



SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
(Incorporated in Malaysia)

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 October 2020
The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the three months ended 31 October 2020

	3 MONTHS ENDED	
	Current year quarter 31.10.2020 RM'000	Preceding year corresponding quarter 31.10.2019 RM'000
Revenue	802,259	877,365
Operating profit	126,756	118,504
Interest expense	(2,284)	(5,251)
Investing results	3,558	2,591
Profit before tax	128,030	115,844
Taxation	(28,141)	(28,397)
Profit for the quarter / period	99,889	87,447
Profit attributable to:		
Owners of the Company	92,533	80,962
Non-controlling interests	7,356	6,485
Profit for the quarter / period	99,889	87,447
Earnings per share attributable to owners of the Company (sen per share)	17.93	15.71

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2020)



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QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 October 2020

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the three months ended 31 October 2020

	3 MONTHS ENDED	
	Current year quarter 31.10.2020 RM'000	Preceding year corresponding quarter 31.10.2019 RM'000
Profit for the quarter / period	99,889	87,447
Other comprehensive (loss)/income, net of income tax: Items that may be reclassified subsequently to profit or loss:		
- Foreign currency translation of foreign operations	(2,860)	3,019
Other comprehensive (loss)/income for the quarter / period, net of income tax	(2,860)	3,019
Total comprehensive income for the quarter / period, net of income tax	97,029	90,466
Total comprehensive income for the quarter / period attributable to:		
Owners of the Company	88,869	83,637
Non-controlling interests	8,160	6,829
	97,029	90,466

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2020)



SCIENTEX BERHAD
(Company No: 196801000264 [7867-P])
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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 October 2020

	AS AT CURRENT FINANCIAL QUARTER ENDED 31.10.2020 RM'000 (Unaudited)	AS AT PRECEDING FINANCIAL YEAR ENDED 31.7.2020 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	1,366,892	1,322,579
Right-of-use assets	7,201	7,477
Investment properties	16,900	16,900
Land held for property development	1,031,272	972,973
Investment in joint venture	25,081	24,602
Investment in associate	47,725	46,548
Other investments	29,019	28,593
Deferred tax assets	18,951	18,970
Goodwill	339,186	338,077
	2,882,227	2,776,719
Current assets		
Property development costs	354,467	340,416
Inventories	269,001	354,017
Trade and other receivables	730,781	716,039
Cash and cash equivalents	247,994	413,244
	1,602,243	1,823,716
TOTAL ASSETS	4,484,470	4,600,435
EQUITY AND LIABILITIES		
Capital and reserves		
Share capital	702,985	691,782
Reserves	1,958,479	1,869,610
Equity attributable to owners of the Company	2,661,464	2,561,392
Non-controlling interests	202,420	194,260
Total equity	2,863,884	2,755,652
Non-current liabilities		
Borrowings	354,444	357,337
Lease liabilities	5,190	5,291
Retirement benefits obligations	39,387	39,032
Deferred tax liabilities	89,747	89,893
	488,768	491,553
Current liabilities		
Borrowings	554,048	683,723
Lease liabilities	3,945	4,133
Trade and other payables	528,881	624,467
Tax liabilities	44,944	40,907
	1,131,818	1,353,230
Total liabilities	1,620,586	1,844,783
TOTAL EQUITY AND LIABILITIES	4,484,470	4,600,435
Net assets per share attributable to owners of the Company (RM)	5.15	4.97

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2020)



SCIENTEX BERHAD
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(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE THREE MONTHS ENDED 31 OCTOBER 2020**

	Reserves					Retained earnings RM'000	Attributable to the equity holders of the Company RM'000	Non-controlling interests RM'000	Total equity RM'000
	Share capital RM'000	Treasury shares RM'000	Property revaluation surplus RM'000	Foreign currency translation reserve RM'000	Other reserves RM'000				
As at 1 August 2020	691,782	(1)	90,719	15,465	461	1,762,966	2,561,392	194,260	2,755,652
Profit for the period	-	-	-	-	-	92,533	92,533	7,356	99,889
Other comprehensive income for the period	-	-	-	(3,664)	-	-	(3,664)	804	(2,860)
Total comprehensive income for the period	-	-	-	(3,664)	-	92,533	88,869	8,160	97,029
Issuance of ordinary shares pursuant to Share Grant Plan	11,203	-	-	-	-	-	11,203	-	11,203
As at 31 October 2020	702,985	(1)	90,719	11,801	461	1,855,499	2,661,464	202,420	2,863,884
As at 1 August 2019	685,776	(1)	54,877	7,668	461	1,476,027	2,224,808	173,684	2,398,492
Profit for the period	-	-	-	-	-	80,962	80,962	6,485	87,447
Other comprehensive income for the period	-	-	-	2,675	-	-	2,675	344	3,019
Total comprehensive income for the period	-	-	-	2,675	-	80,962	83,637	6,829	90,466
As at 31 October 2019	685,776	(1)	54,877	10,343	461	1,556,989	2,308,445	180,513	2,488,958

(The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2020)

SCIENTEX BERHAD
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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
For the three months ended 31 October 2020

	3 MONTHS ENDED 31.10.2020 RM'000	3 MONTHS ENDED 31.10.2019 RM'000
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Profit before taxation	128,030	115,844
Adjustments	31,553	33,324
Operating profits before working capital changes	<u>159,583</u>	<u>149,168</u>
Movement in working capital:		
Decrease in inventories	84,601	60,631
Decrease in development properties	30,366	14,972
Increase in receivables	(42,289)	(5,704)
Decrease in payables	(83,956)	(42,001)
Cash generated from operations	<u>148,305</u>	<u>177,066</u>
Taxation paid	(23,968)	(17,211)
Gratuity and retirement benefits paid	(940)	(85)
Net cash from operating activities	<u>123,397</u>	<u>159,770</u>
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
Acquisition of subsidiary, net of cash and cash equivalents acquired	-	(89,931)
Purchase of property, plant and equipment	(9,899)	(26,555)
Deposit paid for purchase of plant and equipment	(6,443)	(20,222)
Purchase of land held for development	(90,695)	(5,582)
Deposit paid for purchase of land held for development	(45,820)	-
Proceeds from disposal of property, plant and equipment	56	179
Dividend income received	1,902	6,640
Interest received	637	1,278
Net cash used in investing activities	<u>(150,262)</u>	<u>(134,193)</u>
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Proceeds from exercise of warrants in a subsidiary	4	-
Repayment of Sukuk Murabahah	-	(50,000)
Net repayment of term loans	(3,078)	(5,698)
Net (repayment)/drawdown of short term borrowings	(130,088)	21,058
Repayment of lease liabilities	(579)	(520)
Finance cost paid	(4,644)	(7,524)
Net cash used in financing activities	<u>(138,385)</u>	<u>(42,684)</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	<u>(165,250)</u>	<u>(17,107)</u>
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	<u>413,244</u>	<u>257,644</u>
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	<u>247,994</u>	<u>240,537</u>
Cash and cash equivalents in the cash flow statement comprise :		
Cash and bank balances	164,064	178,185
Short term deposits	83,930	62,352
	<u>247,994</u>	<u>240,537</u>

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2020)

NOTES TO THE INTERIM FINANCIAL REPORT
FOR THE FINANCIAL QUARTER ENDED 31 OCTOBER 2020

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with MFRS 134 Interim Financial Reporting and paragraph 9.22 and Appendix 9B of Bursa Malaysia Securities Berhad Main Market Listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 July 2020 which were prepared under Malaysian Financial Reporting Standards (“MFRS”). These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 July 2020.

The accounting policies adopted in the preparation of the interim financial statements are consistent with those adopted for the annual audited financial statements for the financial year ended 31 July 2020, except for the adoption of the following new MFRSs and amendments to MFRSs that are effective for financial statements beginning on 1 August 2020, as disclosed below:

Amendments to MFRS 3	Definition of a Business
Amendments to MFRS 9, MFRS 139 and MFRS 7	Interest Rate Benchmark Reform
Amendments to MFRS 16	COVID-19 – Related Rent Concessions
Amendments to MFRS 101 and MFRS 108 MFRSs	Definition of Material
	Amendments to References to the Conceptual Framework in MFRS Standards

The adoption of the above new MFRSs and amendments to MFRSs are not expected to have significant impact on the financial statements of the Group.

A2 Audit report

The Group's preceding annual financial statements for the financial year ended 31 July 2020 was not qualified.

A3 Seasonal or cyclical factors

The business operations of the Group for the current financial quarter under review were not materially affected by any seasonal or cyclical factors.

A4 Unusual items affecting assets, liabilities, equity, net income or cash flows

There were no material items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence for the current financial quarter under review.

A5 Material changes in estimates

There were no changes in estimates of amounts reported in prior interim periods that have a material effect in the current financial quarter under review.

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A6 Changes in debts and equity securities

There were no issuance and repayment of debts and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial quarter under review, except for the followings:-

Share Grant Plan

On 5 October 2020, the Company issued and allotted 988,000 new ordinary shares to the eligible employees of Scientex Berhad's group of companies, pursuant to the Scientex Berhad Share Grant Plan.

As at 31 October 2020, the total number of issued shares of the Company was 516,864,872 ordinary shares, out of which 100 ordinary shares were held as treasury shares.

A7 Dividends paid

There was no dividend paid by the Company in the current financial year-to-date ended 31 October 2020.

A8 Segment information

Segment information is presented in respect of the Group's business segments.

3 months ended 31 October 2020

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	583,835	218,424	802,259
Results			
Operating profit	68,587	58,169	126,756
Investing results			3,558
Interest expense			(2,284)
Profit before taxation			128,030

3 months ended 31 October 2019

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	655,855	221,510	877,365
Results			
Operating profit	55,450	63,054	118,504
Investing results			2,591
Interest expense			(5,251)
Profit before taxation			115,844

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A9 Disclosure items

The following items have been included in arriving at profit before tax:

	3 months ended	
	31.10.2020	31.10.2019
	RM'000	RM'000
(a) Interest income	(637)	(1,278)
(b) Other income	(820)	(679)
(c) Interest expense	2,165	5,137
(d) Interest on lease liabilities	119	114
(e) Depreciation of property, plant and equipment	26,752	26,754
(f) Depreciation of right-of-use assets	677	665
(g) Net write back of receivables	(88)	(295)
(h) Net provision of inventories	315	1,122
(i) Gain on disposal of plant and equipment	(31)	(152)
(j) Property, plant and equipment written off	169	115
(k) Net foreign exchange (gain)/loss	(5,396)	1,834
	(5,396)	1,834

In the current financial quarter and current financial year-to-date ended 31 October 2020, there were no:

- Impairment of assets;
- Gain or loss on disposal of quoted or unquoted investments;
- Gain or loss on derivatives; and
- Any other material items not disclosed above.

A10 Valuation of property, plant and equipment and investment properties

The valuation of property, plant and equipment and investment properties were brought forward without any amendments from the preceding annual financial statements.

A11 Events subsequent to the end of the reporting period

There were no material events subsequent to the end of the current financial quarter which have not been reflected in the financial statements for the said period as at the date of this report, except as disclosed in Note B6.

A12 Changes in the composition of the Group

There were no material changes in the composition of the Group during the current financial quarter under review.

A13 Contingent liabilities

There were no contingent liabilities or assets for the Group as at the end of the current financial quarter under review.

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A14 Capital commitments

As at the end of the current financial quarter under review, the capital commitments not recognised in the financial statements were as follows:

	As at 31.10.2020 RM'000	As at 31.10.2019 RM'000
Approved and contracted for:		
Purchase of plant and machinery	112,515	49,742
Balance payment for purchase of land held for development	540,018	277,639
	652,533	327,381

A15 Related party transactions

The Group's related party transactions in the current financial quarter and current financial year-to-date ended 31 October 2020 were as follows:

	3 months ended	
	31.10.2020 RM'000	31.10.2019 RM'000
Purchase of goods from associated company	20,985	23,581
Rental income from jointly controlled entity	(232)	(232)
	18,753	23,349

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ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS
OF BURSA MALAYSIA SECURITIES BERHAD
INTERIM FINANCIAL REPORT
FOR THE FINANCIAL QUARTER ENDED 31 OCTOBER 2020

PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of performance

	3 MONTHS ENDED		Changes %
	Current year quarter	Preceding year corresponding quarter	
	31.10.2020 RM'000	31.10.2019 RM'000	
Revenue	802,259	877,365	-8.6%
Operating profit	126,756	118,504	7.0%
Profit attributable to owners of the Company	92,533	80,962	14.3%

Current quarter review

For the current financial quarter ended 31 October 2020, the Group achieved revenue of RM802.3 million compared to RM877.4 million recorded in the preceding year corresponding quarter. The Group's operating profit stood at RM126.8 million, an increase of 7.0% compared to RM118.5 million in the preceding year corresponding quarter.

Packaging revenue was RM583.8 million, compared to RM655.9 million recorded in the preceding year corresponding quarter. The lower revenue recorded was mainly due to lower sales tonnage in the export market due to the general slowdown in the global economy. However, operating profit increased from RM55.5 million to RM68.6 million mainly contributed by better sales mix and product margins from its diverse range of packaging products.

Property revenue was RM218.4 million, reflecting a marginal decrease of 1.4% compared to RM221.5 million recorded in the preceding year corresponding quarter. The stable performance was mainly contributed by steady construction progress of its on-going projects in Johor, Melaka and Ipoh. Our new projects in Scientex Taman Pulai Mutiara 2, Scientex Kundang Jaya and Scientex Tasek Gelugor are in their early stages of development roll-out, with slight contribution in terms of revenue and operating profit. Property's operating profit for the current financial quarter stood at RM58.2 million compared with preceding year corresponding quarter of RM63.1 million mainly due to product mix.

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B2 Variations of the quarterly results as compared to the results of the preceding quarter

	Current quarter	Preceding quarter	Changes %
	31.10.2020 RM'000	31.7.2020 RM'000	
Revenue	802,259	954,629	-16.0%
Profit before tax	128,030	184,188	-30.5%
Profit attributable to owners of the Company	92,533	142,052	-34.9%

The Group's revenue for the current financial quarter stood at RM802.3 million compared to the preceding financial quarter of RM954.6 million. The decrease in revenue was mainly due to lower progress billings recognised for the property division compared to the preceding financial quarter which saw the completion of several development phases. Profit before taxation for the current financial quarter was RM128.0 million compared to the preceding financial quarter of RM184.2 million, in line with the lower revenue recognised from the property division.

B3 Current financial year prospects

The global economic conditions remain challenging as the world continues to take precautionary and containment measures to curb the COVID-19 contagion. With the recent rise in raw material prices and acute shortage of export containers, the Group remains vigilant in monitoring its operations closely to mitigate disruptions to its businesses and supply chain.

Packaging

The Group remains focused on enhancing its core competitive strengths and expanding its niche markets in the global marketplace whilst consolidating and strengthening its operational efficiencies through streamlining of operations and accelerating greater technical and product innovation as part of its overall push to enhance its global competitiveness. To this end, the longer term strategy to produce more sustainable value added packaging products to meet the demand of its customers, local and international brand owners remain the focus of the Group.

The Group remain cautiously optimistic that the current financial year will remain positive for the packaging division driven by stable demand for its flexible plastic packaging products.

Property

During the current quarter, the Group saw the completion of its Cheras land acquisition which is expected to contribute positively to the Group's revenue from the next financial year onwards. Its on-going landbanking activities also saw the execution of three (3) sale and purchase agreements for lands in Kundang Jaya in Selangor, Jasin in Melaka and Pulai in Johor with approximately 1,577 acres in total. The Kundang Jaya land acquisition was recently completed in November 2020 while the remaining two (2) acquisitions are expected to be completed by the first half of year 2021, subject to the relevant authorities approvals being obtained. The Group remains focused on the affordable housing segment and will continue to explore and source for more competitively priced landbanks as part of its overall strategy to expand its footprint and branding for its affordable housing products throughout Peninsular Malaysia.

B4 Variations of actual profit from forecast profit

This note is not applicable as the Group did not issue and publish any profit forecast for the current financial quarter under review.

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B5 Taxation

Details of tax expense for the current financial quarter and current financial year-to-date were as follows:

	3 months ended	
	31.10.2020	31.10.2019
	RM'000	RM'000
In respect of current quarter:		
- Income tax	28,285	28,397
- Deferred taxation	(144)	-
	28,141	28,397

The Group's effective tax rate for the current financial quarter is lower than the statutory income tax rate mainly due to the utilisation of tax incentive by some of the subsidiaries.

B6 Status of corporate proposals

There were no material corporate proposals announced and not completed as at the date of this report, except for the following:-

(i) Proposed bonus issue of shares and issuance of free warrants ("Proposals")

The Company had on 18 September 2020 announced the following proposals:-

- a) A bonus issue of up to 1,033,729,744 new ordinary shares in the Company ("Scientex Shares") ("Bonus Shares") on the basis of two (2) Bonus Shares for every one (1) existing Scientex Share held on an entitlement date to be determined and announced by the Board at a later date ("Entitlement Date") ("Proposed Bonus Issue of Shares"); and
- b) An issuance of up to 103,372,974 free warrants in the Company ("Warrants") on the basis of one (1) Warrant for every five (5) existing Scientex Shares held on the same Entitlement Date as the Proposed Bonus Issue of Shares.

The Company had on 19 October 2020 submitted the application and received an approval from the Bursa Malaysia Securities Berhad on 9 November 2020 for the Proposals. The shareholders of the Company had approved the Proposals at the Extraordinary General Meeting held on 17 December 2020. The Proposals are expected to be completed by the first quarter of year 2021.

(ii) Proposed acquisition of lands in the State of Melaka

On 13 August 2020, the Company announced that Scientex Heights Sdn Bhd, a wholly-owned subsidiary of Scientex Quatari Sdn Bhd ("SQSB") which in turn is an indirect wholly-owned subsidiary of the Company entered into a Sale and Purchase Agreement with IOI Corporation Berhad (as proprietor) and GLM Emerald Industrial Park (Jasin) Sdn Bhd (as vendor) for the proposed acquisition of two (2) pieces and parcels of freehold land held under GRN 60084 Lot 7561 and GRN 59205 Lot 7562, both situated in Mukim and District of Jasin, State of Melaka, having an aggregate area of approximately 549.342 hectares for a total purchase consideration of RM260.2 million. The proposed acquisition is expected to be completed in the first half of year 2021.

(iii) Proposed acquisition of lands in the State of Johor

On 21 September 2020, the Company announced that SQSB, a wholly-owned subsidiary of the Company entered into a Sale and Purchase Agreement with Lee Pineapple Company (Pte) Limited for the proposed acquisition of eight (8) parcels of freehold land, all situated in Mukim of Pulai, District of Johor Bahru, State of Johor, measuring in aggregate an approximate area of 81.8455 hectares for a total purchase consideration of RM185.0 million. The proposed acquisition is expected to be completed in the first half of year 2021.

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B7 Borrowings and debt securities

As at 31 October 2020	Long term RM'000	Short term RM'000	Total borrowings RM'000
<u>Secured</u>			
Denominated in RM			
- Sukuk Murabahah	350,000	-	350,000
<u>Unsecured</u>			
Denominated in USD			
- Term loan	2,441	9,765	12,206
- Trade financing	-	364,284	364,284
Denominated in JPY			
- Trade financing	-	111,400	111,400
Denominated in AUD			
- Trade financing	-	22,922	22,922
Denominated in RM			
- Term loan	2,003	2,177	4,180
- Trade financing	-	43,500	43,500
Total	354,444	554,048	908,492

As at 31 October 2019	Long term RM'000	Short term RM'000	Total borrowings RM'000
<u>Secured</u>			
Denominated in RM			
- Sukuk Murabahah	200,000	-	200,000
- Trade financing	390	2,410	2,800
<u>Unsecured</u>			
Denominated in USD			
- Term loan	12,353	16,564	28,917
- Trade financing	-	363,844	363,844
Denominated in JPY			
- Trade financing	-	297,347	297,347
Denominated in RM			
- Term loan	4,197	2,485	6,682
- Trade financing	-	45,900	45,900
Total	216,940	728,550	945,490

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B8 Material litigation

There was no material litigation involving any member of the Group as at the date of this report.

B9 Dividend

In respect of the financial year ended 31 July 2020, the Board of Directors recommended a single tier final dividend of 13 sen per ordinary share (single tier final dividend for financial year 2019 of 10 sen per ordinary share). The dividend has been approved by shareholders at the Annual General Meeting held on 17 December 2020 and is payable on 13 January 2021.

B10 Earnings per share

		3 months ended	
		31.10.2020	31.10.2019
(i) Basic earnings per share			
Profit attributable to equity holders of the Company	(RM'000)	92,533	80,962
Weighted average number of ordinary shares in issue	('000)	516,124	515,261
Basic earnings per share	(sen)	<u>17.93</u>	<u>15.71</u>

(ii) Fully diluted earnings per share

There was no dilution in earnings per share as there were no dilutive potential ordinary shares as at 31 October 2020.

By Order of the Board

Tung Wei Yen (MAICSA 7062671)
Ong Ling Hui (MAICSA 7065599)
Company Secretaries

17 December 2020