



3rd QUARTER  
INTERIM REPORT  
FOR THE FINANCIAL PERIOD ENDED 31 March 2023

**Interim Report For The Financial Period Ended 31 March 2023**  
**(The figures have not been audited)**

<b>CONTENTS</b>	<b>PAGES</b>
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	1
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	2
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	3
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS	4
EXPLANATORY NOTES TO THE INTERIM REPORT	5-12

Interim Report for The Financial Period Ended 31 March 2023  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE  
FINANCIAL PERIOD ENDED 31 MARCH 2023

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD 31.03.2023 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 31.03.2022 RM'000	CURRENT PERIOD TO-DATE 31.03.2023 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 31.03.2022 RM'000
Revenue	48,453	56,792	175,318	151,587
Cost of sales	(30,333)	(20,754)	(110,248)	(81,604)
Gross profit	18,120	36,038	65,070	69,983
Other operating expenses	(13,790)	(12,826)	(36,150)	(33,827)
Other operating income	1,666	1,212	7,193	4,306
Profit from operations	5,996	24,424	36,113	40,462
Finance income	130	12	211	39
Finance cost	(5,087)	(5,613)	(14,694)	(15,123)
Profit before taxation	1,039	18,823	21,630	25,378
Taxation	2,084	(5,780)	(2,258)	(8,922)
Profit after taxation	3,123	13,043	19,372	16,456
Other Comprehensive Income	-	-	-	-
<b>Total comprehensive income for the financial period</b>	<b>3,123</b>	<b>13,043</b>	<b>19,372</b>	<b>16,456</b>
<b>Profit/(Loss) attributable to:</b>				
Owners of the Company	2,367	11,986	19,092	18,622
Non-Controlling Interest	756	1,057	280	(2,166)
	<b>3,123</b>	<b>13,043</b>	<b>19,372</b>	<b>16,456</b>
<b>Total comprehensive income/(loss) attributable to:</b>				
Owners of the Company	2,367	11,986	19,092	18,622
Non-Controlling Interest	756	1,057	280	(2,166)
	<b>3,123</b>	<b>13,043</b>	<b>19,372</b>	<b>16,456</b>
<b>EPS - Basic (sen)</b>	<b>0.59</b>	<b>3.00</b>	<b>4.78</b>	<b>4.66</b>

(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 March 2023  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE  
FINANCIAL PERIOD ENDED 31 MARCH 2023

	(UNAUDITED) AS AT 31.03.2023 RM'000	(AUDITED) AS AT 30.06.2022 RM'000
<b>Non-Current Assets</b>		
Property, plant, and equipment	45,909	49,917
Investment properties	56,074	56,166
Inventories	322,471	353,410
Deferred tax assets	8,259	7,851
Trade and other receivables	484	852
	<b>433,197</b>	<b>468,196</b>
<b>Current assets</b>		
Inventories	553,088	540,826
Tax recoverable	5,991	3,861
Trade and other receivables	91,900	104,314
Contract assets	38,585	12,453
Cash and bank balances	33,457	23,604
	<b>723,021</b>	<b>685,058</b>
<b>Total Assets</b>	<b>1,156,218</b>	<b>1,153,254</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Share capital	206,250	206,250
Treasury shares	(3,373)	(3,373)
Retained earnings	302,987	283,895
<b>Equity attributable to owners of the Parent</b>	<b>505,864</b>	<b>486,772</b>
Non-Controlling Interest	32,833	32,553
	<b>538,697</b>	<b>519,325</b>
<b>Non-current liabilities</b>		
Borrowings	159,944	167,164
Lease liabilities	2,693	1,685
Deferred tax liabilities	274	873
	<b>162,911</b>	<b>169,722</b>
<b>Current liabilities</b>		
Trade and other payables	225,844	219,117
Contract liabilities	126,637	116,644
Borrowings	98,100	115,299
Lease liabilities	2,038	7,127
Current tax liabilities	1,991	6,020
	<b>454,610</b>	<b>464,207</b>
<b>Total liabilities</b>	<b>617,521</b>	<b>633,929</b>
<b>Total equity and liabilities</b>	<b>1,156,218</b>	<b>1,153,254</b>
Net assets per share (RM)	1.23	1.18

(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 March 2023**  
(The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2023**

	Non-distributable			Distributable	Total RM'000	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			
At 01.07.2022	206,250	-	(3,373)	283,895	486,772	32,553	519,325
Total comprehensive income	-	-	-	19,092	19,092	280	19,372
At 31.03.2023	206,250	-	(3,373)	302,987	505,864	32,833	538,697
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	-	-	-	18,622	18,622	(2,166)	16,456
At 31.03.2022	206,250	-	(3,373)	281,256	484,133	33,277	517,410

(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 March 2023  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2023

	9 MONTHS ENDED 31.03.2023 RM'000	9 MONTHS ENDED 31.03.2022 RM'000
<b><u>Operating activities</u></b>		
Profit before taxation	21,630	25,378
Adjustments for non-cash items	13,903	18,316
Operating profit before working capital changes	35,533	43,694
Trade receivables & other receivables	12,778	(3,685)
Contract asset	(26,132)	(26,015)
Land held for property development	30,939	2,057
Inventories	11,994	13,438
Property development cost	(24,256)	28,857
Trade payables and other payables	6,727	(15,139)
Contract liabilities	9,993	13,589
Net change in working capital	57,576	56,796
Tax paid	(9,424)	(9,592)
<b>Net cash from operating activities</b>	<b>48,152</b>	<b>47,204</b>
<b><u>Investing activities</u></b>		
Interest received	211	39
Acquisition of a non-controlling interest	-	(700)
Proceeds from disposal of investment properties	67	3,600
Purchase of property, plant, and equipment	(685)	(1,297)
Proceed from disposal of property, plant, and equipment	7,538	1,597
<b>Net cash from investing activities</b>	<b>7,131</b>	<b>3,239</b>
<b><u>Financing activities</u></b>		
Interest paid	(14,695)	(15,123)
Drawdown of borrowings	1,516	84,300
Repayments of borrowings	(28,607)	(107,206)
Repayments of lease liabilities	(6,316)	(4,249)
Placement of fixed deposits pledged to licensed bank	(899)	(34)
<b>Net cash used in financing activities</b>	<b>(49,001)</b>	<b>(42,312)</b>
<b>Net increase in cash and cash equivalents for the financial period</b>	<b>6,282</b>	<b>8,131</b>
<b>Cash and cash equivalents at beginning of financial period</b>	<b>(18,953)</b>	<b>(26,987)</b>
<b>Cash and cash equivalents at end of financial period</b>	<b>(12,671)</b>	<b>(18,856)</b>
<b>Cash and cash equivalent comprise the following:</b>		
Deposits	2,033	596
Cash and bank balances	31,424	24,382
Bank overdrafts	(44,095)	(43,238)
	(10,638)	(18,260)
Less: Deposit pledged to licensed banks	(2,033)	(596)
	(12,671)	(18,856)

(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 March 2023**  
**(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 9 months ended 31 March 2023.

**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 March 2023**  
(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

	<b>Property development</b>	<b>Construction</b>	<b>Others</b>	<b>Elimination</b>	<b>Total</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>9 Months Ended 31.03.2023</b>					
Revenue					
External revenue	166,685	6,631	2,774	(772)	175,318
Inter-segment revenue	-	48,686	-	(48,686)	-
<b>Total</b>	<b>166,685</b>	<b>55,317</b>	<b>2,774</b>	<b>(49,458)</b>	<b>175,318</b>
Adjusted EBITDA	39,571	1,247	560	(525)	40,853
<b>9 Months Ended 31.03.2022</b>					
Revenue					
External revenue	144,475	7,654	682	(1,224)	151,587
Inter-segment revenue	-	30,562	-	(30,562)	-
<b>Total</b>	<b>144,475</b>	<b>38,216</b>	<b>682</b>	<b>(31,786)</b>	<b>151,587</b>
Adjusted EBITDA	47,309	(2,241)	(547)	319	44,840
<b>Total segment assets</b>					
31.03.2023	1,668,291	81,743	21,103	(629,169)	1,141,968
31.03.2022	1,671,089	87,028	20,248	(591,730)	1,186,635
<b>Total segment liabilities</b>					
31.03.2023	868,347	70,683	14,503	(338,277)	615,256
31.03.2022	906,180	77,419	15,365	(322,450)	676,514



**Notes to the Interim Report For The Financial Period Ended 31 March 2023**  
**(The figures have not been audited)**

**A. EXPLANATORY NOTES**

**A9. Segment Information (continued)**

	<b>31.03.2023</b>	<b>31.03.2022</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>A reconciliation of total adjusted EBITDA</b>		
Adjusted EBITDA	40,853	44,840
Finance income	211	39
Finance cost	(14,694)	(15,123)
Tax	(2,258)	(8,922)
Depreciation	(4,740)	(4,378)
Net profit for the financial period	<u>19,372</u>	<u>16,456</u>
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,141,968	1,186,636
Tax recoverable	14,250	13,368
Consolidated total assets (as per Statement of Financial Position)	<u>1,156,218</u>	<u>1,200,004</u>
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	615,256	676,514
Tax payable	2,265	6,080
Consolidated total liabilities (as per Statement of Financial Position)	<u>617,521</u>	<u>682,594</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 changes to the composition of the Group during the financial period under review.

**A13. Contingent Liabilities**

There were no 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 March 2023**  
**(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:

		<b>Current Period Quarter 31.03.2023 RM'000</b>	<b>Preceding Period Quarter 31.03.2022 RM'000</b>
<b><u>Marvel Plus Development Sdn Bhd</u></b>			
BCB Construction Sdn Bhd	- Building construction services	1,596	4,206
	- Hiring of machinery	8	13
BCB Resources Sdn Bhd	- Hiring of machinery	-	12
<b><u>Ju-Ichi Enterprise Sdn Bhd</u></b>			
BCB Berhad	- Rental of office space	75	75

**Notes to the Interim Report for The Financial Period Ended 31 March 2023**  
(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
	31.03.2023	31.03.2022	31.03.2023	31.03.2022
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>				
Property Development	46,135	52,927	165,913	143,251
Construction	1,404	3,536	6,631	7,654
Others	914	329	2,774	682
	<u>48,453</u>	<u>56,792</u>	<u>175,318</u>	<u>151,587</u>
<b>Profit/(Loss) Before Tax</b>				
Property Development	932	19,526	20,664	29,387
Construction	77	(55)	666	(2,824)
Others	30	(648)	300	(1,185)
	<u>1,039</u>	<u>18,823</u>	<u>21,630</u>	<u>25,378</u>

During the quarter under review, The Group recorded a decrease in revenue and profit before tax amounting to RM 8.34 million and RM 17.78 million respectively compared to the previous corresponding quarter. Segmental performance for the current quarter under review is as follows:

**Property Development**

The property development segment reported a decrease in revenue amounting to RM 6.79 million, from RM 52.93 million to RM 46.14 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, Evergreen Heights ("EH") and Bandar Putera Indah ("BPI") @ Batu Pahat. The dip in revenue was largely attributed to the lower sales contributed from BPI by RM 7.64 million. In addition, there was a land disposed occurred in preceding period corresponding quarter.

In line with the decrease in revenue, the property development segment reported a significant decrease in profit before tax of RM 18.60 million, from RM 19.53 million to RM 0.93 million compared to the preceding period corresponding quarter. Higher profit in preceding period corresponding quarter mainly due to actualisation of budget cost of RM 9.75 million for the completed phase of HomeTree @ Kota Kemuning and a disposal of land. Lower profit before tax in the current period quarter also due to the additional cost of RM 4.03 million incurred to improve the infrastructure of HomeTree@ Kota Kemuning and lower sales contributed by BPI.

**Construction**

The Construction segment reported a decrease in revenue of RM 2.13 million compared to the preceding period corresponding quarter. The decrease was largely attributed to Taman Saujana's Olivia amounting to RM 2.12 million which has almost reached its completion stage in current period quarter. The current period quarter revenue was mainly contributed by Taman Saujana's Olivia 2 amounting to RM 1.21 million.

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 March 2023**  
 (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 (continued)**

**Others**

Others division mainly represents hotel leasing business. There is an increase in revenue in current period quarter by RM 0.59 million as compared to preceding period quarter as the Prime City Hotel has resumed its business operation since end of February 2022. Hence, there was only one month revenue was recognised in preceding period quarter.

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.

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

	3 Months Ended		
	31.03.2023 RM'000	31.12.2022 RM'000	Changes RM'000
Revenue	48,453	62,131	(13,678)
Profit before tax	1,039	9,556	(8,517)

Revenue decreased from RM 62.13 million to RM 48.45 million mainly due to the near completion of Phase 2D for HomeTree @ Kota Kemuning. In addition, lower sales contributed by on-going projects of BPI and completed properties units of Concerto condominium @ North Kiara, Kuala Lumpur

Corresponding to the lower revenue registered in Q3 FY2023, the profit before tax decreased by RM 8.52 million from RM 9.56 million to RM 1.04 million in the current quarter. The decrease was mainly due to additional cost of RM 4.03 million incurred to improve the infrastructure of HomeTree@ Kota Kemuning. In addition, revision of budget cost and lower sales contributed by BPI.

**B3. Prospects for the Financial Year**

The Malaysian economy registered a growth of 7% in the fourth quarter of 2022, bringing full year growth to 8.7%. On 3 May 2023, Bank Negara Malaysia increased the Overnight Policy Rate (OPR) by 25 basis points to 3% to align with the stronger state of the economy.

Despite headwinds in the market and various nationwide challenges, such as rising of interest rate and raw material costs, the Group has been able to generate revenue of RM 175.32 million and profit before tax of RM 21.63 million.

Moving forward, 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 March 2023.

**Notes to the Interim Report for The Financial Period Ended 31 March 2023**  
(The figures have not been audited)

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

**B5. Profit for the financial period**

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

	<b>Current Quarter 31.03.2023 RM'000</b>	<b>Cumulative Period to-date 31.03.2023 RM'000</b>
Interest Income	130	211
Other Income	1,666	7,193
Interest expenses	5,087	14,694
Depreciation and amortisation	1,721	4,740

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.

**B6. Taxation**

Taxation consists of the followings:

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>		
	<b>CURRENT QUARTER 31.03.2023 RM'000</b>	<b>PRECEDING CORRESPONDING QUARTER 31.03.2022 RM'000</b>	<b>CURRENT PERIOD TO DATE 31.03.2023 RM'000</b>	<b>PRECEDING PERIOD CORRESPONDING PERIOD 31.03.2022 RM'000</b>	
Taxation	(2,084)	5,780	2,258	8,922	

The effective tax rate of the Group for the current quarter is lower than the statutory tax rate mainly due to over provision of taxation in prior year.

**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.

Notes to the Interim Report for The Financial Period Ended 31 March 2023  
(The figures have not been audited)

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

**B11. Group Borrowings**

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

	RM'000
<b>Current liabilities</b>	
- Secured	98,100
	<u>98,100</u>
<b>Non-current liabilities</b>	
- Secured	159,944
	<u>159,944</u>
<b>Total Borrowing</b>	<u><u>258,044</u></u>

**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
<b>a) Basic earnings per share</b>				
Net profit attributable to owners for the period	2,367	11,986	19,092	18,622
Weighted average number of ordinary shares in issue	399,621	399,621	399,621	399,621
Basic earnings per share (sen)	0.59	3.00	4.78	4.66
<b>b) Diluted earnings per share</b>				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A