



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

**ADDITIONAL INFORMATION ACCOMPANYING THE AUDITED FINANCIAL
STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2020**

**CHARACTERISTICS OF THE LEAP MARKET OF BURSA MALAYSIA SECURITIES BERHAD
("BURSA SECURITIES")**

THE LEAP MARKET HAS BEEN POSITIONED AS A MARKET DESIGNED TO ACCOMMODATE CORPORATIONS TO WHICH A HIGHER INVESTMENT RISK MAY BE ATTACHED THAN OTHER CORPORATIONS LISTED ON THE ACE MARKET OR MAIN MARKET OF BURSA SECURITIES. IT IS A QUALIFIED MARKET WHICH IS MEANT MAINLY FOR SOPHISTICATED INVESTORS ONLY. ONLY EXISTING SECURITIES HOLDERS AND SOPHISTICATED INVESTORS ARE ALLOWED TO PARTICIPATE IN CORPORATE EXERCISES UNDERTAKEN BY UNI WALL APS HOLDINGS BERHAD ("UNI WALL" OR THE "COMPANY"). SOPHISTICATED INVESTORS SHOULD BE AWARE OF THE POTENTIAL RISKS OF INVESTING IN SUCH CORPORATIONS AND SHOULD MAKE THE DECISION TO INVEST ONLY AFTER DUE AND CAREFUL CONSIDERATION.

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 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