

## Quarterly report on consolidated results for the fourth financial quarter ended 30 June 2025

## Condensed Consolidated Statements of Comprehensive Income for the fourth financial quarter ended 30 June 2025

(The figures have not been audited)

Other operating income         A5         3,019         7,605         4,106         8,           Profit/(Loss) before interest and tax         A4         (2,791)         9,746         (1,165)         17,           Finance costs         (33)         (71)         (90)         (0           Profit / (Loss) before tax         (2,824)         9,675         (1,255)         17,	nded 024
Other operating income         A5         3,019         7,605         4,106         8,           Profit/(Loss) before interest and tax         A4         (2,791)         9,746         (1,165)         17,           Finance costs         (33)         (71)         (90)         (0           Profit / (Loss) before tax         (2,824)         9,675         (1,255)         17,	,137
Profit/(Loss) before interest and tax         A4         (2,791)         9,746         (1,165)         17,           Finance costs         (33)         (71)         (90)         (60)           Profit / (Loss) before tax         (2,824)         9,675         (1,255)         17,	,005)
Finance costs (33) (71) (90) (71)  Profit / (Loss) before tax (2,824) 9,675 (1,255) 17,	,590
Profit / (Loss) before tax (2,824) 9,675 (1,255) 17,	,722
	(301)
Income tax expense B5 957 269 (655) (2,	,421
	,055)
Profit/(Loss) for the year         (1,867)         9,944         (1,910)         15,	,366
Total comprehensive income for the year         (1,867)         9,944         (1,910)         15,	,366
Profit/(Loss)Attributable to:	
	,325 ,041
	,366
Earnings per share attributable  Total comprehensive income attributable to:	
	,325
	,041
(1,867) 9,944 (1,910) 15,	,366
Basic - sen (0.39) 2.19 (0.32) 3	3.23

The condensed consolidated income statements should be read in conjuction with the audited financial statements for the year ended 30th June 2024 and the accompanying explanatory notes attached to the interim financial statements.



## Quarterly report on consolidated results for the fourth financial quarter ended 30th June 2025

## Condensed Consolidated Statements of Financial Position as at 30th June 2025

(The figures have not been audited)

	Notes	As at 30 June 2025 RM RM'000	As at 30 June 2024 RM RM'000
ASSETS			
Non-current assets			
Property, plant & equipment		58,564	81,081
Right-Of-Use Asset		338	488
Inventories - Property		190,054	153,493
Deferred Tax Asset		608	138
Trade and Other Receivable		-	5,874
Investment Properties	_	112,135	81,215
	-	361,699	322,289
Current assets			
Inventories		33,445	41,529
Trade receivables		11,803	10,289
Other receivables ,deposits and prepayment		17,559	3,956
Current Tax Assets		3,309	2,379
Short Term Investment		122	-
Other Investment	В6	15,369	17,410
Fixed Deposit with licensed banks		8,720	158
Cash and bank balances		26,846	45,206
Non - Current Assets held for sale		-	3,600
	-	117,173	124,527
TOTAL ASSETS	-	478,872	446,816
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the parent			
Share capital		352,959	343,459
Other reserves		(121)	895
Retained profits		58,126	58,640
returned profits	-	410,964	402,994
Non-controlling interests		17,985	18,363
Total equity	_	428,949	421,357
N (1919)	_		
Non-current liabilities Hire Purchase Creditors	В9	363	1,106
Trade Payables / Provison	2,	189	-
Deferred tax liabilities		4,013	4,964
Deletted and habitates	-	4,565	6,070
	-	1,505	
Current liabilites			
Borrowings	B9	379	393
Trade payables		8,672	10,829
Other payables		34,061	5,521
Lease Liabilities		364	138
Contract Liabilities		1,882	1,716
Current Tax Liabilities	_	=	792
	_	45,358	19,389
Total liabilities		49,923	25,459
TOTAL EQUITY AND LIABILITIES	-	478,872	446,816
Net asset per share attributable to ordinary equity holders			
of the parent (RM)		1.16	1.17
or the parent (1001)		1.10	1.1/

The condensed consolidated balance sheet should be read in conjuction with the audited financial statements for the year ended 30th June 2024 and the accompanying explanatory notes attached to the interim financial statements.



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## Quarterly report on consolidated results for the fourth financial quarter ended 30th June 2025

# <u>Condensed Consolidated Statements of Cash Flow for the fourth financial quarter ended 30th June 2025</u> (The figures have not been audited)

PASH FLOW PROM OPERATING ACTIVITIES         17,421           Adjustments for:         2,690         2,511           Assert Reld for Sale         -         (3,600)           Changes in Share Capital         9,500         18,500           Changes in Share Capital         9,9534         -           Deferred Tax Assert         (470)         9           Property Development Cost         -         (4)           Prosperty Development Cost         150         (3222)           Retained Profit Adjusted         165         (45,900)           Property Inventories         (36,560)         (46,910)           Contract Asset         -         3,343           Contract Asset         -         1,13		As at 30 June 2025 RM'000	As at 30 June 2024 RM'000
Adjustments for:         2,690         2,511           Asset Held for Sale         -         (3,600)           Changes in Fixed Asset (PPE to IP)         29,534         -           Deferred Tax Asset         (470)         9           Properploy-Development Cost         -         (4)           Provision for doubful debts         -         (4)           Right-of-use assets         150         (322)           Retained Profit Adjusted         165         -           Properply Inventories         (36,560)         (46,910)           Contract Asset         -         3,313           Contract Costs         -         3,313           Lease Liability         9         (11)           Contract Asset         164         544           Ax Payable Provision         (3,346)         (9,468)           Tade Other Receivable         3,271         (5,874)           Investment in subsidiaries         27,675         (15,948)           Ofter Investment in subsidiaries         27,675         (15,948)           Investment in subsidiaries         2,780         (9,8226)           Operating profit before working capital changes         2,780         (9,8226)           (Increass) decrease in inventori	CASH FLOW FROM OPERATING ACTIVITIES		
Depreciation         2,690         2,511           Asset Held for Sale         -         (3,000)           Changes in Share Capital         9,500         18,500           Changes in Fixed Asset (PPE to IP)         29,534         -           Deferred Tax Asset         (470)         9           Property Development Cost         -         34,002           Provision for doubtful debts         -         (48)           Right-of-use assets         150         (322)           Retained Profit Adjusted         165         -           Property Inventories         (36,560)         (46,910)           Contract Asset         -         53,434           Contra Costs         -         3,313           Less Liability         9         (11)           Contract Liabilities         164         544           Tax Payable / Provision         (3,346)         (9,468)           Trade Other Receivable         3,271         (5,574)           Investment in subsidiaries         2,7675         (15,1948)           Other Investment         2,040         1,853           Investment in subsidiaries         27,7675         (15,1948)           Other Investment         2,040         1,853		(1,255)	17,421
Asset Held for Sale         (3,600)           Changes in Share Capital         9,500         18,500           Changes in Fixed Asset (PPE to IP)         29,534         -           Deferred Tax Asset         (470)         9           Property Devolopment Cost         -         34,002           Property Devolopment Cost         150         (32,20)           Property Devolopment Cost         150         (32,20)           Retained Profit Adjusted         165         -           Property Inventories         (36,560)         (46,01)           Contract Asset         -         5,343           Contract Asset         -         5,343           Contract Asset         -         5,343           Contract Asset         -         3,313           Contract Asset         -         9,411           Contract Asset         -         1,11           Contract Asset         -         1,11           Incase Contract Set         -         1,15 </td <td></td> <td>2 (00</td> <td>2.511</td>		2 (00	2.511
Changes in Share Capital         9,500         18,500           Changes in Fixed Asset (PPE to IP)         29,534         -           Deferred Tax Asset         (470)         9           Property Development Cost         -         (4)           Provision for doubtful debts         -         (4)           Retained Profit Adjusted         165         (46,910)           Contract Asset         -         3,343           Contract Asset         -         3,341           Contract Asset         -         3,313           Lease Liability         9         (11)           Contract Liabilities         164         544           Tax Payable / Provision         (3,346)         (9,468)           Trade Other Receivable         3,271         (5,874)           Investment in subsidiaries         27,675         (15,148)           Other Investment         2,040         18,83           Investment Properties         (30,920)         (11,973)           Interest expense         133         297           Operating profit before working capital changes         7,751         (4,940)           (Incrasse)' decrease in inventories         (7,751         (4,940)           (Incrasse)' decrease in receiva	*	2,690	*
Changes in Fixed Asset (PPE to IP)		-	
Deferred Tax Asset         (470)         9           Property Development Cost         34,002           Provision for doubtful debts         -         (4)           Right-of-use assets         150         (322)           Retained Profit Adjusted         165         -           Property Inventories         (36,560)         (46,910)           Contract Asset         -         3,313           Lease Liability         9         (11)           Contract Liabilities         164         544           Tay apable / Provision         (3,346)         (9,468)           Tarde Other Receivable         3,271         (5,874)           Investment in subsidiaries         27,675         (15,1948)           Other Investment         2,00         (11,973)           Investment Properties         (30,920)         (11,973)           Investment Properties         (30,920)         (11,973)           Increasely decrease in inventories         7,751         (14,918)           (Increase) decrease in inventories         7,751         (14,918)           (Increase) decrease in receivables         (15,455)         15,647           (Decrease) increase in payables         (2,764)         (11,732)           Cash gene	*	· ·	18,500
Property Development Cost         -         (4)           Provision for doubtful debts         -         (4)           Right-of-use saests         150         (3222)           Retained Profit Adjusted         165         -           Property Inventories         (36,560)         (46,910)           Contract Asset         -         33,434           Contract Liability         9         (11)           Contract Liabilities         164         544           Tax Payable Provision         (3,346)         (9,468)           Trade Other Receivable         3,271         (5,874)           Investment in subsidiaries         27,675         (151,948)           Other Investment         2,040         1,853           Investment Properties         (30,920)         (11,973)           Interest expense         133         297           Operating profit before working capital changes         2,780         (98,226)           (Increase) decrease in inventories         7,751         (14,918)           (Increase) decrease in inventories         7,751         (14,918)           (Increase) decrease in inventories         (7,51)         (14,918)           (Increase) decrease in inventories         (7,51)         (14,918)	· · · · · · · · · · · · · · · · · · ·		-
Provision for doubtful debts		(470)	
Right-of-use assets         150         (322)           Retained Profit Adjusted         165         (46,910)           Property Inventories         (36,560)         (46,910)           Contract Asset         -         53,434           Contra Costs         -         3,313           Lease Liability         9         (11)           Contract Liabilities         164         544           Tax Payable Provision         (3,346)         (9,468)           Trade Other Receivable         3,271         (5,874)           Investment in subsidiaries         27,675         (151,948)           Investment Properties         (30,920)         (11,973)           Investment Properties         (30,920)         (11,973)           Interest expense         133         297           Operating profit before working capital changes         2,780         (98,226)           (Increase) decrease in inventories         7,751         (14,918)           (Increase) decrease in inventories         3,751         (14,918)           (Increase) decrease in payables         4,940         (11,732)           Cash generated from/ (used in) operating activities         (3,029)         (5,048)           Interest paid         (3,029)         (	* *	-	34,002
Retained Profit Adjusted         165         Contract Asset         (46,910)           Contract Asset         -         53,434           Contract Costs         -         3,313           Lease Liability         9         (11)           Contract Liabilities         164         544           Tax Payable / Provision         (3,346)         (9,468)           Trade Other Receivable         3,271         (5,874)           Investment in subsidiaries         27,675         (151,948)           Other Investment         2,040         1,853           Investment Properties         (30,920)         (11,973)           Interest expense         133         297           Operating profit before working capital changes         2,780         (98,226)           (Increase) decrease in inventories         (15,455)         15,647           (Increase) decrease in inventories         (15,455)         15,647           (Decrease) increase in payables         (9,40)         (11,103)           (Eash generated from/		-	* *
Property Inventories         (36,560)         (46,910)           Contract Asset         -         53,434           Contract Costs         -         3,313           Lease Liability         9         (111)           Contract Liabilities         164         544           Tax Payable / Provision         (3,346)         (9,468)           Trade Other Receivable         3,271         (5,874)           Investment in subsidiaries         2,040         1,853           Other Investment         2,040         1,853           Investment Properties         (30,920)         (11,973)           Interest expense         133         297           Operating profit before working capital changes         7,751         (14,918)           (Increase) decrease in inventories         (7,51         (14,918)           (Increase) decrease in receivables         (15,455)         15,647           (Decrease) increase in payables         4,940         (11,732)           Cash generated from/ (used in) operating activities         (3,146)         (11,003)           Income tax paid         (3,029)         (5,048)           Interest paid         (3)         25,780           Net cash from/ (used in) operating activities         (9,741)	6	150	(322)
Contrac Costs         -         53,434           Contra Costs         3,313           Lease Liability         9         (111)           Contract Liabilities         164         544           Tax Payable / Provision         (3,346)         (9,468)           Trade Other Receivable         3,271         (5,874)           Investment in subsidiaries         27,675         (15,1948)           Other Investment         2,040         1,853           Investment Properties         (30,920)         (11,973)           Interest expense         133         297           Operating profit before working capital changes         2,780         (98,226)           (Increase)' decrease in inventories         (15,455)         15,647           (Decrease)' increase in payables         4,940         (11,732)           Cash generated from/ (used in) operations         (2,764)         (11,003)           Income tax paid         (3,3029)         (5,048)           Interest paid         (133)         (297)           Net cash from/ (used in) operating activities         (3,146)         (114,574)           CASH FLOWS FROM INVESTING ACTIVITIES         (3,146)         (114,574)           CASH FLOWS FROM FINANCING ACTIVITIES         (6,111)	Retained Profit Adjusted		
Contra Costs		(36,560)	
Lease Liability		-	
Contract Liabilities         164         544/           Tax Payable / Provision         (3,346)         (9,468)           Trade Other Receivable         3.271         (5,874)           Investment in subsidiaries         27,675         (151,948)           Other Investment         2,040         1,853           Investment Properties         (30,920)         (11,973)           Investment Properties         133         297           Operating profit before working capital changes         2,780         (98,226)           (Increase) decrease in inventories         7,751         (14,918)           (Increase) decrease in receivables         (15,455)         15,647           (Decrease) decrease in receivables         (11,003)         (11,003)           Increase in payables         4,940         (11,332)           Cash generated from/ (used in) operations         (2,764)         (11,003)           Income tax paid         (3,029)         (5,048)           Interest paid         (3,029)         (5,048) <tr< td=""><td></td><td>-</td><td>*</td></tr<>		-	*
Tax Payable / Provision         (3,346)         (9,468)           Trade Other Receivable         3,271         (5,874)           Investment in subsidiaries         27,675         (151,948)           Other Investment         2,040         1,853           Investment Properties         (30,920)         (11,973)           Interest expense         133         297           Operating profit before working capital changes         2,780         (98,226)           (Increase) / decrease in inventories         7,751         (14,918)           (Increase) / decrease in receivables         (15,455)         15,647           (Decrease) / increase in payables         4,940         (11,732)           Cash generated from/ (used in) operations         (2,764)         (11,003)           Income tax paid         (3,029)         (5,048)           Interest paid         (133)         (2977)           Net cash from/ (used in) operating activities         (3,146)         (114,574)           CASH FLOWS FROM INVESTING ACTIVITIES         (9,713)         (22,957)           Proceeds from disposal of property, plant and equipment         (9,713)         (22,957)           Proceeds from disposal of property, plant and equipment         (3)         559           Net cash from/ (used in) inv	•		
Trade Other Receivable         3,271         (5,874)           Investment in subsidiaries         27,675         (151,948)           Other Investment         2,040         1,853           Investment Properties         (30,920)         (11,973)           Interest expense         133         297           Operating profit before working capital changes         2,780         (98,226)           (Increase)/ decrease in inventories         7,751         (14,918)           (Increase)/ decrease in receivables         (15,455)         15,647           (Decrease)/ increase in payables         4,940         (11,732)           Cash generated from/ (used in) operations         (2,764)         (11,003)           Income tax paid         (3,029)         (5,048)           Interest paid         (133)         (297)           Net cash from/ (used in) operating activities         3,146         (114,574)           CASH FLOWS FROM INVESTING ACTIVITIES         -         138,988           Acquisition of property, plant and equipment         (9,713)         (22,957)           Proceeds from disposal of property, plant and equipment         (3)         559           Net cash from/ (used in) investing activities         (6,111)         116,577           CASH FLOWS FROM FINANCING ACTI			
Divestment in subsidiaries	•	* * * *	
Other Investment         2,040         1,853           Investment Properties         (30,920)         (11,973)           Interest expense         133         2.97           Operating profit before working capital changes         2,780         (98,226)           (Increase)/ decrease in inventories         7,751         (14,918)           (Increase)/ decrease in receivables         (15,455)         15,647           (Decrease)/ increase in payables         4,940         (11,732)           Cash generated from/ (used in) operations         (2,764)         (11,003)           Income tax paid         (3,029)         (5,048)           Interest paid         (33)         (297)           Net eash from/ (used in) operating activities         (3,146)         (114,574)           CASH FLOWS FROM INVESTING ACTIVITIES         2         (3,3605)         (13)           Acquisition of property, plant and equipment         (9,713)         (22,957)           Proceeds from disposal of property, plant and equipment         (9,713)         (22,957)           Proceeds from (used in) investing activities         (6,111)         116,577           CASH FLOWS FROM FINANCING ACTIVITIES         2         (6,111)         116,577           CASH FLOWS FROM FINANCING ACTIVITIES         4         3 </td <td></td> <td></td> <td>* * * *</td>			* * * *
Investment Properties   (30,920)   (11,973)   Interest expense   133   297   (132)			
Interest expense   133   297     Operating profit before working capital changes   2,780   (98,226)     Operating profit before working capital changes   2,780   (14,918)     Operating profit before working capital changes   1,4940   (11,732)     Operating payables   4,940   (11,732)     Cash generated from/ (used in) operations   (2,764)   (11,003)     Income tax paid   (3,029)   (5,048)     Interest paid   (133)   (297)     Net cash from/ (used in) operating activities   (13,346)   (114,574)     Operating profit before working activities   (9,713)   (22,957)     Operating profit before activities   (9,713)   (22,957)     Operating profit before working activities   (9,713)   (22,957)     Operating profit before working activities   (9,713)   (22,957)     Operating profit before activities   (9,611)   (116,577)     Operating profit before working activities		· ·	
Cash remains a common series of the series	1	( , , ,	` ' '
(Increase)/ decrease in inventories         7,751         (14,918)           (Increase)/ decrease in receivables         (15,455)         15,647           (Decrease)/ increase in payables         4,940         (11,732)           Cash generated from/ (used in) operations         (2,764)         (11,003)           Income tax paid         (33,029)         (5,048)           Interest paid         (133)         (297)           Net cash from/ (used in) operating activities         (3,146)         (114,574)           CASH FLOWS FROM INVESTING ACTIVITIES           Acquisition of property, plant and equipment         (9,713)         (22,957)           Proceeds from disposal of property, plant and equipment         (9,713)         (22,957)           Proceeds from disposal of property, plant and equipment         (3,055)         (13)           Reemdeable Preference Shares         -         138,988           Disposal (Purchase) of investment         (3)         559           Net cash from/ (used in) investing activities         (6,111)         116,577           CASH FLOWS FROM FINANCING ACTIVITIES           Net changes in short term borrowings         143         358           Repayment of finance lease         216         -           Proceeds/(Repayment) of hire purchase	•		
Cincrease   Increase   Increase	Operating profit before working capital changes	2,780	(98,226)
Cash generated from/ (used in) operations   2,764   (11,732)     Cash generated from/ (used in) operations   (2,764)   (11,003)     Income tax paid   (3,029)   (5,048)     Interest paid   (133)   (297)     Net cash from/ (used in) operating activities   (3,146)   (114,574)     CASH FLOWS FROM INVESTING ACTIVITIES     Acquisition of property, plant and equipment   (9,713)   (22,957)     Proceeds from disposal of property, plant and equipment   (3,055   (13)     Reemdeable Preference Shares   3,605   (13)     Special Charles of investment   (3)   559     Net cash from/ (used in) investing activities   (6,111)   116,577     CASH FLOWS FROM FINANCING ACTIVITIES     Net cash from/ (used in) investing activities   143   358     Repayment of finance lease   216   - (203)     Proceeds/(Repayment) of hire purchase   216   - (203)     Total Cash and Deash Equivalents   (742)   (203)     CASH AND CASH EQUIVALENTS   (9,640)   2,158     CASH AND CASH EQUIVALENTS AT BEGINNING   (45,206)   (43,206)     CASH AND CASH EQUIVALENTS AT END   (35,266)   (45,206)     Represented by:   Cash and bank balances   26,846   45,206     Fixed deposits with a licenced bank   8,720   158	(Increase)/ decrease in inventories	7,751	(14,918)
Cash generated from/ (used in) operations   (2,764)   (11,003)	(Increase)/ decrease in receivables	(15,455)	15,647
Income tax paid         (3,029)         (5,048)           Interest paid         (133)         (297)           Net cash from/ (used in) operating activities         (3,146)         (114,574)           CASH FLOWS FROM INVESTING ACTIVITIES           Acquisition of property, plant and equipment         (9,713)         (22,957)           Proceeds from disposal of property, plant and equipment         3,605         (13)           Reemdeable Preference Shares         -         138,988           Disposal/ (Purchase) of investment         (3)         559           Net cash from/ (used in) investing activities         (6,111)         116,577           CASH FLOWS FROM FINANCING ACTIVITIES           Net changes in short term borrowings         143         358           Repayment of finance lease         216         -           Proceeds/(Repayment) of hire purchase         (742)         (203)           NET INCREASE IN CASH AND CASH EQUIVALENTS         (9,640)         2,158           CASH AND CASH EQUIVALENTS AT BEGINNING         45,206         43,206           CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:           Cash and bank balances         26,846         45,206           Fixed deposits with a l	(Decrease)/ increase in payables	4,940	(11,732)
Interest paid   (133) (297)   Net cash from/ (used in) operating activities   (3,146) (114,574)	Cash generated from/ (used in) operations	(2,764)	(11,003)
Interest paid   (133) (297)   Net cash from/ (used in) operating activities   (3,146) (114,574)	Income tax paid	(3,029)	(5,048)
Net cash from/ (used in) operating activities	•	* * * *	
Acquisition of property, plant and equipment       (9,713)       (22,957)         Proceeds from disposal of property, plant and equipment       3,605       (13)         Reemdeable Preference Shares       -       138,988         Disposal/ (Purchase) of investment       (3)       559         Net cash from/ (used in) investing activities       (6,111)       116,577         CASH FLOWS FROM FINANCING ACTIVITIES         Net changes in short term borrowings       143       358         Repayment of finance lease       216       -         Proceeds/(Repayment) of hire purchase       (742)       (203)         NET INCREASE IN CASH AND CASH EQUIVALENTS       (9,640)       2,158         CASH AND CASH EQUIVALENTS AT BEGINNING       45,206       43,206         CASH AND CASH EQUIVALENTS AT END       35,566       45,364         Represented by:         Cash and bank balances       26,846       45,206         Fixed deposits with a licenced bank       8,720       158			(114,574)
Proceeds from disposal of property, plant and equipment         3,605         (13)           Reemdeable Preference Shares         -         138,988           Disposal/ (Purchase) of investment         (3)         559           Net cash from/ (used in) investing activities         (6,111)         116,577           CASH FLOWS FROM FINANCING ACTIVITIES         143         358           Repayment of finance lease         216         -           Proceeds/(Repayment) of hire purchase         (742)         (203)           NET INCREASE IN CASH AND CASH EQUIVALENTS         (9,640)         2,158           CASH AND CASH EQUIVALENTS AT BEGINNING         45,206         43,206           CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:         26,846         45,206           Cash and bank balances         26,846         45,206           Fixed deposits with a licenced bank         8,720         158	CASH FLOWS FROM INVESTING ACTIVITIES		
Reemdeable Preference Shares         -         138,988           Disposal/ (Purchase) of investment         (3)         559           Net cash from/ (used in) investing activities         (6,111)         116,577           CASH FLOWS FROM FINANCING ACTIVITIES           Net changes in short term borrowings         143         358           Repayment of finance lease         216         -           Proceeds/(Repayment) of hire purchase         (742)         (203)           NET INCREASE IN CASH AND CASH EQUIVALENTS         (9,640)         2,158           CASH AND CASH EQUIVALENTS AT BEGINNING         45,206         43,206           CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:           Cash and bank balances         26,846         45,206           Fixed deposits with a licenced bank         8,720         158	Acquisition of property, plant and equipment	(9,713)	(22,957)
Disposal/ (Purchase) of investment         (3)         559           Net cash from/ (used in) investing activities         (6,111)         116,577           CASH FLOWS FROM FINANCING ACTIVITIES           Net changes in short term borrowings         143         358           Repayment of finance lease         216         -           Proceeds/(Repayment) of hire purchase         (742)         (203)           NET INCREASE IN CASH AND CASH EQUIVALENTS         (9,640)         2,158           CASH AND CASH EQUIVALENTS AT BEGINNING         45,206         43,206           CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:           Cash and bank balances         26,846         45,206           Fixed deposits with a licenced bank         8,720         158	Proceeds from disposal of property, plant and equipment	3,605	(13)
Net cash from/ (used in) investing activities         (6,111)         116,577           CASH FLOWS FROM FINANCING ACTIVITIES         358           Net changes in short term borrowings         143         358           Repayment of finance lease         216         -           Proceeds/(Repayment) of hire purchase         (742)         (203)           NET INCREASE IN CASH AND CASH EQUIVALENTS         (9,640)         2,158           CASH AND CASH EQUIVALENTS AT BEGINNING         45,206         43,206           CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:           Cash and bank balances         26,846         45,206           Fixed deposits with a licenced bank         8,720         158	Reemdeable Preference Shares	-	138,988
CASH FLOWS FROM FINANCING ACTIVITIES         Net changes in short term borrowings       143       358         Repayment of finance lease       216       -         Proceeds/(Repayment) of hire purchase       (742)       (203)         NET INCREASE IN CASH AND CASH EQUIVALENTS       (9,640)       2,158         CASH AND CASH EQUIVALENTS AT BEGINNING       45,206       43,206         CASH AND CASH EQUIVALENTS AT END       35,566       45,364         Represented by:         Cash and bank balances       26,846       45,206         Fixed deposits with a licenced bank       8,720       158	Disposal/ (Purchase) of investment	(3)	559
Net changes in short term borrowings         143         358           Repayment of finance lease         216         -           Proceeds/(Repayment) of hire purchase         (742)         (203)           (383)         155           NET INCREASE IN CASH AND CASH EQUIVALENTS         (9,640)         2,158           CASH AND CASH EQUIVALENTS AT BEGINNING         45,206         43,206           CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:           Cash and bank balances         26,846         45,206           Fixed deposits with a licenced bank         8,720         158	Net cash from/ (used in) investing activities	(6,111)	116,577
Repayment of finance lease       216       -         Proceeds/(Repayment) of hire purchase       (742)       (203)         (383)       155         NET INCREASE IN CASH AND CASH EQUIVALENTS       (9,640)       2,158         CASH AND CASH EQUIVALENTS AT BEGINNING       45,206       43,206         CASH AND CASH EQUIVALENTS AT END       35,566       45,364         Represented by:         Cash and bank balances       26,846       45,206         Fixed deposits with a licenced bank       8,720       158	CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds/(Repayment) of hire purchase         (742)         (203)           (383)         155           NET INCREASE IN CASH AND CASH EQUIVALENTS         (9,640)         2,158           CASH AND CASH EQUIVALENTS AT BEGINNING         45,206         43,206           CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:           Cash and bank balances         26,846         45,206           Fixed deposits with a licenced bank         8,720         158	e	143	358
NET INCREASE IN CASH AND CASH EQUIVALENTS	Repayment of finance lease	216	-
NET INCREASE IN CASH AND CASH EQUIVALENTS         (9,640)         2,158           CASH AND CASH EQUIVALENTS AT BEGINNING         45,206         43,206           CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:           Cash and bank balances         26,846         45,206           Fixed deposits with a licenced bank         8,720         158	Proceeds/(Repayment) of hire purchase	(742)	(203)
CASH AND CASH EQUIVALENTS AT BEGINNING         45,206         43,206           CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:         26,846         45,206           Cash and bank balances         26,846         45,206           Fixed deposits with a licenced bank         8,720         158		(383)	155
CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:         26,846         45,206           Fixed deposits with a licenced bank         8,720         158	NET INCREASE IN CASH AND CASH EQUIVALENTS	(9,640)	2,158
CASH AND CASH EQUIVALENTS AT END         35,566         45,364           Represented by:         26,846         45,206           Fixed deposits with a licenced bank         8,720         158	CASH AND CASH EQUIVALENTS AT BEGINNING	45,206	43,206
Cash and bank balances         26,846         45,206           Fixed deposits with a licenced bank         8,720         158	CASH AND CASH EQUIVALENTS AT END	35,566	
Fixed deposits with a licenced bank 8,720 158	Represented by:		
		26,846	45,206
35,566 45,364	Fixed deposits with a licenced bank		
		35,566	45,364

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 30th June 2024 and the accompanying explanatory notes attached to the interim financial statements.



# Quarterly report on consolidated results for the fourth financial quarter ended 30th June 2025

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# Condensed Consolidated Statement of Changes in Equity for the fourth financial quarter ended 30th June 2025

----- Attributable to Owners of the Parent -----Share Other Retained Non Total capital reserve profits Total Controlling Equity Interest RM'000 RM'000 RM'000 RM'000 RM'000 RM'000 12 months 1.7.2023 to 30.6.2024 895 324,959 46,388 372,242 27,651 399,893 18,500 (2,501)15,999 5,540 Movements during the period (10,459)(cumulative) Net profit for the period 14,753 14,753 1,170 15,923 343,459 895 58,640 402,994 18,362 421,356 At 30 June 2024 12 months ended 30 June 2025 895 402,994 As at 1 July 2024 343,459 58,640 18,362 421,356 Movements during the period 9,500 (1,016)1,018 9,502 9,502 (cumulative) Net profit for the period (1,533)(1,533)(377)(1,910)At 30 June 2025 352,959 (121)58,125 410,963 17,985 428,948

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statemen 30 June 2024 and the accompanying explanatory notes attached to the interim financial statements.



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#### **EXPLANATORY NOTES: (AS PER MFRS 134)**

## Al Basis of Preparation

The condensed consolidated interim financial statements ("Report") are unaudited and have been prepared in accordance with applicable Malaysian Financial Reporting Standards ("MFRS"), International Financial Reporting Standards ("IFRS"),: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and the requirements of the Companies Act 2016 in Malaysia.

The accounting policies and methods used in preparing the quarterly financial statements are consistent and should be read in conjunction with the audited financial statements for the financial year ended 30<sup>th</sup> June 2024.

These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 30<sup>th</sup> June 2024.

#### A2 Basis of measurement

The unaudited financial statements of the Group have been prepared under the historical cost convention other than as disclosed.

The explanation and financial impacts on transition to MFRSs are disclosed below:

The Group and the Company use valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to their fair value measurement as a whole:

- Level 1 Quoted (unadjusted) market prices in active markets for identical assets or liabilities.
- Level 2 Valuation techniques for which the lowest level input that is significant to their fair value measurement is directly or indirectly observable.
- Level 3 Valuation techniques for which the lowest level input that is significant to their fair value measurement is unobservable.

For the purpose of fair value disclosures, the Group and the Company have determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of fair value hierarchy as explained above.



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### A2.1 Adoption of Amendments/Improvement to MFRS

The accounting policies adopted by the Group and by the Company are consistent with those of the previous financial years except for the adoption of the following standard/amendments to MFRSs that are mandatory for the current financial year:

#### Effective for annual periods beginning on or after 1 January 2023

MFRS 17 Insurance Contracts and Amendments to MFRS 17 Insurance Contracts Amendments to MFRS 17 Insurance Contracts - Initial Application of MFRS 17 and MFRS 9 -Comparative Information

Amendments to MFRS 101 Presentation of Financial Statements - Disclosure of Accounting Policies Amendments to MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors -Definition of Accounting Estimates

Amendments to MFRS 112 Income Taxes - Deferred Tax related to Assets and Liabilities arising from a Single Transaction

Amendments to MFRS 112 Income Taxes - International Tax Reform - Pillar Two Model Rules

Initial application of the above new standard/amendments to MFRSs did not have material impact to the financial statements upon adoption, except for Amendments to MFRS 101 Presentation of Financial Statements: Disclosure of Accounting Policies.

#### **A2.2** Standards Issued But Not Yet Effective

The following are accounting standards that have been issued by the Malaysian Accounting Standards Board but are not yet effective for the Group and for the Company:

#### Effective for annual periods beginning on or after 1 January 2024

Amendments to MFRS 16 Leases: Lease Liability in a Sale and Leaseback Amendments to MFRS 101 Presentation of Financial Statements: Non-Current Liabilities with Covenants Amendments to MFRS 107 Statement of Cash Flows and MFRS 7 Financial Instruments: Disclosures -Supplier Finance Arrangements

## Effective for annual period beginning on or after 1 January 2025

Amendments to MFRS 121 The Effects of Changes in Foreign Exchange Rates - Lack of Exchangeability

## Effective for annual period beginning on or after 1 January 2026

Amendments to MFRS 9 Financial Instruments and MFRS 7 Financial Instruments: Disclosures - Classification and Measurement of Financial Instruments
Annual Improvements to MFRS Accounting Standards - Volume 11

#### Effective for annual period beginning on or after 1 January 2027

MFRS 18 Presentation and Disclosure in Financial Statements MFRS 19 Subsidiaries without Public Accountability: Disclosures



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# EXPLANATORY NOTES: (AS PER BURSA SECURITIES LISTING REQUIREMENT – PART A OF APPENDIX 9B)

#### **Continue:**

#### Effective date yet to be confirmed

Amendments to MFRS 10 Consolidated Financial Statements and MFRS 128 Investments in Associates and Joint Ventures - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The initial application of the above new standards/amendments to MFRSs is not expected to have any material impact to the financial statements of the Group and of the Company upon adoption, except for MFRS 18 Presentation and Disclosure in Financial Statements.

MFRS 18 introduces new requirements on presentation within the statements of profit or loss, including specified totals and subtotals. It also requires disclosure of management-defined performance measures and includes new requirements for aggregation and disaggregation of financial information based on the identified 'roles' of the primary financial statements and the notes. In addition, there are consequential amendments to MFRS 107 Statement of Cash Flows and MFRS 134 Interim Financial Reporting.

The amendments will have an impact on the Group's and on the Company's presentation of statements of comprehensive income, statements of cash flows and additional disclosures in the notes to the financial statements but not on the measurement or recognition of any items in the Group's and the Company's financial statements.

The Group is currently assessing the impact of MFRS 18 and plans to adopt the new standard on the required effective date

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with the most recent annual audited financial statements for the year ended 30<sup>th</sup> June 2024.

### A3 Declaration of audit qualification

The audit report of the Company in respect of the annual financial statements for the year ended 30<sup>th</sup> June 2024 was not subject to any audit qualification.

## A4 Segmental reporting

Segmental analysis for the current financial year to-date

	Revenue (RM)	Profit/(Loss) before interest and tax (RM)
Manufacturing	29,770,296	(4,245,704)
Trading	8,226,313	(872,567)
Property	18,335,277	3,908723
Others	4,400,640	44,811
	60,732,526	(1,164,737)



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# EXPLANATORY NOTES: (AS PER BURSA SECURITIES LISTING REQUIREMENT – PART A OF APPENDIX 9B)

### A5 Other operating income

• 0	30 June 2025 RM'000	30 June 2024 RM'000
Interest Received	324	560
Dividend Received	-	323
Gain on Sale of Fixed Asset	43	159
Gain on Foreign Exchange	-	4
Administrative Charges	12	3
Rent receivable	167	60
Other Income	426	252
Purchase Cancellation	1	46
Scrap Sales	13	4
Slitting & Servicing	-	14
Fair value gain	3,120	7,165
	4,106	8,590

#### A6 Unusual items

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size, incidence and other than notes disclosed in A13.

#### A7 Changes in estimates

There were no changes in estimates of amount used in our previous reporting having a material impact in the current reporting.

### A8 Seasonality or cyclicality of operation

The business of the Group is generally neither non-cyclical nor seasonal except for decreased activities during the festive season.



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# EXPLANATORY NOTES: (AS PER BURSA SECURITIES LISTING REQUIREMENT – PART A OF APPENDIX 9B)

#### A9 Dividends Paid

No Dividend was paid during the financial period ended 30th June 2024

### A10 Valuation of property, plant and equipment

Investment properties have been revalued to fair value according to MFRS140 for the financial year ended 30th June 2025

### All Issuances and repayments of debts and equity securities

As at 30<sup>th</sup> June 2025, out of the total RM352,959,254 issued and fully paid ordinary shares 774 shares were held as treasury shares at an average purchase price of RM0.52. The share buyback transactions were financed by internally generated funds.

Save as disclosed above, there were no other issuances, cancellations, resale or repayments of debt and equity securities during the quarter ended 30<sup>th</sup> June 2025.

#### A12 Changes in the composition of the Group

There is no transaction or event of a material or unusual nature occurring between 30<sup>th</sup> June 2024 and the date of this announcement.

#### A13 Material events

On 10 April 2025 PDRM issued freezing Orders pursuant to Section 44 of AMLATFPUAA (Act 613) to assist in the ongoing Investigation. The Freezing Orders are valid for 90 days from the date of issuance. Please refer to announcement dated 24/4/2025 for details.

The board of director will continue to monitor the situation closely and will make further announcement as and when there are material events.

On 31 July 2025 following subsidiaries received the Offer Letters for the Seized Motor Vehicles under Bond ("Offers"), both dated 31 July 2025 from Bukit Aman Polis DiRaja Malaysia ("PDRM"), pursuant to Section 46(3)(a) of the Anti-Money Laundering, Anti-Terrorism Financing and Proceeds of Unlawful Activities Act 2001 (Act 613) [AMLATFPUAA (Act 613)].

The Parties have accepted the respective Offers, and the following motor vehicles, previously seized by PDRM, were on 1 August 2025, released under bond to the respective subsidiaries, subject to the terms and conditions stipulated in the respective Offer Letters dated 31 July 2025 under Section 46(3)(a) of AMLATFPUAA (Act 613):

Name of Subsidiary	Motor Vehicle	Bond (RM)
SMPC Industries Sdn Bhd	Mercedes Benz GLE 450 Coupe	84,342.44
Progerex Sdn Bhd	BMW 330LI	43,624.07

Save as disclosed above, there is no transaction or event of a material or unusual nature occurring between 30<sup>th</sup> June 2024 and the date of this announcement.



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#### A14 Material commitments

Group (RM'000)

#### Property, plant and equipment

- Authorized and contracted for

2,000

# B1 Review of the performance of the Company and its principal subsidiaries 3 months ended

	30 June 2025	30 June 2024
	RM'000	RM'000
Revenue	11,538	25,143
Profit / (Loss) before tax	-2,824	9,675

For the fourth quarter ended 30 June 2025, the Group recorded revenue of approximately RM11.538 million. This represents a decrease of about RM13.60 million or 54.11% compared to the revenue of RM25.143 million reported in the corresponding quarter of the previous year. The decline in revenue was primarily attributed to reduced progress billings from the Property Development segment, particularly from The Sky Projects at Alma, Bukit Mertajam, and the Marminton Homes project at Raja Uda, Butterworth, following the completion of these projects. Additionally, lower sales volume in the Manufacturing and Trading division, driven by weaker market demand, further impacted overall revenue.

The Group recorded a loss before tax of RM2.824 million for the quarter, compared to a profit before tax of RM9.675 million in the corresponding quarter of the previous year. The decline was primarily attributable to lower progress billings from the Property segment, coupled with a fair value impairment of RM1.177 million on quoted investments and a fair value loss of RM2.314 million on investment properties. These adverse impacts were partially mitigated by a fair value gain of RM2.909 million on other investment properties.

The performance of the respective operating business segments of the Group for 4<sup>th</sup> Quarter (CRQ) 30 June 2025 compared with preceding year corresponding quarter (PCQ) are analysed as follows:

	Manufacturing <u>RM</u>	Trading <u>RM</u>	Property Development <u>RM</u>	Rental/ Others  RM	Total RM
Revenue - CRQ	6,657,112	966,665	2,663,700	1,250,592	11,538,069
Revenue - PCQ	10,925,354	2,267,546	11,035,887	914,468	25,143,255
PBT - CRQ	-1,934,640	-515,449	-470,437	96,199	-2,824,327
PBT - PCQ	-597,570	-2,131,996	6,332,652	6,071,959	9,675,045



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### B2 Financial review for current quarter compared with immediate preceding quarter

	Current Quarter 30 June 2025 RM"000	Immediate Preceding Quarter 31 Mac 2025 RM"000	Changes (Amount/ %) RM"000
Revenue	11,538	8,776	31.47 %
Profit / (Loss) Before Interest and Tax	-2,791	-1,766	-58.04 %
Profit / (Loss) before tax	-2,824	-1,779	-58.74 %
Profit / (Loss) after tax	-1,867	-1,848	-1.03 %
Profit/(Loss) Attributable to Ordinary Equity Holders Of the parent holders of the parent	-1,879	-1,252	-50.08 %

The Group reported revenue of RM11.538 million for the current quarter under review, representing an increase of RM2.762 million or 31.47% compared to RM8.776 million in the immediate preceding quarter. This growth was primarily driven by progress billings from the Property Development segment, particularly from the Marminton Homes project at Raja Uda, Butterworth, as well as a rise in rental income.

For the current reporting quarter, the Group recorded a loss before tax of RM2.824 million, compared to a loss before tax of RM1.779 million in the preceding quarter. The higher loss was mainly attributable to the Manufacturing and Trading segment, which was impacted by lower selling prices

The Financial review of the respective operating business segments of the Group for current reporting quarter (CRQ) compared with immediate preceding quarter (IPQ) are analysed as follows:-

	Manufacturing <u>RM</u>	Trading <u>RM</u>	Property Development <u>RM</u>	Rental / Others RM	Total <u>RM</u>
Revenue - CRQ	6,657,112	966,665	2,663,700	1,250,592	11,538,069
Revenue - IPQ	6,202,971	870,945	626,000	1,076,592	8,776,508
PBT - CRQ	-1,934,640	-515,449	-470,437	96,199	-2,824,327
PBT - IPQ	-973,687	2,154	-707,112	-100,855	-1,779,500



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#### B3 Prospects of the current financial year

Malaysia's steel market is expected to record modest growth, although the operating landscape for steel manufacturing and trading remains challenging. Price volatility, a slowing global economy, and external uncertainties continue to weigh on the industry, while oversupply, international dumping, and thin margins add further pressure on manufacturers. In addition, policy changes and tariff hikes in the United States could heighten market instability.

In the property sector, Penang presents a balanced investment environment. High-end properties continue to show steady appreciation, while the mainland offers more affordable growth opportunities. Ongoing and upcoming infrastructure projects are expected to serve as key catalysts, driving long-term demand and enhancing connectivity. For both buyers and investors, Penang provides an attractive mix of capital appreciation, rental yield, and affordability, underpinned by sustained economic momentum.

#### B4 Variance of actual profit from forecast profit

This is not applicable to the Group.

## **B5** Taxation

Taxation comprises:-

		Cumulative Quarter		
	Current	Current	Preceding Year	
	Year	Year	Corresponding	
	Quarter	To Date	Period	
	30/6/2025	3/6/2025	30/6/2024	
	RM'000	RM'000	RM'000	
Current year expense	-	-	-	
Provision of Income tax	957	(655)	(2,055)	
Current year Deferred tax	957	(655)	(2,055)	
provision		-	<del>-</del>	
	957	(655)	(2,055)	



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6 Other Investments	RM	RM
	31 March 2024	30 June 2024
Non-current Available for sale financial assets: At fair value:		
<ul><li> Quoted securities in Malaysia</li><li> Addition</li></ul>	11,413,287	13,990,268
	11,413,287	13,990,268
Held-to-maturity investments At cost:		
- Loan stocks quoted in Malaysia	3,956,212	3,420,000
	15,369.499	17,410,268
Market value of:		
- Quoted securities	11,413,287	12,522,991
- Loan stocks	3,956,212	4,887,117

## B7 Status of corporate proposals

There is no transaction or event of a material or unusual nature occurring between  $30^{th}$  June 2024 and the date of this announcement.



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## **B8(A)** Status of Utilization of Proceeds

The Company received proceeds amounting to RM97.794 million from the issuance of 1,222,426,720 Irredeemable Convertible Preference Shares ("ICPS") at an issue price of RM0.08 per ICPS in December 2017. The proceeds have been utilized in the following manner as at 30<sup>th</sup> June 2025:-

Purpose	Approved	Amount	Balance
	utilization	utilized	unutilized
	RM'000	RM'000	RM'000
Purchase of new equipment/machineries	6,550	4,258	2,292
Investment in new business	30,000	30,000	-
Upgrading of building	10,000	10,000	-
Working capital	50,244	50,244	-
Expenses in relation to the Proposal (ICPS)	1,000	763	237
Total :	97,794	95,265	2,529

### B8(B) Status of Utilisation of proceeds - Private Placement

Receipts	RM
1 <sup>st</sup> Tranche	3,004,898
2 <sup>nd</sup> Tranche	4,662,185
Total	7,667,083

Usage purposes	Proposed Utilisation RM'000	Amount Utilised RM'000	Balance Unutilised RM'000
Development of Sky Urban	4,632	4,632	-
Condominium project			
Working capital for MAYU Group	2,879	2,879	-
Expenses for the Proposed Private Placement	156	156	-
Total:	7,667	7,667	-



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## B9 Group borrowings and debt securities

There were no bank borrowings other than as detailed below and debt securities as at the end of the reporting period.

	As at 4 <sup>th</sup> quarter ended June 2025					
	Long term		Short term		Total borrowings	
	Foreign denomination	RM denomination	Foreign denomination	RM denomination	Foreign denomination	RM denomination
Secured						
Bank Overdrafts	-	-	-		-	
Bankers Acceptance	-	-	-	-	-	-
Hire Purchase	-	378,578	-		-	378,578
Unsecured						
Term Loan	-	-	-	-	-	-
Hire Purchase	-	363,371	-	-	-	363,371
TOTAL	-	741,949	-	-	-	741,949



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## B9 Group borrowings and debt securities - cont.

	As at 4 <sup>th</sup> quarter ended June 2024					
	Long term		Short term		Total borrowings	
	Foreign RM		Foreign RM		Foreign	RM
	denomination	denomination	denomination	denomination	denomination	denomination
Secured						
Bank Overdrafts	-	-	-	-	-	-
Bankers Acceptance	-	-	-	-	-	-
Term Loan	-	-	-	-	-	-
Hire Purchase	-	393,575	-	-	-	393,575
Unsecured						
Term Loan	-	-	-	-	-	-
Hire Purchase	-	1,106,849	-	-	-	1,106,849
TOTAL	-	1,500,424	-	-	-	1,500,424



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#### **B10 Dividends**

The Board of Directors of the Company has not recommended any dividend for the period ended 30/6/2025

## **B11 Earnings per Share**

- (i) Basic earnings per ordinary share

  The earnings per share is calculated by dividing the net loss attributable to owners of the parent of (RM1,532,178) by the number of ordinary shares in issue during the current quarter after treasury shares of 482,489,874.
- (ii) Diluted earnings per ordinary share

  The diluted earnings per share are not presented as the assumed conversions of potential ordinary share are anti-dilutive.