INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

Unaudited Condensed Consolidated Statement of Comprehensive Income

		3 months ended 30 June 2016	3 months ended 30 June 2015	6 months ended 30 June 2016	6 months ended 30 June 2015
	Note	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Continuing Operations					
Revenue	4	13,827	18,067	25,690	35,800
Cost of sales		(12,352)	(13,881)	(22,400)	(27,265)
Gross profit	<u> </u>	1,475	4,186	3,290	8,535
Other income/(expense)		58	(9)	64	(15)
Administrative expenses		(1,088)	(1,250)	(2,190)	(2,307)
Selling and marketing expenses		(961)	(1,652)	(1,826)	(3,203)
Operating (loss)/profit	-	(516)	1,275	(662)	3,010
Finance costs		(457)	(335)	(803)	(668)
Share of loss of an associate	11	(86)	(96)	(175)	(193)
(Loss)/profit before tax	_	(1,059)	844	(1,640)	2,149
Income tax expense	21 _		-		
(Loss)/profit for the period atrributable to	<u> </u>				
equity holders of the Company		(1,059)	844	(1,640)	2,149
Other comprehensive income, net of tax		-	-	-	-
Total comprehensive (loss)/profit for the period attributable to equity holders of the	_				
Company	_	(1,059)	844	(1,640)	2,149
(Loss)/profit per share attributable to equity holders of the Company:					
Basic, for (loss)/profit for the period (sen)	26	(1.44)	1.15	(2.23)	2.92

Diluted, for (loss)/profit for the period (sen)- Not Applicable

These Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

	Note	As At 30 June 2016 (Unaudited) (RM'000)	As At 31 December 2015 (Audited) (RM'000)
ASSETS		((
Non-current assets			
Property, plant and equipment	9	38,403	40,292
Investment properties		2,660	2,061
Investment in an associate	11	1,581	1,756
		42,644	44,109
Current assets			
Inventories		18,698	17,098
Trade receivables		20,442	16,651
Other receivables		314	261
Other current assets		748	220
Income tax recoverable		108	75
Cash & bank balances		6,408	5,938
		46,718	40,243
TOTAL ASSETS		89,362	84,352
EQUITY AND LIABILITIES Equity attributable to equity holders	of the Company		53.593
Share capital		73,583	73,583
Share premium Accumulated losses		5,097	5,097
		(30,031)	(28,391)
Total equity		48,649	50,289
Non-current liabilities			
Borrowings	23	15,300	10,379
Other payables		127	127
		15,427	10,506
Current liabilities			
Borrowings	23	9,602	9,133
Trade payables		11,632	10,915
Other payables		2,934	2,391
Other current liabilities		1,118	1,118
Total liabilities		25,286 40,713	23,557 34,063
Total Havinues		70,/13	34,003
TOTAL EQUITY AND LIABILITIES	S	89,362	84,352
Net assets per share (RM)		0.66	0.68

These Condensed Statements of Financial Position should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

Unaudited Condensed Consolidated Statements of Changes in Equity

	Attributable to equity holders of the Company Non-distributable					
	Share capital (RM'000)	Share premium (RM'000)	Revaluation reserve (RM'000)	Accumulated losses (RM'000)	Total (RM'000)	
At 1 January 2015	73,583	5,097	-	(28,631)	50,049	
Total comprehensive profit for the period	-	-	-	2,149	2,149	
At 30 June 2015	73,583	5,097	-	(26,482)	52,198	
At 1 January 2016	73,583	5,097	-	(28,391)	50,289	
Total comprehensive loss for the period	-	-	-	(1,640)	(1,640)	
At 30 June 2016	73,583	5,097		(30,031)	48,649	

These Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

Unaudited Condensed Consolidated Statements of Cash Flow		
	6 Months ended 30 June 2016 RM'000	6 Months ended 30 June 2015 RM'000
Cash flows from operating activities		
(Loss)/ profit before tax	(1,640)	2,149
Adjustment for:		
Interest income	(39)	(27)
Interest expense	803	668
Gain on disposal of property, plant & equipment	2 220	(13)
Depreciation of property, plant and equipment Impairment loss on trade receivables written (back) / off	2,230 (142)	2,219 15
Inventories written back	(8)	(4)
Share of loss of associate	175	193
Property, plant and equipment written off	1	-
Operating profit before working capital changes	1,380	5,200
Increase in inventories	(1,593)	(2,510)
Increase in trade and other receivables	(3,702)	(660)
(Increase)/ Decrease in other current assets	(528)	6
Increase/ (Decrease) in trade and other payables	1,260	(1,010)
Cash (used in) / generated from operations	(3,183)	1,026
Taxation paid, net of refund	(33)	(34)
Interest received	39	27
Interest paid	(803)	(668)
Net cash (used in) / generated from operating activities	(3,980)	351
Cash flows from investing activities		
Proceeds from disposal of property, plant and equipment	-	13
Acquisition of property, plant and equipment	(341)	(728)
Subsequent expenditure on investment properties under construction	(599)	-
Net cash used in investing activities	(940)	(715)
Cash flows from financing activities		
Proceeds from borrowings	7,718	2,432
Repayment of borrowings	(2,032)	(2,216)
Net cash from financing activities	5,686	216
Net increase / (decrease) in cash and cash equivalents	766	(148)
Cash and cash equivalents at the beginning of the period	5,187	2,807
Cash and cash equivalents at the end of the period	5,953	2,659
Cash and cash equivalents at the end of the financial period comprise the	following:	
Cash and bank balances	6,408	3,225
Bank overdraft (included within short term borrowings in Note 23)	(106)	(222)
Less: Fixed deposit pledged	(349)	(344)
	5,953	2,659

The Unaudited Condensed Consolidated Statements of Cash Flow should be read in conjunction with the accompanying explanatory notes attached to these interim financial statements.

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (MFRS) 134 – INTERIM FINANCIAL REPORTING

1. **Basis of Preparation**

The condensed consolidated interim financial statements ("Condensed Report") have been prepared in accordance with MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. This Condensed Report also complies with IAS 134 Interim Financial Reporting issued by the International Accounting Standards Board ("IASB").

The Condensed Report should be read in conjunction with the audited annual financial statements of the Group for the financial year ended 31 December 2015. The explanatory notes attached to the Condensed Report 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 31 December 2015.

The Condensed Report are presented in Ringgit Malaysia (RM) and all values are rounded to the nearest thousand (RM'000).

2. Significant accounting policies

The significant accounting policies and methods of computation applied in the interim financial statements are consistent with those adopted in the most recent annual audited financial statements for the year ended 31 December 2015 except for the adoption of the following with effect from 1 January 2016:

Annual Improvements to MFRSs 2012 - 2014 Cycle

Amendments to MFRS 116 and MFRS 138: Clarification of Acceptable Methods of Depreciation and Amortisation

Amendments to MFRS 116 and MFRS 141: Agricultural: Bearer Plants

Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

Amendments to MFRS 11: Accounting for Acquisitions of Interests in Joint Operations

Amendments to MFRS 127: Equity Method in Separate Financial Statements

Amendments to MFRS 101: Disclosure Initiatives

Amendments to MFRS 10, MFRS 12 and MFRS 128: Investment Entities: Applying the Consolidation Exception

MFRS 14: Regulatory Deferral Accounts

The initial application of the above is not expected to have any significant financial impact on the Group's financial statements.

3. Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the year ended 31 December 2015 was not qualified.

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

NOTES (cont'd)

4. **Segmental information**

Results for 3 months ended 30 June 2016

	Manu- facturing RM'000	Property trading RM'000	Const- ruction RM'000	Others RM'000	Consolidated RM'000
Segment Revenue Total revenue including inter-					
segment sales Less: Inter-segment	13,827	-	-	-	13,827
sales External revenue	13,827				13,827
Segment Results Results	(396)	(7)	(112)	(1)	(516)
Finance costs Share of results of an associate Loss before tax Income tax income Loss after tax	(457)	-	-	-	(457) (86) (1,059) - (1,059)
Other information Interest income	26	-	-		26

Results for 3 months ended 30 June 2015

	Manu- facturing RM'000	Property trading RM'000	Const- ruction RM'000	Others RM'000	Consolidated RM'000
Segment Revenue					
Total revenue					
including inter-					
segment sales	17,962	-	105	-	18,067
Less: Inter-segment					
sales	=				
External revenue	17,962		105		18,067
segment sales Less: Inter-segment sales	<u> </u>	- - -		- - -	

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

NOTES (cont'd)

4. Segmental information (cont'd)

Results for 3 months ended 30 June 2015 (cont'd)

	Manu- facturing RM'000	Property trading RM'000	Const- ruction RM'000	Others RM'000	Consolidated RM'000
Segment Results					
Results	1,444	(10)	(159)	-	1,275
Finance costs	(335)	-	-	-	(335)
Share of results of an					
associate					(96)
Profit before tax					844
Income tax income					
Profit after tax					844
Other information					
Interest income	13				13
Results for 6 months en	nded 30 June 20)16			

Results for 6 months ended 30 June 2016

Commant Parama	Manu- facturing RM'000	Property trading RM'000	Const- ruction RM'000	Others RM'000	Consolidated RM'000
Total revenue including intersegment sales Less: Inter-segment sales	25,690	-	-	-	25,690
External revenue	25,690				25,690
Segment Results Results Finance costs Share of results of an associate Loss before tax Income tax income Loss after tax	(394) (803)	(17)	(250)	(1)	(662) (803) (175) (1,640) (1,640)
Other information Interest income	39				39

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

NOTES (cont'd)

4. Segmental information (cont'd)

Results for 6 months ended 30 June 2015 (cont'd)

	Manu- facturing RM'000	Property trading RM'000	Const- ruction RM'000	Others RM'000	Consolidated RM'000
Segment Revenue Total revenue					
including inter- segment sales Less: Inter-segment	35,695	-	105	-	35,800
sales	-	-	-	-	-
External revenue	35,695	-	105		35,800
Segment Results Results Finance costs Share of results of an associate Profit before tax	3,349 (668)	(35)	(304)	-	3,010 (668) (193) 2,149
Income tax income					· -
Profit after tax					2,149
Other information	27				27
Interest income	27		<u></u> _		27

5. Unusual items due to their nature, size and incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial period ended 30 June 2016 except as disclosed in Note 2.

6. Changes in estimates

There were no changes in estimates that have had a material effect in the current quarter results.

7. Comments about seasonal or cyclical factors

The business of the Group was not affected by any significant seasonal or cyclical factors.

8. **Dividend**

The Company did not declare or pay any dividend during the quarter and financial period ended 30 June 2016.

9. Acquisitions and disposals of property, plant and equipment

During the quarter and financial period ended 30 June 2016, the Group acquired Property, Plant and Equipment ("PPE") with an aggregate cost of RM328,100 (2nd Quarter 30 June 2015: RM627,174) and RM340,535 (30 June 2015: RM888,289). Net Book Value of PPE disposed/ written off by the Group for the quarter and financial period ended 30 June 2016 was RM653 (2nd Quarter 30 June 2015: RM1).

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

NOTES (cont'd)

10. Related party disclosures

i) Transactions with companies in which certain directors of the Company have financial interest:

	3 months ended		6 months ended	
	30.06.2016 RM'000	30.06.2015 RM'000	30.06.2016 RM'000	30.06.2015 RM'000
Income				
Sale of construction materials to:				
-Zecon Construction (Sarawak)				
Sdn. Bhd.	10	563	10	726
-Zecon Dredging Sdn. Bhd.	-	82	-	160
-Zecon Engineering and Construction Sdn. Bhd.	10	-	10	220
-Petra Jaya Properties Sdn. Bhd.	-	-	369	-
-Rekaruang Sdn. Bhd.	1	-	706	-
Expenditure				
Insurance premium paid to				
Transnational Insurance Brokers				
(M) Sdn. Bhd.	21	15	43	44
Management fees paid to Santubong				
Suites Sdn. Bhd.	10	8	19	17
Rental paid to Reignvest				
Corporation Sdn Bhd.	180	180	360	360

11. Investment in an associate

	As At 30.06.2016 RM'000	As At 31.12.2015 RM'000
Unquoted shares, at cost Share of post-acquisitions reserves	3,000 (1,419)	3,000 (1,244)
	1,581 =====	1,756 =====

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

NOTES (cont'd)

11. Investment in associate (cont'd)

Details of the associate are as follows:

Name of associate	Country of incorporation	Principal activities	Proportion of ownership interest		
			As at 30.06.2016 %	As at 31.12.2015 %	
Held through SCIB Propert	ies Sdn. Bhd. :				
Influx Meridian Sdn. Bhd	Malaysia	Property development	40%	40%	

12. Debt and equity securities

There were no issuances and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current quarter and financial period-to-date.

13. Changes in composition of the Group

There were no changes in the composition of the Group for the current quarter and financial period-to-date.

14. Capital commitments

		As At 30.06.2016 RM'000	As At 31.12.2015 RM'000
	Capital expenditure not provided for		
	in the financial statements: Authorised and contracted for	4	441
		5.500	441
	Approved but not contracted for	5,580	1,102
		5,584	1,543
		=====	=====
15.	Contingent liabilities – Unsecured		
		As At	As At
		30.06.2016	31.12.2015
		RM'000	RM'000
	Corporate guarantee given to bank		
	for credit facilities granted to a subsidiary	24,673	19,238
	,	=====	======
		=====	=====

16. Subsequent event

There were no material events subsequent to the end of the current quarter

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

NOTES (cont'd)

PART B -ADDITIONAL INFORMATION PURSUANT TO THE MAIN MARKET LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD

17. **Performance review**

The Group's revenue has decreased by 23% from RM18 million reported in the second quarter of 2015 to RM13.8 million in the second quarter of 2016. Lower revenue was mainly due to slowdown in the market and less demand for foundation piles and IBS products from its Manufacturing division coupled with the absence of new projects from the Construction division in the current quarter. As a result, the Group has reported a loss before tax of RM1,059,000 as compared to a profit before tax of RM844,000 posted in the corresponding quarter last year.

On a year-to-date basis, the Group reported revenue of RM25.7million in the first half of 2016, as compared to RM35.8 million in the first half of last year representing a decrease of 28%. The manufacturing division being the key driver and largest contributor to the Group's revenue, reported revenue of about RM25.7 million and RM35.7 million for the 6 months period ended 30 June 2016 and 30 June 2015 respectively. The Group recorded a loss before tax of RM1,640,000 as compared to profit before tax of RM2,149,000 reported in the same period last year.

There was no contribution from the Construction division and Properties division. The net assets of the Group as at 30 June 2016 stood at RM48.6 million which translates to RM0.66 net assets value per share

18. Variation of results against preceding quarter

The Group registered a loss before tax of RM1,059,000 from a revenue of RM13.8 million for the current quarter as compared to a loss before tax of RM581,000 from a revenue of RM11.9 million in the preceding quarter. A larger loss before tax as compared to the preceding quarter is mainly due to higher operating and finance costs in the second quarter.

19. Prospects for the remaining quarters

The Group remains focused on managing its cost structure, promote its IBS products and secure more projects. Given the rolling out of certain Government projects in Sarawak especially the Pan Borneo Highway projects, the Board anticipates better results for the remaining quarters.

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

NOTES (cont'd)

20. (a) Variance of actual profit from forecast profit

Not applicable

(b) Shortfall in the profit guarantee

Not applicable

21. Income tax (income)/ expense

3 months ended		6 months ended	
30.06.2016 RM'000	30.06.2015 RM'000	30.06.2016 RM'000	30.06.2015 RM'000
-	-	-	-
-	-	-	
-	-	-	-
-	-	-	_
-	-	-	-
	30.06.2016	30.06.2016 30.06.2015	30.06.2016 30.06.2015 30.06.2016

22. Corporate Proposals

There were no new or outstanding corporate proposals which have not been completed as at the date of this announcement.

23. **Borrowings**

	As at 30.06.2016 RM'000	As at 31.12.2015 RM'000
Short term borrowings		
Secured	9,496	8,999
Unsecured	106	134
	9,602	9,133
Long term borrowings		
Secured	15,300	10,379
	24,902	19,512

All of the above borrowings are denominated in Ringgit Malaysia.

24. **Derivatives financial instruments**

There were no outstanding derivatives as at the end of the reporting year.

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

NOTES (cont'd)

25. Dividend payable

No interim ordinary dividend has been declared for the financial period ended 30 June 2016 (30 June 2015: Nil).

26. Basic (loss)/profit per share

Basic (loss)/profit per share for

(loss)/profit for the period

	3 months ended		6 months ended			
	30.06.2016 RM'000	30.06.2015 RM'000	30.06.2016 RM'000	30.06.2015 RM'000		
(Loss)/profit attributable to ordinary equity holders of the Company	(1,059)	844	(1,640)	2,149		
	As at		As at			
W. i. l. (. d	30.06.2016	30.06.2015	30.06.2016	30.06.2015		
Veighted average number of ordinary hares in issue	73,582,500	73,582,500	73,582,500	73,582,500	_	
	3 months ended		6 months ended			
	30.06.2016 Sen	30.06.2015 Sen	30.06.2016 Sen	30.06.2015 Sen		

There is no dilution in its (loss)/profit per share in the current quarter and financial period to date as there are no dilutive potential ordinary shares outstanding at the end of the reporting period.

(1.44)

(2.23)

1.15

2.92

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

NOTES (cont'd)

27. Breakdown of accumulated losses of the Group as at the reporting date into realised and unrealised

	As at 30.06.2016 RM'000	As at 31.12.2015 RM'000
Total accumulated losses - Realised - Unrealised	28,884	27,554
	As at 30.06.2016 RM'000	As at 31.12.2015 RM'000
Total share of loss of an associate - Realised - Unrealised	1,419 - - 1,419	1,244
Total losses before consolidation adjustments Consolidation adjustments Total Group accumulated losses as per consolidated accounts	30,303 (272) 30,031	28,798 (407) 28,391

The determination of realised and unrealised profits or losses is based on the Guidance of Special Matter No. 1, Determination of Realised and unrealised Profits or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Berhad Listing Requirements, issued by the Malaysian Institute of Accountants on 20 December 2010.

The disclosure of realised and unrealised losses above is solely for complying with the disclosure requirements stipulated in the directive of Bursa Malaysia Securities Berhad and should not be applied for any other purposes.

28. Material litigation

On 13 July 2016, the Company announced that its wholly owned subsidiary, SCIB Industrialised Building System Sdn. Bhd. ("the Plaintiff") had on 5th July 2016 through its solicitor, Messrs Loke, King, Goh & Partners Advocates sealed a Writ and Statement of Claim in respect of the High Court of Sabah and Sarawak Suit No. KCH-22NCvC-41/7- 2016(HC 2) which was filed at the High Court of Sabah and Sarawak at Kuching ("Civil Suit"). The Civil Suit was filed by SCIB Industrialised Building System Sdn. Bhd. ("the Plaintiff") through its solicitors against Millennium Crest Sdn. Bhd. ("the Defendant").

INTERIM FINANCIAL REPORT ON CONSOLIDATED RESULTS FOR THE SECOND QUARTER ENDED 30 JUNE 2016

NOTES (cont'd)

28. Material litigation (cont'd)

Pursuant to the Writ and Statement of Claim, the Plaintiff claims the following from the Defendant:

- a) A declaration that the Plaintiff had practically completed its scope of works by 15th of November 2013.
- b) the principal sum of RM2,786,695.70 as at 29th December 2014;
- interest on the sum of RM2,786,695.70 at the rate of 7.6% per annum from 30th December 2014 until full and final settlement;
- d) the sum of RM4,725.00 as compensation for the arbitration cost;
- e) costs; and
- f) such further or other relief as the Honourable Court may deem fit and just.

29. Additional disclosures on (loss)/ profit for the period

(Loss)/ profit for the period is arrived at after charging/(crediting):

	3 months ended		6 months ended	
	30.06.2016 RM'000	30.06.2015 RM'000	30.06.2016 RM'000	30.06.2015 RM'000
Depreciation of property, plant and				
Equipment ("PPE")	1,118	1,120	2,230	2,219
Gain/(loss) on disposal of property,				
plant and Equipment ("PPE")	-	-	-	(13)
Impairment loss on trade receivable				
written (back) / off	(142)	15	(142)	15
Interest expense	457	335	803	668
Interest income	(26)	(13)	(39)	(27)
Inventories written back	· , ,	-	(8)	(4)
Property, plant and equipment				
("PPE") written off	-	-	1	-
Share of loss of associate	86	96	175	193

30. Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 30 August 2016.