



**Unaudited First Quarter Financial Statements and Dividend Announcement for the three-month period ended 30 September 2020**

The board of directors (the “**Board**”) of Astaka Holdings Limited (the “**Company**”, and together with its subsidiaries, the “**Group**”) is pleased to announce the unaudited consolidated results of the Group for the first quarter ended 30 September 2020. Such quarterly reporting announcement is mandatory, made pursuant to the Singapore Exchange Securities Trading Limited’s (“**SGX-ST**”) requirements, as required under Rule 705(2C) of the SGX-ST Listing Manual Section B: Rules of Catalist (the “**Catalist Rules**”).

**PART I Information Required for Quarterly (Q1, Q2 & Q3), Half- Year and Full Year Announcements**

- 1(a)(i) **An income statement and statement of comprehensive income, or a statement of comprehensive income, for the group, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

	<b>Group</b>		
	<b>3 months ended</b>		
	<b>30/09/2020</b> <b>(Unaudited)</b> <b>RM'000</b>	<b>30/09/2019</b> <b>(Unaudited)</b> <b>RM'000</b>	<b>Change</b> <b>%</b>
Revenue	13,099	68,289	(80.8)
Cost of sales	(6,499)	(62,690)	(89.6)
<b>Gross profit</b>	<b>6,600</b>	<b>5,599</b>	<b>17.9</b>
Other income	44	20	120.0
Selling and distribution expenses	(377)	(1,094)	(65.5)
Administrative expenses	(3,488)	(4,764)	(26.8)
Other expenses	(398)	(281)	41.6
<b>Results from operating activities</b>	<b>2,381</b>	<b>(520)</b>	<b>n.m.</b>
Finance income	173	40	332.5
Finance costs	(1,899)	(1,138)	66.9
<b>Net finance costs</b>	<b>(1,726)</b>	<b>(1,098)</b>	<b>57.2</b>
<b>Profit/(Loss) before income tax</b>	<b>655</b>	<b>(1,618)</b>	<b>n.m.</b>
Tax expense	(456)	(48)	850.0
<b>Profit/(Loss) for the period, representing total comprehensive income/(loss) for the period</b>	<b>199</b>	<b>(1,666)</b>	<b>n.m.</b>
<b>Total comprehensive income/(loss) attributable to:</b>			
Owners of the Company	(1,878)	(1,136)	65.3
Non-controlling interests	2,077	(530)	n.m.
<b>Total comprehensive income/(loss) for the period</b>	<b>199</b>	<b>(1,666)</b>	<b>n.m.</b>

n.m. - not meaningful

- 1(a)(ii) The following items (with appropriate breakdowns and explanations), if significant, must either be included in the income statement or in the notes to the income statement for the current financial period reported on and the corresponding period of the immediately preceding financial year: -

Profit/(loss) for the financial period is stated after charging/(crediting) the following:

	Group	
	3 months ended	
	30/09/2020 (Unaudited) RM'000	30/09/2019 (Unaudited) RM'000
Accruals for late payment interests	372	-
Depreciation of property, plant and equipment	132	73
Interest expense	1,894	1,138
Interest expense on lease liabilities	5	-
Interest income	(173)	(28)
Landscape maintenance	43	112
Repair and maintenance	28	242
Loss/(gains) on foreign exchange	2	(12)

- 1(b)(i) A statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

	Group		Company	
	30/09/2020 (Unaudited) RM'000	30/06/2020 (Audited) RM'000	30/09/2020 (Unaudited) RM'000	30/06/2020 (Audited) RM'000
	<b>Assets</b>			
Property, plant and equipment	727	855	-	-
Investment in subsidiaries	-	-	811,832	811,832
<b>Non-current assets</b>	<b>727</b>	<b>855</b>	<b>811,832</b>	<b>811,832</b>
Development properties	458,736	454,906	-	-
Contract costs	3,613	1,229	-	-
Contract assets	17,602	13,351	-	-
Trade and other receivables	19,492	20,475	21	41
Tax recoverable	679	1,846	-	-
Cash and cash equivalents	5,711	19,011	520	595
<b>Current assets</b>	<b>505,833</b>	<b>510,818</b>	<b>541</b>	<b>636</b>
<b>Total assets</b>	<b>506,560</b>	<b>511,673</b>	<b>812,373</b>	<b>812,468</b>
<b>Equity</b>				
Share capital	259,384	259,384	1,455,079	1,455,079
Merger reserve	(10,769)	(10,769)	-	-
Capital reserve	-	-	1,419	1,419
Accumulated losses	(155,680)	(153,802)	(647,483)	(647,710)
<b>Equity attributable to owners of the Company</b>	<b>92,935</b>	<b>94,813</b>	<b>809,015</b>	<b>808,788</b>
Non-controlling interests	(904)	(2,981)	-	-
<b>Total equity</b>	<b>92,031</b>	<b>91,832</b>	<b>809,015</b>	<b>808,788</b>

	Group		Company	
	30/09/2020 (Unaudited) RM'000	30/06/2020 (Audited) RM'000	30/09/2020 (Unaudited) RM'000	30/06/2020 (Audited) RM'000
<b>Liabilities</b>				
Lease liabilities	174	227	-	-
<b>Non-current liabilities</b>	174	227	-	-
Contract liabilities	-	3,406	-	-
Trade and other payables	304,581	310,534	351	639
Amount due to related parties	98,857	94,197	3,007	3,041
Lease liabilities	400	412	-	-
Loans and borrowings	10,517	11,065	-	-
<b>Current liabilities</b>	414,355	419,614	3,358	3,680
<b>Total liabilities</b>	<b>414,529</b>	<b>419,841</b>	<b>3,358</b>	<b>3,680</b>
<b>Total equity and liabilities</b>	<b>506,560</b>	<b>511,673</b>	<b>812,373</b>	<b>812,468</b>

1(b)(ii) In relation to the aggregate amount of the group's borrowings and debt securities, specify the following as at the end of the current financial period reported on with comparative figures as at the end of the immediately preceding financial year: -

(a) the amount repayable in one year or less, or on demand;

As at 30/09/2020		As at 30/06/2020	
Secured RM'000	Unsecured RM'000	Secured RM'000	Unsecured RM'000
10,660	62,280	11,208	57,592

(b) the amount repayable after one year;

As at 30/09/2020		As at 30/06/2020	
Secured RM'000	Unsecured RM'000	Secured RM'000	Unsecured RM'000
144	30	144	83

(c) whether the amounts are secured or unsecured; and

Please refer to (a) and (b) above.

(d) details of any collaterals

As at 30 September 2020, the Group's financing facilities of RM11,200,000 (30 June 2020: RM11,200,000) are secured against the fixed deposits of the controlling shareholder of the Company, Dato' Daing A Malek Bin Daing A Rahman ("**Dato Malek**") and secured by the first open monies legal charge over the land held under Lot PTD 6009, Mukim of Pengerang, District of Kota Tinggi, Johor, which is owned by Saling Syabas Sdn Bhd ("**SSSB**"). The Group's hire purchase financing facilities of RM692,000 (30 June 2020: RM692,000) are secured by its underlying assets.

As at 30 September 2020, amounts owing to a main contractor of approximately RM32,115,000 (30 June 2020: RM34,115,000) are secured against certain land parcels located in Bukit Pelali, Pengerang, which are owned by SSSB and over which the Company's subsidiary, Bukit Pelali Properties Sdn Bhd ("**BPPSB**"), holds the development rights. SSSB is owned by Dato' Malek and Dato' Zamani Bin Kasim, the Executive Director of the Company.

1(c) A statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year.

	Group	
	3 months ended	
	30/09/2020 (Unaudited) RM'000	30/09/2019 (Unaudited) RM'000
<b>Cash flow from operating activities</b>		
<b>Profit/(Loss) before income tax</b>	655	(1,618)
Adjustment for:		
Accruals for late payment interest	372	-
Depreciation of property, plant and equipment	132	73
Interest expense	1,899	1,138
Interest income	(173)	(28)
Unrealised gain on foreign exchange	(23)	(252)
<b>Total operating cash flows before movements in working capital</b>	<b>2,862</b>	<b>(687)</b>
Changes in working capitals:		
Development properties	(3,830)	(10,087)
Contract costs	(2,384)	2,159
Contract assets and liabilities	(7,657)	6,109
Trade and other receivables	983	21,295
Trade and other payables	(5,131)	(10,875)
<b>Cash (used in)/generated from operations</b>	<b>(15,157)</b>	<b>7,914</b>
Tax refund	853	-
Tax paid	(142)	(5,200)
<b>Net cash (used in)/from operating activities</b>	<b>(14,446)</b>	<b>2,714</b>
<b>Cash flow from investing activities</b>		
Acquisition of property, plant and equipment	(4)	(19)
Decrease in fixed deposit pledged	4,004	-
Interest received	173	28
<b>Net cash generated from investing activities</b>	<b>4,173</b>	<b>9</b>
<b>Cash flows from financing activities</b>		
Advances from affiliated corporations	5,047	2,121
Advances from a controlling shareholder	-	-
Interest paid	(1,537)	(791)
Repayment of term loan	(206)	-
Repayment of trade and other payables	(2,000)	(2,918)
Repayment of finance lease liabilities	-	(35)
Repayment of lease liabilities	(9)	-
<b>Net cash from/(used in) financing activities</b>	<b>1,295</b>	<b>(1,623)</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(8,978)</b>	<b>1,100</b>
Cash and cash equivalents at beginning of financial period	4,083	(19,302)
Effect of exchange rate fluctuation on cash held	24	-
<b>Cash and cash equivalents at 30 September</b>	<b>(4,871)</b>	<b>(18,202)</b>

For the purposes of presenting the consolidated statement of cash flows, cash and cash equivalents comprise the following:

	30/09/2020 (Unaudited) RM'000	30/09/2019 (Unaudited) RM'000
Cash and bank balances	5,711	12,670
(-) Bank overdrafts	(9,584)	(26,868)
(-) Fixed deposit pledged	(998)	(4,004)
<b>Cash and cash equivalents per consolidated statement of cash flows</b>	<b>(4,871)</b>	<b>(18,202)</b>

**1(d)(i) A statement (for the issuer and group) showing either (i) all changes in equity or (ii) changes in equity other than those arising from capitalisation issues and distributions to shareholders, together with a comparative statement for the corresponding period of the immediately preceding financial year.**

**Group  
(Unaudited)**

	Share capital RM'000	Merger reserve RM'000	Accumulated losses RM'000	Total RM'000	Non-controlling interest RM'000	Total Equity RM'000
Balance as at 1 July 2020	259,384	(10,769)	(153,802)	94,813	(2,981)	91,832
(Loss)/Profit and total comprehensive (loss)/income for the period	-	-	(1,878)	(1,878)	2,077	199
<b>Balance as at 30 September 2020</b>	<b>259,384</b>	<b>(10,769)</b>	<b>(155,680)</b>	<b>92,935</b>	<b>(904)</b>	<b>92,031</b>

**Group  
(Unaudited)**

	Share capital RM'000	Merger reserve RM'000	Accumulated losses RM'000	Total RM'000	Non-controlling interest RM'000	Total equity RM'000
Balance as at 1 July 2019	259,384	(10,769)	(133,049)	115,566	(5,651)	109,915
Loss and total comprehensive loss for the period	-	-	(1,136)	(1,136)	(530)	(1,666)
<b>Balance as at 30 September 2019</b>	<b>259,384</b>	<b>(10,769)</b>	<b>(134,185)</b>	<b>114,430</b>	<b>(6,181)</b>	<b>108,249</b>

**Company  
(Unaudited)**

	Share capital RM'000	Capital reserve RM'000	Accumulated losses RM'000	Total equity RM'000
Balance as at 1 July 2020	1,455,079	1,419	(647,710)	808,788
Profit and total comprehensive income for the period	-	-	227	227
<b>Balance as at 30 September 2020</b>	<b>1,455,079</b>	<b>1,419</b>	<b>(647,483)</b>	<b>809,015</b>

**Company  
(Unaudited)**

	<b>Share capital RM'000</b>	<b>Capital reserve RM'000</b>	<b>Accumulated losses RM'000</b>	<b>Total equity RM'000</b>
Balance as at 1 July 2019	1,455,079	1,419	(518,712)	937,786
Loss and total comprehensive loss for the period	-	-	(1,149)	(1,149)
<b>Balance as at 30 September 2019</b>	<b>1,455,079</b>	<b>1,419</b>	<b>(519,861)</b>	<b>936,637</b>

- 1(d)(ii) Details of any changes in the company's share capital arising from rights issue, bonus issue, subdivision, consolidation, share buy-backs, exercise of share options or warrants, conversion of other issues of equity securities, issue of shares for cash or as consideration for acquisition or for any other purpose since the end of the previous period reported on. State the number of shares that may be issued on conversion of all the outstanding convertibles, if any, against the total number of issued shares excluding treasury shares and subsidiary holdings of the issuer, as at the end of current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year. State also the number of shares held as treasury shares and the number of subsidiary holdings, if any, and the percentage of the aggregate number of treasury shares and subsidiary holdings held against the total number of shares outstanding in a class that is listed as at the end of the current financial period reported on and as at the end of the corresponding period of the immediately preceding financial year.

	<b>Number of issued shares</b>	<b>Issued and paid-up share capital (RM'000)</b>
Balance as at 30 June 2020	1,869,434,303	1,455,079
<b>Balance as at 30 September 2020</b>	<b>1,869,434,303</b>	<b>1,455,079</b>

The Company did not have any outstanding options, convertibles, treasury shares or subsidiary holdings as at 30 September 2020 and 30 September 2019.

- 1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

	<b>As at 30/9/2020</b>	<b>As at 30/06/2020</b>
Total number of issued shares	1,869,434,303	1,869,434,303

There were no treasury shares as at 30 September 2020 and 30 June 2020.

- 1(d)(iv) A statement showing all sales, transfers, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable. There were no treasury shares during and as at the end of the current financial period reported on.

**1(d)(v) A statement showing all sales, transfers, cancellation and/or use of subsidiary holdings as at the end of the current financial period reported on.**

Not applicable. There were no subsidiary holdings during and as at the end of the current financial period reported on.

**2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard and practice.**

The figures have not been audited or reviewed by the Company's auditors.

**3. Where the figures have been audited or reviewed, the auditor's report (including any modifications or emphasis of a matter).**

Not applicable. The figures have not been audited or reviewed by the Company's auditors.

**3A. Where the latest financial statements are subject to an adverse opinion, qualified opinion or disclaimer of opinion:**

**(a) Updates on the efforts taken to resolve each outstanding audit issue.**

**(b) Confirmation from the Board that the impact of all outstanding audit issues on the financial statements have been adequately disclosed.**

**This is not required for any audit issue that is a material uncertainty relating to going concern.**

Not applicable. The latest financial statements of the Group are not subject to an adverse opinion, qualified opinion or disclaimer of opinion.

**4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

The accounting policies and methods of computations adopted in the financial statements for the current financial period reported on are consistent with those applied in the preparation of the most recent audited consolidated financial statements of the Group for the financial year ended 30 June 2020.

**5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of the change.**

There are no changes in the accounting policies and methods of computation for the current financial period reported on.

6. **Earnings per ordinary share of the group for the current financial period reported on and the corresponding period of the immediately preceding financial year, after deducting any provision for preference dividends: -**

	3 months ended	
	30/9/2020 (Unaudited)	30/9/2019 (Unaudited)
Loss attributable to equity holders of the Company (RM'000)	(1,878)	(1,136)
Weighted average number of ordinary shares in issue	1,869,434,303	1,869,434,303
<b>Loss per share ("LPS") (RM'sen)</b>	(0.10)	(0.06)
<b>Fully diluted LPS (RM'sen)</b>	(0.10)	(0.06)

The basic and fully diluted LPS were the same as there were no potentially dilutive ordinary shares in issue as at 30 September 2020 and 30 September 2019.

7. **Net asset value (for the issuer and group) per ordinary share based on the total number of issued shares excluding treasury shares of the issuer at the end of the: -**  
 (a) Current financial period reported on; and  
 (b) Immediately preceding financial year

	Group		Company	
	30/9/2020 (Unaudited)	30/06/2020 (Audited)	30/9/2020 (Unaudited)	30/06/2020 (Audited)
Net Asset Value <sup>(1)</sup> ("NAV") (RM'000)	92,935	94,813	809,015	808,788
Number of ordinary shares in issue	1,869,434,303	1,869,434,303	1,869,434,303	1,869,434,303
<b>NAV per ordinary share (RM'sen)</b>	4.97	5.07	43.28	43.26

**Note:**

(1) NAV attributable to owners of the Company.

8. **A review of the performance of the group, to the extent necessary for a reasonable understanding of the group's business. It must include a discussion of the following:**
- (a) any significant factors that affected the turnover, costs, and earnings of the group for the current financial period reported on, including (where applicable) seasonal or cyclical factors; and
- (b) any material factors that affected the cash flow, working capital, assets or liabilities of the group during the current financial period reported on.

**Consolidated statement of comprehensive income**

**Revenue**

The decrease in revenue for the first quarter ended 30 September 2020 ("1QFY2021") as compared to the first quarter ended 30 September 2019 ("1QFY2020") was mainly due to the decrease in demand for the Group's properties in light of the weak sentiment surrounding Malaysia's residential property sector and the disruption caused by the COVID-19 pandemic, including the Movement Control Order ("MCO") imposed by the Malaysian Federal



Government since 18 March 2020 and the Recovery Movement Control Order (“**RMCO**”) imposed by the Malaysian Federal Government since 10 June 2020 to 31 August 2020 (which was further extended to 31 December 2020 on 28 August 2020). In addition, the decrease in revenue was also due to the completion of the Menara Majlis Bandaraya Johor Bahru (“**MBJB**”) project during the financial year ended 30 June 2020.

#### Cost of Sales and Gross Profit

The decrease in cost of sales was in line with the decrease in sales. However, due to the revision of budgeted cost and cost savings from variable orders, a higher gross profit was recorded for 1QFY2021.

#### Other Income

Other income increased in 1QFY2021 mainly due to discount received from rental of office premise as well as rental income received during the financial period.

#### Finance Income

The increase in finance income was attributable to the interest income generated from fixed deposits placement in 1QFY2021.

#### Expenses

Decrease in selling and distribution expenses in 1QFY2021 as compared to 1QFY2020 was mainly due to lesser marketing expenses incurred for organising of events and roadshows.

Administrative expenses decreased in 1QFY2021 mainly due to the following:

- i. repair and maintenance expenses of RM28,000 (1QFY2020: RM242,000) due to lesser works being carried out for the period;
- ii. manpower costs of RM1.2 million (1QFY2020: RM1.8 million);
- iii. professional and other office maintenance expenses of RM209,000 (1QFY2020: RM438,000); and
- iv. landscape maintenance expenses of RM43,000 (1QFY2020: RM112,000) was mainly due to the cost saving measurement imposed by the management during the financial period.

However, the decrease in administrative expenses in 1QFY2021 was partially offset by an increase in depreciation of property, plant and equipment (“**PPE**”). This was mainly due to the depreciation being charged to the right-of-use assets leased by the Group as well as to the additional PPEs purchased in FY2020.

Other expenses increased in 1QFY2021 mainly due to the provision of late payment interest on outstanding amount owing to a main contractor during the financial period.

In 1QFY2021, the Group’s finance cost relates mainly to (i) bank overdraft interest which amounted to approximately RM0.1 million, and (ii) interest expenses in relation to the loan agreements entered into by Astaka Padu Sdn Bhd (“**APSB**”), a subsidiary of the Company, which on aggregate, amounted to approximately RM1.7 million. The increase in interest expenses in relation to the loan agreements for 1QFY2021 was mainly due to the additional unsecured loan obtained from Dato Malek and DMR Holdings Sdn Bhd (“**DMR Holdings**”) (wholly owned by Dato Malek) at the interest rate of 8% per annum.

Income tax expenses increased by RM408,000 to RM456,000 in 1QFY2021 from RM48,000 in 1QFY2020 mainly due to the net profit recorded by the Group in 1QFY2021.

### **Consolidated statement of financial position**

Property, plant and equipment ("**PPE**") decreased by approximately RM128,000 from RM855,000 as at 30 June 2020 to RM727,000 as at 30 September 2020. This was mainly due to the depreciation charged during the financial period. This was partially offset by additions of new PPE.

Development properties increased by approximately RM3.8 million from RM454.9 million as at 30 June 2020 to RM458.7 million as at 30 September 2020. The increase was in line with the progress of the current on-going construction of the Group's property development projects.

Contract cost increased as at 30 September 2020 due to the additional cost incurred for Bukit Pelali Properties Sdn Bhd ("**BPP**") projects and had yet to be recognised in the income statement during the financial period.

Contract assets increased to RM17.6 million as at 30 September 2020 from RM13.4 million as at 30 June 2020 mainly due to the billings incurred for the BPP project which had not been billed to the purchaser and no contract liabilities recorded as at 30 September 2020.

Trade and other receivables decreased by approximately RM1.0 million from RM20.5 million as at 30 June 2020 to RM19.5 million as at 30 September 2020, mainly attributable to the collection received from the BPP projects.

Tax recoverable recorded were mainly due to tax instalments made by the Group. Under the self-assessment system, every company is required to determine and submit an estimate of its tax payable for the respective year of assessment ("**YOA**"), and the estimate of tax payable shall not be less than eighty-five per cent of the revised estimate of tax payable in the immediately preceding YOA.

Trade and other payables decreased by approximately RM5.9 million from RM310.5 million as at 30 June 2020 to RM304.6 million as at 30 September 2020, mainly due to payments made during the financial period.

Amount due to related parties increased by approximately RM4.7 million from RM94.2 million as at 30 June 2020 to RM98.9 million as at 30 September 2020, which was mainly due to the Group drawing down approximately RM4.7 million from the loan facilities provided by DMR Holdings, at the interest rate of 8% per annum, which is repayable on demand. The purpose of the loan is to finance general corporate expenses and working capital needs. In addition, the increase in amount due to related parties was also attributable to the BPP land consideration payable to the joint venture partner, SSSB. Based on the terms of the development agreement entered into between BPPSB and SSSB, BPPSB shall pay SSSB 12.0% of the cash proceeds to be received from the individual purchasers of the properties in the BPP project, such amount to be capped at and shall not exceed the sum of RM165.0 million. Such increase was partially offset by the interest paid to the related parties during the financial period.

The current and non-current lease liabilities decreased by RM65,000 from RM639,000 as at 30 June 2020 to RM574,000 as at 30 September 2020. This is mainly due to the right-of-use assets leased by the Group, in which payments are made on a monthly basis according to the lease payment term.

The decrease in loans and borrowings was due to repayment made during the financial period.

### **Consolidated statement of cash flow**

The Group reported a net cash used in operating activities of RM14.4 million in 1QFY2020. This was primarily due to development costs incurred in the BPP as well as repayment made to trade and other payables during the financial period.

Net cash inflow from investing activities of RM4.2 million was mainly due to release of fixed deposit pledged and interest received from financial institution. The aforesaid was offset partially by the acquisition of PPEs in 1QFY2021.

Net cash inflow from financing activities of RM1.3 million in 1QFY2021 was mainly due to additional loan drawdown from DMR Holdings amounting to approximately RM4.7 million. However, the aforesaid was offset by the repayment of term loan, trade and other payables and lease liabilities, as well as interest paid.

Included in the Year to Date (“YTD”) September 2020 cash and bank balances is an amount of approximately RM0.8 million (YTD September 2019: RM2.4 million) of which the bank accounts are maintained in accordance with Housing Development (Housing Development Account) Regulation 1991 in Malaysia. These accounts, which consist of monies received from purchasers, are for the payment of property development expenditure incurred. The surplus monies, if any, will be released to the respective subsidiaries upon the completion of the property development properties and after all property development expenditure have been fully settled.

**9. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.**

Not applicable. No forecast or prospect statement has been previously disclosed to shareholders.

**10. A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

The Group has since resumed full business operations following the partial lifting of the MCO in Malaysia on 4 May 2020, with specific health and safety measures such as mask wearing, social distancing and temperature screenings being implemented. However, with the conditional movement control order (“CMCO”) being re-imposed on all states in Peninsular Malaysia, except in Kelantan, Perlis and Pahang from 9 November 2020 to 6 December 2020 and the Johor Bahru district being declared as a COVID-19 red zone by the Malaysian government, the Group is looking into remote working arrangements as part of its business continuity planning.

The Group expects the recent resurgence of COVID-19 cases to stall the economic recovery momentum in Malaysia, and the sale of our new property units in the Group’s project will continue to be impacted until there is clarity on the COVID-19 situation and the re-opening of Singapore-Malaysia border.

Subject to any further directives from the Government of Malaysia in response to the recent spike in the COVID-19 cases in Malaysia, the Group is on track to issue the Certificate of Completion and Compliance of the development of Bukit Pelali comprising 247 terrace houses and 81 shop offices in the Bukit Pelali Township by December 2020.

At the same time, the Group will continue to grow the business and explore strategic alliances to develop Phase 3 of One Bukit Senyum in Johor Bahru which spans approximately 7.65 acres, and also work towards the lifting of the Company’s share trading suspension on the SGX-ST. The Company will provide material updates to the shareholders as and when they arise.

**11. If a decision regarding dividend has been made: -**

**(a) Whether an interim (final) ordinary dividend has been declared (recommended); and**

No dividend has been declared or recommended for 1QFY2021.

(b)

(i) Amount per share (RM'sen)

Not applicable.

(ii) Previous corresponding period (RM'sen)

Not applicable. No dividend has been declared or recommended for the corresponding period of the immediately preceding financial year.

(c) Whether the dividend is before tax, net of tax or tax exempt. If before tax or net of tax, state the tax rate and the country where the dividend is derived. (If the dividend is not taxable in the hands of shareholders, this must be stated).

Not applicable.

(d) The date the dividend is payable.

Not applicable.

(e) The date on which Registrable Transfers received by the Company (up to 5.00 p.m.) will be registered before entitlements to the dividend are determined.

Not applicable.

12. If no dividend has been declared (recommended), a statement to that effect and the reason(s) for the decision.

No dividend has been declared or recommended as the Group continues to incur losses attributable to owners of the Company in 1QFY2021.

13. If the Group has obtained a general mandate from shareholders for interested person transactions ("IPTs"), the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group does not have a general mandate from its shareholders for recurring interested person transactions.

Name of interested person	Nature of relationship	Aggregate value of all interested person transactions during the financial period under review (excluding transactions less than S\$100,000 and transactions conducted under shareholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
Dato Malek	Controlling Shareholder	RM827,727 <sup>(1)</sup>	Not applicable
SSSB	An associate of Dato' Malek	RM353,082 <sup>(2)</sup>	Not applicable

**Notes:**

- (1) Dato Malek, the controlling shareholder of the Company, had extended unsecured loans in aggregate outstanding principal amount of RM52,322,839 to the subsidiary of the Company, APSB, comprising: (i) a loan in principal outstanding amount of RM22,322,839 at a fixed interest rate of 4% per annum extended in FY2017, repayable on demand; and (ii) a loan of RM30,000,000 pursuant to

the loan agreement dated 14 February 2020 entered into between Dato' Malek and APSB ("**DM Loan Agreement**") at a fixed interest rate of 8% per annum, repayable within one year (unless automatically extended) or on demand. Please refer to the Company's circular to Shareholders dated 9 October 2020 for further details on the DM Loan Agreement.

- (2) This comprises the amount payable by the subsidiary of the Company, BPPSB to SSSB, which were incurred in 1QFY2021 for the sole and exclusive right to develop the Bukit Pelali land, which was approved by Shareholders at an extraordinary general meeting on 16 December 2016 (please refer to the Company's circular to Shareholders dated 29 November 2016 for further details).

Save for the above mentioned, there were no interested persons transactions of S\$100,000 or more for 1QFY2021.

**14. Negative confirmation pursuant to Rule 705(5).**

The Board hereby confirms that, to the best of their knowledge, nothing has come to their attention that may render the unaudited financial results for 1QFY2021 to be false or misleading in any material aspect.

**15. Confirmation that the issuer has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Rule 720(1).**

The Company hereby confirms that it has procured undertakings from all its directors and executive officers (in the format set out in Appendix 7H) under Catalist Rule 720(1).

**On behalf of the Board of Directors**

**Khong Chung Lun**  
**Executive Director and Chief Executive Officer**  
**12 November 2020**

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*This announcement has been prepared by the Company and reviewed by the Company's sponsor, Novus Corporate Finance Pte. Ltd. (the "**Sponsor**"), in compliance with Rule 226(2)(b) of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") Listing Manual Section B: Rules of Catalist.*

*This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made, or reports contained in this announcement.*

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