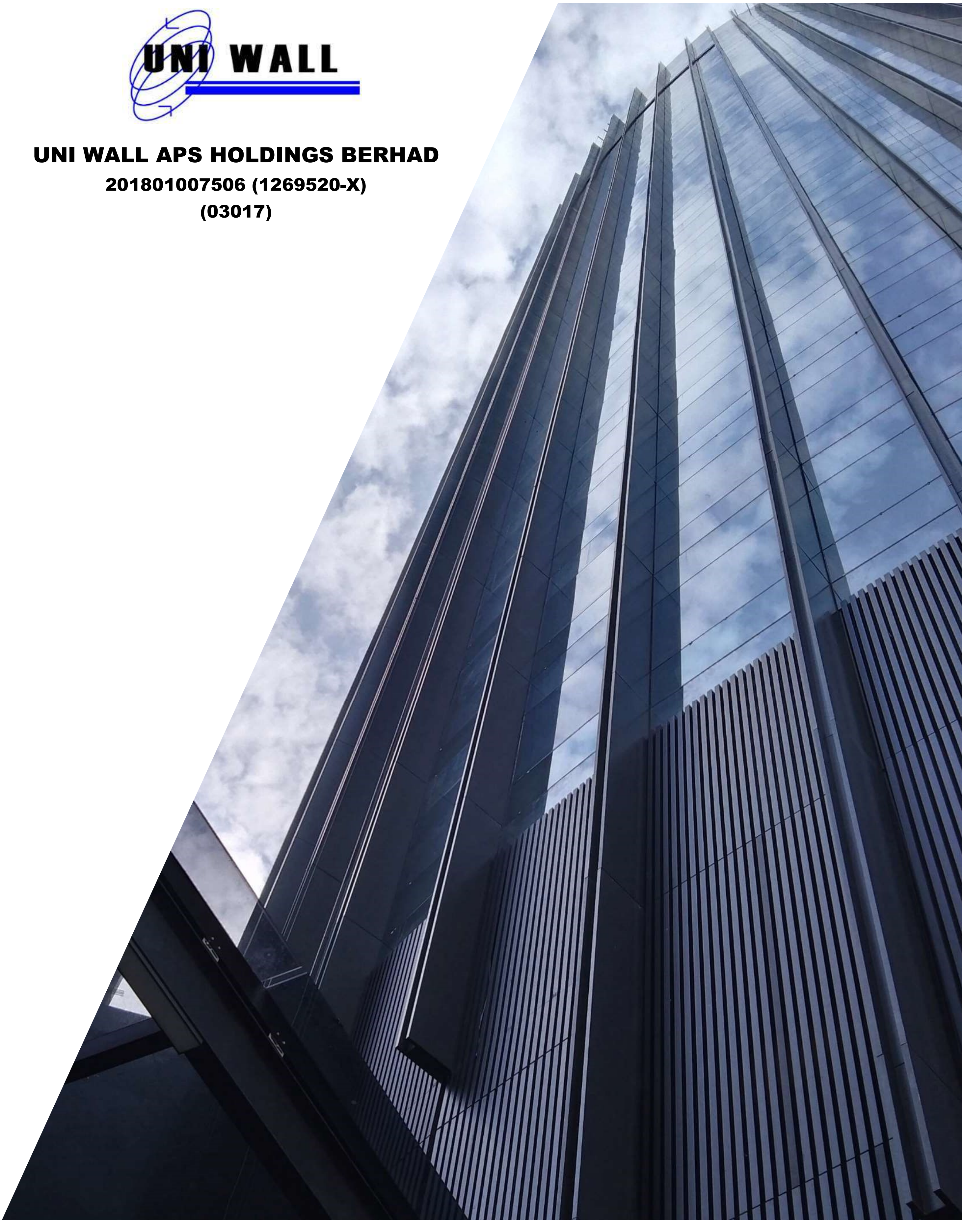
UNI WALL APS HOLDINGS BERHAD

201801007506 (1269520-X)

(03017)



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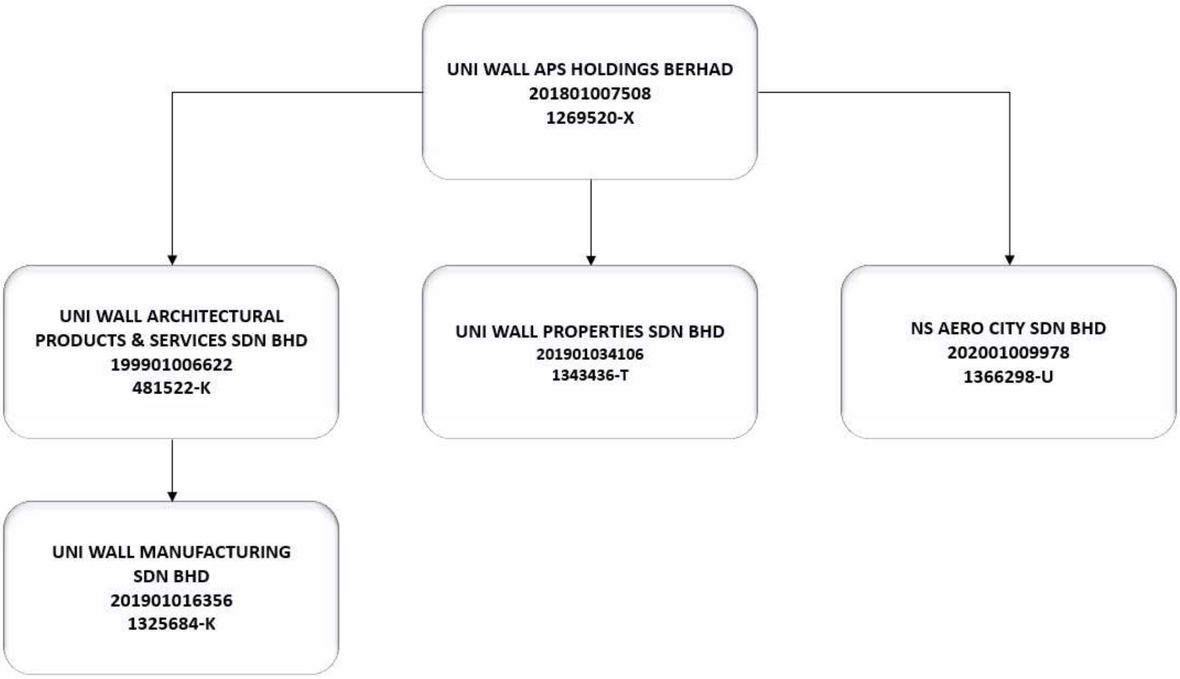
UNI WALL

UNI WALL APS HOLDINGS BERHAD

Properties & Building Façade

CORPORATE STRUCTURE



Principal Activities

Uni Wall APS Holdings Berhad (201801007506)(1269520-X) is principally involved in investment holding. The principal activities of its subsidiaries as at 31 December 2020 are as follows: -

Subsidiary	Date & Country of Incorporation	Ownership Interest	Principle
UNI WALL ARCHITECTURAL PRODUCTS & SERVICES SDN BHD	20th Apr 1999 Malaysia	100%	Supplying, installation, and fabrication of aluminum glazing building facade
UNI WALL PROPERTIES SDN BHD	23rd Sept 2019 Malaysia	100%	Property development
NS AERO CITY SDN BHD	07th Apr 2020 Malaysia	100%	Property development
UNI WALL MANUFACTURING SDN BHD	08th May 2019 Malaysia	100%	Fabrication of aluminum glazing building facade

CORPORATE INFORMATION

Board of Directors	**Siow Hon Yong** *Executive Chairman* **Siow Hon Yuen** *Managing Director/ Chief Executive Officer* **Siew Choon Jern** *Independent Non-Executive Director*
Registered Office	**Boardroom.com Sdn. Bhd.** Level 5, Block B, Dataran PHB, Saujana Resort, Section U2, 40150 Shah Alam, Selangor, Malaysia.
Business Office	**Wisma Uni Wall** 15 Jalan Kesuma 2/3, Bandar Tasik Kesuma, 43700 Semenyih, Selangor, Malaysia. Tel : 603-87231088
Principle Bankers	CIMB Bank Berhad Hong Leong Bank Berhad HSBC Amanah Malaysia Berhad HSBC Bank Malaysia Berhad Malayan Banking Berhad OCBC Al-Amin Bank Berhad OCBC Bank (Malaysia) Berhad RHB Bank Berhad
Stock Exchange Listing	**LEAP Market of Bursa Malaysia Securities Berhad** Listing Date : 15 January 2019 Sector : Construction Stock Name : UNIWALL Stock Code : 03017

Company Secretary

Tan Tong Lang
(MAICSA 7045482)
(SSM PC NO. 201908002253)

Share Registrar

Boardroom.com Sdn. Bhd.
Level 5, Block B, Dataran PHB,
Saujana Resort, Section U2,
40150 Shah Alam,
Selangor, Malaysia.
Tel : 603-7890 0638

Auditors

UHY (AF1411)
Suite 11.05, Level 11,
The Gardens South Tower,
Mid Valley City,
Lingkaran Syed Putra,
59200 Kuala Lumpur,
Wilayah Persekutuan.
Tel : 603-2279 3088

Adviser

Mercury Securities Sdn. Bhd.
L-7-2, No.2, Jalan Solaris,
Solaris Mont' Kiara,
50480 Kuala Lumpur.
Tel : 603-62037227

CORPORATE MISSION & OBJECTIVE

"UNIWALL" MISSION

CUSTOMER SATISFACTION

To provide products and services of the highest quality and the greatest possible value to our customers, thereby gaining and holding their respect and loyalty.

PRODUCTIVITY

To utilize high-technology production, competencies, and company's interests, that offers opportunities for continuing growth and enables the company to make a needed and profitable contribution.

SUSTAINABLE GROWTH

To achieve sufficient profit to finance the company's growth and provide resources to achieve the company's objectives.

MANAGERIAL PHILOSOPHY

To adopt an error-free attitude, total involvement, and continuous improvement in the company management. To provide a great working environment and treat each other with respect and dignity, with the employees as the greatest asset to the company's management.

MARKET FOCUS

To honour the company obligations to the building environment society by being an economic, Intellectual, and social asset to the development & construction industry and each community in which the company operate.

PUBLIC IMAGE

To foster an excellent relationship with the stakeholders and other operation community to create a dynamic and progressive development construction industry, at the same time emphasizing in the environmental issue.

"UNIWALL" OBJECTIVE

TO ACHIEVE

Zero Complaint from Customers

TO BE

The Market Leader

TO ADOPT

The Latest Technology to Enhance Company's Competitiveness and Products' Quality

TO PROVIDE

Opportunities which Increase Productivity and Decrease Employees' Turnover

GROUP FINANCIAL HIGHLIGHTS

Three-Year Group Financial Performance

	Audited 31 Dec 2020	Audited 31 Dec 2019	Audited 31 Dec 2018
	RM'000	RM'000	RM'000
Revenue	34,078	40,354	17,311
Cost of Sales	(18,465)	(20,701)	(7,433)
Gross Profit	15,613	19,653	9,878
Other Income	315	181	56
Net loss on impairment of financial assets	(1,139)	(3,408)	-
Adminstrative expenses	(4,383)	(3,539)	(2,308)
Finance costs	(739)	(599)	(436)
Profit before taxation	9,667	12,288	7,190
Taxation	(3,652)	(4,023)	(2,072)
Profit after taxation	6,015	8,265	5,118
Net profit attributable to owners of the Company	6,015	8,265	5,118
Total Assets	70,254	49,792	30,758
Total Liabilites	37,527	23,080	17,320
Shareholders' Equity	32,727	26,712	13,438
Ratio Analysis			
Gross Profit Margin	45.82%	51.30%	42.93%
Net Profit Margin	17.65%	20.48%	29.56%
Return on Equity ("ROE")	18.38%	30.94%	38.08%
Earning per share ("EPS")(sen)	0.82	1.13^	1.05^

^The weighted average number of shares issued as at 31 December 2019 and 31 December 2018 has been restated to reflect the retrospective adjustment arising from Bonus Issue which was completed on 15 October 2020.

UNI WALL APS HOLDINGS BERHAD

Statements from Chairman & CEO

CHAIRMAN'S STATEMENT

Dear Valued Shareholders,

On behalf of the Board of Directors of Uni Wall APS Holdings Berhad ("UNIWALL"), I am pleased to present the Audited Financial Statement for the Financial Year ended 31 December 2020 and it is my pleasure to invite you to join our 3rd Annual General Meeting which will be conducted virtually through live streaming from the broadcast venue at Level 5, Block B, Dataran PHB, Saujana Resort, Section U2, 40150 Shah Alam, Selangor on Friday, 28 May 2021 at 2.30 p.m. or at any adjournment.

Financial Year 2020 was a challenging year due to the outbreak of Coronavirus disease ("COVID-19") pandemic which has impacted on livelihoods and economic activities. Despite the challenges, our Group managed to record a revenue of RM34.1 million for the current financial year ended 31 December 2020, as compared to RM40.3 million in the previous financial year, representing a decrease of RM6.2 million or 15.4% mainly due to temporary closure of operations following implementation of Movement Control Order ("MCO") in March 2020 to curb the outbreak of COVID-19. Hence, the Group was only able to operate minimally starting from June 2020 following the implementation of Conditional Movement Control Order ("CMCO") and slowly resumed to normal operating capacity in September 2020. The Group recorded a profit after tax ("PAT") of RM6.0 million for the current financial year ended 31 December 2020 as compared to a PAT of RM8.3 million in the previous financial year, representing a decrease of RM2.3 million or 27.7%, which is in line with decrease in revenue.

The Board has closely monitored the development of the outbreak of COVID-19 infection in Malaysia that may affect the business performance, financial performance and financial position of the Group and of the Company. Under the foregoing circumstances, the Board is of view that the financial performance of the Group will remain challenging for the financial year ending 31 December 2021. As such, the Board will continue to closely monitor the situation and respond proactively to mitigate the impact on the Group's and the Company's financial performance and financial position.

CHAIRMAN'S STATEMENT (CONT.)

On behalf of the Board of Directors, I would like to extend my sincere appreciation to all employees and the Management's team for their dedication, courage and loyalty to the Group during this very challenging time. I would also like to thank all our customers, suppliers, bankers, and stakeholders for your continued support.

Thank you.

SIOW HON YONG

EXECUTIVE CHAIRMAN

UNI WALL APS HOLDINGS BERHAD

CEO'S STATEMENT

Dear Our Valued Stakeholders,

Year 2020 was an extremely challenging year as the world confronted an unprecedented health crisis. The Coronavirus disease ("COVID-19") was declared a global pandemic by World Health Organisation in March 2020. Various movement controls, travel bans and temporary business closures were enforced by many countries worldwide to curb the spread of this virus, causing major disruptions to local and global economies.

Throughout our history, we have consistently built and managed the Group's operations based on our Corporate Mission and Company's Objective. These Values were formed to sustain our company's development, focus in delivering excellent products, good quality services and also enabled us to remain strong, focused and resilient in this uncertain and challenging time.

PROSPECTS

Global economic conditions are expected to continue recovering, aided by the progressive roll-out of mass vaccination programmed. However, on-going concerns and uncertainties amid the fluidity of the COVID-19 situation worldwide remain a significant downside risk.

The financial year 2020 reported slightly lower in the first half and slowly recovered in second half report when the operation resumed to normal operating capacity in September 2020. The Group will continue to take proactive measures to maximise productivity and improve operational efficiency to manage this extremely challenging environment and economic situation. The Group continues to seek out new projects and opportunities for expansion and growth to further enhance and maximize shareholder's value.

The Board of Directors of the Campany had on 15 December 2020 announced that the Company had entered into a Memorandum of Collaboration ("MOC") with NS Corporation ("NS Corp")("collectively referred as "the Parties") to initiate a participation and cooperation between the Parties to work on the realisation and execution of works in the development of lands located in the state of Negeri Sembilan ("Master Land") which is styled as Malaysia Vision Valley 2.0 ("MVV 2.0"), whereby the Company is to carry out and implement the development of certain parts of the Master Land.

CEO'S STATEMENT (CONT.)

The MOC when realised will facilitate the expansion of the Group's business activities to broaden the Group's future earnings as part of its initiatives to achieve improve financial performance.

EXTRAORDINARY GENERAL MEETING ("EGM")

UNIWALL had an EGM on 22 September 2020 and successfully passed all the two resolutions which are:

1. Proposed Bonus Issue on the basis of 1 Bonus Share for every 1 existing the Company Share held on the Entitlement Date. The Proposed Bonus Issue would enable the Company to increase the number of the Company Shares held by the Company's shareholders while maintaining their equity interest held in the Company; and to enhance marketability and trading liquidity of the Company Shares on Bursa Securities by way of larger capital base.
2. Proposed Amendments to the Constitution of the Company. The Amendments to the Constitution of the Company is to enhance an administrative efficiency.

DIVIDENDS

The Board does not recommend any dividend payment in respect of FY2020 as we decided to be financially conservative in view of the possible cash requirements for the expansion of our business and to cushion the impact of economic uncertainties from the COVID-19 pandemic.

ACKNOWLEDGEMENTS

I would like to thank all Board members for their advice, guidance and support to the Group. My heartfelt gratitude is extended to our management teams and employees for their continued dedication support and teamwork to push the Group move forward, without all we would not have been able to deliver favourable results amidst one of the most challenging economic and business conditions. My appreciation is also extended to our valued shareholders, regulatory authorities, governing agencies, bankers, customers, and suppliers for the steadfast confidence in us throughout the years. With your unwavering support, we will weather this pandemic together and come out stronger. I also wish to take this opportunity to thank all COVID-19 frontliners for their noble contributions, sacrifices and efforts in managing this pandemic for the benefit of the nation.

Thank you.
SIOW HON YUEN
MANAGING DIRECTOR/CHIEF EXECUTIVE OFFICER
UNI WALL APS HOLDINGS BERHAD

UNI WALL APS HOLDINGS BERHAD

Financial Statements

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UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

DIRECTORS' REPORT

The Directors have pleasure in submitting their report together with the audited financial statements of the Group and of the Company for the financial year ended 31 December 2020.

Principal Activities

The principal activity of the Company is investment holding. The principal activities of its subsidiary companies are disclosed in Note 6 to the financial statements.

There have been no significant changes in the nature of these activities during the financial year.

Financial Results

	Group RM	Company RM
Net profit/(loss) for the financial year attributable to owners of the parent	6,015,214	(316,093)

Reserves and Provisions

There were no material transfers to or from reserves or provisions during the financial year other than as disclosed in the financial statements.

Dividends

There were no dividends proposed, declared or paid by the Company since the end of the previous financial year. The Board of Directors does not recommend any dividend in respect of the current financial year.

Issue of Shares and Debentures

During the financial year, the Company increased its shares capital from 365,700,002 ordinary shares to 731,400,004 ordinary shares by way of issuance of 365,700,002 bonus shares which were issued on the basis of one bonus share for every one existing share (“Bonus Issue”).

The new ordinary shares issued during the financial year shall rank pari passu in all respects with the existing ordinary shares of the Company.

There was no issuance of debentures during the financial year.

Options Granted Over Unissued Shares

No options were granted to any person to take up unissued shares of the Company during the financial year.

Directors

The Directors in office during the financial year until the date of this report are as follows:

Siow Hon Yong*
Siow Hon Yuen*
Siew Choon Jern

** Director of the Company and its subsidiary companies*

The information required to be disclosed pursuant to Section 253 of the Companies Act 2016 in Malaysia is deemed incorporated herein by such reference to the financial statements of the respective subsidiary companies and made a part hereof.

Directors’ Interests in Shares

The deemed interests in the shares of the Company and of its related corporations (other than wholly-owned subsidiary companies) of those who were Directors at financial year end (including their spouses or children) according to the Register of Directors’ Shareholdings are as follows:

	Number of ordinary shares			
	At 01.01.2020	Bonus Issue	Sold	At 31.12.2020
Interest in the Company				
Indirect interests:				
Siow Hon Yong[1]	320,000,002	320,000,002	-	640,000,004
Siow Hon Yuen[1]	320,000,002	320,000,002	-	640,000,004

[1] *Deemed interest by virtue of Section 8(4) of the Companies Act 2016 in Malaysia held through Hysiow Holdings Sdn. Bhd.*

Directors' Interests in Shares (Cont'd)

None of the other Director in office at the end of the financial year had any interest in shares in the Company or its related corporations during the financial year.

Directors' Benefits

Since the end of the previous financial year, no Director of the Company has received or become entitled to receive a benefit (other than a benefit included in the aggregate amount of remuneration received or due and received by Directors as shown in Note 30(c) to the financial statements) by reason of a contract made by the Company or a related corporation with the Director or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest.

Neither during nor at the end of the financial year, was the Company a party to any arrangement whose object was to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

Indemnity and Insurance Costs

During the financial year, the total amount of indemnity coverage and insurance premium paid for the Director of the Company were RM2.35 million and RM988,888 respectively. No indemnity was given to or insurance effected for auditors of the Company.

Other Statutory Information

(a) Before the financial statements of the Group and of the Company were prepared, the Directors took reasonable steps:

   (i) to ascertain that action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and satisfied themselves that adequate allowance had been made for doubtful debts and there were no bad debts to be written off; and

   (ii) to ensure that any current assets which were unlikely to be realised in the ordinary course of business including the value of current assets as shown in the accounting records of the Group and of the Company had been written down to an amount which the current assets might be expected so to realise.

Other Statutory Information (Cont'd)

(b) At the date of this report, the Directors are not aware of any circumstances:

(i) which would render it necessary to write off any bad debts or the amount of the allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent; or

(ii) which would render the values attributed to current assets in the financial statements of the Group and of the Company misleading; or

(iii) not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading; or

(iv) which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

(c) At the date of this report, there does not exist:

(i) any charge on the assets of the Group and of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; or

(ii) any contingent liability of the Group or of the Company which has arisen since the end of the financial year.

(d) In the opinion of the Directors:

(i) no contingent liability or other liability has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which will or may affect the ability of the Group and of the Company to meet their obligations when they fall due;

(ii) the results of the operations of the Group and of the Company during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and

(iii) there has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.

Holding Company

The holding company is Hysiow Holdings Sdn. Bhd., a private limited company incorporated and domiciled in Malaysia.

Subsidiary Companies

The details of the subsidiary companies are disclosed in Note 6 to the financial statements.

Significant Event

The details of significant event is disclosed in Note 36 to the financial statements.

Auditors

The Auditors, Messrs. UHY, have expressed their willingness to continue in office.

The details of auditor's remuneration are disclosed in Note 23 to the financial statements.

Signed on behalf of the Board of Directors in accordance with a resolution of the Directors dated 22 April 2021.

SIOW HON YONG	SIOW HON YUEN

KUALA LUMPUR

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENT BY DIRECTORS
Pursuant to Section 251(2) of the Companies Act 2016 in Malaysia

We, the undersigned, being two of the Directors of the Company, do hereby state that, in the opinion of the Directors, the financial statements set out on pages 15 to 88 are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 31 December 2020 and of their financial performance and their cash flows for the financial year then ended.

Signed on behalf of the Board of Directors in accordance with a resolution of the Directors dated 22 April 2021.

SIOW HON YONG	SIOW HON YUEN

KUALA LUMPUR

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATUTORY DECLARATION
Pursuant to Section 251(1) of the Companies Act 2016 in Malaysia

I, Siow Hon Yong, being the Director primarily responsible for the financial management of Uni Wall APS Holdings Berhad, do solemnly and sincerely declare that to the best of my knowledge and relief, the financial statements set out on pages 15 to 88 are correct and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1960.

Subscribed and solemnly declared by the)
abovenamed at Kuala Lumpur in the Federal)
Territory on 22 April 2021)

SIOW HON YONG

Before me,

No. W790
ZAINUL ABIDIN BIN AHMAD
COMMISSIONER FOR OATHS

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
UNI WALL APS HOLDINGS BERHAD
[Registration No.: 201801007506 (1269520-X)]
(Incorporated in Malaysia)

Report On The Audit Of The Financial Statements

Opinion

We have audited the financial statements of Uni Wall APS Holdings Berhad, which comprise the statements of financial position as at 31 December 2020 of the Group and of the Company, and the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including a summary of significant accounting policies, as set out on pages 15 to 88.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 December 2020, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the *By-Laws (on Professional Ethics, Conduct and Practice)* of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants* (including International Independence Standards) ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF UNI WALL APS HOLDINGS BERHAD (CONT'D)
[Registration No.: 201801007506 (1269520-X)]
(Incorporated in Malaysia)

Report On The Audit Of The Financial Statements (Cont'd)

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matters	How our audit addressed the key audit matters
Revenue and cost recognition of construction contracts	
Refer to Note 2(c) (Significant Accounting Judgements, Estimates and Assumptions), Note 3 (Significant Accounting Policies) and Note 21 (Revenue). A significant proportion of the Group's revenues and profits are derived from long-term construction contracts which span more than one accounting period. The Group use the percentage-of-completion method in accounting for these long-term contracts. The stage of completion is determined by the proportion that contract costs incurred for work performed to date bear to the estimated total contract costs. We focused on this area because management applies significant judgement in determining the stage of completion, the extent of the contract costs incurred, the estimated total contract revenue and costs.	We had performed walkthrough test on the Group's controls by checking for evidence of reviews and approvals over contract cost, setting budgets and authorising and recording of actual costs incurred; We had read all key contracts to obtain an understanding of the specific terms and conditions; We had compared the architect certificate against stage of completion of certain contracts to ascertain the reasonableness of the percentage of completion recognised in the profit or loss; We had challenged the assumptions in deriving at the estimates of contract costs. This includes comparing the actual margins achieved of previous similar completed projects to estimates and compared the estimated cost to suppliers' agreements or tenders; We had agreed a sample of costs incurred to date to invoice and/or progress claim, checked that they were allocated to the appropriate contract, and met the definition of contract costs; and We had assessed the adequacy and reasonableness of the disclosures in the financial statements.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF UNI WALL APS HOLDINGS BERHAD (CONT'D)
[Registration No.: 201801007506 (1269520-X)]
(Incorporated in Malaysia)

Report On The Audit Of The Financial Statements (Cont'd)

Key Audit Matters (Cont'd)

Key Audit Matters	How our audit addressed the key audit matters
Impairment of trade receivables	
Refer to Note 3 (Significant Accounting Policies), Note 8 (Trade Receivables) and Note 31 (Financial Instruments).	We had developed understanding of the design and implementation of controls associated with monitoring of outstanding receivables and impairment calculation;
We focused on this area given the use of significant estimates and judgement in determining the appropriate level of impairment for trade receivables.	We had developed an understanding of significant credit exposures which were significantly overdue or deemed to be in default through analysis of ageing reports or other collection reports;
	We had assessed recoverability of receivables that were past due but not impaired with reference to their historical records and repayment trends;
	We had reviewed receipts of collections subsequent to the financial year end, customer correspondence, and considering level of activity with the customer and explanation on recoverability with significantly past due balances; and
	We had assessed the reasonableness of impairment charges for identified credit exposures.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF UNI WALL APS HOLDINGS BERHAD (CONT'D)
[Registration No.: 201801007506 (1269520-X)]
(Incorporated in Malaysia)

Report On The Audit Of The Financial Statements (Cont'd)

Information Other than the Financial Statements and Auditors' Report Thereon

The Directors of the Company are responsible for the other information. The other information comprises the information included in the annual report but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The Directors of the Company are responsible for the preparation of the financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the Directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
UNI WALL APS HOLDINGS BERHAD (CONT'D)
[Registration No.: 201801007506 (1269520-X)]
(Incorporated in Malaysia)

Report On The Audit Of The Financial Statements (Cont'd)

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.

- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF UNI WALL APS HOLDINGS BERHAD (CONT'D)
[Registration No.: 201801007506 (1269520-X)]
(Incorporated in Malaysia)

Report On The Audit Of The Financial Statements (Cont'd)

Auditors' Responsibilities for the Audit of the Financial Statements (Cont'd)

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also: (Cont'd)

- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements of the Group. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current financial year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
UNI WALL APS HOLDINGS BERHAD (CONT'D)
[Registration No.: 201801007506 (1269520-X)]
(Incorporated in Malaysia)

Other Matters

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

UHY
Firm Number: AF 1411
Chartered Accountants

LIM BEE PENG
Approved Number: 03307/06/2021 J
Chartered Accountant

KUALA LUMPUR

22 April 2021

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2020

		Group		Company	
		2020	**2019**	**2020**	**2019**
	Note	**RM**	**RM**	**RM**	**RM**
ASSETS					
Non-current Assets					
Property, plant and equipment	4	17,463,593	17,631,669	-	-
Right-of-use assets	5	2,101,789	1,845,759	-	-
Investment in subsidiary companies	6	-	-	8,000,102	8,000,000
		19,565,382	19,477,428	8,000,102	8,000,000
Current Assets					
Contract assets	7	27,685,949	15,042,041	-	-
Trade receivables	8	12,805,913	8,358,525	-	-
Other receivables	9	2,755,212	1,374,302	586,926	17,235
Amount due from subsidiary companies	10	-	-	5,463,780	5,736,098
Fixed deposits with licensed banks	11	5,873,562	2,795,721	-	-
Cash and bank balances		1,568,002	2,743,818	1,103,153	1,633,044
		50,688,638	30,314,407	7,153,859	7,386,377
Assets classified as held for sales	12	-	-	-	-
		50,688,638	30,314,407	7,153,859	7,386,377
Total Assets		70,254,020	49,791,835	15,153,961	15,386,377
EQUITY					
Share capital	13	15,056,793	15,056,793	15,056,793	15,056,793
Merger reserve	14	(6,000,000)	(6,000,000)	-	-
Retained earnings/ (Accumulated losses)		23,670,116	17,654,902	(70,017)	246,076
		32,726,909	26,711,695	14,986,776	15,302,869

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2020 (CONT'D)

		Group		**Company**	
		2020	**2019**	**2020**	**2019**
	Note	**RM**	**RM**	**RM**	**RM**
LIABILITIES					
Non-current Liabilities					
Lease liabilities	15	912,978	935,888	-	-
Bank borrowings	16	8,082,044	4,386,406	-	-
Deferred tax liabilities	17	-	26,105	-	-
		8,995,022	5,348,399	-	-
Current Liabilities					
Contract liabilities	7	-	22,868	-	-
Trade payables	18	11,633,526	7,568,730	-	-
Other payables	19	3,483,701	1,382,496	167,185	83,508
Amount due to a Director	20	681,049	1,681,049	-	-
Lease liabilities	15	678,799	509,056	-	-
Bank borrowings	16	5,017,651	2,996,150	-	-
Tax payable		7,037,363	3,571,392	-	-
		28,532,089	17,731,741	167,185	83,508
Total Liabilities		37,527,111	23,080,140	167,185	83,508
Total Equity and Liabilities		70,254,020	49,791,835	15,153,961	15,386,377

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020

		Group		**Company**	
		2020	**2019**	**2020**	**2019**
	Note	**RM**	**RM**	**RM**	**RM**
Revenue	21	34,077,520	40,354,418	-	3,200,000
Cost of sales		(18,465,004)	(20,701,368)	-	-
Gross profit		15,612,516	19,653,050	-	3,200,000
Other income		314,598	181,399	-	-
Net loss on impairment of financial assets	23	(1,138,729)	(3,407,514)	-	-
Administrative expenses		(4,382,956)	(3,539,478)	(316,093)	(841,646)
Finance costs	22	(739,224)	(598,711)	-	-
Profit/(Loss) before taxation	23	9,666,205	12,288,746	(316,093)	2,358,354
Taxation	24	(3,650,991)	(4,023,492)	-	-
Net profit/(loss) for the financial year, representing total comprehensive income/(loss) for the financial year		6,015,214	8,265,254	(316,093)	2,358,354

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020 (CONT'D)

		Group		Company	
		2020	**2019**	**2020**	**2019**
	Note	**RM**	**RM**	**RM**	**RM**
Net profit/(loss) for the financial year, representing total comprehensive income/(loss) for the financial year attributable to:					
Owners of the Company		6,015,214	8,265,254	(316,093)	2,358,354
Earnings per share (sen):					
- Basic	25	0.82	1.13^		
- Diluted	25	0.82	1.13^		

^ *The weighted average number of shares issued as at 31 December 2019 has been restated to reflect the retrospective adjustment arising from the Bonus Issue which was completed on 15 October 2020 as disclosed in Note 13 to the financial statements.*

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020

		Attributable to Owners of the Parent			
		<-- Non-Distributable -->		Distributable	
	Note	Share Capital RM	Merger Reserve RM	Retained Earnings RM	Total Equity RM
Group					
At 1 January 2019		8,000,002	(6,000,000)	11,437,568	13,437,570
Net profit for the financial year, representing total comprehensive income for the financial year		-	-	8,265,254	8,265,254
Transactions with owners:					
Issuance of ordinary shares	13	7,312,000	-	-	7,312,000
Share issuance expenses	13	(255,209)	-	-	(255,209)
Dividend paid to the owners of the Company	27	-	-	(2,047,920)	(2,047,920)
Total transactions with owners		7,056,791	-	(2,047,920)	5,008,871
At 31 December 2019		15,056,793	(6,000,000)	17,654,902	26,711,695
At 1 January 2020		15,056,793	(6,000,000)	17,654,902	26,711,695
Net profit for the financial year, representing total comprehensive income for the financial year		-	-	6,015,214	6,015,214
At 31 December 2020		15,056,793	(6,000,000)	23,670,116	32,726,909

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020 (CONT'D)

		Non-Distributable	Distributable	
	Note	Share capital RM	Retained earnings/ (Accumulated losses) RM	Total equity RM
Company				
At 1 January 2019		8,000,002	(64,358)	7,935,644
Net profit for the financial year, representing total comprehensive income for the financial year		-	2,358,354	2,358,354
Transactions with owners:				
Issuance of ordinary shares	13	7,312,000	-	7,312,000
Share issuance expenses	13	(255,209)	-	(255,209)
Dividends paid to owners of the Company	27	-	(2,047,920)	(2,047,920)
Total transactions with owners		7,056,791	(2,047,920)	5,008,871
At 31 December 2019		15,056,793	246,076	15,302,869
Company				
At 1 January 2020		15,056,793	246,076	15,302,869
Net loss for the financial year, representing total comprehensive loss for the financial year		-	(316,093)	(316,093)
At 31 December 2020		15,056,793	(70,017)	14,986,776

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020

	Group		Company	
	2020	**2019**	**2020**	**2019**
	RM	**RM**	**RM**	**RM**
Cash Flows From Operating Activities				
Profit/(Loss) before taxation	9,666,205	12,288,746	(316,093)	2,358,354
Adjustments for:				
Amortisation of right-of-use assets	492,748	308,411	-	-
Deposits written off	-	14,150	-	-
Depreciation of property, plant and equipment	234,994	235,304	-	-
Dividend income	-	-	-	(3,200,000)
Interest expenses	567,161	487,251	-	-
Interest income	(116,589)	(59,640)	-	-
Property, plant and equipment written off	2,915	-	-	-
Impairment loss on trade receivables	1,607,242	3,407,514	-	-
Reversal of impairment loss on trade receivables	(468,513)	-	-	-
Gain on disposals of property, plant and equipment	(7,000)	(5,000)	-	-
Operating profit/(loss) before working capital changes	11,979,163	16,676,736	(316,093)	(841,646)
Changes in working capital:				
Contract assets	(12,643,908)	(7,215,112)	-	-
Trade receivables	(5,586,117)	(6,024,774)	-	-
Other receivables	(1,380,910)	(265,847)	(569,691)	161,365
Contract liabilities	(22,868)	8,869	-	-
Trade payables	4,064,796	3,410,350	-	-
Other payables	2,101,205	466,704	83,677	(96,192)
	(13,467,802)	(9,619,810)	(486,014)	65,173
Cash (used in)/generated from operating activities	(1,488,639)	7,056,926	(802,107)	(776,473)
Tax paid	(211,125)	(3,758,004)	-	-
Interest received	116,589	59,640	-	-
Interest paid	(565,292)	(487,251)	-	-
	(659,828)	(4,185,615)	-	-
Net cash (used in)/from operating activities	(2,148,467)	2,871,311	(802,107)	(776,473)

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020 (CONT'D)

		Group		Company	
		2020	2019	2020	2019
	Note	RM	RM	RM	RM
Cash Flows From Investing Activities					
Acquisition of subsidiary companies		-	-	(102)	-
Dividend received		-	-	-	3,200,000
Purchase of property, plant and equipment	4(a)	(69,833)	(5,322,322)	-	-
Purchase of right-of-use assets	5(b)	(50,361)	(92,345)	-	-
Proceeds from disposals of property, plant and equipment		7,000	5,000	-	-
Proceeds from disposals of asset held for sales		-	80,000	-	-
Increase in fixed deposit pledged with licensed banks		(3,077,841)	(869,559)	-	-
Net cash (used in)/from investing activities		(3,191,035)	(6,199,226)	(102)	3,200,000
Cash Flows From Financing Activities					
Dividend paid		-	(2,047,920)	-	(2,047,920)
Drawdown of term loan		4,188,888	2,900,000	-	-
Net changes in amount due from holding company		-	13,041	-	-
Net changes in amount due from/to a subsidiary company		-	-	272,318	(5,809,356)
Net changes in amount due to a Director		(1,000,000)	(2,013,283)	-	-
Net changes in Import/Export line		1,164,922	1,287,912	-	-
Net changes in letter of credit		76,022	218,919	-	-
Proceeds from issuance of ordinary shares		-	7,312,000	-	7,312,000
Share issuance expenses		-	(255,209)	-	(255,209)
Repayment of lease liabilities		(551,584)	(446,084)	-	-
Repayment of term loans		(231,230)	(388,592)	-	-
Net cash from/(used in) financing activities		3,647,018	6,580,784	272,318	(800,485)

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020 (CONT'D)

	Group		Company	
	2020	**2019**	**2020**	**2019**
	RM	**RM**	**RM**	**RM**
Net changes in cash and cash equivalents	(1,692,484)	3,252,869	(529,891)	1,623,042
Cash and cash equivalents at the beginning of the financial year	1,611,643	(1,641,226)	1,633,044	10,002
Cash and cash equivalents at the end of the financial year	(80,841)	1,611,643	1,103,153	1,633,044
Cash and cash equivalents at the end of the financial year comprises:				
Cash and bank balances	1,568,002	2,743,818	1,103,153	1,633,044
Fixed deposits with licensed banks	5,873,562	2,795,721	-	-
Bank overdrafts	(1,648,843)	(1,132,175)	-	-
	5,792,721	4,407,364	1,103,153	1,633,044
Less: Fixed deposits pledged with licensed banks	(5,873,562)	(2,795,721)	-	-
	(80,841)	1,611,643	1,103,153	1,633,044

UNI WALL APS HOLDINGS BERHAD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS
31 DECEMBER 2020

1. Corporate Information

The Company is a public limited liability company incorporated and domiciled in Malaysia and is listed on LEAP Market of Bursa Malaysia Securities Berhad.

The principal place of business of the Company is located at 15, Jalan Kesuma 2/3, Bandar Tasik Kesuma, 43700 Semenyih, Selangor Darul Ehsan.

The registered office of the Company was located at Suite 10.02, Level 10, The Gardens South Tower, Mid Valley City, Lingkaran Syed Putra, 59200 Kuala Lumpur. With effect from 27 January 2021, the Company’s registered office has been relocated to Level 5, Block B, Dataran PHB, Saujana Resort, Section U2, 40150 Shah Alam, Selangor Darul Ehsan.

The principal activity of the Company is investment holding. The principal activities of its subsidiary companies are disclosed in Note 6 to the financial statements. There have been no significant changes in the nature of these activities during the financial year.

The holding company is Hysiow Holdings Sdn. Bhd., a private limited company incorporated and domiciled in Malaysia.

2. Basis of Preparation

(a) Statement of compliance

The financial statements of the Group and of the Company have been prepared in accordance with Malaysian Financial Reporting Standards (“MFRSs”), International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

The financial statements of the Group and of the Company have been prepared under the historical cost convention, unless otherwise indicated in the significant accounting policies below.

2. Basis of Preparation

(a) Statement of compliance

Adoption of new and amended standards

During the financial year, the Group and the Company have adopted the following amendments to MFRSs issued by the Malaysian Accounting Standards Board ("MASB") that are mandatory for current financial year:

Amendments to References to the Conceptual Framework in MFRS Standards

Amendments to MFRS 3	Definition of a Business
Amendments to MFRS 9, MFRS 139 and MFRS 7	Interest Rate Benchmark Reform
Amendments to MFRS 101 and MFRS 108	Definition of Material

The adoption of the above amendments to MFRS's did not have any significant impact on the financial statements of the Group and of the Company.

Standards issued but not yet effective

The Group and the Company have not applied the following MFRSs and amendments to MFRSs that have been issued by MASB but are not yet effective for the Group and for the Company:

		Effective dates for financial periods beginning on or after
Amendments to MFRS 16	Covid-19-Related Rent Concessions	1 June 2020
Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16	Interest Rate Benchmark Reform-Phase 2	1 January 2021
Amendments to MFRS 16	Covid-19-Related Rent Concessions beyond 30 June 2021	1 April 2021
Amendments to MFRS 3	Reference to the Conceptual Framework	1 January 2022
Amendments to MFRS 116	Property, Plant and Equipment-Proceeds before Intended Use	1 January 2022
Amendments to MFRS 137	Onerous Contracts-Cost of Fulfilling a Contract	1 January 2022
Annual Improvements to MFRS Standards 2018-2020 • Amendments to MFRS 1 • Amendments to MFRS 9 • Amendments to MFRS 16 • Amendments to MFRS 141		1 January 2022

2. Basis of Preparation (Cont'd)

(a) Statement of compliance (Cont'd)

Standards issued but not yet effective (Cont'd)

The Group and the Company have not applied the following MFRSs and amendments to MFRSs that have been issued by MASB but are not yet effective for the Group and for the Company:

		Effective dates for financial periods beginning on or after
MFRS 17	Insurance Contracts	1 January 2023
Amendments to MFRS 17	Insurance Contracts	1 January 2023
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current	1 January 2023
Amendments to MFRS 101	Disclosure of Accounting Policies	1 January 2023
Amendments to MFRS 108	Definition of Accounting Estimates	1 January 2023
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice

The Group and the Company intend to adopt the above MFRSs and amendments to MFRSs when they become effective.

The initial application of the above-mentioned MFRSs and amendments to MFRSs are not expected to have any significant impacts on the financial statements of the Group and of the Company.

(b) Functional and presentation currency

These financial statements are presented in Ringgit Malaysia ("RM"), which is the Company's functional currency. All financial information is presented in RM and has been rounded to the nearest RM except when otherwise stated.

(c) Significant accounting judgements, estimates and assumptions

The preparation of the Group's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future.

2. **Basis of Preparation (Cont'd)**

(c) Significant accounting judgements, estimates and assumptions (Cont'd)

Judgements

The following are the judgements made by management in the process of applying the Group's accounting policies that have the most significant effect on the amounts recognised in the financial statements:

Satisfaction of performance obligations in relation to contracts with customers

The Group is required to assess each of its contracts with customers to determine whether performance obligations are satisfied over time or at a point in time in order to determine the appropriate method for recognising revenue. This assessment was made based on the terms and conditions of the contracts, and the provisions of relevant laws and regulations.

The Group recognises revenue over time in the following circumstances:

(i) the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
(ii) the Group does not create an asset with an alternative use to the Group and has an enforceable right to payment for performance completed to date; and
(iii) the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.

Where the above criteria are not met, revenue is recognised at a point in time. Where revenue is recognised at a point of time, the Group assesses each contract with customers to determine when the performance obligation of the Group under the contract is satisfied.

Determining the lease term of contracts with renewal and termination options - Group as lessee

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group has several lease contracts that include extension and termination options. The Group applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset).

2. **Basis of Preparation (Cont'd)**

(c) **Significant accounting judgements, estimates and assumptions (Cont'd)**

Judgements (Cont'd)

Determining the lease term of contracts with renewal and termination options - Group as lessee (Cont'd)

The Group includes the renewal period as part of the lease term for leases of building with non-cancellable period included as part of the lease term as these are reasonably certain to be exercised because there will be a significant negative effect on operation if a replacement asset is not readily available. Furthermore, the periods covered by termination options are included as part of the lease term only when they are reasonably certain not to be exercised.

Key sources of estimation uncertainty

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are set out below:

Useful lives / amortisation of property, plant and equipment and right-of-use ("ROU") assets

The Group regularly reviews the estimated useful lives of property, plant and equipment and ROU assets based on factors such as business plan and strategies, expected level of usage and future technological developments. Future results of operations could be materially affected by changes in these estimates brought about by changes in the factors mentioned above. A reduction in the estimated useful lives of property, plant and equipment and ROU assets would increase the recorded depreciation and decrease the value of property, plant and equipment and ROU assets. The carrying amount at the reporting date for property, plant and equipment and ROU assets are disclosed in Notes 4 and 5 respectively to the financial statements.

2. **Basis of Preparation (Cont'd)**

(c) **Significant accounting judgements, estimates and assumptions (Cont'd)**

Key sources of estimation uncertainty (Cont'd)

Revenue from construction contracts

Construction revenue and costs are recognised over the period of the contract in the profit or loss by reference to the progress towards complete satisfaction of that performance obligation.

The progress towards complete satisfaction of performance obligation is measured based on the physical proportion of contract work-to-date certified by professional consultants. Significant judgement is required in determining the progress based on the certified work-to-date corroborated by the level of completion of the construction based on actual costs incurred to-date over the estimated total construction costs. The total estimated construction costs are based on approved budgets, which require assessments and judgments to be made on changes in, for example, work scope, changes in costs and costs to completion. In making the judgement, the Group evaluates based on past experience, the work of specialists and a continuous monitoring mechanism.

The details of construction contracts are disclosed in Note 7 to the financial statements.

Deferred tax assets

Deferred tax assets are recognised for all unused tax losses, unabsorbed capital allowances and other deductible temporary differences to the extent that it is probable that taxable profit will be available against which the unused tax losses, unabsorbed capital allowances and other deductible temporary differences can be utilised. Significant management judgement is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies. The carrying value of recognised and unrecognised deferred tax assets are disclosed in Note 17 to the financial statements.

Provision for expected credit loss of financial assets at amortised cost

The Group reviews the recoverability of its receivables at each reporting date to assess whether an impairment loss should be recognised. The impairment provisions for receivables are based on assumptions about risk of default and expected loss rates. The Group uses a provision matrix to calculate expected credit loss for receivables. The provision rates are based on number of days past due.

2. Basis of Preparation (Cont'd)

(c) Significant accounting judgements, estimates and assumptions (Cont'd)

Key sources of estimation uncertainty (Cont'd)

Provision for expected credit loss of financial assets at amortised cost (Cont'd)

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

The assessment of the correlation between historical observed default rates, forecast economic conditions and expected credit loss is a significant estimate. Information about the expected credit loss is disclosed in Note 31 to the financial statements.

Discount rate used in leases

Where the interest rate implicit in the lease cannot be readily determined, the Group uses the incremental borrowing rate to measure the lease liabilities. The incremental borrowing rate is the interest rate that the Group would have to pay to borrow over a similar term, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. Therefore, the incremental borrowing rate requires estimation, particularly when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The Group estimates the incremental borrowing rate using observable inputs when available and is required to make certain entity-specific estimates.

Income taxes

Judgement is involved in determining the provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business.

The Group recognises liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made. As at 31 December 2020, the Group has tax payable of RM7,037,363 (2019: RM3,571,392).

Fair value of financial instruments

Management uses valuation techniques in measuring the fair value of financial instruments where active market quotes are not available. Details of the assumptions used are given in the Note 31(c) regarding financial assets and liabilities. In applying the valuation techniques management makes maximum use of market inputs, and uses estimates and assumptions that are, as far as possible, consistent with observable data that market participants would use in pricing the instrument. Where applicable data is not observable, management uses its best estimate about the assumptions that market participants would make. These estimates may vary from the actual prices that would be achieved in an arm's length transaction at the end of the reporting period.

3. Significant Accounting Policies

The Group and the Company apply the significant accounting policies set out below, consistently throughout all periods presented in the financial statements unless otherwise stated.

(a) Basis of consolidation

(i) Subsidiary companies

Subsidiary companies are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiary companies are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Subsidiary companies are consolidated using merger method of accounting as the business combination of these subsidiary companies involved an entity under common control except for business combination with Uni Wall Properties Sdn. Bhd. and NS Aero City Sdn. Bhd., which was accounted for under acquisition method of accounting.

Under the merger method of accounting, the results of subsidiary companies are presented as if the merger had been affected throughout the current and previous years. The assets and liabilities combined are accounted for based on the carrying amounts from the perspective of the common control shareholder at the date of transfer. On consolidation, the cost of the merger is cancelled with the values of the shares received. Any resulting credit differences is classified as equity and regarded as a non-distributable reserve. Any resulting debit difference is adjusted against any suitable reserve. Any capital redemption reserve and any other reserves which are attributable to share capital of the merged entities, to the extent that they have not been capitalised by a debit difference, are reclassified and presented as movement in other capital reserves.

Under the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary company is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in business combination are measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest’s proportionate share of the recognised amounts of acquiree’s identifiable net assets.

3. Significant Accounting Policies (Cont'd)

(a) Basis of consolidation (Cont'd)

(i) Subsidiary companies (Cont'd)

Acquisition-related costs are expensed in profit or loss as incurred.

If the business combination is achieved in stages, the acquirer's previously held equity interest in the acquiree is re-measured at its acquisition-date fair value and the resulting gain or loss is recognised in profit or loss.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period (which cannot exceed one year from the acquisition date), or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date, if known, would have affected the amounts recognised at that date.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of MFRS 9 *Financial Instruments* is measured at fair value with the changes in fair value recognised in profit or loss. Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is accounted for within equity.

Inter-company transactions, balances and unrealised gains or losses on transactions between Group companies are eliminated. Unrealised losses are eliminated only if there is no indication of impairment. Where necessary, accounting policies of subsidiary companies have been changed to ensure consistency with the policies adopted by the Group.

In the Company's separate financial statements, investments in subsidiary companies are stated at cost less accumulated impairment losses. On disposal of such investments, the difference between net disposal proceeds and their carrying amounts are recognised in profit or loss. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. See accounting policy Note 3(j)(i) to the financial statements on impairment of non-financial assets.

(ii) Changes in ownership interests in subsidiary companies without change of control

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions – that is, as transactions with the owners in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary company is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

3. Significant Accounting Policies (Cont'd)

(a) Basis of consolidation (Cont'd)

(iii) Disposal of subsidiary companies

If the Group loses control of a subsidiary company, the assets and liabilities of the subsidiary company, including any goodwill, and non-controlling interests are derecognised at their carrying value on the date that control is lost. Any remaining investment in the entity is recognised at fair value. The difference between the fair value of consideration received and the amounts derecognised and the remaining fair value of the investment is recognised as a gain or loss on disposal in profit or loss. Any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities.

(iv) Goodwill on consolidation

The excess of the aggregate of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total consideration transferred, non-controlling interest recognised and previously held interest measured at fair value is less than the fair value of the net assets of the subsidiary company acquired (i.e. a bargain purchase), the gain is recognised in profit or loss.

Following the initial recognition, goodwill is measured at cost less accumulated impairment losses. Goodwill is not amortised but instead, it is reviewed for impairment annually or more frequent when there is objective evidence that the carrying value may be impaired. See accounting policy Note 3(j)(i) to the financial statements on impairment of non-financial assets.

(b) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses. The policy of recognition and measurement of impairment losses is in accordance with Note 3(j)(i) to the financial statements on impairment of non-financial assets.

3. **Significant Accounting Policies (Cont'd)**

(b) Property, plant and equipment (Cont'd)

(i) Recognition and measurement

Cost includes expenditures that are directly attributable to the acquisition of the assets and any other costs directly attributable to bringing the asset to working condition for its intended use, cost of replacing component parts of the assets, and the present value of the expected cost for the decommissioning of the assets after their use. The cost of self-constructed assets also includes the cost of materials and direct labour. For qualifying assets, borrowing costs are capitalised in accordance with the accounting policy on borrowing costs.

All other repair and maintenance costs are recognised in profit or loss as incurred.

The cost of property, plant and equipment recognised as a result of a business combination is based on fair value at acquisition date. The fair value of property is the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The fair value of other items of plant and equipment is based on the quoted market prices for similar items.

When significant parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Gains or losses arising on the disposal of property, plant and equipment are determined as the difference between the disposal proceeds and the carrying amount of the assets and are recognised in profit or loss.

(ii) Subsequent costs

The cost of replacing part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group and its cost can be measured reliably. The costs of the day-to-day servicing of property, plant and equipment are recognised in the profit or loss as incurred.

3. Significant Accounting Policies (Cont'd)

(b) Property, plant and equipment (Cont'd)

(iii) Depreciation

Depreciation is recognised in the profit or loss on straight line basis to write off the cost or valuation of each asset to its residual value over its estimated useful life. Freehold land is not depreciated. Property, plant and equipment under construction are not depreciated until the assets are ready for its intended use.

Property, plant and equipment are depreciated based on the estimated useful lives of the assets as follows:

Freehold buildings	2%
Forklift	10%
Furniture and fittings	20%
Motor vehicles	20%
Office equipment	20%
Plant and machinery	20%
Renovation	20%

The residual values, useful lives and depreciation method are reviewed at each reporting period end to ensure that the amount, method and period of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the property, plant and equipment.

(c) Leases

<u>As lessee</u>

The Group recognises a ROU asset and a lease liability at the lease commencement date. The ROU asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or site on which it is located, less any lease incentives received.

The ROU assets are subsequently measured at cost less any accumulated depreciation, accumulated impairment loss and, if applicable, adjusted for any remeasurement of lease liabilities. The policy of recognition and measurement of impairment losses is in accordance with Note 3(j)(i) to the financial statements on impairment of non-financial assets.

3. **Significant Accounting Policies (Cont'd)**

(c) Leases (Cont'd)

As lessee (Cont'd)

The ROU assets under cost model are depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the ROU asset or the end of the lease term. The estimated useful lives of the ROU assets are determined on the same basis as those of property, plant and equipment as follows:

Buildings	Over the remaining lease period
Motor vehicles	20%
Plant and machinery	20%

The ROU assets are subject to impairment.

The lease liability is initially measured at the present value of future lease payments at the commencement date, discounted using the respective Group entities' incremental borrowing rates. Lease payments included in the measurement of the lease liability include fixed payments, any variable lease payments, amount expected to be payable under a residual value guarantee, and exercise price under an extension option that the Group is reasonably certain to exercise.

Variable lease payments that do not depend on an index or a rate and are dependent on a future activity are recognised as expenses in profit or loss in the period in which the event or condition that triggers the payment occurs.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in rate, or if the Group changes its assessment of whether it will exercise an extension or termination option.

Lease payments associated with short term leases and leases of low value assets are recognised on a straight-line basis as an expense in profit or loss. Short term leases are leases with a lease term of 12 months or less and do not contain a purchase option. Low value assets are those assets valued at less than RM20,000 each when purchased new.

(d) Financial assets

Financial assets are recognised in the statements of financial position when, and only when the Group and the Company become a party to the contractual provisions of the financial instrument.

When financial assets are recognised initially, they are measured at fair value, plus, in the case of financial assets not at fair value through profit and loss ("FVTPL"), directly attributable transaction costs.

The Group and the Company determined the classification of their financial assets at initial recognition, and the categories include trade and other receivables, amount due from subsidiary company, fixed deposit with licensed banks, and cash and bank balances.

3. **Significant Accounting Policies (Cont'd)**

(d) Financial assets (Cont'd)

The Group and the Company measure financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows, and
- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest ("EIR") method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

Regular way purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace concerned. All regular way purchases and sales of financial assets are recognised on the trade date i.e., the date that the Group and the Company commit to purchase or sell the asset.

A financial asset is derecognised where the contractual right to receive cash flows from the asset has expired. On derecognition of a financial asset in its entirely, the difference between the carrying amount and the sum of the consideration received for financial instrument is recognised in profit or loss.

(e) Financial liabilities

Financial liabilities are recognised when, and only when, the Group and the Company become a party to the contractual provisions of the financial instruments. All financial liabilities are recognised initially at fair value plus, in the case of financial liabilities not at fair value through profit or loss, directly attributable transaction costs.

After initial recognition, financial liabilities that are not carried at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such as exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

3. Significant Accounting Policies (Cont'd)

(f) Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs when the guaranteed debtor fails to make payment when due.

Financial guarantee contracts are recognised initially as financial liabilities at fair value, net of transaction costs. Subsequently, the liability is measured at the higher of:

- The amount of the loss allowance; and
- The amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principle of MFRS 15 *Revenue from contracts with Customers.*

(g) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statements of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

(h) Contract assets/Contract liabilities

Contract asset is the right to consideration for goods or services transferred to the customers. The Group's contract asset is the excess of revenue recognised over the billings to-date and deposits or advances received from customers.

Where there is objective evidence of impairment, the amount of impairment losses is determined by comparing the contract asset's carrying amount and the present value of estimated future cash flows to be generated by the contract asset.

Contract asset is reclassified to trade receivables at the point at which invoices have been billed to customers.

Contract liability is the obligation to transfer goods or services to customers for which the Group has received the consideration or has billed the customers. The Group's contract liability is the excess of the billings to-date over the revenue recognised. Contract liabilities are recognised as revenue when the Group performs its obligation under the contracts.

3. Significant Accounting Policies (Cont'd)

(i) Cash and cash equivalents

Cash and cash equivalents comprise cash in hand, bank balances, and deposits with banks that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. For the purpose of statements of cash flows, cash and cash equivalents are presented net of pledged deposits.

(j) Impairment of assets

(i) Non-financial assets

The carrying amounts of non-financial assets (except for contract assets) are reviewed at the end of each reporting period to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating units.

The recoverable amount of an asset or cash-generating unit is the greater of its value-in-use and its fair value less costs of disposal. In assessing value-in-use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash-generating unit.

An impairment loss is recognised if the carrying amount of an asset or cash-generating unit exceeds its estimated recoverable amount. Impairment loss is recognised in profit or loss. Impairment losses recognised in respect of cash generating units are allocated to reduce the carrying amounts of the other assets in the cash-generating unit (group of cash-generating units) on a pro rata basis.

Impairment losses recognised in prior periods are assessed at the end of each reporting period for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only if there has been a change in the estimates used to determine the recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation or amortisation, had no impairment loss been recognised for asset in prior years. Such reversal is recognised in the profit or loss.

3. **Significant Accounting Policies (Cont'd)**

(j) Impairment of assets (Cont'd)

(ii) Financial assets

The Group and the Company recognise an allowance for expected credit losses ("ECLs") for all debt instruments not held at FVTPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group and the Company expect to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognised in two stages. For credit exposures for there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months ("a 12-month ECL"). For those credit exposure for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default ("a lifetime ECL").

For trade receivables, other receivables, contract assets and inter-company balances, the Group and the Company apply a simplified approach in calculating ECLs. Therefore, the Group and the Company do not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Company have established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

(k) Construction contracts

Construction contracts are contract specifically negotiated for the construction of an asset or a combination of assets that are closely interrelated or interdependent in terms of their design, technology and functions or their ultimate purpose or use

Cost incurred to fulfil the contracts, comprising cost of direct materials, direct labour, other direct costs, attributable overheads and payments to subcontractors are recognosed as an asset and amortised over to profit or loss systematically to reflect the transfer of the contracted service to the customer.

3. **Significant Accounting Policies (Cont'd)**

(k) Construction contracts (Cont'd)

The Group uses the efforts or inputs to the satisfaction of the performance obligations to determine the appropriate amount to recognise in a given period. This is measured by reference to the contract costs incurred up to the end of the reporting period as a percentage of total estimated costs for each contract. Costs incurred in the financial year in connection with future activity on a contract are excluded from contract costs in determining the stage of completion. They are presented as inventories, prepayments or other assets, depending on their nature. When the carrying amount of the asset exceeds the remaining amount of consideration that the Group expects to receive in exchange of the contracted asset, an impairment loss is recognised in profit or loss.

The Group presents as an asset the gross amount due from customers for contract work in progress for which costs incurred plus recognised profits (less recognised losses) exceed contract liabilities. Contract liabilities not yet paid by customers and retention monies are included within receivables and contract assets. The Group presents as a liability the gross amount due to customers for contract work for all contracts in progress for which contract liabilities exceed costs exceed costs incurred plus recognised profits (less recognised losses).

(l) Share capital

An equity instrument is any contract that evidences a residual interest in the assets of the Group and the Company after deducting all of its liabilities. Ordinary shares are equity instruments. Ordinary shares are recorded at the proceeds received, net of directly attributable incremental transaction costs. Ordinary shares are classified as equity.

Dividend distribution to the Company's shareholders is recognised as a liability in the period they are approved by the Board of Directors except for the final dividend which is subject to approval by the Company's shareholders.

(m) Provisions

Provisions are recognised when there is a present legal or constructive obligation as a result of a past event, when it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at each end of the reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

3. **Significant Accounting Policies (Cont'd)**

(m) Provisions (Cont'd)

Any reimbursement that the Group can be virtually certain to collect from a third party with respect to the obligation is recognised as a separate asset. However, this asset may not exceed the amount of the related provision. The expense relating to any provision is presented in the statements of profit or loss and other comprehensive income net of any reimbursement.

(n) Employee benefits

(i) Short term employee benefits

Wages, salaries, bonuses, and social security contributions are recognised as an expense in the reporting period in which the associated services are rendered by employees of the Group. Short term accumulating compensated absences such as paid annual leave are recognised when services are rendered by employees that increase their entitlement to future compensation absences. Short term non-accumulating compensated absences such as sick and medical leave are recognised when the absences occur.

The expected cost of accumulating compensated absences is measured as additional amount expected to be paid as a result of the unused entitlement that has accumulated at the end of the reporting period.

(ii) Defined contribution plans

As required by law, companies in Malaysia contribute to the state pension scheme, the Employees Provident Fund ("EPF"). Such contributions are recognised as an expense in the profit and loss as incurred. Once the contributions have been paid, the Group has no further payment obligations.

(o) Revenue recognition

Revenue from contracts with customers

Revenue is recognised when the Group satisfied a performance obligation ("PO") by transferring a promised good or services to the customer, which is when the customer obtains control of the good or service. A PO may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied PO.

(i) Construction contracts

Revenue from construction contracts is recognised by reference to the stage of completion. Stage of completion is determined by reference to total construction cost incurred-to-date as a percentage of total estimated total construction cost for each contract.

3. **Significant Accounting Policies (Cont'd)**

(o) Revenue recognition (Cont'd)

Revenue from other sources

(i) Interest income

Interest income is recognised on accruals basis using the effective interest method.

(ii) Dividend income

Dividend income is recognised when the Company's right to receive payment is established.

(p) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of the assets, which are assets that necessarily take a substantial period of time to get ready for theirs intended use or sale, are capitalised as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. All other borrowing costs are recognised in profit or loss in the period in which they are incurred. Borrowing costs consist of interest and other costs that the Group and the Company incurred in connection with the borrowing of funds.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or completed.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

(q) Income taxes

Tax expense in profit or loss comprises current and deferred tax. Current tax and deferred tax are recognised in profit or loss except to the extent that it relates to a business combination or items recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the financial year, using tax rates enacted or substantively enacted by the end of the reporting period, and any adjustment to tax payable in respect of previous financial years.

3. **Significant Accounting Policies (Cont'd)**

(q) Income taxes

Deferred tax is recognised using the liability method for all temporary differences between the carrying amounts of assets and liabilities in the statements of financial position and their tax bases. Deferred tax is not recognised for the temporary differences arising from the initial recognition of goodwill, the initial recognition of assets and liabilities in a transaction which is not a business combination and that affects neither accounting nor taxable profit or loss. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax is based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, at the end of the reporting period, except for investment properties carried at fair value model. Where investment properties measured using fair value model, the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying amounts at the reporting date unless the property is depreciable and is held with the objective to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. Deferred tax assets and liabilities are not discounted.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at the end of each reporting period and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(r) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-makers are responsible for allocating resources and assessing performance of the operating segments and make overall strategic decisions. The Group's operating segments are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

3. Significant Accounting Policies (Cont'd)

(s) Contingencies

Where it is not probable that an inflow or an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the asset or the obligation is disclosed as a contingent asset or contingent liability, unless the probability of inflow or outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent assets or contingent liabilities unless the probability of inflow or outflow of economic benefits is remote.

(t) Non-current assets (or disposal groups) held for sale

Non-current assets (or disposal group) are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. Such non-current assets (or disposal groups) classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell.

The criteria for held for sale classification is regarded as met only when the sale is highly probable and the asset (or disposal group) is available for immediate sale in its present condition subject only to terms that are usual and customary for sales of such asset (or disposal group). Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

Property, plant and equipment and intangible assets are not depreciated or amortised once classified as held for sale.

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which:

- represents a separate major line of business or geographical area of operations,
- is part of a single co-ordinated plan to dispose of a separate major line of business or geographical area of operations or
- is a subsidiary company acquired exclusively with a view to resale.

Classification as a discontinued operation occurs at the earlier of disposal or when the operation meets the criteria to be classified as held for sale.

When an operation is classified as a discontinued operation, the comparative statement of profit or loss and other comprehensive income is re-represented as if the operation had been discontinued from the start of the comparative period.

4. Property, Plant and Equipment

Group	Freehold Land RM	Freehold Buildings RM	Forklift RM	Furniture and Fittings RM	Motor Vehicles RM	Office Equipment RM	Plant and Machinery RM	Renovation RM	Capital Work-in-progress RM	Total RM
2020										
Cost										
At 1 January 2020	7,290,854	3,403,507	25,000	20,646	3,290,873	209,833	3,513,313	279,222	6,678,534	24,711,782
Additions	-	-	-	-	-	13,786	-	-	56,047	69,833
Disposals	-	-	-	-	(100,301)	-	-	-	-	(100,301)
Written off	-	-	-	-	-	(3,239)	-	-	-	(3,239)
At 31 December 2020	7,290,854	3,403,507	25,000	20,646	3,190,572	220,380	3,513,313	279,222	6,734,581	24,678,075
Accumulated depreciation										
At 1 January 2020	-	724,355	25,000	17,420	2,674,822	133,822	3,246,575	258,119	-	7,080,113
Charges for the financial year	-	68,076	-	708	57,636	23,100	70,276	15,198	-	234,994
Disposals	-	-	-	-	(100,301)	-	-	-	-	(100,301)
Written off	-	-	-	-	-	(324)	-	-	-	(324)
At 31 December 2020	-	792,431	25,000	18,128	2,632,157	156,598	3,316,851	273,317	-	7,214,482
Carrying amount										
At 31 December 2020	7,290,854	2,611,076	-	2,518	558,415	63,782	196,462	5,905	6,734,581	17,463,593

4. **Property, Plant and Equipment (Cont'd)**

Group	**Freehold Land RM**	**Freehold Buildings RM**	**Forklift RM**	**Furniture and Fittings RM**	**Motor Vehicles RM**	**Office Equipment RM**	**Plant and Machinery RM**	**Renovation RM**	**Capital Work-in-progress RM**	**Total RM**
2019										
Cost										
At 1 January 2019, as previously stated	7,290,854	3,403,507	25,000	17,125	4,736,583	173,309	3,627,010	279,222	1,497,560	21,050,170
Effect of adopting MFRS 16	-	-	-	-	(1,345,381)	-	(215,000)	-	-	(1,560,381)
At 1 January 2019, as restated	7,290,854	3,403,507	25,000	17,125	3,391,202	173,309	3,412,010	279,222	1,497,560	19,489,789
Additions	-	-	-	3,521	-	36,524	101,303	-	5,180,974	5,322,322
Disposals	-	-	-	-	(100,329)	-	-	-	-	(100,329)
At 31 December 2019	7,290,854	3,403,507	25,000	20,646	3,290,873	209,833	3,513,313	279,222	6,678,534	24,711,782
Accumulated depreciation										
At 1 January 2019, as previously stated	-	656,292	25,000	17,125	3,049,453	114,611	3,191,904	237,023	-	7,291,408
Effect of adopting MFRS 16	-	-	-	-	(331,936)	-	(14,334)	-	-	(346,270)
At 1 January 2019, as restated	-	656,292	25,000	17,125	2,717,517	114,611	3,177,570	237,023	-	6,945,138
Charges for the financial year	-	68,063	-	295	57,634	19,211	69,005	21,096	-	235,304
Disposals	-	-	-	-	(100,329)	-	-	-	-	(100,329)
At 31 December 2019	-	724,355	25,000	17,420	2,674,822	133,822	3,246,575	258,119	-	7,080,113
Carrying amount										
At 31 December 2019	7,290,854	2,679,152	-	3,226	616,051	76,011	266,738	21,103	6,678,534	17,631,669

4. Property, Plant and Equipment (Cont'd)

(a) Purchase of property, plant and equipment

The aggregate additional costs for the property, plant and equipment of the Group during the financial year acquired with cash payments.

(b) Assets pledged as securities to licensed banks

The carrying amount of property, plant and equipment of the Group pledged as securities for bank borrowings as disclosed in Note 16 to the financial statements are:

	Group	
	2020	**2019**
	RM	**RM**
Freehold land	7,290,854	7,290,854
Freehold buildings	2,611,076	2,679,152
Capital work-in-progress	6,734,581	6,678,534
	16,636,511	16,648,540

5. Right-of-use Assets

	Buildings	**Motor Vehicles**	**Plant and Machinery**	**Total**
	RM	**RM**	**RM**	**RM**
Group				
2020				
Cost				
At 1 January 2020	-	1,484,221	1,016,219	2,500,440
Additions	167,643	302,000	279,135	748,778
At 31 December 2020	167,643	1,786,221	1,295,354	3,249,218
Accumulated amortisation				
At 1 January 2020	-	493,264	161,417	654,681
Charge for the financial year	73,110	202,436	217,202	492,748
At 31 December 2020	73,110	695,700	378,619	1,147,429
Carrying amount				
At 31 December 2020	94,533	1,090,521	916,735	2,101,789

5. **Right-of-use Assets (Cont'd)**

	Motor Vehicles RM	Plant and Machinery RM	Total RM
Group			
2019			
Cost			
At 1 January 2019, as previously stated	-	-	-
Effect of adopting MFRS 16	1,345,381	215,000	1,560,381
At 1 January 2019, as restated	1,345,381	215,000	1,560,381
Additions	138,840	801,219	940,059
At 31 December 2019	1,484,221	1,016,219	2,500,440
Accumulated amortisation			
At 1 January 2019, as previously stated	-	-	-
Effect of adopting MFRS 16	331,936	14,334	346,270
At 1 January 2019, as restated	331,936	14,334	346,270
Charge for the financial year	161,328	147,083	308,411
At 31 December 2019	493,264	161,417	654,681
Carrying amount			
At 31 December 2019	990,957	854,802	1,845,759

(a) Assets held under lease liabilities

The carrying amount of right-of-use assets of the Group held under lease financing are as follows:

	Group 2020 RM	Group 2019 RM
Motor vehicles	1,090,521	990,957
Plant and machinery	916,735	854,802
	2,007,256	1,845,759

The leased assets are pledged as securities for lease liabilities as disclosed in Note 15 to the financial statements.

5. Right-of-use Assets (Cont'd)

(b) Purchase of right-of-use assets

The aggregate additional costs for the right-of-use assets of the Group during the financial year acquired under the lease liabilities and cash payments are as follows:

	Group	
	2020	**2019**
	RM	**RM**
Aggregate costs	748,778	940,059
Less: Leases liabilities	(698,417)	(847,714)
Cash payments	50,361	92,345

6. Investment in Subsidiary Companies

	Company	
	2020	**2019**
	RM	**RM**
In Malaysia		
Unquoted shares, at cost	8,000,102	8,000,000

Details of the subsidiary companies are as follows:

Name of company	Place of business/ Country of incorporation	Effective interests 2020 %	Effective interests 2019 %	Principal activities
Uni Wall Architectural Products & Services Sdn. Bhd.	Malaysia	100	100	Supplying, installation and fabrication of aluminium products
Uni Wall Properties Sdn. Bhd.	Malaysia	100	-	Has not commenced business operations
NS Aero City Sdn. Bhd.	Malaysia	100	-	Has not commenced business operations

6. Investment in Subsidiary Companies (Cont'd)

Details of the subsidiary companies are as follows: (Cont'd)

Name of company	Place of business/ Country of incorporation	Effective interests		Principal activities
		2020 %	2019 %	
Held through Uni Wall Architectural Products & Services Sdn. Bhd.:				
Uni Wall Manufacturing Sdn. Bhd.	Malaysia	100	100	Has not commenced business operations

(a) Incorporation of new subsidiary companies

(i) On 15 January 2020, the Company subscribed 2 ordinary shares in Uni Wall Properties Sdn. Bhd. ("UPSB"), representing 100% equity interests in UPSB for a total cash consideration of RM2.

(ii) On 7 April 2020, the Company subscribed 100 ordinary shares in NS Aero City Sdn. Bhd. ("NSACSB"), representing 100% equity interests in NSACSB for a total cash consideration of RM100.

(iii) During the previous financial year, Uni Wall Architectural Products & Services Sdn. Bhd. ("UAPSSB"), a wholly-owned subsidiary company of the Company, subscribed 2 ordinary shares in Uni Wall Manufacturing Sdn. Bhd. ("UMSB"), representing 100% equity interest in UMSB for a total cash consideration of RM2. Pursuant to that, UMSB became an indirect wholly-owned subsidiary company of the Company.

7. Contract Assets/(Liabilities)

	Group 2020 RM	Group 2019 RM
Construction costs incurred to date	86,514,008	67,196,246
Add: Attributable profits	76,047,454	61,287,696
	162,561,462	128,483,942
Less: Progress billings	(134,875,513)	(113,464,769)
	27,685,949	15,019,173
Presented as:		
- Contract assets	27,685,949	15,042,041
- Contract liabilities	-	(22,868)
	27,685,949	15,019,173

During the financial year, the following costs are capitalised to costs:

	Group 2020 RM	Group 2019 RM
Staff costs	4,434,567	3,663,019

The contract assets primarily relate to the Group's rights to consideration for work completed on construction contracts but not yet billed at the reporting date. Typically, the amount generally will be billed ranging from 7 days to 60 days and payment is expected ranging from 30 days to 37 days (2019: 30 days to 60 days).

The contract liabilities primarily relate to the advance consideration received from a customer for a construction contract, which revenue is recognised overtime during the construction. The contract liabilities as expected to be recognised as revenue over a period ranging from 30 days to 60 days.

7. Contract Assets/(Liabilities)

(a) Contract value yet to be recognised as revenue

The followings table shows the revenue expected to be recognised in the future relating to performance obligations that were unsatisfied (or partially satisfied) at the reporting date:

		Group	
	2021	**2022**	**Total**
	RM	**RM**	**RM**
Construction contracts	33,580,157	32,604,652	66,184,809

The Group applies the practical expedient in MFRS 15 on not disclosing the aggregate amount of the revenue expected to be recognised in the future as the performance obligation is part of a contract that has an original expected duration of less than one year.

8. Trade Receivables

	Group	
	2020	**2019**
	RM	**RM**
Trade receivables	17,352,156	11,766,039
Less: Accumulated impairment losses	(4,546,243)	(3,407,514)
	12,805,913	8,358,525

Trade receivables are recognised at their original certificate of claimed amounts which represent their fair value on initial recognition.

The Group's normal trade credit terms are ranging from 30 days to 37 days (2019: 30 days to 45 days). Other credit terms are assessed and approved on a case by case basis.

8. Trade Receivables (Cont'd)

Included in trade receivables of the Group as at 31 December 2020 are retentions of RM4,305,016 (2019: RM3,261,211) relating to construction work-in-progress. Retentions are unsecured, non-bearing interests and are expected to be collected as follows:

	Group	
	2020	2019
	RM	RM
Within one year	707,789	42,000
Between one to two years	2,079,173	149,500
More than two years	1,518,054	3,069,711
	4,305,016	3,261,211

9. Other Receivables

	Group		Company	
	2020	2019	2020	2019
	RM	RM	RM	RM
Other receivables	26,382	142,094	-	17,235
Deposits	844,099	68,850	586,926	-
Prepayments	1,884,731	1,162,865	-	-
GST recoverable	-	493	-	-
	2,755,212	1,374,302	586,926	17,235

Included in the other receivables of the Group and of the Company is amount due from Uni Wall Properties Sdn. Bhd. amounting to RMNil (2019: RM17,235) and RMNil (2019: RM17,235) respectively which is unsecured, non-bearing interest advances and is a repayable on demand.

10. Amount due from Subsidiary Companies

Amount due from subsidiary companies is unsecured, non-bearing interests advances and is repayable on demand.

11. Fixed Deposits with Licensed Banks

The fixed deposits with licensed banks of the Group are pledged as securities for credit facilities granted by the banks as disclosed in Note 16 to the financial statements.

The interest rate of fixed deposits with licensed banks of the Group is ranging from 1.35% to 4.00% (2019: 2.90% to 4.00%) per annum and the maturity of the deposits is ranging from 30 days to 365 days (2019: 30 days to 365 days).

12. Assets Classified as Held for Sales

	Group	
	2020	**2019**
	RM	**RM**
Property, plant and equipment		
At 1 January	-	80,000
Disposals	-	(80,000)
At 31 December	-	-

On 18 May 2018, UAPSSB, a wholly-owned subsidiary company of the Company, had entered into a Sale and Purchase Agreement ("SPA") with purchaser for the disposal of leasehold land and building of UAPSSB for a purchase consideration of RM80,000. This transaction had been completed in the previous financial year.

13. Share Capital

	Number of shares		**Amount**	
	2020	**2019**	**2020**	**2019**
	Units	**Units**	**RM**	**RM**
Group/Company				
Issued and fully paid:				
Ordinary shares				
At 1 January	365,700,002	320,000,002	15,056,793	8,000,002
Issuance of ordinary shares	365,700,002	45,700,000	-	7,312,000
Share issuance expenses	-	-	-	(255,209)
At 31 December	731,400,004	365,700,002	15,056,793	15,056,793

13. Share Capital (Cont'd)

During the financial year, the Company increased its shares capital from 365,700,002 ordinary shares to 731,400,004 ordinary shares by way of issuance of 365,700,002 bonus shares which were issued on the basis of one bonus share for every one existing share ("Bonus Issue").

In the previous financial year, the Company increased its shares capital from 320,000,002 to 365,700,002 by way of issuance of 45,700,000 ordinary shares at an issue price of RM0.16 per ordinary shares for a total cash consideration of RM7,312,000 for working capital purposes.

The new ordinary shares issued during the financial year and previous financial year rank pari passu in all respects with the existing ordinary shares of the Company.

The holders of ordinary shares are entitled to receive dividends as declared from time to time, and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regards to the Company's residual assets.

14. Merger Reserve

	2020 RM	2019 RM
Consideration transferred	8,000,000	8,000,000
Less: Fair value of identifiable net assets acquired	(2,000,000)	(2,000,000)
Merger reserve arising on acquisition	6,000,000	6,000,000

The merger reserve arises from the acquisition of UAPSSB under common control, representing the difference between the carrying amount of net equity of the UAPSSB as of the acquisition date and the acquisition consideration paid by the Company.

15. Lease Liabilities

	Group	
	2020	2019
	RM	RM
At 1 January, as previously stated	1,444,944	-
Effect of adopting of MFRS 16	-	765,967
At 1 January, as restated	1,444,944	765,967
Additions	698,417	847,714
Reclassified	-	277,347
Accretion of interest (Note 22)	85,063	72,819
Payment	(636,647)	(518,903)
	1,591,777	1,444,944
Presented as:		
Non-current	912,978	935,888
Current	678,799	509,056
	1,591,777	1,444,944

The maturity analysis of lease liabilities of the Group at the end of reporting period:

	Group	
	2020	2019
	RM	RM
Not later than one year	758,676	583,792
Later than one year but not later than two years	513,770	543,420
Later than two years but not later than five years	473,632	449,326
	1,746,078	1,576,538
Less: Future finance charges	(154,301)	(131,594)
Present value of minimum lease payments	1,591,777	1,444,944

The Group leased various buildings, motor vehicles and plant and machinery. Lease term are negotiated on an individual basis and contain a wide range of different terms and conditions.

The leased liabilities are secured by a charge over the leased assets as disclosed in Note 5(a) to the financial statements. The interest rate for the leases are ranging from 2.48% to 3.65% (2019: 2.48% to 3.62%) per annum.

16. Bank Borrowings

		Group	
		2020	**2019**
	Note	**RM**	**RM**
Secured			
Current			
Bank overdrafts	(a)	1,648,843	1,132,175
Import/Export line	(b)	2,452,834	1,287,912
Letter of credit	(c)	294,941	218,919
Term loans	(d)	621,033	357,144
		5,017,651	2,996,150
Non-current			
Term loans	(d)	8,082,044	4,386,406
		13,099,695	7,382,556

(a) Bank overdrafts

Bank overdrafts are denominated at RM, bear interest at BLR-0.75%, BLR+1.00% and BFR% per annum and are secured by the following:

(i) Legal charge over a piece of freehold land and building, and capital work-in-progress as disclosed in Note 4(b) to the financial statements;
(ii) Legal charge over fixed deposits of the Group as disclosed in Note 11 to the financial statements;
(iii) Corporate guarantee by the Company; and
(iv) Jointly and severally guarantee by certain Directors of the Company.

(b) Import/Export line

Import/Export line are denominated of RM, bear interest of BLR + 1.00% per annum and are secured by the following:

(i) Legal charge over a piece of freehold land and building, and capital work-in-progress as disclosed in Note 4(b) to the financial statements;
(ii) Legal charge over fixed deposits of the Group as disclosed in Note 11 to the financial statements;
(iii) Corporate guarantee by the Company; and
(iv) Jointly and severally guarantee by certain Directors of the Company.

16. Bank Borrowings (Cont'd)

(c) Letter of credit

Letter of credit are denominated of RM, bear commission at 0.10% per month and are secured by the following:

(i) Legal charge over a piece of freehold land and capital work-in-progress as disclosed in Note 4(b) to the financial statements;
(ii) Legal charge over fixed deposits of the Group as disclosed in Note 11 to the financial statements; and
(iii) Jointly and severally guarantee by certain Directors of the Company.

(d) Term loans

This term loans is secured by the following:

(i) Legal charge over a piece of freehold land and capital work-in-progress as disclosed in Note 4(b) to the financial statements;
(ii) Legal charge over fixed deposits of the Group as disclosed in Note 11 to the financial statements;
(iii) Guarantee cover from the Government of Malaysia;
(iv) Assignment of insurance policy (Entrepreneur Protection);
(v) Corporate guarantee by holding company; and
(vi) Jointly and severally guarantee by Directors of the Company.

Maturities of bank borrowings are as follows:

	Group	
	2020	**2019**
	RM	**RM**
Within one year	5,017,651	2,996,150
Between one and two years	1,124,579	849,939
Between two and five years	3,539,763	2,765,757
After five years	3,417,702	770,710
	13,099,695	7,382,556

The range of effective interest rates per annum of the Group at the reporting date are as follows:

	Group	
	2020	**2019**
	RM	**RM**
Bank overdraft	4.65% - 7.85%	5.90% - 8.00%
Import/Export line	5.49% - 6.71%	6.71%
Letter of credit	0.10%	0.10%
Term loans	3.50% - 7.99%	6.76% - 7.99%

17. Deferred Tax Liabilities

	Group	
	2020	**2019**
	RM	**RM**
At 1 January	26,105	5,277
Recognised in profit or loss	(26,105)	20,828
At 31 December	-	26,105

The net deferred tax assets and liabilities shown on the statements of financial position of the Group after appropriate offsetting are as follows:

	Group	
	2020	**2019**
	RM	**RM**
Deferred tax assets	(77,576)	(85,086)
Deferred tax liabilities	77,576	111,191
	-	26,105

The components and movements of deferred tax asset and deferred tax liability are as follows:

Deferred tax assets of the Group

	Group	
	2020	**2019**
Other Temporary Differences	**RM**	**RM**
At 1 January	(85,086)	(31,259)
Recognised in profit or loss	7,510	(53,827)
At 31 December	(77,576)	(85,086)

Deferred tax liabilities of the Group

	Group	
	2020	**2019**
Accelerated Capital Allowance	**RM**	**RM**
At 1 January	111,191	36,536
Recognised in profit or loss	(33,615)	74,655
At 31 December	77,576	111,191

17. Deferred Tax Liabilities (Cont'd)

Deferred tax assets have not been recognised in respect of the following items:

	Group		Company	
	2020	2019	2020	2019
	RM	RM	RM	RM
Other deductible temporary differences	868,836	922,564	-	-

Other temporary differences do not expire under current tax legislation. Deferred tax assets have not been recognised in respect of these items as they may not have sufficient taxable profits to be used to offset or they have arisen in subsidiary companies that have a recent history of losses.

18. Trade Payables

Credit terms of trade payables of the Group is ranging from Nil to 90 days (2019: Nil to 90 days) depending on the terms of the contracts.

19. Other Payables

	Group		Company	
	2020	2019	2020	2019
	RM	RM	RM	RM
Other payables	1,191,548	674,297	90,385	2,708
Accruals	2,292,153	708,199	76,800	80,800
	3,483,701	1,382,496	167,185	83,508

20. Amount due to a Director

Amount due to a Director is unsecured, non-bearing interests advances and is repayable on demand.

21. Revenue

	Group 2020 RM	Group 2019 RM	Company 2020 RM	Company 2019 RM
Revenue from contracts with customers:				
Construction contract	34,077,520	40,354,418	-	-
Revenue from other sources:				
Dividend income	-	-	-	3,200,000
	34,077,520	40,354,418	-	3,200,000

The timing of revenue recognition is at over time.

Revenue from contracts with customers recognised for the Group in the current financial year included RMNil (2019: RM13,999) that was included in the contract liabilities at the beginning of the financial year.

22. Finance Costs

	Group 2020 RM	Group 2019 RM
Bank guarantee charges	165,110	109,563
Commitment fee	6,953	1,897
	172,063	111,460
Interest expense on:		
- Bank overdrafts	56,294	89,234
- Term loans	339,515	278,511
- Import/Export line	84,786	40,428
- Letter of credit	1,503	6,259
- Lease liabilities	85,063	72,819
	567,161	487,251
	739,224	598,711

23. Profit/(Loss) Before Taxation

Profit/(Loss) before taxation is determined after charging/(crediting) amongst others, the following items:

	Group		Company	
	2020	**2019**	**2020**	**2019**
	RM	**RM**	**RM**	**RM**
Auditors' remuneration	54,000	54,500	20,000	20,000
Amortisation of right-of-use assets	492,748	308,411	-	-
Depreciation of property, plant and equipment	234,994	235,304	-	-
Property, plant and equipment written off	2,915	-	-	-
Deposit written off	-	14,150	-	-
Foreign exchange gain				
- Realised	16,854	-	-	-
Interest income	(116,589)	(59,640)	-	-
Impairment loss on trade receivables	1,607,242	3,407,514	-	-
Reversal of impairment loss on trade receivables	(468,513)	-	-	-
Non-executive Director:				
- Fees	54,000	54,000	54,000	54,000
Gain on disposals of property, plant and equipment	(7,000)	(5,000)	-	-

24. Taxation

	Group		Company	
	2020	**2019**	**2020**	**2019**
	RM	**RM**	**RM**	**RM**
Tax expenses recognised in profit or loss:				
Current tax provision				
- Current income tax	3,256,837	4,014,107	-	-
- Under/(Over) provision in prior years	420,259	(11,443)	-	-
	3,677,096	4,002,664	-	-
Deferred tax (Note 17):				
- Origination and reversal of temporary differences	-	87,093	-	-
- Over provision in prior years	(26,105)	(66,265)	-	-
	(26,105)	20,828	-	-
Tax expense for the financial year	3,650,991	4,023,492	-	-

Malaysian income tax is calculated at the statutory tax rate of 24% (2019: 24%) of the estimated assessable profits for the financial year.

24. Taxation (Cont'd)

A reconciliation of income tax expenses applicable to profit/(loss) before taxation at the statutory tax rate to income tax expenses at the effective income tax of the Group and of the Company are as follows:

	Group		Company	
	2020 RM	**2019 RM**	**2020 RM**	**2019 RM**
Profit/(Loss) before taxation	9,666,205	12,288,746	(316,093)	2,358,354
At Malaysian statutory tax rate of 24 % (2019: 24%)	2,319,890	2,949,299	(75,862)	566,005
Income not subject to tax	(4,285)	(6,464)	-	(768,000)
Expenses not deductible for tax purposes	954,127	1,156,227	75,862	201,995
Deferred tax asset not recognised	-	2,138	-	-
Utilisation of previously unrecognised deferred tax assets	(12,895)	-	-	-
Under/(Over) provision of income tax expense in prior years	420,259	(11,443)	-	-
Over provision of deferred tax expense in prior years	(26,105)	(66,265)	-	-
Tax expense for the financial year	3,650,991	4,023,492	-	-

25. Earnings Per Share

(a) Basic earnings per share

The basic earnings per share are calculated based on the consolidated profit for the financial year attributable to owners of the parent and the weighted average number of ordinary shares issue during the financial year as follows:

	Group	
	2020	**2019**
	RM	**RM**
Profit attributable to owners of the parent	6,015,214	8,265,254
	Units	**Units**
Weighted average number of ordinary shares in issue:		
Issued ordinary shares of 1 January	365,700,002	320,000,002
Bonus issue	365,700,002	365,700,002
Effect of ordinary shares issued during the financial year	-	44,573,151
Weighted average number of ordinary shares as of 31 December	731,400,004	730,273,155
Basic earnings per share (Sen)	0.82	1.13^

^ *The weighted average number of shares issued as at 31 December 2019 has been restated to reflect the retrospective adjustment arising from Bonus Issue which was completed on 15 October 2020 as disclosed in Note 13 to the financial statements.*

(b) Diluted earnings per share

The Group has no dilution in their retained earnings per ordinary share as there are no dilutive potential ordinary shares. There have been no other transactions involving ordinary shares or potential ordinary shares since the end of the financial year and before the authorisation of the financial statements.

26. Staff Costs

	Group 2020 RM	Group 2019 RM
Fees	-	10,000
Salaries, wages and allowances	5,876,360	5,237,376
Defined contribution plans	467,018	161,771
Benefits-in-kind	89,300	89,300
	6,432,678	5,498,447
Less: Amount capitalised into construction cost	(4,434,567)	(3,663,019)
	1,998,111	1,835,428

Included in staff costs is aggregate amount of remuneration received and receivable by the Executive Directors of the Company and its subsidiary companies during the financial year as follow:

	Group 2020 RM	Group 2019 RM
Fees	-	10,000
Salaries, wages and allowances	542,851	603,184
Defined contribution plans	66,588	74,227
Benefits-in-kind	56,700	56,700
	666,139	744,111

27. Dividend

	Group 2020 RM	Group 2019 RM
Dividend recognised as distribution to ordinary shareholders of the Company:		
Final dividends paid in respect of the financial year ended:		
- 31 December 2018 (single-tier dividend of RM0.0028 per ordinary share)	-	1,023,960
Interim dividends paid in respect of the financial year ended:		
- 31 December 2019 (single-tier dividend of RM0.0028 per ordinary share)	-	1,023,960
	-	2,047,920

The Directors do not recommend the payment of dividend for the current financial year.

28. Financial Guarantees

	2020 RM	2019 RM
Group		
Unsecured:		
Bank guarantee for tender bond on projects given to third parties	100,000	280,000
Bank guarantee on performance bond for projects given to third parties	7,637,830	5,537,747
	7,737,830	5,817,747
Company		
Unsecured:		
Corporate guarantee given by the Company to licensed banks for banking facilities granted to a subsidiary company	3,130,376	1,287,912
Corporate guarantee given by the Company to a third party for supply of goods to a subsidiary company	-	1,066,648
	3,130,376	2,354,560

29. Reconciliation of Liabilities Arising from Financing Activities

The table below details changes in the liabilities of the Group and of the Company arising from financing activities, including both cash and non-cash changes:

	As at 1 January RM	**New lease liabilities RM**	**Financing cash flows (ii) Drawdown RM**	**Financing cash flows (ii) Repayment RM**	**Interest payable RM**	**At 31 December RM**
Group						
2020						
Amount due to a Director	1,681,049	-	-	(1,000,000)	-	681,049
Lease liabilities (Note 15)	1,444,944	698,417	-	(551,584)	-	1,591,777
Term loans (Note 16)	4,743,550	-	4,188,888	(231,230)	1,869	8,703,077
Letter of credit (Note 16)	218,919	-	-	76,022	-	294,941
Import/Export line (Note 16)	1,287,912	-	-	1,164,922	-	2,452,834
	9,376,374	698,417	4,188,888	(541,870)	1,869	13,723,678

29. **Reconciliation of Liabilities Arising from Financing Activities (Cont'd)**

The table below details changes in the liabilities of the Group and of the Company arising from financing activities, including both cash and non-cash changes: (Cont'd)

	As at 1 January RM	Effect of adopting MFRS 16 RM	Reclassification (i) RM	New lease liabilities RM	Drawdown RM	Financing cash flows (ii) RM	At 31 December RM
Group							
2019							
Amount due from holding company	(13,041)	-	-	-	-	13,041	-
Amount due to a Director	3,971,679	-	(277,347)	-	-	(2,013,283)	1,681,049
Finance lease liabilities	765,967	(765,967)	-	-	-	-	-
Lease liabilities (Note 15)	-	765,967	277,347	847,714	-	(446,084)	1,444,944
Term loans (Note 16)	2,232,142	-	-	-	2,900,000	(388,592)	4,743,550
Letter of credit (Note 16)	-	-	-	-	-	218,919	218,919
Import/Export line (Note 16)	-	-	-	-	-	1,287,912	1,287,912
	6,956,747	-	-	847,714	2,900,000	(1,328,087)	9,376,374

29. Reconciliation of Liabilities Arising from Financing Activities (Cont'd)

The table below details changes in the liabilities of the Group and of the Company arising from financing activities, including both cash and non-cash changes: (Cont'd)

	At 1 January RM	Financing cash flows (ii) RM	At 31 December RM
Company			
2020			
Amount due from subsidiary companies	(5,736,098)	272,318	(5,463,780)
2019			
Amount due from subsidiary companies	73,258	(5,809,356)	(5,736,098)

(i) *This reclassification being leased liabilities reclassified from amount due to a Director.*

(ii) *The cash flows from:*

- *(a)* *amount due from holding company makes up the net amount of advances to and repayment from holding company in the statements of cash flow;*
- *(b)* *amount due from a Director makes up the net amount of advances to and repayment from a Director in the statements of cash flow; and*
- *(c)* *amount due from subsidiary companies makes up the net amount of advances to and repayment from subsidiary companies in the statements of cash flow.*

30. Related Party Transactions

(a) Identifying related parties

For the purposes of these financial statements, parties are considered to be related to the Group if the Group or the Company has the ability, directly or indirectly, to control or joint control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group or the Company and the party are subject to common control. Related parties may be individuals or other entities.

Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group either directly or indirectly. The key management personnel comprise the Directors and management personnel of the Group, having authority and responsibility for planning, directing and controlling the activities of the Group entities directly or indirectly.

(b) Significant related party transactions

Related party transactions have been entered into in the normal course of business under negotiated terms. Other than related party balances disclosed elsewhere in the financial statements, the Group and the Company do not have any significant related party transactions during the financial year.

(c) Compensation of key management personnel

Remuneration of Directors are as follows:

	Group		**Company**	
	2020	**2019**	**2020**	**2019**
	RM	**RM**	**RM**	**RM**
Fees	54,000	64,000	54,000	54,000
Salaries, wages and allowances	542,851	603,184	-	-
Defined contribution plans	66,588	74,227	-	-
Benefits-in-kind	56,700	56,700	-	-
	720,139	798,111	54,000	54,000

31. Financial Instruments

(a) Classification of financial instruments

Financial assets and financial liabilities are measured on an ongoing basis either at fair value or at amortised cost. The principal accounting policies in Note 3 describe how the classes of financial instruments are measured, and how income and expense, including fair value gains and losses, are recognised.

The following table analyses the financial assets and liabilities in the statements of financial position by the class of financial instruments to which they are assigned, and therefore by the measurement basis:

	At Amortised Cost	
	2020	**2019**
	RM	**RM**
Group		
Financial Assets		
Trade receivables	12,805,913	8,358,525
Other receivables	870,481	210,944
Fixed deposits with licensed banks	5,873,562	2,795,721
Cash and bank balances	1,568,002	2,743,818
	21,117,958	14,109,008
Financial Liabilities		
Trade payables	11,633,526	7,568,730
Other payables	3,483,701	1,382,496
Amount due to a Director	681,049	1,681,049
Lease liabilities	1,591,777	1,444,944
Bank borrowings	13,099,695	7,382,556
	30,489,748	19,459,775
Company		
Financial Assets		
Other receivables	586,926	17,235
Amount due from a subsidiary company	5,463,780	5,736,098
Cash and bank balances	1,103,153	1,633,044
	7,153,859	7,386,377
Financial Liabilities		
Other payables	167,185	83,508

31. **Financial Instruments (Cont'd)**

(b) Financial risk management objectives and policies

The Group's financial risk management policy is to ensure that adequate financial resources are available for the development of the Group's operations whilst managing its credit, liquidity, foreign currency, interest rate and market price risks. The Group operates within clearly defined guidelines that are approved by the Board and the Group's policy is not to engage in speculative transactions.

The following sections provide details regarding the Group's exposure to the abovementioned financial risks and the objectives, policies and processes for the management of these risks.

(i) Credit risk

Credit risk is the risk of a financial loss if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Company's exposure to credit risk arises principally from the individual characteristics of each customer, loans and advances to an associate and financial guarantee given to banks for credit facilities granted to related companies and third parties. There are no significant changes as compared to prior periods.

Contract assets

Risk management objectives, policies and processes for managing the risk

Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis via Group's management reporting procedures and action will be taken for stagnant contract assets.

At each reporting date, Group assesses whether any of the contract assets are credit impaired.

The gross amounts of credit impaired contract assets are written off (either partially or full) when there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. Nevertheless, contract assets that are written off could still be subject to enforcement activities.

There are no significant changes as compared to previous year.

31. **Financial Instruments (Cont'd)**

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

Contract assets (Cont'd)

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position.

Concentration of credit risk

As at the end of the financial year, the Group had 3 customers (2019: 3 customers) and accounted for approximately 89% (2019: 97%) of the total contract assets.

Recognition and measurement of impairment loss

As there are only a few contract customers, the Group assessed the risk of loss of each customer individually based on their financial information and past trend of payments, where applicable. All these customers have low risk of default because there is no history of default from these customers. The Company is of the view that loss allowance is not material and hence, it is not provided for.

The aged analysis of contract assets as at the end of the reporting period:

	Gross balance RM	Allowance for impairment RM	Net balance RM
2020			
Group			
- Less than 30 days	5,062,941	-	5,062,941
- 31 to 60 days	2,235,350	-	2,235,350
- More than 60 days	20,387,658	-	20,387,658
	27,685,949	-	27,685,949
2019			
- Less than 30 days	10,891,261	-	10,891,261
- 31 to 60 days	473,690	-	473,690
- More than 60 days	3,677,090	-	3,677,090
	15,042,041	-	15,042,041

31. **Financial Instruments (Cont'd)**

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

Trade receivables

Risk management objectives, policies and processes for managing the risk

Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis via the Group's management reporting procedures and action will be taken for long overdue debts. Majority of the trade receivables are from construction activity.

At each reporting date, the Group assesses whether any of the trade receivables are credit impaired.

The gross amounts of credit impaired trade receivables are written off (either partially or full) when there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. Nevertheless, trade receivables that are written off could still be subject to enforcement activities.

There are no significant changes as compared to previous year.

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk arising from trade receivables are represented by the carrying amounts in the statements of financial position.

Concentration of credit risk

As at the end of the financial year, the Group had 3 customers (2019: 3 customers) and accounted for approximately 88% (2019: 79%) of the total trade receivables.

Recognition and measurement of impairment loss

In managing credit risk of trade receivables, the Group manages its debtors and takes appropriate actions (including but not limited to legal actions) to recover long overdue balances. Generally, trade receivables will pay within 30 days to 37 days (2019: 30 days). The Group's debt recovery process is that when invoices which are exceeded credit terms, the Group will start to initiate a structured debt recovery process which is monitored by sales team.

31. **Financial Instruments (Cont'd)**

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

Trade receivables (Cont'd)

Recognition and measurement of impairment loss (Cont'd)

The Group uses an allowance matrix to measure ECLs for trade receivables. Consistent with the debt recovery process, involves which are exceeded credit terms may be considered as credit impaired.

Loss rates are based on actual credit loss experience over the past three years. Nevertheless, the Group believes that the forward-looking factors are immaterial for the purpose of impairment calculation for the financial year.

The following table provides information about the exposure to credit risk and ECLs for trade receivables of the Group.

	Gross balance RM	**Allowance for impairment RM**	**Net balance RM**
Group			
2020			
Not past due	1,565,245	(84,803)	1,480,442
Past due:			
- Less than 30 days	1,514,410	(49,234)	1,465,176
- 31 to 60 days	4,606,489	(366,016)	4,240,473
- More than 60 days	2,099,445	(784,639)	1,314,806
	9,785,589	(1,284,692)	8,500,897
Credit impaired			
More than 60 days			
- Individually impaired	3,261,551	(3,261,551)	-
	13,047,140	(4,546,243)	8,500,897
Retention sum	4,305,016	-	4,305,016
	17,352,156	(4,546,243)	12,805,913

31. **Financial Instruments (Cont'd)**

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

Trade receivables (Cont'd)

Recognition and measurement of impairment loss (Cont'd)

The following table provides information about the exposure to credit risk and ECLs for trade receivables of the Group. (Cont'd)

	Gross balance RM	Allowance for impairment RM	Net balance RM
Group			
2019			
Not past due	4,099,054	(302,694)	3,796,360
Past due:			
- Less than 30 days	542,656	(59,715)	482,941
- 31 to 60 days	38,250	(13,121)	25,129
- More than 60 days	2,170,559	(1,377,675)	792,884
	6,850,519	(1,753,205)	5,097,314
Credit impaired			
More than 60 days			
- Individually impaired	1,654,309	(1,654,309)	-
	8,504,828	(3,407,514)	5,097,314
Retention sum	3,261,211	-	3,261,211
	11,766,039	(3,407,514)	8,358,525

31. **Financial Instruments (Cont'd)**

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

Trade receivables (Cont'd)

The movement in the allowance for impairment losses in respect of trade receivables during the financial year as follows:

	Lifetime allowances RM	Credit impaired RM	Total RM
Group			
At 1 January 2020	1,753,205	1,654,309	3,407,514
Impairment loss recognised	-	1,607,242	1,607,242
Impairment loss reversed	(468,513)	-	(468,513)
At 31 December 2020	1,284,692	3,261,551	4,546,243
At 1 January 2019	-	-	-
Impairment loss recognised	1,753,205	1,654,309	3,407,514
At 31 December 2019	1,753,205	1,654,309	3,407,514

Cash and cash equivalents

Risk management objectives, policies and processes for managing the risk

The cash and cash equivalents are held with licensed banks. The Group and the Company have a credit policy in place to control credit risk by deposit with licensed banks with good credit rating.

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position.

Recognition and measurement of impairment loss

These banks have low credit risks. Consequently, the Group and the Company are of the view that the loss allowance is not material and hence, it is not provided for.

31. **Financial Instruments (Cont'd)**

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

Other receivables

Risk management objectives, policies and processes for managing the risk

Credit risks on other receivables are mainly arising from receivables from third parties. The Group manages the credit risk on an ongoing basis via Group's management reporting procedures and action will be taken for long outstanding debts.

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position.

Recognition and measurement of impairment loss

These other receivables have low credit risks. Consequently, the Group is of the view that the loss allowance is not material and hence, it is not provided for.

Inter-company loans and advances

Risk management objectives, policies and processes for managing the risk

The Company provides unsecured loans and advances to subsidiary companies. The Company monitors the ability of the subsidiary companies to repay the loans and advances on an individual basis.

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position.

Recognition and measurement of impairment loss

Generally, the Company considers loans and advances to subsidiary companies have low credit risk because there is no indications that any going concern from subsidiary companies. Consequently, the Company is of the view that the loss allowance is not material and hence, it is not provided for.

31. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

Financial guarantees

Risk management objectives, policies and processes for managing the risk

The Group and the Company provide unsecured financial guarantee as disclosed in Note 28 to the financial statements. The Group and the Company monitor the ability of the subsidiary company to service its loans on an individual basis.

Exposure to credit risk, credit quality and collateral

The maximum exposure to credit risk of the Group and of the Company as disclosed in Note 28 to the financial statements.

Recognition and measurement of impairment loss

There is no history of default from a subsidiary company, and there are no indications that any going concern from this subsidiary company. The Group and the Company are of the view that loss allowance is not material and hence, it is not provided for.

(ii) Liquidity risk

Liquidity risk is the risk that the Group and the Company will not be able to meet its financial obligations as they fall due. The Group's exposure to liquidity risk arises principally from its various payables, loans and borrowings.

The Group and the Company maintain a level of cash and cash equivalents and bank facilities deemed adequate by the management to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they fall due.

It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts.

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay.

31. **Financial Instruments (Cont'd)**

(b) **Financial risk management objectives and policies (Cont'd)**

(ii) **Liquidity risk (Cont'd)**

	On demand or within 1 year RM	1 - 2 years RM	2 - 5 years RM	After 5 years RM	Total Contractual Cash Outflow RM	Total Carrying Amount RM
Group						
2020						
Non-derivative financial liabilities						
Trade payables	11,633,526	-	-	-	11,633,526	11,633,526
Other payables	3,483,701	-	-	-	3,483,701	3,483,701
Amount due to a Director	681,049	-	-	-	681,049	681,049
Lease liabilities	758,676	513,770	473,632	-	1,746,078	1,591,777
Bank borrowings	5,510,446	1,388,243	3,905,251	3,050,000	13,853,940	13,099,695
	22,067,398	1,902,013	4,378,883	3,050,000	31,398,294	30,489,748
2019						
Non-derivative financial liabilities						
Trade payables	7,568,730	-	-	-	7,568,730	7,568,730
Other payables	1,382,496	-	-	-	1,382,496	1,382,496
Amount due to a Director	1,681,049	-	-	-	1,681,049	1,681,049
Lease liabilities	583,792	543,420	449,326	-	1,576,538	1,444,944
Bank borrowings	2,996,150	461,514	2,085,166	2,088,919	7,631,749	7,382,556
	14,212,217	1,004,934	2,534,492	2,088,919	19,840,562	19,459,775

31. **Financial Instruments objectives and policies (Cont'd)**

(b) **Financial risk management (Cont'd)**

(ii) **Liquidity risk (Cont'd)**

	On demand or within 1 year RM	Total Contractual Cash Outflow RM	Total Carrying Amount RM
Company			
2020			
Non-derivative financial liabilities			
Other payables	167,185	167,185	167,185
2019			
Non-derivative financial liabilities			
Other payables	83,508	83,508	83,508

(iii) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and other prices that will affect the Group's financial position or cash flows.

(a) Interest rate risk

The Group's fixed rate deposits placed with licensed banks and fixed rate borrowings are exposed to a risk of change in their fair value due to changes in interest rates. The Group's variable rate borrowings are exposed to a risk of change in cash flows due to changes in interest rates.

The Group manages the interest rate risk of its deposits with licensed financial institutions by placing them at the most competitive interest rates obtainable, which yield better returns than cash at bank and maintaining a prudent mix of short- and long-term deposits.

The Group manages its interest rate risk exposure from interest bearing borrowings by obtaining financing with the most favourable interest rates in the market. The Group constantly monitors its interest rate risk by reviewing its debts portfolio to ensure favourable rates are obtained. The Group does not utilise interest swap contracts or other derivative instruments for trading or speculative purposes.

31. **Financial Instruments (Cont'd)**

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risk (Cont'd)

(a) Interest rate risk (Cont'd)

Exposure to interest rate risk

The interest rate profile of the Group's significant interest-bearing financial instruments, based on carrying amounts as at the end of the reporting period are as follows:

	2020	**2019**
	RM	**RM**
Group		
Fixed rate instruments		
Financial asset		
Fixed deposits with licensed banks	5,873,562	2,795,721
Financial liabilities		
Lease liabilities	1,591,777	1,444,944
Floating rate instrument		
Financial liability		
Bank borrowings	13,099,695	7,382,556

Interest rate risk sensitivity analysis

<u>Fair value sensitivity analysis for fixed rate instruments</u>

The Group does not account for any fixed rate financial assets at fair value through profit or loss. Therefore, a change in interest rates at the end of the reporting period would not affect profit or loss.

<u>Cash flow sensitivity analysis for floating rate instruments</u>

A change of 0.25% interest rate at the end of the reporting period would have increased/(decreased) the Group's profit before taxation by RM32,749 (2019: RM18,456), arising mainly as a result of lower/higher interest expenses on floating rate loans and borrowings. This analysis assumes that all other variables remain constant. The assumed movement in basis points for interest rate sensitivity analysis is based on the currently observable market environment.

31. Financial Instruments (Cont'd)

(c) Fair value of financial instruments

The Group's and the Company's carrying amounts of short term receivables and payables, cash and cash equivalents and short term borrowings approximate their fair value due to the relatively short-term nature of these financial instruments and insignificant impact of discounting.

The table below analyses financial instruments carried at fair value and those not carried at fair value for which fair value is disclosed, together with their fair values and carrying amounts shown in the statements of financial position.

	2020	2019
	RM	RM
Group		
Financial liabilities		
Financial guarantees (Level 3)		
- Carrying amount	7,737,830	5,817,747
- Fair value	7,737,830	5,817,747
Company		
Financial liabilities		
Financial guarantees (Level 3)		
- Carrying amount	3,130,376	2,354,560
- Fair value	3,130,376	2,354,560

(i) Policy on transfer between levels

The fair value of an asset to be transferred between levels is determined as of the date of the event or change in circumstances that caused the transfer.

There were no transfers between levels during current and previous financial years.

(ii) Level 1 fair value

Level 1 fair value is derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.

(iii) Level 2 fair value

Level 2 fair value is estimated using inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

31. **Financial Instruments (Cont'd)**

(c) **Fair value information (Cont'd)**

(iii) Level 2 fair value (Cont'd)

Non-derivative financial instruments

Fair value, which is determined for disclosure purposes, is calculated based on the present value of future principal and interest cash flows, discounted at the market rate of interest at the end of the reporting period.

(iv) Level 3 fair value

Level 3 fair values for the financial assets and liabilities are estimated using unobservable inputs.

32. Capital Management

The Group's and the Company's objectives when managing capital are to safeguard the Group's and the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group and the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares.

The Group and the Company monitor capital using a gearing ratio. The Group's and the Company's policy is to maintain a prudent level of gearing ratio that complies with debt covenants and regulatory requirements. The gearing ratio at the end of the reporting period are as follows:

	Group		**Company**	
	2020 RM	**2019 RM**	**2020 RM**	**2019 RM**
Total loans and borrowings	14,691,472	8,827,500	-	-
Less: Deposits, cash and bank balances	(7,441,564)	(5,539,539)	(1,103,153)	(1,633,044)
Net debt	7,249,908	3,287,961	(1,103,153)	(1,633,044)
Total equity	32,726,909	26,711,695	14,986,776	15,302,869
Gearing ratio	0.22	0.12	*	*

32. Capital Management (Cont'd)

** The gearing ratio analysis is not applicable as the Company has no loans and borrowings.*

There were no changes in the Group's and the Company's approach to capital management during the financial year.

The Group and the Company are not subject to any external imposed capital requirements.

33. Material Litigation

On 9 March 2020, a supplier of Uni Wall's wholly-owned subsidiary, Uni Wall Architectural Products & Services Sdn Bhd ("**UAPSSB**" or "**Defendant**"), Ajiya Safety Glass Sdn Bhd ("**Ajiya**" or "**Plaintiff**") had served a writ of summons in the High Court of Shah Alam bearing civil action no. BA-22NCVC-96-03/2020 against the Defendant in respect of alleged claim of RM1,711,311 from the Defendant being the outstanding payment due for glasses already sold and delivered to the Defendant's façade construction works together with an interest rate of 8% per annum. The Defendant disputed the claim as the Plaintiff had sold sub-standard glasses to the Defendant, which does not fit for purpose and not in accordance with the specification and/or type of glasses ordered by the Defendant in the quotation.

On 28 May 2020, the Defendant had filed a Defence and Counter Claim against the Plaintiff for a sum of approximately RM1,300,000 together with the interest rate of 5% per annum for the damages and also further damages to be assessed as the facade construction works are still on-going.

Pleadings are closed and all Bundle of Documents have been filed in Court. The trial of the matter is now fixed on 14 June 2021, 15 June 2021 and 16 June 2021 at 9.30 a.m. The Parties are to exchange witness statement by 24 May 2021.

The Board is of the view that UAPSSB has a good defence to Ajiya's claims, and that UAPSSB's counter claim is likely to succeed. Hence, there will not be any material adverse impact to the Group's financial position after taking into consideration that the claim had already been recorded in the Group's trade payables as at 31 December 2020.

34. Capital Commitment

	Group	
	2020	**2019**
	RM	**RM**
Approved but not contracted for:		
- Purchase of property, plant and equipment	1,765,418	1,821,465

35. Segmental Information

Segmental information is primarily presented in respect of the Group's business segment which is based on the Group's management and internal reporting structure.

(a) Business segment

The principal businesses of the Group are carrying on the business as supplying, installation and fabrication of aluminum products which are substantially within a single business segment. As such, segmental reporting by business segment is deemed not necessary.

(b) Geographical segments

In determining the geographical segments of the Group, segment revenue is based on the geographical location of customers. Segment assets and segment capital expenditure are based on geographical location of assets. The geographical location of customers and assets are within Malaysia. As such, segmental reporting by geographical segment is deemed not necessary.

36. Significant Event

<u>Outbreak of Coronavirus Pandemic ("Covid-19")</u>

On 11 March 2020, the World Health Organisation declared the novel Coronavirus ("Covid-19") outbreak as a pandemic in recognition of its rapid spread across the globe. As per National Security Council's directive, the Malaysia Government has imposed the Movement Control Order ("MCO") from 18 March 2020 to 3 May 2020 and Conditional Movement Control Order ("CMCO") from 4 May to 9 June 2020 and Recovery Movement Control Order ("RMCO") from 10 June 2020 to 31 August 2020 and further extended RMCO to 31 December 2020 and recently Enhanced Movement Control Order ("EMCO") and CMCO under which travel restrictions and lockdown or partial lockdown are being enforced. The emergence of Covid-19 since early 2020 has brought significant economic uncertainties to the Company's operating environment and caused financial impact to the Company's revenue, earnings and cash flow. As such, the Directors of the Company will continue to closely monitor the situations and respond proactively to mitigate the impact on the Company's financial performance and financial position.

37. Date of Authorisation for Issue

The financial statements of the Group and of the Company for the financial year 31 December 2020 were authorised for issue in accordance with a resolution of the Board of Directors on 22 April 2021.

UNI WALL APS HOLDINGS BERHAD

Additional Information Accompanying the Audited Financial Statements

Review of performance
Prospects
Other Information

PART A: ADDITIONAL INFORMATION REQUIRED UNDER PART B OF APPENDIX 6A OF THE LEAP MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

1. Review of performance

As the Group currently operates wholly within Malaysia and only in the building facade industry, no segmental information is provided. The Group's operations are not significantly affected by any seasonal or cyclical factors.

(i) Revenue

The Group recorded a revenue of RM34.1 million for the current financial year ended ("**FYE**") 31 December 2020, as compared to RM40.3 million in the previous financial year, representing a decrease of RM6.2 million or 15.4% mainly due to due to temporary closure of operations following implementation of Movement Control Order ("**MCO**") in March 2020 to curb the outbreak of coronavirus pandemic ("**COVID-19**"). Hence, the Group was only able to operate minimally starting from June 2020 following the implementation of Conditional Movement Control Order ("**CMCO**") and slowly resumed to normal operating capacity in September 2020.

(ii) Gross profit ("**GP**")

The Group recorded a GP of approximately RM15.6 million for the FYE 31 December 2020 as compared to RM19.7 million in the previous financial year, representing a decrease of RM4.1 million or 20.8%. The decrease in GP was mainly due to the decrease in the Group's revenue in the FYE 31 December 2020 as explained above.

(iii) Profit before taxation ("**PBT**")

The Group recorded a PBT of approximately RM9.7 million for the FYE 31 December 2020 as compared to RM12.3 million in the previous financial year, representing a decrease of RM2.6 million or 21.1%. The decrease in PBT was mainly due to decrease in the Group's GP in the FYE 31 December 2020 as explained above.

2. Prospects

The Group has a series of strategies in place to further expand the Group's business which are focused in the following areas:

(i) expansion of presence in local building facade industry in Malaysia;

(ii) expansion of factory facilities for higher fabrication capacity; and

(iii) expansion into downstream business.

The Board of Directors of the Company ("**Board**") had on 15 December 2020 announced that the Company had on the same date, entered into a Memorandum of Collaboration ("**MOC**") with NS Corporation (collectively referred as "**the Parties**") to initiate a participation and cooperation between the Parties to work on the realisation and execution of works in the development of lands located in the state of Negeri Sembilan ("**Master Land**") which is styled as Malaysia Vision Valley 2.0, whereby the Company is to carry out and implement the development of certain parts of the Master Land (approximately 16,000 acres). The Board is of the view that the MOC, when realised, will facilitate the expansion of the Group's business activities to broaden the Group's future earnings as part of its initiatives to achieve improved financial performance.

The Board has closely monitored the development of the outbreak of COVID-19 infection in Malaysia that may affect the business performance, financial performance and financial position of the Group and of the Company mainly due to travel and movement restriction and other precautionary measures imposed by relevant local authorities that affected the Group and the Company's business operations. The Group has recorded lower revenue for the financial year ended 31 December 2020 as a result of the temporary closure of operations due to the MCO. Under the foregoing circumstances, the Board is of view that the financial performance of the Group will remain challenging for the financial year ending 31 December 2021. As such, the Board will continue to closely monitor the situation and respond proactively to mitigate the impact on the Group's and the Company's financial performance and financial position.

PART B: OTHER INFORMATION

1. Status of corporate proposals

There were no corporate proposals announced but pending completion as at the date of this report.

2. Dividends

The Board does not recommend any interim dividend for the current financial year ended 31 December 2020.

Dated 22 April 2021

UNI WALL APS HOLDINGS BERHAD

Notice of 3rd Annual General Meeting

UNI WALL APS HOLDINGS BERHAD
(Registration No. 201801007506 (1269520-X))
(Incorporated in Malaysia)

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Third (3rd) Annual General Meeting ("**AGM**") of Uni Wall APS Holdings Berhad (the "**Company**") will be conducted virtually through live streaming from the broadcast venue at Meeting Room, Level 5, Block B, Dataran PHB, Saujana Resort, Section U2, 40150 Shah Alam, Selangor on Friday, 28 May 2021 at 2.30 p.m. or at any adjournment thereof for the following purposes:-

AS ORDINARY BUSINESS

1.	To receive the Audited Financial Statements for the financial year ended 31 December 2020 together with the Reports of the Directors and Auditors thereon.	*Please refer to Explanatory Note 1*
2.	To approve the payment of Directors' fees and other benefits payable up to RM100,000 to be divided amongst the Directors in such manner as the Directors may determine in respect of the period from 3rd AGM until the conclusion of the 4th AGM of the Company.	Ordinary Resolution 1
3.	To re-elect Mr Siow Hon Yuen who is retiring pursuant to Clause 103 of the Company's Constitution and being eligible, has offered himself for re-election.	Ordinary Resolution 2
4.	To re-appoint Messrs. UHY as Auditors of the Company for the ensuing year and to authorise the Directors to fix their remuneration.	Ordinary Resolution 3

AS SPECIAL BUSINESS

To consider and, if thought fit, pass with or without modifications the following resolution: -

5. **AUTHORITY TO ALLOT SHARES PURSUANT TO SECTION 75 AND SECTION 76 OF THE COMPANIES ACT 2016** — Ordinary Resolution 4

"THAT pursuant to Sections 75 and 76 of the Companies Act 2016 and subject to Rule 5.04 of the LEAP Market Listing Requirements of Bursa Malaysia Securities Berhad ("**Bursa Securities**") and approvals of the relevant governmental and/or regulatory authorities, the Directors be and are hereby empowered to issue and allot shares of the Company from time to time and upon such terms and conditions and for such purposes as the Directors may deem fit, provided that the aggregate number of shares issued pursuant to this resolution must be not more than 100% of the total number of issued shares, of which the aggregate number of shares issued other than on pro rata basis to existing shareholders must be not more than 50% of the total number of issued shares of the Company for the time being AND THAT the Directors be and are also empowered to obtain approval for the listing of and quotation for the additional shares so issued on Bursa Securities;

AND THAT such authority shall continue in force until the conclusion of the next AGM of the Company."

6. To transact any other ordinary business for which due notice have been given.

By Order of the Board,

TAN TONG LANG (SSM PC NO. 201908002253 & MAICSA 7045482)
Company Secretary

Kuala Lumpur
30 April 2021

Notes:

(1) *Please refer to the Administrative Guide for the procedures to register and participate in the virtual meeting. Shareholders will not be allowed to attend the 3rd AGM in person at the broadcast venue on the day of the meeting.*
(2) *A member of the Company entitled to attend and vote at this meeting may appoint proxy(ies) (or in case of a corporation, a duly authorised representative) to attend and vote on his stead. A proxy may but need not be a member of the Company.*
(3) *The instrument appointing a proxy shall be in writing under the hand of the appointor or of his attorney duly authorised in writing or, if the appointor is a corporation, the proxy form shall be executed either under its common seal or under the hand of an officer or attorney duly authorised.*
(4) *Where a member appoints more than one (1) proxy, he shall specify the proportion of his shareholdings to be represented by each proxy. The instrument appointing a proxy shall be deemed to confer authority to demand or join in demanding a poll. A proxy appointed to attend and vote at a meeting of the Company shall have the same rights as the member to speak at the meeting.*
(5) *Where a member of the Company is an exempt authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991 which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("**Omnibus Account**"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each Omnibus Account it holds.*
(6) *The instrument appointing a proxy must be deposited at the Company's Share Registrar's Office, Level 5, Block B, Dataran PHB, Saujana Resort, Section U2, 40150 Shah Alam, Selangor not less than forty-eight (48) hours before the time fixed for holding the meeting or any adjournment thereof.*
(7) *Only the member whose names appear on the Record of Depositors as at 21 May 2021 shall be entitled to attend and vote at this meeting or appoint proxy(ies) to attend and vote on their behalf.*

Explanatory Notes:

1. **Audited Financial Statements for the Financial Year Ended 31 December 2020**

   This Agenda item is meant for discussion only as the provision of Section 340(1)(a) of the Companies Act 2016 does not require a formal approval of the shareholders for the audited financial statements. As such, this item is not put forward for voting.

2. **Ordinary Resolution 4: Authority to Allot Shares Pursuant to Sections 75 and 76 of the Companies Act 2016**

   The Ordinary Resolution 4, if passed, is proposed for the purpose of granting the Company a renewed general mandate ("**General Mandate**") under Sections 75 and 76 of the Companies Act 2016 and subject to Rule 5.04 of the LEAP Market Listing Requirements of Bursa Securities.

   The Ordinary Resolution 4, if passed, will give the Directors of the Company authority to issue ordinary shares in the Company at any time in their absolute discretion without convening a general meeting. The authorisation, unless revoked or varied by the Company at a general meeting, will expire at the conclusion of the next AGM of the Company, or during the expiration of period within which the next AGM is required by law to be held, whichever is earlier.

   The General Mandate, if granted, will provide flexibility to the Company for any possible fund-raising activities, including but not limited to, further placing of shares, for the purpose of funding investment project(s), working capital and/or acquisitions.

   As at the date of this Notice, the Company has not issued any ordinary shares pursuant to the general mandate that granted by the shareholders at the 2nd AGM of the Company held on 19 August 2020 and hence, no proceeds were raised therefrom.

UNI WALL APS HOLDINGS BERHAD

Administrative Guides for the Shareholders

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UNI WALL APS HOLDINGS BERHAD
(Registration No. 201801007506 (1269520-X))
(Incorporated in Malaysia)

ADMINISTRATIVE GUIDES FOR THE SHAREHOLDERS OF UNI WALL APS HOLDINGS BERHAD ON THE 3RD ANNUAL GENERAL MEETING ("AGM")

Date	**:**	Friday, 28 May 2021
Time	**:**	2.30 p.m.
Broadcast Venue	**:**	Meeting Room, Level 5, Block B, Dataran PHB, Saujana Resort, Section U2, 40150 Shah Alam, Selangor

In light of the coronavirus (COVID-19) outbreak, governmental decrees and in the best interest of public health and health of safety of our Board of Directors, employees and shareholders, the 3rd AGM will be held virtually *via* an application known as Zoom ("**Zoom**"). For safety reasons, shareholders will not be allowed to attend the 3rd AGM in person at the broadcast venue on the day of the meeting. Participation of the shareholders/proxy(ies) at the 3rd AGM shall be strictly by way of Zoom only.

For the purpose of determining a member who shall be entitled to attend the 3rd AGM, the Company shall request from Bursa Malaysia Depository Sdn Bhd a copy of the Record of Depositors ("**ROD**") as at 21 May 2021. Only a depositor/shareholder whose name appears on the ROD as at 21 May 2021 shall be entitled to attend the 3rd AGM or to appoint proxy(ies) to attend and/or vote on his/her behalf.

PROCEDURES TO PARTICIPATE IN THE VIRTUAL MEETING

As shareholders/proxy(ies) are not allowed to attend the 3rd AGM in person at the broadcast venue on the day of the meeting, all the shareholders/proxy(ies) who wish to attend the 3rd AGM are required register and follow the procedures as summarised below:

1. Shareholders/proxy(ies) without Zoom account are required to register a Zoom account with their email address at https://zoom.us/freesignup/. The email address used for registration of Zoom account needs to be activated *via* Zoom account activation email. **IMPORTANT - Only the said activated email address will be used to register and attend the 3rd AGM.**

2. For registration purpose, the shareholders/proxy(ies) are required to access the link provided below at least 24 hours before the 3rd AGM or any adjournment thereof:

   https://us02web.zoom.us/meeting/register/tZUuduyhrDkjH9NnePwW8pyXwGp_x61xf6P5

3. The shareholders/proxy(ies) will receive a confirmation email with the necessary details for the 3rd AGM upon verification of their information based on the ROD dated 21 May 2021.

4. For verification purpose, the shareholders/proxy(ies) are required to present their identity card *(for Malaysian)* or passport *(for foreigner)* before the webcam by clicking the ***"Click Here to Join"*** provided in the confirmation email on Friday, 28 May 2021 from 1.00 p.m. to 2.15 p.m.

5. Upon verification, the eligible shareholders/proxy(ies) will be directed further by the Company's staff on the participation and voting process.

FOR PROXY(IES)/CORPORATE SHAREHOLDERS/NOMINEES ACCOUNTS

As the 3rd AGM will be conducted virtually, members who are unable to participate in this 3rd AGM may appoint proxy(ies) or the Chairman of the meeting as their proxy and indicate the voting instructions in the proxy form.

The proxy form has to be submitted to the Company's Registered Office at Level 5, Block B, Dataran PHB, Saujana Resort, Section U2, 40150 Shah Alam, Selangor not less than forty-eight (48) hours before the time fixed for holding the meeting or any adjournment thereof.

ENQUIRY

For further enquiries, kindly contact the Company's Share Registrar at 03-7890 0638.

BASIC REQUIREMENTS FOR PARTICIPATION IN THE 3RD AGM VIA ZOOM

1. A smartphone, computer or laptop which has a speaker, a microphone and a webcam.

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UNI WALL APS HOLDINGS BERHAD

Proxy Form

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UNI WALL APS HOLDINGS BERHAD
(Registration No. 201801007506 (1269520-X))
(Incorporated in Malaysia)

PROXY FORM

No. of shares held	
CDS Account No.	

I/We..I.C./Passport/Company No. ....

of ....

contact number…………………………………………………and email address …………………………………………………………………….

being a member/members of UNI WALL APS HOLDINGS BERHAD hereby appoint

…………………………………………………………………………… I.C./Passport/Company No. ……………………………………………………….

of ………

contact number ………………………………………………… and email address ………………………………………………………………………

and/ or failing him/her, ……………………………………………………… I.C./Passport/Company No. ……….……………………………

of ………………………………………………………………………………………..…………………………………………………………………

contact number……………………………………………………………… and email address ………..……………………..………………………

or* the CHAIRMAN OF THE MEETING* as *my/our Proxy(ies) to vote for *me/us and act on *my/our behalf at the Third (3rd) Annual General Meeting ("AGM") of the Company to be conducted virtually through live streaming from the broadcast venue at Meeting Room, Level 5, Block B, Dataran PHB, Saujana Resort, Section U2, 40150 Shah Alam, Selangor on Friday, 28 May 2021 at 2.30 p.m. or at any adjournment thereof.

*My/our Proxy(ies) is(are) to vote as indicated below:-

No.	Ordinary Resolutions	*For	*Against
1.	To approve the payment of Directors' fees and other benefits payable up to RM100,000 to be divided amongst the Directors in such manner as the Directors may determine in respect of the period from 3rd AGM until the conclusion of the 4th AGM of the Company.		
2.	To re-elect Mr Siow Hon Yuen as Director.		
3.	To re-appoint Messrs. UHY as Auditors of the Company for the ensuing year and to authorise the Directors to fix their remuneration.		
4.	Authority to allot shares pursuant to Section 75 and Section 76 of the Companies Act 2016.		

.

** Strike out whichever not applicable.*

[Please indicate with (X) in the space provided how you wish your vote to be casted. If no specific direction as to voting is given, the Proxy will vote or abstain at his(her) discretion.]

Dated this………………..day of……………………………2021

Name of Proxy	Proportion of Shares Held
1.	
2.	
Total Number of Shares Held	

…………………………………………………………………

(Signature(s)/Common Seal of Shareholder)

Fold this flap for sealing

Notes:

(1) *Please refer to the Administrative Guide for the procedures to register and participate in the virtual meeting. Shareholders will not be allowed to attend the 3rd AGM in person at the broadcast venue on the day of the meeting.*
(2) *A member of the Company entitled to attend and vote at this meeting may appoint proxy(ies) (or in case of a corporation, a duly authorised representative) to attend and vote on his stead. A proxy may but need not be a member of the Company.*
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(4) *Where a member appoints more than one (1) proxy, he shall specify the proportion of his shareholdings to be represented by each proxy. The instrument appointing a proxy shall be deemed to confer authority to demand or join in demanding a poll. A proxy appointed to attend and vote at a meeting of the Company shall have the same rights as the member to speak at the meeting.*
(5) *Where a member of the Company is an exempt authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991 which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("**Omnibus Account**"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each Omnibus Account it holds.*
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(7) *Only the member whose names appear on the Record of Depositors as at 21 May 2021 shall be entitled to attend and vote at this meeting or appoint proxy(ies) to attend and vote on their behalf.*

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AFFIX
STAMP

The Share Registrar of
UNI WALL APS HOLDINGS BERHAD
(Registration No. 201801007506 (1269520-X))
Level 5, Block B, Dataran PHB,
Saujana Resort, Section U2,
40150 Shah Alam, Selangor

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UNI WALL APS HOLDINGS BERHAD

201801007506 (1269520-X) (03017)

Properties & Building Façade

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