



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 2021**

**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 RM40.6 million for the current financial year ended ("**FYE**") 31 December 2021, as compared to RM34.1 million in the previous financial year, representing an increase of RM6.5 million or 19.1% mainly due to higher percentage of completion of existing projects in the current financial year.

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

The Group recorded a GP of approximately RM10.5 million for the FYE 31 December 2021 as compared to RM15.6 million in the previous financial year, representing a decrease of RM5.1 million or 32.7%. The decrease in GP was mainly due to higher cost of materials incurred as a result of replacement of damaged materials on-site during the temporary closure of operations following the imposition of the Movement Control Order and Full Movement Control Order by the Malaysian government.

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

The Group recorded a PBT of approximately RM5.6 million for the FYE 31 December 2021 as compared to RM9.7 million in the previous financial year, representing a decrease of RM4.1 million or 42.3%. The decrease in PBT was mainly due to decrease in the Group's GP in the FYE 31 December 2021 as explained above.

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 18 November 2021, the Company announced that it had on even date entered into a joint venture agreement ("**JVA**"), and a subscription and shareholders' agreement ("**SSA**") with NS Corporation for collaboration via a joint venture company, NS Aero City Sdn Bhd ("**NS Aero City**") to carry out property development projects ("**Development Projects**") ("**Proposed Joint Venture**"). The Proposed Joint Venture is to develop a portion of the land in an economic growth corridor initiated by the Negeri Sembilan state government known as Malaysia Vision Valley 2.0 ("**MVV 2.0**"). Thus, the Group intends to kick-start the Development Projects via the acquisition of parcel(s) of development land in MVV2.0 by NS Aero City or its subsidiaries or joint venture companies.

On 4 February 2022, the Company had also announced that NS Aero City has entered into a Memorandum of Collaboration with Sun Solutino Pte Ltd in relation to the development of certain parts of MVV 2.0, i.e., the development of certain parts at the beach area, new data centres, solar farm developments/investments in renewable solar energy that power up battery technology and others developments in MVV 2.0.

The Board is of the view that the Proposed Joint Venture 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 is closely monitoring the development of the COVID-19 pandemic in Malaysia mainly due to travel and movement restrictions and other precautionary measures imposed by the local authorities that affected the Group's business operations and financial performance. As at 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 financial year ending 31 December 2022. 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. This placement is 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 2021.

Dated 29 April 2022