



2nd QUARTER
INTERIM REPORT
FOR THE FINANCIAL PERIOD ENDED 31 December 2022

Interim Report For The Financial Period Ended 31 December 2022
(The figures have not been audited)

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Interim Report for The Financial Period Ended 31 December 2022
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE
FINANCIAL PERIOD ENDED 31 DECEMBER 2022

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD 31.12.2022 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 31.12.2021 RM'000	CURRENT PERIOD TO-DATE 31.12.2022 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 31.12.2021 RM'000
Revenue	62,131	68,141	126,865	94,795
Cost of sales	(37,368)	(43,773)	(79,915)	(60,850)
Gross profit	24,763	24,368	46,950	33,945
Other operating expenses	(10,681)	(11,568)	(22,360)	(21,001)
Other operating income	1,159	1,828	5,527	3,094
Profit from operations	15,241	14,628	30,117	16,038
Finance income	44	14	81	27
Finance cost	(5,729)	(5,447)	(9,607)	(9,510)
Profit before taxation	9,556	9,195	20,591	6,555
Taxation	(1,632)	(3,142)	(4,342)	(3,142)
Profit after taxation	7,924	6,053	16,249	3,413
Other Comprehensive Income	-	-	-	-
Total comprehensive income for the financial period	7,924	6,053	16,249	3,413
Profit/(Loss) attributable to:				
Owners of the Company	7,372	7,279	16,725	6,636
Non-Controlling Interest	552	(1,226)	(476)	(3,223)
	7,924	6,053	16,249	3,413
Total comprehensive income/(loss) attributable to:				
Owners of the Company	7,372	7,279	16,725	6,636
Non-Controlling Interest	552	(1,226)	(476)	(3,223)
	7,924	6,053	16,249	3,413
EPS - Basic (sen)	1.84	1.82	4.19	1.66

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

Interim Report for The Financial Period Ended 31 December 2022
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE
FINANCIAL PERIOD ENDED 31 DECEMBER 2022

	(UNAUDITED) AS AT 31.12.2022 RM'000	(AUDITED) AS AT 30.06.2022 RM'000
Non-Current Assets		
Property, plant, and equipment	46,353	49,917
Investment properties	56,166	56,166
Inventories	357,519	353,410
Deferred tax assets	7,851	7,851
Trade and other receivables	609	852
	<u>468,498</u>	<u>468,196</u>
Current assets		
Inventories	512,340	540,826
Tax recoverable	5,197	3,861
Trade and other receivables	102,853	104,314
Contract assets	24,144	12,453
Cash and bank balances	32,384	23,604
	<u>676,918</u>	<u>685,058</u>
Total Assets	<u>1,145,416</u>	<u>1,153,254</u>
Equity and liabilities		
Equity		
Share capital	206,250	206,250
Treasury shares	(3,373)	(3,373)
Retained earnings	300,620	283,895
Equity attributable to owners of the Parent	<u>503,497</u>	<u>486,772</u>
Non-Controlling Interest	32,077	32,553
	<u>535,574</u>	<u>519,325</u>
Non-current liabilities		
Borrowings	143,762	167,164
Lease liabilities	2,693	1,685
Deferred tax liabilities	274	873
	<u>146,729</u>	<u>169,722</u>
Current liabilities		
Trade and other payables	216,488	219,117
Contract liabilities	113,916	116,644
Borrowings	121,778	115,299
Lease liabilities	2,890	7,127
Current tax liabilities	8,041	6,020
	<u>463,113</u>	<u>464,207</u>
Total liabilities	<u>609,842</u>	<u>633,929</u>
Total equity and liabilities	<u>1,145,416</u>	<u>1,153,254</u>
Net assets per share (RM)	<u>1.22</u>	<u>1.18</u>

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

Interim Report for The Financial Period Ended 31 December 2022
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2022

	Non-distributable			Distributable		Non-Controlling Interest RM'000	Total Equity RM'000
	Share capital RM'000	Revaluation surplus RM'000	Treasury shares RM'000	Retained earnings RM'000	Total RM'000		
At 01.07.2022	206,250	-	(3,373)	283,895	486,772	32,553	519,325
Total comprehensive income	-	-	-	16,725	16,725	(476)	16,249
At 31.12.2022	206,250	-	(3,373)	300,620	503,497	32,077	535,574
At 01.07.2021	206,250	-	(3,373)	262,634	465,511	36,143	501,654
Acquisition on non-controlling interest	-	-	-	-	-	(700)	(700)
Total comprehensive income	-	-	-	6,636	6,636	(3,223)	3,413
At 31.12.2021	206,250	-	(3,373)	269,270	472,147	32,220	504,367

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

Interim Report for The Financial Period Ended 31 December 2022
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2022

	6 MONTHS ENDED 31.12.2022	6 MONTHS ENDED 31.12.2021
	RM'000	RM'000
<u>Operating activities</u>		
Profit before taxation	20,591	6,555
Adjustments for non-cash items	8,449	11,415
Operating profit before working capital changes	<u>29,040</u>	<u>17,970</u>
Trade & other receivables	1,700	(10,083)
Contract asset	(11,691)	(22,903)
Land held for property development	(4,109)	3,182
Inventories	9,867	8,411
Property development cost	18,619	38,591
Trade payables and other payables	(2,629)	(15,279)
Contract liabilities	(2,728)	14,936
Net change in working capital	<u>38,069</u>	<u>34,825</u>
Tax paid	(4,256)	(7,299)
Net cash from operating activities	<u>33,813</u>	<u>27,526</u>
<u>Investing activities</u>		
Interest received	81	27
Acquisition of a non-controlling interest	-	(700)
Proceeds from disposal of investment properties	-	2,281
Purchase of property, plant, and equipment	(337)	(1,077)
Proceed from disposal of property, plant, and equipment	5,842	1,065
Net cash from investing activities	<u>5,586</u>	<u>1,596</u>
<u>Financing activities</u>		
Interest paid	(9,607)	(9,510)
Drawdown of borrowings	-	4,300
Repayments of borrowings	(19,914)	(17,976)
Repayments of lease liabilities	(4,089)	(2,446)
Placement of fixed deposits pledged to licensed bank	(622)	(32)
Net cash used in financing activities	<u>(34,232)</u>	<u>(25,664)</u>
Net increase in cash and cash equivalents for the financial period	5,167	3,458
Cash and cash equivalents at beginning of financial period	(18,953)	(26,987)
Cash and cash equivalents at end of financial period	<u>(13,786)</u>	<u>(23,529)</u>
Cash and cash equivalent comprise the following:		
Deposits	1,756	594
Cash and bank balances	30,628	17,975
Bank overdrafts	(44,414)	(41,504)
	<u>(12,030)</u>	<u>(22,935)</u>
Less: Deposit pledged to licensed banks	(1,756)	(594)
	<u>(13,786)</u>	<u>(23,529)</u>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

Notes to the Interim Report For The Financial Period Ended 31 December 2022
(The figures have not been audited)

A. EXPLANATORY NOTES

A1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards (“MFRS”) 134 - Interim Financial Reporting issued by the Malaysian Accounting Standards Board and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial report should be read in conjunction with the annual audited financial statements of the Group for the year ended 30 June 2022.

A2. Changes in Significant Accounting Policies

The accounting policies applied by the Group in these condensed consolidated interim financial statements are the same as those applied by the Group in the consolidated financial statements for the financial year ended 30 June 2022.

A3. Status of Audit Qualifications

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

A4. Seasonal or Cyclical Factors

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

A5. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income and cash flows during the financial quarter under review.

A6. Material changes in past estimates and their effect on the current interim period

There were no material changes in estimates for the 6 months ended 31 December 2022.

A7. Issuances or Repayments of Debts and Equity Securities

There were no issuance, cancellation, repurchases, resale and repayment of debts and equity securities in the financial quarter under review except for:

Share Buy-back

As at to-date, the Company has bought back a total of 12,879,200 shares from the open market at an average purchase price of RM0.26 per share. The total consideration paid for the share buy-back, inclusive of transaction costs amounted to RM3,373,365.

A8. Dividend

The Board does not recommend any interim dividend for the financial quarter under review.

Notes to the Interim Report For The Financial Period Ended 31 December 2022
(The figures have not been audited)

A. EXPLANATORY NOTES

A9. Segment Information

Segmental information is presented in respect of the Group's business segments and they reflect the Group's internal reporting structures that are regularly reviewed for the purpose of allocating resources to the segment and assessing its performance.

For management purposes, the Group has identified the following three reportable segments as follows:

- a) Property Development : Property Development, Letting of Properties and Project Management
- b) Construction : Project Construction Services, Manufacturing of Concrete Products and Trading of Building Materials
- c) Others : Hotel services and dormant companies for future use

	Property development	Construction	Others	Elimination	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
6 Months Ended 31.12.2022					
Revenue					
External revenue	120,173	5,227	1,860	(395)	126,865
Inter-segment revenue	-	30,905	-	(30,905)	-
Total	120,173	36,132	1,860	(31,300)	126,865
Adjusted EBITDA	31,819	921	439	(43)	33,136
6 Months Ended 31.12.2021					
Revenue					
External revenue	91,169	4,118	353	(845)	94,795
Inter-segment revenue	6	15,682	-	(15,688)	-
Total	91,175	19,800	353	(16,533)	94,795
Adjusted EBITDA	20,675	(2,421)	16	685	18,955
Total segment assets					
31.12.2022	1,626,833	80,899	21,019	(596,383)	1,132,368
31.12.2021	1,570,604	77,747	19,940	(488,327)	1,179,964
Total segment liabilities					
31.12.2022	807,465	69,841	14,450	(290,229)	601,527
31.12.2021	822,890	67,924	14,409	(218,850)	686,373

Notes to the Interim Report For The Financial Period Ended 31 December 2022
 (The figures have not been audited)

A. EXPLANATORY NOTES

A9. Segment Information (continued)

	31.12.2022	31.12.2021
	RM'000	RM'000
A reconciliation of total adjusted EBITDA		
Adjusted EBITDA	33,136	18,955
Finance income	81	27
Finance cost	(9,607)	(9,510)
Tax	(4,342)	(3,142)
Depreciation	(3,019)	(2,917)
Net profit for the financial period	<u>16,249</u>	<u>3,413</u>
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,132,368	1,179,964
Tax recoverable	13,048	14,322
Consolidated total assets (as per Statement of Financial Position)	<u>1,145,416</u>	<u>1,194,286</u>
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	601,527	686,373
Tax payable	8,315	3,546
Consolidated total liabilities (as per Statement of Financial Position)	<u>609,842</u>	<u>689,919</u>

A10. Carrying Amount of Revalued Assets

Property, plant and equipment, which are stated at revalued amounts, have been brought forward without amendments from the previous Annual Financial Statements.

A11. Material events not reflected in interim period.

The Group does not have any material events during the financial period under review.

A12. Changes in the Composition of the Group

There were no material changes to the composition of the Group during the financial period under review.

A13. Contingent Liabilities

There were no material contingent liabilities that have arisen since the date of the latest audited financial statements.

A14. Capital Commitments

The Group does not have any capital commitments outstanding during the financial period under review.

Notes to the Interim Report for The Financial Period Ended 31 December 2022
(The figures have not been audited)

A. EXPLANATORY NOTES

A15. Recurrent Related Party Transactions

a) Nature of relationships of BCB Group with the interested related parties

- (i) Tan Sri Dato' Tan Seng Leong is a director of BCB Berhad and all its subsidiary companies. He is a major shareholder of BCB Berhad via his family-controlled company called Evergreen Ratio Sdn Bhd. He is deemed to have an interest with the interested related parties by virtue of his relationship with his spouse and his children namely Puan Sri Datin Lim Sui Yong, Tan Vin Sern and Tan Lindy, who are directors of Marvel Plus Development Sdn Bhd ("MPDSB"), whilst Puan Sri Datin Lim Sui Yong and Tan Vin Sern are also shareholders of MPDSB. Tan Sri Dato' Tan Seng Leong is also a director of Ju-Ichi Enterprise Sdn Bhd ("JIESB") as well as a major shareholder of IBZI Development (Johor) Sdn Bhd ("IBZI").
- (ii) Tan Vin Sern is a director of BCB Berhad and all its subsidiary companies. He is the son of Tan Sri Dato' Tan Seng Leong and brother of Tan Lindy. He is also a director of MPDSB, JIESB and IBZI.
- (iii) Tan Lindy is a Director of BCB Berhad and all its subsidiary companies. She is the daughter of Tan Sri Dato' Tan Seng Leong and the sister of Tan Vin Sern. She is also a director of MPDSB and JIESB.
- (iv) Tan Lay Hiang is a Director of BCB Berhad and most of its subsidiary companies. She is the sister of Tan Sri Dato' Tan Seng Leong.
- (v) Chang Shao-Yu is a Director of MPDSB. He is the spouse of Tan Lindy and son-in-law of Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong.
- (vi) Puan Sri Datin Lim Sui Yong is a major shareholder of BCB Berhad via her family-controlled company called Evergreen Ratio Sdn Bhd. She is also a director and shareholder of MPDSB.

b) The recurrent related party transactions between BCB Group and the interested related parties are as follows:

		Current Period Quarter 31.12.2022 RM'000	Preceding Period Quarter 31.12.2021 RM'000
<u>Marvel Plus Development Sdn Bhd</u>			
BCB Construction Sdn Bhd	- Building construction services	2,072	2,913
	- Hiring of machinery	9	15
BCB Resources Sdn Bhd	- Hiring of machinery	-	9
<u>Ju-Ichi Enterprise Sdn Bhd</u>			
BCB Berhad	- Rental of office space	75	75

Notes to the Interim Report for The Financial Period Ended 31 December 2022
(The figures have not been audited)

B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF MAIN MARKET LISTING REQUIREMENTS

B1. Review of Performance of the Group for the Current Quarter and Cumulative Quarter

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER	PRECEDING PERIOD CORRESPONDING QUARTER	CURRENT PERIOD TO DATE	PRECEDING PERIOD CORRESPONDING PERIOD
	31.12.2022	31.12.2021	31.12.2022	31.12.2021
	RM'000	RM'000	RM'000	RM'000
Revenue				
Property Development	59,150	65,071	119,778	90,324
Construction	1,951	2,862	5,227	4,118
Others	1,030	208	1,860	353
	<u>62,131</u>	<u>68,141</u>	<u>126,865</u>	<u>94,795</u>
Profit/(Loss) Before Tax				
Property Development	8,340	10,804	19,732	9,861
Construction	961	(1,439)	589	(2,769)
Others	255	(170)	270	(537)
	<u>9,556</u>	<u>9,195</u>	<u>20,591</u>	<u>6,555</u>

During the quarter under review, the Group recorded a decrease in revenue amounting to RM 6.01 million and increase in profit before tax amounting to RM 0.36 million respectively compared to the previous corresponding quarter. Segmental performance for the current quarter under review is as follows:

Property Development

The property development division reported a decrease in revenue amounting to RM 5.92 million, from RM 65.07 million to RM 59.15 million compared to the preceding period corresponding quarter. The current period quarter revenue was mainly contributed by the project progress recognition from HomeTree @ Kota Kemuning, Bandar Putera Indah and Evergreen Heights @ Batu Pahat amounting to RM 30.83 million, RM 9.13 million and RM 6.01 million respectively. The dip in revenue compared to the preceding period quarter was largely attributed to the drop in revenue from Versis @ Batu Pahat by RM 6.39 million, disposal of land held for property development @ Batu Pahat by RM 5.38 million, Concerto condominium @ North Kiara, Kuala Lumpur by RM 2.36 million and Bandar Putera Indah @ Batu Pahat by RM 2.30 million. However, the decrease of revenue has been partially offset by the higher revenue recognised by HomeTree @ Kota Kemuning in current quarter by RM 11.00 million.

The decrease in profit before tax was in line with the decrease in revenue in the current quarter. There were no significant fluctuations in the operating income and expenses for both current and prior quarters under review.

Construction

The Construction segment reported a decrease in revenue of RM 0.91 million compared to the preceding period corresponding quarter. This decreasing trend was largely attributed by Taman Saujana's Olivia amounting to RM 2.18 million, which is reaching completion stage. However, this was compensated by higher revenue recognised by Taman Saujana's Olivia 2 amounting to RM 1.26 million. The current period quarter revenue was contributed by Taman Saujana's Olivia and Olivia 2 of RM 0.23 million and RM 1.65 million respectively.

Despite the decrease in revenue, the construction segment reported an increase in profit before tax amounting to RM 2.40 million, from loss before tax of RM 1.44 million in preceding period corresponding quarter to profit before tax of RM 0.96 million in the current period quarter due to the actualisation of budget cost for Olivia project @ Taman Saujana, Kluang. Apart from that, the increase in profit before tax was mainly further enhanced by gain on disposal of property, plant and equipment amounting to RM 0.76 million.

Others

Others division mainly represents hotel services and leasing business. There was an increase in revenue in current period quarter by RM 0.82 million as compared to preceding period quarter as the Prime City Hotel has resumed its business operation since Q3 FY2022.

The increase in profit before tax was in line with the increase in revenue in the current quarter. There were no significant fluctuations in the operating income and expenses for both current and prior quarters under review.

Notes to the Interim Report for The Financial Period Ended 31 December 2022
(The figures have not been audited)

B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF MAIN MARKET LISTING REQUIREMENTS

B2. Material Changes in Profit Before Taxation for the Quarter Reported On as Compared with the Immediate Preceding Quarter

	3 Months Ended		
	31.12.2022 RM'000	30.09.2022 RM'000	Changes RM'000
Revenue	62,131	64,734	(2,603)
Profit before tax	9,556	11,035	(1,479)

Revenue decreased by RM 2.60 million, from RM 64.73 million in the immediate preceding quarter to RM 62.13 million reported in the current period quarter. The decrease in revenue were mainly derived from Versis @ Batu Pahat by RM 6.91 million and Hometree @ Kota Kemuning by RM 1.03 million. However these were offset by the increase in revenue from Bandar Putera Indah @ Batu Pahat by RM 4.02 million and Concerto condominium @ North Kiara, Kuala Lumpur by RM 1.87 million.

Corresponding to the lower revenue registered in Q2 FY2023, the Group registered a decrease in profit before tax of RM 1.48 million, from profit before tax of RM 11.04 million in the immediate preceding quarter to RM 9.56 million reported in the current period quarter. The decrease in profit before tax were in line with the lower gross profit contributed from Versis @ Batu Pahat by RM 3.46 million and actualisation of budget cost that resulted decrease in gross profit for Phase 6 of Bandar Putera Indah @ Batu Pahat amounting to RM 0.86 million adjusted in immediate preceding quarter. However these were compensated by the higher gross profit contributed from Bandar Putera Indah @ Batu Pahat by RM 1.23 million, Concerto condominium @ North Kiara, Kuala Lumpur by RM 1.14 million and gain on disposal of property, plant and equipment amounting to RM 0.94 million.

B3. Prospects for the Financial Year

In view of the strong underlying demand for housing and on-going government policy support to keep consumers' sentiment relatively resilient, the property market outlook is expecting to be positive in 2023. Nevertheless, the Group believe there are still uncertainties and challenges looming over the course of the financial year for the property sector. These include interest rate continue to rise and geopolitical uncertainties remain.

Despite of the challenging operating environment, the Group will remain focused in driving cost efficiency due to inflationary pressure, whilst continuing its on-going development projects and launching new development products which meet market demand and needs.

B4. Variance on Profit Forecast

There were no profit forecasts published as at 31 December 2022.

B5. Profit for the financial period

Profit before taxation is derived after taking into consideration of the following:

	Current Quarter	Cumulative Period to-date
	31.12.2022 RM'000	31.12.2022 RM'000
Interest Income	44	81
Other Income	1,159	5,527
Interest expenses	5,729	9,607
Depreciation and amortisation	1,315	3,019

Other than the above, there were no disposal of quoted or unquoted investment or properties and amortisation of assets for the financial quarter under review.

Notes to the Interim Report for The Financial Period Ended 31 December 2022
(The figures have not been audited)

B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF MAIN MARKET LISTING REQUIREMENTS

B6. Taxation

Taxation consists of the followings:

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT QUARTER 31.12.2022 RM'000	PRECEDING	CURRENT PERIOD TO DATE 31.12.2022 RM'000	PRECEDING
		CORRESPONDING		PERIOD
		QUARTER		CORRESPONDING
	31.12.2021 RM'000		31.12.2021 RM'000	
Income tax				
- current financial period	1,632	3,142	4,342	3,142

The effective tax rate for current quarter is as per statutory tax rate of 24%.

B7. Profit or loss on sale of unquoted investments and / or properties.

There was no disposal of unquoted investment or property during the financial period under review other than in the ordinary course of the Group's business.

B8. Quoted Securities

There was no purchase and disposal of quoted securities for the financial period under review.

B9. Status of Corporate Proposal

There were no corporate proposals during the financial period under review.

B10. Dividend

The Board of Directors has not recommended any interim dividend for the current quarter or financial period to-date.

B11. Group Borrowings

The tenure of Group borrowings classified as current and non-current liabilities categories are as follows: -

	RM'000
Current liabilities	
- Secured	121,778
	<u>121,778</u>
Non-current liabilities	
- Secured	143,762
	<u>143,762</u>
Total Borrowing	<u><u>265,540</u></u>

Notes to the Interim Report for The Financial Period Ended 31 December 2022
 (The figures have not been audited)

B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF MAIN MARKET LISTING REQUIREMENTS

B12. Financial instruments with off balance sheet risk

There was no off-balance sheet financial instrument during the financial period under review.

B13. Material litigation

The Group does not have any material litigation during the financial period under review.

B14. Earnings per share

	Individual		Cumulative	
	Current Period quarter RM'000	Preceding Period corresponding quarter RM'000	Current Period To-date RM'000	Preceding Period corresponding quarter RM'000
a) Basic earnings per share				
Net profit attributable to owners for the period	7,372	7,279	16,725	6,636
Weighted average number of ordinary shares in issue	399,621	399,621	399,621	399,621
Basic earnings per share (sen)	1.84	1.82	4.19	1.66
b) Diluted earnings per share				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A