



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

**ADDITIONAL INFORMATION ACCOMPANYING THE AUDITED FINANCIAL
STATEMENTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2023**

**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 RM35.7 million for the current financial period ended ("**FPE**") 30 June 2023, as compared to RM40.6 million in the previous financial year, representing a decrease of RM4.9 million or 12.1% mainly due to the completion of existing projects in the current financial year.

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

The Group recorded a GP of approximately RM5.6 million for the FPE 30 June 2023 as compared to RM10.5 million in the previous financial year, representing a decrease of RM4.8 million or 46.2%. The decrease in GP was mainly due to an increase of cost of sales pertaining to increase of direct materials, direct labour and overhead.

(iii) Loss before taxation ("**LBT**") / Profit before taxation ("**PBT**")

The Group recorded a LBT of approximately RM12.4 million for the FPE 30 June 2023 as compared to PBT RM5.6 million in the previous financial year, representing a decrease of RM18.0 million or 321.0%. The decrease was mainly due to higher number of impairment loss on financial assets and contract assets, and also administrative expenses.

2. Prospects

The Group has a series of future plans and 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 upstream and downstream business.

On 4 February 2022, NS Aero City has entered into a Memorandum of Collaboration ("**MOC**") with Sun Solutino Pte Ltd ("**Sun Solutino MOC**") and on 3 June 2022, NS Aero City has entered into a MOC with Astrom Training Solutions Inc. ("**Astrom Training MOC**") in relation to the development of certain parts of MVV 2.0.

As at the date of this report, the Board of Directors of the Company ("**Board**") wishes to inform that there is no material development for the Sun Solutino MOC and Astrom Training MOC.

On 23 September 2022, NS Aero City had entered into a conditional sale and purchase agreement ("**SPA**") with NS Corporation for the proposed acquisition of 2 adjoining parcels of freehold land held under GRN 62756 and GRN 64408, Lot 2877 and Lot 2878, Mukim Labu, District of Seremban, Negeri Sembilan measuring approximately 1,281.832 acres for a cash consideration of RM445 million ("**Proposed Acquisition**"), which was terminated on 31 October 2022. The Group will continue to liaise with NS Corporation on the land for the Proposed Joint Venture.

In addition to the above, the Company is also actively tendering, negotiating for a few building façade, construction and developments projects.

As at the date of this report, the COVID-19 pandemic has increased the Group's cost of purchase of raw materials due to interrupted supplies in the market. Under the foregoing circumstances, the Board is of view that the financial performance of the Group will remain challenging for the 18-month financial period ending 30 June 2023. As such, the Board will continue to closely monitor the situation and respond proactively to mitigate the impact on the Group's business operations and financial performance.

PART B: OTHER INFORMATION

1. Status of corporate proposals

Save as disclosed below, there were no other corporate proposals announced but pending completion as at the date of this report.

On 28 May 2021, the Company had proposed to undertake a placement of up to 73,140,000 new ordinary shares, representing up to 10% of Uni Wall's total number of issued shares ("**Placement Shares**") ("**Proposed Placement**"). As it has been more than 6 months since Bursa Malaysia Securities Berhad's ("**Bursa Securities**") notation of the Placement Shares arising from the Proposed Placement that will be listed and quoted on the LEAP Market of Bursa Securities via its letter dated 16 February 2022, the Proposed Placement has lapsed as at the date of this report. For information purposes, none of the Placement Shares has been placed out.

2. Dividends

The Board does not recommend any interim dividend for the current financial year ended 30 June 2023.

Dated 12 October 2023