b>	2,582	<b>7,561</b>	(46,308)
Non-controlling interests	<b>1,052</b>	(3,905)	<b>56</b>	(6,641)
	<b>10,065</b>	(1,323)	<b>7,617</b>	(52,949)

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2019 and the accompanying explanatory notes attached to the interim financial statements.)

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<b>UNAUDITED AS AT 31.12.2020 RM'000</b>	<b>AUDITED AS AT 31.12.2019 RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	46,377	71,458
Inventories - Land held for property development	263,670	261,864
Investment properties	68,383	69,680
Goodwill on consolidation	2,322	2,289
Deferred taxation	25,718	28,939
Trade receivables	416	628
	<b>406,886</b>	434,858
<b>Current assets</b>		
Contract assets	116,266	149,282
Inventories - Property development cost	121,130	101,755
Inventories - Completed properties and others	196,950	216,557
Trade and other receivables	240,342	376,796
Tax Recoverable	5,786	5,887
Other investment	21,248	302
Deposits with licensed financial institutions	1,143	1,115
Cash and bank balances	11,793	16,234
	<b>714,658</b>	867,928
<b>TOTAL ASSETS</b>	<b>1,121,544</b>	1,302,786
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners of the parent</b>		
Share capital	433,469	464,573
Capital reserves	244	244
ESOS reserves	0	10,660
Warrants reserves	8,597	8,597
Exchange reserves	(18,141)	(15,440)
Treasury shares	(1,796)	(3,278)
Retained earnings	287,545	249,614
	<b>709,918</b>	714,970
<b>Non-controlling interests</b>	<b>67,953</b>	56,575
<b>Total equity</b>	<b>777,871</b>	771,545
<b>Non-current liabilities</b>		
Long term borrowings	31,568	46,289
Deferred taxation	878	1,248
	<b>32,446</b>	47,537
<b>Current liabilities</b>		
Contract liabilities	26,722	29,087
Trade and other payables	201,157	249,827
Short term borrowings	80,921	198,175
Provision for taxation	2,427	6,615
	<b>311,227</b>	483,704
<b>Total liabilities</b>	<b>343,673</b>	531,241
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>1,121,544</b>	1,302,786
<b>Remarks:</b>		
<b>Net assets per share attributable to ordinary equity holders of the parent (RM) - Note (a)</b>	<b>0.93</b>	0.86

(The above consolidated statement of financial position ("CSFP") should be read in conjunction with the audited financial statements for the year ended 31 December 2019 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 31.12.2020</b>											
At 1.1.2020	464,573	4,061	(15,440)	10,660	244	8,597	(3,278)	249,614	<b>714,970</b>	56,575	<b>771,545</b>
Profit for the financial year	-	-	-	-	-	-	-	10,262	<b>10,262</b>	56	<b>10,318</b>
<b>Other comprehensive income</b>											
Foreign currency translation	-	(2,701)	(2,701)	-	-	-	-	-	<b>(2,701)</b>	-	<b>(2,701)</b>
Total comprehensive income	464,573	1,360	(18,141)	10,660	244	8,597	(3,278)	259,876	<b>722,531</b>	56,631	<b>779,162</b>
<b>Transactions with owners</b>											
Purchase of treasury shares	-	-	-	-	-	-	(12,613)	-	<b>(12,613)</b>	-	<b>(12,613)</b>
Share options lapsed	-	(10,660)	-	(10,660)	-	-	-	10,660	-	-	-
Cancellation of treasury shares	(31,104)	-	-	-	-	-	14,095	17,009	-	-	-
Redemption of preference shares	-	-	-	-	-	-	-	-	-	(920)	<b>(920)</b>
Subscription of shares in subsidiary by non-controlling interest	-	-	-	-	-	-	-	-	-	12,242	<b>12,242</b>
Total transactions with owners	(31,104)	(10,660)	-	(10,660)	-	-	1,482	27,669	<b>(12,613)</b>	11,322	<b>(1,291)</b>
<b>At 31.12.2020</b>	<b>433,469</b>	<b>(9,300)</b>	<b>(18,141)</b>	<b>(0)</b>	<b>244</b>	<b>8,597</b>	<b>(1,796)</b>	<b>287,545</b>	<b>709,918</b>	<b>67,953</b>	<b>777,871</b>
<b>Financial year ended 31.12.2019</b>											
At 31.12.2018	464,573	3,979	(16,050)	11,188	244	8,597	(2,574)	321,184	<b>787,162</b>	63,216	<b>850,378</b>
- As previously reported	-	-	-	-	-	-	-	(11,834)	<b>(11,834)</b>	-	<b>(11,834)</b>
- Changes in accounting policy	464,573	3,979	(16,050)	11,188	244	8,597	(2,574)	309,350	<b>775,328</b>	63,216	<b>838,544</b>
Loss for the financial year	-	-	-	-	-	-	-	(46,919)	<b>(46,919)</b>	(6,641)	<b>(53,560)</b>
<b>Other comprehensive income</b>											
Foreign currency translation	-	610	610	-	-	-	-	-	<b>610</b>	-	<b>610</b>
Total comprehensive income	464,573	4,589	(15,440)	11,188	244	8,597	(2,574)	262,431	<b>729,019</b>	56,575	<b>785,594</b>
<b>Transactions with owners</b>											
Purchase of treasury shares	-	-	-	-	-	-	(704)	-	<b>(704)</b>	-	<b>(704)</b>
Share options lapsed	-	(528)	-	(528)	-	-	-	528	-	-	-
Dividends on ordinary shares	-	-	-	-	-	-	-	(13,345)	<b>(13,345)</b>	-	<b>(13,345)</b>
Total transactions with owners	-	(528)	-	(528)	-	-	(704)	(12,817)	<b>(14,049)</b>	-	<b>(14,049)</b>
<b>At 31.12.2019</b>	<b>464,573</b>	<b>4,061</b>	<b>(15,440)</b>	<b>10,660</b>	<b>244</b>	<b>8,597</b>	<b>(3,278)</b>	<b>249,614</b>	<b>714,970</b>	<b>56,575</b>	<b>771,545</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 2019 and the accompanying explanatory notes attached to the interim financial statements.)

## INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2020

## CONSOLIDATED STATEMENT OF CASH FLOWS

	UNAUDITED 31.12.2020 RM'000	AUDITED 31.12.2019 RM'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
Net profit / (loss) profit before tax	18,002	(65,367)
Adjustments for:		
Depreciation of:		
- property, plant and equipment	7,603	11,565
- investment properties	164	176
Dividend income	(147)	(174)
(Gain) on disposal of property, plant and equipment	(1,399)	(412)
Impairment loss on investment properties	402	-
Interest expense	6,774	15,055
Interest income	(807)	(882)
Bad debts	267	-
Property, plant and equipment written off	63	357
Unrealised (gain)/loss from foreign exchange	149	(81)
	<u>31,071</u>	<u>(39,763)</u>
Changes in working capital:		
Inventories	(3,980)	(11,133)
Contract assets/ liabilities	88,153	64,696
Trade and other receivables	97,604	196,012
Trade and other payables	(50,050)	(62,332)
	<u>162,798</u>	<u>147,480</u>
Income Tax refund	53	3,112
Income Tax paid	(9,002)	(16,330)
<b>Net Operating Cash Flows</b>	<u>153,849</u>	<u>134,262</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Dividend received	147	174
Interest received	817	882
Redemption/ (Placement) of other investment	(20,947)	7,538
Proceeds from disposal of property, plant and equipment	1,696	1,307
Subscription of shares by non-controlling interest	12,242	-
Redemption of preference shares by non-controlling interest	(920)	-
Expenditure on:		
- land held for development	(7)	(3,186)
Purchase of property, plant and equipment	(422)	(6,245)
<b>Net Investing Cash Flows</b>	<u>(7,394)</u>	<u>470</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Interest paid	(6,774)	(15,041)
Dividend paid	-	(13,345)
(Repayment) of borrowings	(128,803)	(77,475)
Purchase of treasury shares	(12,613)	(704)
<b>Net Financing Cash Flows</b>	<u>(148,190)</u>	<u>(106,565)</u>
Net change in cash & cash equivalents	(1,735)	28,167
Cash & cash equivalents at the beginning of the financial year	12,377	(16,250)
Effect of exchange differences on translation	330	460
Cash & cash equivalents at the end of the financial year	<u>10,972</u>	<u>12,377</u>
<b>Analysis of cash &amp; cash equivalents:</b>		
Deposits with licensed banks	1,143	1,115
Cash and bank balances	11,793	16,234
	<u>12,936</u>	<u>17,349</u>
Bank overdrafts	(1,964)	(4,972)
	<u>10,972</u>	<u>12,377</u>

(The above consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2019 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 2019. 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 2019.

**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 2019, except for the adoption of the following amendments/ improvement to MFRSs with effect from 1 January 2020.

Amendments to MFRS 3	Business Combinations
Amendments to MFRS 7	Financial Instruments: Disclosures
Amendments to MFRS 9	Financial Instruments
Amendments to MFRS 101	Presentation of Financial Statements
Amendments to MFRS 108	Accounting Policies, Changes in Accounting Estimates and Error
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 Cyclical 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 purchased 6,948,400 shares from its issued shares from the open market. The total number of shares held as treasury shares as at 31 December 2020 was 8,783,849 at a total cost of RM1,796,117. 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**

There were no dividend paid in the current quarter 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 31.12.2020**

	Construction	Property Development	South Africa Investment	Others	Eliminations	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>REVENUE</b>						
External revenue	311,048	43,822	3,210	395	-	358,475
Inter-segment revenue	2,010	-	-	5,000	(7,010)	-
Total segment revenue	313,058	43,822	3,210	5,395	(7,010)	358,475
<b>RESULTS</b>						
Profit/(loss) from operations	12,085	12,952	(1,063)	(727)	722	23,969
Finance income	2,020	1,908	53	2,937	(6,111)	807
Finance cost	(3,843)	(6,300)	(524)	(2,218)	6,111	(6,774)
<b>Profit/(loss) before tax</b>	<b>10,262</b>	<b>8,560</b>	<b>(1,534)</b>	<b>(8)</b>	<b>722</b>	<b>18,002</b>
Taxation						(7,684)
<b>Profit net of tax</b>						<b>10,318</b>

**Financial period ended 31.12.2019**

	Construction	Property Development	South Africa Investment	Others	Eliminations	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>REVENUE</b>						
External revenue	482,726	105,385	12,097	477	-	600,685
Inter-segment revenue	2,758	-	-	10,000	(12,758)	-
	485,484	105,385	12,097	10,477	(12,758)	600,685
<b>RESULTS</b>						
Profit/(loss) from operations	(87,933)	38,482	1,147	(3,112)	221	(51,195)
Finance income	1,444	1,808	118	4,645	(7,132)	883
Finance cost	(9,397)	(8,961)	(591)	(3,238)	7,132	(15,055)
<b>Profit/(loss) before tax</b>	<b>(95,886)</b>	<b>31,329</b>	<b>674</b>	<b>(1,705)</b>	<b>221</b>	<b>(65,367)</b>
Taxation						11,808
<b>Loss net of tax</b>						<b>(53,559)</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**

The Company has on 21 December 2020 entered into a Share Sale Agreement ("SSA" or "the Agreement") with Mr Tan Eng Piow ("TEP" or "Vendor"), the Group Managing Director and Major Shareholder of MHB in relation to the proposed acquisition of 300,000 ordinary shares and 12,282,000 preference shares (collectively referred to as "Sale Shares") in Premier Discovery Sdn Bhd ("PDSB") for a total cash consideration of RM15,900,000.00 ("Purchase Consideration") ("Proposed Acquisition"). Upon completion of the Proposed Acquisition, the Company will own 60% of the share capital of PDSB.

The Proposed Acquisition has been completed.

**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 Year Ended 31.12.2020 RM'000</b>	<b>Financial Year Ended 31.12.2019 RM'000</b>
- Performance guarantees extended to a third party (Project related)	4,020	14,790
	<u>4,020</u>	<u>14,790</u>

There were no financial impact for the financial assistance provided in the Group for the current financial year and financial year ended 31 December 2019.

There were no contingent assets as at end of the current financial year and financial year ended 31 December 2019.

**A13 Capital Commitments**

	<b>Financial Year Ended 31.12.2020 RM'000</b>	<b>Financial Year Ended 31.12.2019 RM'000</b>
Approved and contracted for:-		
-Property, Plant & Equipment	934	16
-Inventories - Property held for development	8,148	8,148
Approved but not contracted for Property, Plant & Equipment	-	138

**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 fourth quarter ended 31 December 2020, the Group's revenue has decreased substantially by RM58.08 million (37.6%) to RM96.33 million from RM154.41 million reported in the preceding year's corresponding quarter.

Nevertheless, the Group reported a profit before tax of RM7.63 million in the current fourth quarter ended 31 December 2020, compared to a loss before tax of RM21.26 million in the preceding year's corresponding quarter.

For the twelve (12) months ended 31 December 2020, the Group reported a revenue of RM358.48 million, a reduction of RM242.21 million (40.3%) from the revenue of RM600.69 million reported in the twelve (12) months of 2019. However, the Group report a profit before tax of RM18.00 million as compared to a loss before tax of RM65.37 million in the preceding year's corresponding period. This was achieved through the improvement in gross margins, lower operating expenses and finance cost as compared to the previous year's corresponding period.

Further analysis of the divisional performances is as follows:-

	Individual Quarter		Cumulative Period	
	3 months ended		12 months ended	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
	RM'000	RM'000	RM'000	RM'000
<b>REVENUE</b>				
Construction	82,955	121,878	311,048	482,726
Property Development	12,077	29,430	43,822	105,385
South Africa Investment	1,200	3,012	3,210	12,097
Others	96	93	395	477
	<b>96,328</b>	<b>154,413</b>	<b>358,475</b>	<b>600,685</b>
<b>PROFIT / (LOSS) BEFORE TAX</b>				
Construction	3,265	(30,455)	10,262	(95,886)
Property Development	3,890	11,536	8,560	31,329
South Africa Investment	131	496	(1,534)	674
Others	131	(2,271)	(8)	(1,705)
Elimination	213	(562)	722	221
	<b>7,630</b>	<b>(21,256)</b>	<b>18,002</b>	<b>(65,367)</b>

**Construction**

*Individual quarter*

Construction division reported a revenue of RM82.96 million and profit before tax of RM3.27 million in the current fourth quarter, compared to revenue of RM121.88 million and loss before tax of RM30.46 million in the preceding year's corresponding quarter.

*Cumulative quarter*

For the twelve (12) months ended 31 December 2020, the Construction division reported a revenue of RM311.05 million, a reduction of RM171.68 million (35.6%) compared to RM482.73 million reported in the twelve (12) months of 2019. The reduction in revenue was attributable to the reduction in number of on-going projects and minimal work done during Covid-19 lockdown period from 18 March 2020 until 31 May 2020.

As part of the strategy to counter the reduction in revenue, the division embarked on various cost-cutting measures to reduce the operating cost since 2019. It has successfully brought down both the operating and finance cost in the current financial period. Finance cost has reduced by RM5.56 million (59.1%) to RM3.84 million in the current financial year as compared to RM9.40 million incurred in twelve (12) months of 2019.

Coupled with the improved gross margin, this division reported a profit before tax of RM10.26 million in the twelve (12) months of 2020 compared to substantial loss before tax of RM95.89 million incurred in the preceding year corresponding period.

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

**Property Development**

*Individual quarter*

The Property Development division has contributed a lower revenue of RM12.08 million in the current fourth quarter, a reduction of RM17.35 million (59.0%) as compared to RM29.43 million in the fourth quarter of 2019. Correspondingly, profit before tax has reduced by RM7.65 million (66.3%) to RM3.89 million from RM11.54 million in the preceding year's corresponding quarter.

*Cumulative quarter*

For the twelve (12) months ended 31 December 2020, the Property Development division's revenue has reduced by RM61.57 million (58.4%) to RM43.82 million as compared to RM105.39 million reported in the twelve (12) months of 2019. Correspondingly, profit before tax has decreased by RM22.77 million (72.7%) to RM8.56 million from RM31.33 million reported in the preceding year's corresponding period.

The better financial results in 2019 was due to substantial revenue and profits recognised from Wangsa 9 project which was completed in March 2019. For the current financial period, the revenue and profit contribution were mainly derived from the newly completed affordable homes project 'Seri Akasia' in March 2020 and sales of completed properties.

**South Africa Investment**

*Individual quarter*

For the current third quarter ended 31 December 2020, our property project in South Africa has contributed a much lower revenue of RM1.20 million and reported a profit before tax of RM0.13 million.

*Cumulative quarter*

For the twelve (12) months ended 31 December 2020, this division's revenue has decreased by RM8.89 million (73.5%) to RM3.21 million as compared to RM12.10 million reported in the nine twelve (12) months of 2019. Correspondingly, this division has reported a loss before tax of RM1.53 million as compared to profit before tax of RM0.67 million reported in the preceding year's corresponding period. The losses were mainly due to reduction in revenue, impairment provision for investment property (RM0.40 million) and bad debts written-off on outstanding rental (RM0.27 million).

**B2 Comparison with Preceding Quarter Results**

	<b>Current Quarter ended 31.12.2020 RM'000</b>	<b>Preceding Quarter ended 30.09.2020 RM'000</b>	<b>Variance %</b>
Revenue	96,328	117,521	-18.0%
Profit / (Loss) before tax	7,630	6,008	27.0%
Profit margin	7.9%	5.1%	

The Group's revenue in the current quarter has decreased by RM21.19 million (18.0%) to RM96.33 million from the preceding quarter's revenue of RM117.52 million. Nevertheless, the Group has reported a slightly higher profit before tax of RM7.63 million, an increase of 27.0% as compared to a profit before tax of RM6.01 million in the preceding quarter. The decrease in revenue in the fourth quarter was mainly due to completion of some major construction projects in the current quarter. Property development division has contributed to the increase in profit for the current fourth quarter due to profit recognition from the sales of completed units.

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

<b>Individual Quarter 3 months ended</b>		<b>Cumulative Period 12 months ended</b>	
<b>31.12.2020</b>	<b>31.12.2019</b>	<b>31.12.2020</b>	<b>31.12.2019</b>
<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>

**Profit / (Loss) for the period is arrived at after crediting/(charging):**

Bad debts	(267)	-	(267)	-
Depreciation and amortisation	(1,570)	(4,825)	(7,767)	(11,741)
Gain / (loss) on disposal of property, plant and equipment	544	396	1,399	412
Impairment loss on investment properties	(402)	-	(402)	-
Interest income	128	574	807	882
Interest expense	(1,659)	(3,331)	(6,774)	(15,055)
Other income	2,908	3,821	7,199	7,936
Property, plant and equipment written off	(58)	(353)	(63)	(357)
Unrealised gain / (loss) on foreign exchange	843	324	(149)	81

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

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

The outbreak of Covid-19 pandemic has disrupted business activities worldwide since beginning of 2020. The Government projected 6.5%-7.5% of GDP growth in 2021 versus a -5.5% contraction in 2020.

Based on the above and considering the vaccine rolled out in Malaysia, the Group is cautiously optimistic for the current financial year ending 2021. The Group will continue to stay competitive in the market by implementing effective cost control measures.

Our current Construction outstanding order book stands at RM592.80 million after securing a new building project from Putrajaya Development Sdn Bhd for a contract sum of RM200 million on 8th February 2021. The division will continue to bid aggressively to replenish construction order book.

Since July 2020, our Property Development division has taken aggressive strategies to market our completed units. Since then, the division concluded new sales for completed units approximately RM28.22 million to-date. The current unbilled sales for this Division amounts to RM40.55 million. Besides, the Division is currently working on obtaining authority's approval to commence work for the proposed residential projects in Bukit Sentosa and Puchong Prima.

Our South Africa division has completed 42 units of high end apartment built within the Blue Valley Golf & Country Estate and awaiting for certificate of occupation from the authority. We expect this project will contribute positively in 2021. The estimated GDV for this project is approximately RM17.00 million.

**B5 Profit Forecast**

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

**B6 Taxation**

	<b>Current Quarter ended 31.12.2020 RM'000</b>	<b>Financial Year Ended 31.12.2020 RM'000</b>
Taxation based on profit for the period		
- current year	1,207	3,632
- under/ (over) provision in prior years	(4)	1,032
	1,203	4,664
Deferred taxation	644	3,020
	1,847	7,684

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 Group'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 30 September 2020, PMSB entered into a Supplementary Agreement with the Purchasers, to grant the Purchasers an extension of 12 months from the expiry date of the original completion period. PASB and PDSB shall pay to PMSB the sum of RM2.40 million as part payment towards the balance purchase price by 12 monthly instalments of RM200,000 per month during the extended period.

The expected completion date of the Disposal is revised to fourth quarter of 2021.

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

**B9 Group Borrowings and Debt Securities**

	<b>Short term RM'000</b>	<b>Long term RM'000</b>
Secured	21,046	31,568
Unsecured	59,875	-
	<u>80,921</u>	<u>31,568</u>

**B10 Material Litigation**

The Group is not engaged in any material litigations either as plaintiff or defendant, which will have a material effect on the financial position of the Group.

**B11 Dividend**

The Directors are recommending for shareholders' approval at the forthcoming AGM, a first and final single tier cash dividend of 0.50 sen per share in respect of the financial year ended 31 December 2020.

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

	<b>Individual Quarter</b>		<b>Cumulative Period</b>	
	<b>3 months ended</b>		<b>12 months ended</b>	
	<b>31.12.2020</b>	<b>31.12.2019</b>	<b>31.12.2020</b>	<b>31.12.2019</b>
<b>(a) Basic Earnings / (Loss) Per Share</b>				
(Loss)/ Profit attributable to equity holders of the Company (RM'000)	<b>4,731</b>	248	<b>10,262</b>	(46,918)
Weighted average number of ordinary shares in issue ('000)	<b>829,705</b>	889,054	<b>847,941</b>	889,508
Basic earnings / (loss) per share (sen)	<b>0.57</b>	0.03	<b>1.21</b>	(5.27)
<b>(b) Diluted Earnings / (Loss) Per Share</b>				
(Loss)/ Profit attributable to equity holders of the Company (RM'000)	<b>4,731</b>	248	<b>10,262</b>	(46,918)
Weighted average number of ordinary shares in issue ('000)	<b>829,705</b>	889,629	<b>847,941</b>	889,508
Effect of dilution ('000)	<b>#</b>	#	<b>#</b>	#
Adjusted weighted average number of ordinary shares in issue ('000)	<b>829,705</b>	889,629	<b>847,941</b>	889,508
Diluted earnings / (loss) per share (sen)	<b>0.57</b>	0.03	<b>1.21</b>	(5.27)

# 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 2019 was not qualified.

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