

**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FIRST QUARTER ENDED 30 JUNE 2020**
(The figures have not been audited)

	Note	Individual Quarter		Cumulative Quarters	
		30.06.20 RM'000	30.06.19 RM'000	30.06.20 RM'000	30.06.19 RM'000
Revenue	17	30,082	30,474	30,082	30,474
Operating expenses		(28,351)	(29,735)	(28,351)	(29,735)
Other income		275	294	275	294
Operating income		<u>2,006</u>	<u>1,033</u>	<u>2,006</u>	<u>1,033</u>
Finance costs		(765)	(311)	(765)	(311)
Profit after finance costs		1,241	722	1,241	722
Share of results of associate company		81	-	81	-
Profit before taxation	18	<u>1,322</u>	<u>722</u>	<u>1,322</u>	<u>722</u>
Taxation	19	(309)	(298)	(309)	(298)
Profit for the period		<u>1,013</u>	<u>424</u>	<u>1,013</u>	<u>424</u>
Other comprehensive income					
Realisation of revaluation surplus upon:					
- Depreciation		42	48	42	48
Transfer from realisation of revaluation surplus to retained profits		(42)	(48)	(42)	(48)
Total comprehensive income for the period		<u>1,013</u>	<u>424</u>	<u>1,013</u>	<u>424</u>
Attributable to :					
Owners of the Parent Company		1,013	429	1,013	429
Non-controlling interests		-	(5)	-	(5)
Profit for the period		<u>1,013</u>	<u>424</u>	<u>1,013</u>	<u>424</u>
Attributable to :					
Owners of the Parent Company		1,013	429	1,013	429
Non-controlling interests		-	(5)	-	(5)
Total comprehensive income for the period		<u>1,013</u>	<u>424</u>	<u>1,013</u>	<u>424</u>
Earnings per share attributable to owners of the parent company					
- Basic (sen)	24	<u>0.34</u>	<u>0.14</u>	<u>0.34</u>	<u>0.14</u>
- Diluted (sen)	24	<u>0.33</u>	<u>0.14</u>	<u>0.33</u>	<u>0.14</u>

Notes:

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2020 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2020
(The figures have not been audited)

		As At 30.06.20 RM'000	(Audited) As At 31.03.20 RM'000
	Note		
ASSETS			
Non-current assets			
Land held for development		884	884
Property, plant and equipment		39,671	39,661
Right-of-use assets		3,013	3,206
Investment properties		28,800	28,800
Investment in associate companies		36,623	36,542
Deferred tax assets		1,408	1,508
		<u>110,399</u>	<u>110,601</u>
Current assets			
Inventories		53,138	57,934
Trade receivables		79,750	64,893
Other receivables		8,026	11,310
Tax recoverable		5	2
Cash and bank balances	21	3,950	4,710
		<u>144,869</u>	<u>138,849</u>
TOTAL ASSETS		<u>255,268</u>	<u>249,450</u>
EQUITY AND LIABILITIES			
Equity attributable to owners of the Parent Company			
Share capital		62,644	62,536
Treasury shares		(255)	(255)
Foreign currency translation reserve		176	176
Revaluation reserve		14,536	14,578
Capital reserve		(28)	(28)
Warrant reserve		7,695	7,720
Retained profits		35,615	34,560
		<u>120,383</u>	<u>119,287</u>
Non-controlling interest		256	256
Total equity		<u>120,639</u>	<u>119,543</u>
Non-current liabilities			
Contract liabilities		51	58
Bank borrowings	23	789	771
Lease liabilities		997	1,163
Deferred tax liabilities		3,412	3,411
		<u>5,249</u>	<u>5,403</u>
Current liabilities			
Contract liabilities		297	296
Trade payables		34,623	32,321
Other payables		17,463	20,539
Bank borrowings	23	73,666	67,947
Lease liabilities		665	697
Tax Payable		2,666	2,704
		<u>129,380</u>	<u>124,504</u>
Total liabilities		<u>134,629</u>	<u>129,907</u>
TOTAL EQUITY AND LIABILITIES		<u>255,268</u>	<u>249,450</u>
Net assets per share attributable to owners of the Parent (RM)		0.40	0.40

Notes:

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 March 2020 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FIRST QUARTER ENDED 30 JUNE 2020
(The figures have not been audited)

	-----Attributable to Owners of the Parent-----						Retained Earnings RM'000	Total RM'000	Non-controlling interests RM'000	Total Equity RM'000
	-----Non-Distributable-----			Distributable						
	Share Capital RM'000	Treasury Shares RM'000	Warrant Reserve RM'000	Foreign Currency Translation Reserve RM'000	Other Reserve RM'000	Revaluation Reserve RM'000				
(Audited)										
<u>12 months period ended 31 March 2020</u>										
At 1 April 2019	62,449	(255)	7,740	176	(28)	16,001	29,829	115,912	385	116,297
Effect of adoption of MFRS 16	-	-	-	-	-	-	(29)	(29)	-	(29)
At 1 April 2019, as restated	62,449	(255)	7,740	176	(28)	16,001	29,800	115,883	385	116,268
Profit for the financial year	-	-	-	-	-	-	3,750	3,750	(16)	3,734
Other comprehensive income for the financial year	-	-	-	-	-	(1,423)	1,423	-	-	-
Total comprehensive income for the financial year	-	-	-	-	-	(1,423)	5,173	3,750	(16)	3,734
Transactions with owners:										
Acquisition of equity interest of non-controlling interests	-	-	-	-	-	-	(413)	(413)	(113)	(526)
Exercise of warrants	87	-	(20)	-	-	-	-	67	-	67
At 31 March 2020	62,536	(255)	7,720	176	(28)	14,578	34,560	119,287	256	119,543

Notes:
The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statements for the year ended 31 March 2020 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FIRST QUARTER ENDED 30 JUNE 2020
(The figures have not been audited)

	-----Attributable to Owners of the Parent-----							Total RM'000	Non-controlling interests RM'000	Total Equity RM'000
	-----Non-Distributable-----			Distributable						
	Share Capital RM'000	Treasury Shares RM'000	Warrant Reserve RM'000	Foreign Currency Translation Reserve RM'000	Other Reserve RM'000	Revaluation Reserve RM'000	Retained Earnings RM'000			
<u>3 months period ended 30 June 2020</u>										
At 1 April 2020	62,536	(255)	7,720	176	(28)	14,578	34,560	119,287	256	119,543
Profit for the period	-	-	-	-	-	-	1,013	1,013	-	1,013
Realisation of revaluation surplus	-	-	-	-	-	(42)	42	-	-	-
Total comprehensive income for the financial period	-	-	-	-	-	(42)	1,055	1,013	-	1,013
Transactions with owners:										
Exercise of warrants	108	-	(25)	-	-	-	-	83	-	83
Total transactions with owners	108	-	(25)	-	-	-	-	83	-	83
At 30 June 2020	62,644	(255)	7,695	176	(28)	14,536	35,615	120,383	256	120,639

Notes:
The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statements for the year ended 31 March 2020 and the accompanying explanatory notes attached to the interim financial statements.

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE FIRST QUARTER ENDED 30 JUNE 2020
(The figures have not been audited)

	Cumulative Quarters	(Audited)
	30.06.20	Year to date
	RM'000	31.03.20
		RM'000
Cash Flows From Operating Activities		
Profit before taxation	1,322	7,891
Adjustments for :		
Bad debts written off	-	24
Depreciation of property, plant and equipment	275	1,355
Depreciation of right-of-use assets	194	708
Gain on disposal of property, plant and equipment	-	(558)
Loss on disposal of right-of-use assets	-	11
Impairment loss on trade receivables	-	821
Impairment loss on other receivables	-	14
Interest expense	765	2,291
Interest income	-	(53)
Inventories written down	260	2,823
Property, plant and equipment written off	-	411
Reversal of impairment loss on trade receivables	(23)	(80)
Share of results of associate company	(81)	(1,542)
Unrealised (gain)/loss on foreign exchange	(58)	405
Waiver of debts by an associate company	-	(611)
Operating profit before changes in working capital	<u>2,654</u>	<u>13,910</u>
Changes in working capital		
Changes in contract liabilities	(6)	15
Changes in inventories	4,535	(103)
Changes in receivables	(11,661)	6,504
Changes in payables	(606)	(25,337)
Cash used in operations	<u>(5,084)</u>	<u>(5,011)</u>
Interest received	-	53
Interest paid	(765)	(2,291)
Tax refund	-	21
Tax paid	(248)	(2,629)
Net cash flows used in operating activities	<u>(6,097)</u>	<u>(9,857)</u>
Cash Flows From Investing Activities		
Acquisition of non-controlling interests	-	(526)
Acquisition of investment in associate company	-	(35,000)
Purchase of property, plant and equipment	(284)	(685)
Proceeds from disposals of property, plant and equipment	-	607
Proceeds from disposals of right-of-use assets	-	2,486
Net cash flows used in investing activities	<u>(284)</u>	<u>(33,118)</u>

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE FIRST QUARTER ENDED 30 JUNE 2020
(The figures have not been audited)

	Cumulative Quarters	(Audited)
	30.06.20	Year to date
	RM'000	31.03.20
		RM'000
Cash Flows From Financing Activities		
Decrease in fixed deposits pledged	-	110
Payment of lease liabilities	(198)	(687)
Net changes in banker's acceptances	(1,777)	(4,794)
Net changes in term loans	13	(25)
Net changes in revolving credit	7,500	42,500
Proceeds from exercise of warrants	83	67
Net cash flows from financing activities	<u>5,621</u>	<u>37,171</u>
Net decrease in cash and cash equivalents	(760)	(5,804)
Effects of changes in exchange rates	-	9
Cash and cash equivalents at beginning of the period/year	4,710	10,505
Cash and cash equivalents at end of the period/year	<u><u>3,950</u></u>	<u><u>4,710</u></u>

Notes :

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements for the year ended 31 March 2020 and the accompanying explanatory notes attached to the interim financial statements.

Notes to the Interim Financial Statements for the first quarter ended 30 June 2020

1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standard (MFRS) No. 134 : Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements ("Listing Requirements").

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 March 2020 and the accompanying explanatory notes attached to this interim financial report.

2. Changes in Accounting Policies

The accounting policies adopted in the interim financial statements are consistent with those adopted in the audited financial statements for the year financial ended 31 March 2020, except for the adoption of standards and interpretations that are mandatory for the Group for the financial year beginning 1 January 2020:-

Amendments to References to the Conceptual Framework in MFRS Standards	
Amendments to MFRS 3	Definition of a Business
Amendments to MFRS 9, MFRS 139 and MFRS 7	Interest Rate Benchmark Reform
Amendments to MFRS 101 and MFRS 108	Definition of Material
Amendments to MFRS 16 Leases	Covid-19 Related Rent Concessions

The Group has not applied the following standards, amendments and interpretations under MFRS framework that have been issued by the Malaysian Accounting Standards Board as they have yet to be effective for the Group:-

MFRSs and IC Interpretations (Including The Consequential Amendments)	Effective dates for financial periods beginning on or after
MFRS 17 - Insurance Contracts	1 January 2021
Amendments to MFRS 101 - Classification of Liabilities as Current or Non-Current	1 January 2022
Annual Improvements to MFRS Standards 2018-2020	
- Amendment to MFRS 1	1 January 2022
- Amendment to MFRS 9	1 January 2022
- Amendment to MFRS 16	1 January 2022
- Amendment to MFRS 141	1 January 2022
Amendments to MFRS 3 - Business Combinations (Reference to the Conceptual Framework)	1 January 2022
Amendments to MFRS 116 - Property, Plant and Equipment (Proceeds before Intended Use)	1 January 2022
Amendments to MFRS 137 - Onerous Contracts (Cost of Fulfilling a Contract)	1 January 2022
Amendments to MFRS 10 and MFRS 128 - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice

3. Audit Report

The auditors' report on the financial statements for the year ended 31 March 2020 was not subject to any qualification.

4. Seasonality or Cyclicity

The Group's performance was not significantly affected by any seasonal or cyclical factors during the current financial quarter under review.

5. Unusual Items

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

6. Material Changes in Estimates

There were no material changes in the estimates used in reporting the current financial quarters under review as compared to the audited financial statements of the Group for the financial year ended 31 March 2020.

Notes to the Interim Financial Statements for the first quarter ended 30 June 2020

7. Debt and Equity Securities

There was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities during the current financial quarter under review except for issuance of 415,600 new ordinary shares pursuant to the conversion of Warrants 2013/2023 at an exercise price of RM0.20 per ordinary share for cash.

The shares repurchased are held as treasury shares in accordance with Section 127 (6) of the Companies Act 2016.

During the financial quarter and period to date, none of the treasury shares were distributed as share dividend to the shareholders.

As at 30 June 2020, the number of treasury shares held was 700,000 ordinary shares.

8. Dividend

No dividend was declared or paid during the current financial quarter under review.

9. Valuation of Property, Plant and Equipment

The Group has carried out valuation update on certain property, plant and equipment. There were no additional resultant of revaluation surplus recognised in revaluation reserve in the current quarter under review.

10. Valuation of Investment Properties

There were no changes in the valuation of investment properties since the last audited financial statements for the financial year ended 31 March 2020.

11. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current financial quarter under review.

12. Contingencies

Corporate guarantee extended by the Company to banks and financial institutions for credit facilities granted to subsidiaries as at the date of this financial report were as follows :-

	As At	As At
	30.06.20	31.03.20
	RM'000	RM'000
- Limit of guarantee	<u>103,817</u>	<u>103,856</u>
- Amount utilised	<u>74,455</u>	<u>68,816</u>

13. Capital Commitments

There were no outstanding capital commitments as at the date of this interim financial report.

14. Profit Forecast Variance

Not applicable.

15. Corporate Proposals

There were no corporate proposals that were announced but yet to be completed as at the date of this interim report, except for the followings:-

Proposed Special Issue of Shares ("Proposed Special Issue")

On 24 May 2019 announced that the Company proposed to undertake the Proposed Special Issue.

- The proposed special issue of shares of up to 84,885,000 new ordinary shares in CHGP to independent third party investor(s) to be identified at an issue price to be determined at a later date.
- The shareholders had on 28 August 2019 approved the Proposed Special Issue.
- Bursa Securities had on 18 July 2019 approved the extension of time of up to 31 July 2019, to issue the circular and independent advice letter in relation to the Proposals.

Bursa Securities had on 18 June 2020 re-approved the extension of time up to 3 January 2021 for the Company to complete the Proposed Special Issue.

Notes to the Interim Financial Statements for the first quarter ended 30 June 2020

16. Related Party Transactions

There were no related party transactions during the current financial quarter under review, except for the followings:-

	Individual Quarter		Cumulative Quarters	
	30.06.20 RM'000	30.06.19 RM'000	30.06.20 RM'000	30.06.19 RM'000
Rental expense paid to other related party*	(53)	(17)	(53)	(17)
Rental income received from other related party*	3	5	3	5
Sales to other related party*	13,707	6,118	13,707	6,118
Purchases from other related party*	(9,916)	(1,480)	(9,916)	(1,480)
Road tax and insurance paid to other related party*	(6)	(70)	(6)	(70)
Purchases from a company connected to directors of the Company	-	(159)	-	(159)
Rental expense paid to a person connected to a director of the Company	(4)	(4)	(4)	(4)

* Being corporations in which certain directors of the Company have financial interest.

17. Detailed Analysis of Performance

Segmental information is presented in respect of the Group's business segments.

The Group comprises of the following main business segments :

(a)	Commercial vehicles and bodyworks	Manufacturing and trading of rebuilt and new commercial vehicles, bodyworks and their related services
(b)	Property development	Property development activities
(c)	Rental and fleet management services	Rental of commercial vehicles and forklift, provision of fleet management and other related services
(d)	Other Segment	Investment holding and the provision of management services

	Individual Quarter			Cumulative Quarters		
	30.06.20 RM'000	31.03.20 RM'000	30.06.19 RM'000	30.06.20 RM'000	30.06.19 RM'000	
Revenue						
(a)	Commercial vehicles and bodyworks	15,622	20,844	23,208	15,622	23,208
(b)	Property development	13,706	13,371	6,118	13,706	6,118
(c)	Rental and fleet management services	752	992	1,145	752	1,145
(d)	Others Segment	171	171	176	171	176
		30,251	35,378	30,647	30,251	30,647
	Less : Elimination	(169)	(168)	(173)	(169)	(173)
	Total	30,082	35,210	30,474	30,082	30,474

Profit before taxation

(a)	Commercial vehicles and bodyworks	369	(2,246)	272	369	272
(b)	Property development	816	5,131	556	816	556
(c)	Rental and fleet management services	154	317	109	154	109
(d)	Others Segment	(95)	(351)	(215)	(95)	(215)
		1,244	2,851	722	1,244	722
	Less : Elimination	(3)	-	-	(3)	-
		1,241	2,851	722	1,241	722
	Share of results of associates	81	1,924	-	81	-
	Total	1,322	4,775	722	1,322	722

Notes to the Interim Financial Statements for the first quarter ended 30 June 2020

Comparison with corresponding period in the previous year

(a) For commercial vehicles and bodyworks segment, revenue for the current quarter was RM15.62 million, a decrease of RM7.59 million compared to RM23.21 million in the previous year's corresponding quarter. The lower revenue was mainly due to lower demand for rebuilt commercial vehicles as a result of impact of the Covid-19 outbreak in the current quarter. The profit before taxation in the current quarter was RM0.37 million, an increase of RM0.10 million compared to profit before taxation of RM0.27 million in the previous year's corresponding quarter. The higher profit before taxation was due to lower administrative expenses incurred in the current quarter.

(b) For property development segment, revenue for the current quarter was RM13.71 million, an increase of RM7.59 million compared to RM6.12 million in the previous year's corresponding quarter. The stage of recognition of the project was 61.07% as at 30 June 2020 (as at 30 June 2019: 34.60%). Profit before taxation was RM0.82 million, an increase of RM0.26 million compared to RM0.56 million in the previous year's corresponding quarter. The higher profit before taxation was mainly attributable to higher delivery in the current quarter. The share of joint venture result has no comparative figure for the preceding year corresponding quarter as the agreement was commenced on 1 November 2019. The weighted stage of completion for the Project was approximate 15.28% for commercial lots and 4.57% for residential lots and share of profit was RM0.08 million for the current quarter.

(c) For rental and fleet management services segment, revenue for the current quarter was RM0.75 million, a decrease of RM0.39 million compared to RM1.14 million in the previous year's corresponding quarter. The lower revenue was mainly due to lower rental rate as a result of impact the Covid-19 outbreak in the current quarter. Profit before taxation in the current quarter was increased by RM0.05 million compared to the previous year's corresponding quarter. The higher profit before taxation was attributable to lower administrative expenses incurred in the current quarter.

(d) Other Segment's revenue for the current quarter was RM0.17 million was consistent with the previous year's corresponding quarter. The loss before taxation in the current quarter was RM0.01 million, a decrease of RM0.12 million compared to loss before taxation of RM0.22 million in the previous year's corresponding quarter. The lower loss before taxation was mainly attributable to lower administrative expenses incurred in the current quarter.

Comparison with preceding quarter

(a) For commercial vehicles and bodyworks segment, revenue for the current quarter was RM15.62 million, a decrease of RM5.22 million compared to RM20.84 million in the preceding quarter. Lower revenue was recorded due to lower demand for rebuilt commercial vehicles due to the impact of Covid-19 outbreak in the current quarter. The profit before taxation in the current quarter was RM0.37 million, an increase of RM2.62 million compared to loss before taxation of RM2.25 million in the preceding quarter. The loss before taxation in the preceding quarter was due to impairment of inventory and trade receivables.

(b) For property development segment, revenue for the current quarter was RM13.71 million, an increase of RM0.34 million compared to RM13.37 million in the preceding quarter. The stage of recognition of the project was 61.07% as at 30 June 2020 (as at 31 March 2020: 53.05%). Profit before taxation in the current quarter was RM0.82 million, a decrease of RM6.24 million compared to profit before taxation of RM7.06 million in the preceding quarter. The lower profit before taxation was attributable to lower gross profit in the current quarter. For the share of joint venture result, the weighted stage of completion for the Project was approximate 15.28% for commercial lots and 4.57% for residential lots as at 30 June 2020 (as at 31 March 2020: commercial lots: 14.99%, residential lots: 4.4%) and share of profit of RM0.08 million in the current quarter.

(c) For rental and fleet management services segment, revenue for the current quarter was RM0.75 million, a decrease of RM0.24 million compared to RM0.99 million in the preceding quarter. Profit before taxation in the current quarter was RM0.15 million, a decrease of RM0.16 million as compared to profit before taxation of RM0.32 million in the preceding quarter. The lower profit before taxation was mainly attributable to lower revenue recognised in the current quarter.

(d) Other Segment's revenue for the current quarter of RM0.17 million was almost consistent with preceding quarter. The loss before taxation in the current quarter was RM0.10 million, a decrease of RM0.25 million compared loss before taxation of RM0.35 million in the preceding quarter. The lower loss before taxation was mainly due to lower administrative expenses incurred in the current quarter.

Notes to the Interim Financial Statements for the first quarter ended 30 June 2020

18. Profit before taxation

This was arrived at :

	Individual Quarter		Cumulative Quarters	
	30.06.20 RM'000	30.06.19 RM'000	30.06.20 RM'000	30.06.19 RM'000
After charging :				
Bad debts written off	-	-	-	-
Depreciation of property, plant and equipment	275	431	275	431
Depreciation of right-of-use assets	194	-	194	-
Impairment loss on trade receivables	-	79	-	79
Inventories written down	260	-	260	-
Interest expenses	765	311	765	311
Lease expenses relating to short term lease	11	-	11	-
Rental of hostel	-	8	-	8
Rental of premises	-	65	-	65
Rental of vehicles	-	16	-	16
Unrealised (gain)/loss on foreign exchange	(58)	343	(58)	343
And crediting :				
Interest income	-	22	-	22
Gain on disposal of property, plant and equipment	-	41	-	41
Realised gain on foreign exchange	112	230	112	230
Rental income	3	5	3	5
Reversal of impairment loss on trade receivables	23	-	23	-
Share of results of associate company	81	-	81	-

19. Taxation

	Individual Quarter		Cumulative Quarters	
	30.06.20 RM'000	30.06.19 RM'000	30.06.20 RM'000	30.06.19 RM'000
Malaysian taxation based on profit for the period:				
-Current tax	(208)	(297)	(208)	(297)
-Deferred tax	(101)	(1)	(101)	(1)
	<u>(309)</u>	<u>(298)</u>	<u>(309)</u>	<u>(298)</u>

The effective tax rate for the financial period ended 30 June 2020 is lower than the statutory tax rate due to the available unutilised tax losses and unabsorbed capital allowances.

20. Commentary of Prospects

In view of recent Covid-19 outbreak and economic adverse impacts due to Malaysia MCO and RMC0:-

(i) Commercial vehicles and bodyworks

Though the market for rebuilt commercial vehicles remains much challenging, however, it is sustainable due to our competitive costs advantage and repositioning on our marketing strategy in lite-trucks model suitable for logistic and foods delivery with possible of more demand for these usage.

(ii) Property development

The joint developments project of "8th & Stellar", couple with its current mixed residential and commercial development in Bandar Petaling Jaya Selatan, the Group shall continuously emphases in implementing massive marketing strategy for "8th & Stellar" inventory and focus on affordable mid-range products.

As for Aera project, 90 % of the inventory already sold previously, the Group will continue with speed up efforts to complete and deliver to end purchasers.

Despite of possible slowdown in Malaysia economy, the Board is continue optimistic of current year performance.

21. Cash and Bank Balances

	As At	As At
	30.06.20 RM'000	31.03.20 RM'000
Cash and bank balances	<u>3,950</u>	<u>4,710</u>

Notes to the Interim Financial Statements for the first quarter ended 30 June 2020

22. Material Litigation

There were no material litigation during the current financial quarter under review.

23. Group Borrowings and Debt Securities

Group borrowings as at 30 June 2020 were as below:-

	Total Secured RM'000
<u>Current liabilities</u>	
Banker's acceptances	23,638
Revolving credits	50,000
Term loans	28
Sub-total	<u>73,666</u>
<u>Non-current liabilities</u>	
Term loans	789
Sub-total	<u>789</u>
Total	<u><u>74,455</u></u>

24. Basis of Calculation of Basic and Diluted Earnings Per Share Attributable to Owners of the Parent

Basic Earnings Per Share

The basic earnings per share is calculated based on the Group's profit attributable to equity holders of the Company divided by the weighted average number of ordinary shares in issue as follows:

	Individual Quarter		Cumulative Quarters	
	30.06.20	30.06.19	30.06.20	30.06.19
Profit for the period attributable to the owners of the Parent (RM'000)	<u>1,013</u>	<u>429</u>	<u>1,013</u>	<u>429</u>
Weighted average number of ordinary shares in issue ('000 units)	297,445	297,111	297,445	297,111
Effect of ordinary share issued during the financial period	40	-	40	-
Effect of treasury shares held ('000 units)	<u>(700)</u>	<u>(700)</u>	<u>(700)</u>	<u>(700)</u>
	<u>296,785</u>	<u>296,411</u>	<u>296,785</u>	<u>296,411</u>
Basic Earnings Per Share (sen)	<u>0.34</u>	<u>0.14</u>	<u>0.34</u>	<u>0.14</u>

Diluted Earnings Per Share

The diluted earnings per share is calculated based on the Group's profit attributable to equity holders of the Company divided by the weighted average number of ordinary shares in issue, adjusted for the dilutive effects of warrants as follows:

Profit for the period attributable to the owners of the Parent (RM'000)	<u>1,013</u>	<u>429</u>	<u>1,013</u>	<u>429</u>
Weighted average number of ordinary shares in issue ('000 units)	296,785	297,111	296,785	296,411
Adjustment for dilutive effect of warrants ('000 units)	<u>13,775</u>	<u>12,206</u>	<u>13,775</u>	<u>12,206</u>
Weighted average number of shares assumed to be in issue ('000 units)	<u>310,560</u>	<u>309,317</u>	<u>310,560</u>	<u>308,617</u>
Diluted Earnings Per Share (sen)	<u>0.33</u>	<u>0.14</u>	<u>0.33</u>	<u>0.14</u>

Date : 25 August 2020