



SUMMARY OF KEY FINANCIAL INFORMATION
30 September 2021

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/9/2021	30/9/2020	30/9/2021	30/9/2020
	RM'000	RM'000	RM'000	RM'000
1 Revenue	58,819	50,734	166,366	151,779
2 Profit before tax	16,553	13,612	39,546	34,339
3 Profit for the period	13,681	12,238	34,763	30,441
4 Profit attributable to ordinary equity holders of the parent	13,680	12,242	34,767	30,446
5 Basic earnings per share (sen)	1.12	1.00	2.84	2.47
			AS AT END OF CURRENT QUARTER	AS AT PRECEDING FINANCIAL YEAR END
6 Net assets per share attributable to ordinary equity holders of the parent (RM)			0.1219	0.0753

ADDITIONAL INFORMATION

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/9/2021	30/9/2020	30/9/2021	30/9/2020
	RM'000	RM'000	RM'000	RM'000
1. Gross interest income	200	284	468	827
2. Gross interest expense	(1,863)	(2,513)	(5,716)	(6,823)



CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
for the period ended 30 September 2021

	Current Period 3 months ended 30 - September		Cumulative Period 9 months ended 30 - September	
	2021 (RM'000)	2020 (RM'000)	2021 (RM'000)	2020 (RM'000)
Revenue	58,819	50,734	166,366	151,779
Cost of services	(19,833)	(15,389)	(56,837)	(46,565)
Gross profit	38,986	35,345	109,529	105,214
Interest income	200	284	468	827
Other income	2,721	3,116	6,212	7,746
	41,907	38,745	116,209	113,787
Distribution expenses	(1,584)	(1,647)	(4,652)	(5,154)
Administrative expenses	(10,629)	(9,838)	(33,615)	(34,217)
Other expenses	(11,278)	(11,135)	(32,680)	(33,254)
Finance costs	(1,863)	(2,513)	(5,716)	(6,823)
Profit before tax	16,553	13,612	39,546	34,339
Income tax	(2,872)	(1,374)	(4,783)	(3,898)
Profit for the period	13,681	12,238	34,763	30,441
Profit attributable to:				
Equity holders of the Company	13,680	12,242	34,767	30,446
Non-controlling interests	1	(4)	(4)	(5)
	13,681	12,238	34,763	30,441
Other comprehensive income :				
Item that cannot be reclassified to profit or loss:				
Fair value gain through other comprehensive income ("FVOCI") equity instruments	-	-	-	200
Surplus on revaluation of properties, net of tax	22,008	-	22,008	-
Item that can be reclassified to profit or loss:				
Foreign currency translation differences	174	283	-	122
Total comprehensive income for the period	35,863	12,521	56,771	30,763
Total comprehensive income attributable to:				
Equity holders of the Company	35,862	12,525	56,775	30,768
Non-controlling interests	1	(4)	(4)	(5)
	35,863	12,521	56,771	30,763
Earnings per share attributable to equity holders of the Company (sen):-				
- Basic	1.12	1.00	2.84	2.47
- Fully diluted	1.11	1.00	2.83	2.46

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2020.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 September 2021

	As at 30 September 2021 (RM'000)	As at 31 December 2020 (RM'000)
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	96,441	74,935
Investment properties	6,771	6,841
Intangible assets	27,521	27,522
Other investments	655	660
Receivables	4,391	4,390
Right-of-use assets	123,781	130,632
Deferred tax assets	9,311	7,174
	<u>268,871</u>	<u>252,154</u>
CURRENT ASSETS		
Inventories	92	85
Receivables	29,751	30,635
Tax recoverable	2,578	2,173
Other financial asset	280	278
Deposits, cash and bank balances	118,408	53,045
	<u>151,109</u>	<u>86,216</u>
TOTAL ASSETS	<u>419,980</u>	<u>338,370</u>
EQUITY AND LIABILITIES		
CURRENT LIABILITIES		
Borrowings	32,274	24,272
Lease liabilities	22,895	19,738
Payables	59,709	45,715
Contract liabilities	33,463	23,970
Current tax liabilities	1,898	347
	<u>150,239</u>	<u>114,042</u>
NET CURRENT LIABILITIES	<u>870</u>	<u>(27,826)</u>
NON-CURRENT LIABILITIES		
Borrowings	-	7,250
Lease liabilities	111,003	120,827
Payables	1,834	2,034
Contract liabilities	1,275	1,164
Provisions	530	442
Deferred tax liabilities	6,712	1,338
	<u>121,354</u>	<u>133,055</u>
TOTAL LIABILITIES	<u>271,593</u>	<u>247,097</u>
NET ASSETS	<u>148,387</u>	<u>91,273</u>
EQUITY ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY		
Share capital	147,707	147,707
Treasury shares	(45,191)	(45,191)
Reserves	46,900	(10,218)
	<u>149,416</u>	<u>92,298</u>
NON-CONTROLLING INTERESTS	<u>(1,029)</u>	<u>(1,025)</u>
TOTAL EQUITY	<u>148,387</u>	<u>91,273</u>
TOTAL EQUITY AND LIABILITIES	<u>419,980</u>	<u>338,370</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2020.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
for the period ended 30 September 2021

	← Non-Distributable →					Distributable				Total Equity RM'000
	Share Capital RM'000	Fair Value Reserve of Financial Asset at FVOCI RM'000	Revaluation Reserves RM'000	Exchange Translation Reserve RM'000	Share- Based Payment Reserve RM'000	Treasury Shares RM'000	Retained Profit/ (Accumulated Losses) RM'000	Attributable to Owners of the Company RM'000	Non- Controlling Interests RM'000	
As at 1 January 2021	147,707	-	-	198	1,991	(45,191)	(12,407)	92,298	(1,025)	91,273
Profit for the period	-	-	-	-	-	-	34,767	34,767	(4)	34,763
Other comprehensive income	-	-	22,008	(255)	-	-	-	21,753	-	21,753
Total comprehensive income for the period	-	-	22,008	(255)	-	-	34,767	56,520	(4)	56,516
Transactions with owners:-										
- Share-based payments	-	-	-	-	598	-	-	598	-	598
As at 30 September 2021	147,707	-	22,008	(57)	2,589	(45,191)	22,360	149,416	(1,029)	148,387
As at 1 January 2020 (restated)	147,707	(200)	-	9	1,969	(37,486)	(20,937)	91,062	(1,020)	90,042
Profit for the period	-	-	-	-	-	-	30,446	30,446	(5)	30,441
Other comprehensive income	-	200	-	122	-	-	-	322	-	322
Total comprehensive income for the period	-	200	-	122	-	-	30,446	30,768	(5)	30,763
Transactions with owners:-										
- Purchase of treasury shares	-	-	-	-	-	(7,705)	-	(7,705)	-	(7,705)
- Share-based payments	-	-	-	-	119	-	-	119	-	119
As at 30 September 2020	147,707	-	-	131	2,088	(45,191)	9,509	114,244	(1,025)	113,219

The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2020.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
for the period ended 30 September 2021

	30 September 2021 (RM'000)	30 September 2020 (RM'000)
<u>Cash flows from operating activities</u>		
Profit before tax	39,546	34,339
Adjustment for:-		
- Non-cash items	22,381	29,193
- Non-operating items	1,341	823
Operating cash flows before changes in working capital	63,268	64,355
Changes in working capital		
- (Increase)/Decrease in inventories	(7)	1
- Increase in trade and other receivables	(20)	(792)
- Increase/(Decrease) in trade and other payables	22,229	(13,829)
Cash generated from operations	85,470	49,735
- Net taxes paid	(400)	(2,092)
- Interest received	468	827
- Interest paid	(553)	(1,404)
Net cash generated from operating activities	84,985	47,066
<u>Cash flows from investing activities</u>		
- Proceeds from disposal of property, plant and equipment	272	15
- Purchase of property, plant and equipment	(1,178)	(1,980)
- Gain on other investment	(2)	(4)
- Dividend received	29	32
Net cash used in investing activities	(879)	(1,937)
<u>Cash flows from financing activities</u>		
- Payment of principal portion of lease liabilities	(17,889)	(17,594)
- Net (repayment)/drawdown of borrowings	(854)	5,938
- Purchase of own shares	-	(7,705)
- Placement of deposits with licensed banks and financial institutions with maturity of more than three months	(168)	(179)
Net cash used in financing activities	(18,911)	(19,540)
Net increase in cash and cash equivalents	65,195	25,589
Cash and cash equivalents at beginning of the period	47,721	53,562
Cash and cash equivalents at end of the period	112,916	79,151

The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2020.



A. *DISCLOSURE REQUIREMENTS AS PER MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134*

1. *Basis of preparation*

The interim financial report is unaudited and has been prepared in accordance with the reporting requirements of MFRS 134: Interim Financial Reporting and the requirements of the Companies Act 2016 in Malaysia, where applicable.

The report has also been prepared in accordance with the applicable disclosure provisions of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2020. The 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 year ended 31 December 2020.

2. *Significant accounting policies*

2.1 *Change of accounting policies*

The Group re-assessed its accounting policy for the property, plant and equipment with respect to measurement of certain classes of property, plant and equipment after initial recognition. The Group has previously measured all property, plant and equipment using cost model whereby, after initial recognition of the asset classified as property, plant and equipment, the asset was carried at cost less accumulated depreciation and accumulated impairment losses.

During the quarter ended 30 September 2021, the Group elected to change the method of accounting for land and buildings classified as property, plant and equipment from cost model to revaluation model, as the Group believes that the revaluation model more effectively demonstrates the carrying value of the land and the buildings.

After the initial recognition, the Group uses the revaluation model, whereby land and buildings will be measured at fair value at the date of the revaluation. The Group applied the revaluation model prospectively.



2. Significant accounting policies (cont'd)

2.1 Change of accounting policies (cont'd)

The impact due to the recognition of land and buildings in property, plant and equipment at revaluation model is as follows:

	Property, plant and equipment (RM'000)
Carrying amount as at 1 January 2021*	74,935
Additions	1,178
Depreciation for the period	(6,831)
Disposal	(371)
Level 3 revaluation gain on revaluation on 30 September 2021	27,530
Carrying amount and fair value as at 30 September 2021	96,441

* The Group changed the accounting policy with respect to the measurement of land and buildings as at 30 September 2021 on a prospective basis. Therefore, the fair value of the land and buildings was not measured at 1 January 2021.

2.2 Adoption of Standards, Amendments and Annual Improvements to Standards

The accounting policies adopted in the preparation of the interim financial report are consistent with those followed in the preparation of the Group's audited financial statements for the financial year ended 31 December 2020, except for the following:

Standards, Amendments and Annual Improvements to Standards effective for the financial periods beginning on or after 1 January 2021

Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4, MFRS 16 Interest Rate Benchmark Reform- Phase 2

Amendments to MFRS 16 Covid-19 Related Rent concessions

The adoption of the above Amendments to MFRS did not have any material effect on the financial statements in the period of initial application. On 1 April 2021, Malaysian Accounting Standards Board issued a further extension to the Amendment to MFRS 16: Covid 19 Related Rent Concessions to cover periods beyond 30 June 2021 that can be applied for reporting periods beginning on or after 1 April 2021 but earlier application is also permitted. The Group and the Company continue to apply the practical expedient allowed by the amendment whereby the lessee shall account for any change in lease payments resulting from the rent concession the same way it would account for as if there is no lease modification.



2. Significant accounting policies (cont'd)

2.2 Standards issued but not yet effective

At the date of authorisation of the interim financial report, the following Standards were issued by the Malaysian Accounting Standards Board (MASB) but are not yet effective and have not been adopted by the Group:

Description	Effective for annual periods beginning on or after
Annual improvements to MFRS standards 2018- 2020	1 January 2022
Amendments to MFRS 116, Property, Plant and Equipment – Proceeds before Intended used	1 January 2022
Amendments to MFRS 3 – Reference to the Conceptual Framework	1 January 2022
Amendments to MFRS 137 – Onerous Contracts – Cost of fulfilling a Contract	1 January 2022
Amendments to MFRS 17 Insurance Contract	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 10 and MFRS 128 Sales or Contribution of Asset between an Investor and its Associate or Joint Venture	Deferred

3. Qualification of Audit Report

The audit report of the financial statements of the Group for the year ended 31 December 2020 was not qualified.

4. Seasonal or cyclical factors

Full-time students enrol for courses during certain periods of the year whereas adult learners (part-time students) do not have preference for specific intakes.

With the combination of both full-time and part-time programmes offered by the Group, the effects of seasonal or cyclical factors are minimised.

5. Nature and amount of items affecting assets, liabilities, equity, net income, or cash flows that are unusual.

There were no material unusual items affecting the assets, liabilities, equity, net income or cash flows of the Group for the period ended 30 September 2021.



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6. Nature and amount of changes in estimates

There were no changes in estimates of amounts previously reported which have a material effect in the financial period ended 30 September 2021.

7. Issuance, cancellations, repurchases, resale and repayments of debt and equity securities

There were no cancellations, repurchases, resale and repayments of debts and equity securities during the financial period ended 30 September 2021.

The shares repurchased are being held as treasury shares in accordance with Section 127(4)(b) of the Companies Act 2016.

8. Dividend paid

No dividend has been declared and paid during the quarter under review.

9. Segment reporting

The Group's turnover and profits were derived mainly from education and training activities and accordingly, no segment reporting is presented.

10. Material subsequent events

There are no material subsequent events that have not been reflected in the financial statements for the financial period ended 30 September 2021.

11. Changes in composition of the Group

There were no major changes in the composition of the Group during the financial period ended 30 September 2021.

12. Changes in contingent liabilities or contingent assets

There were no material contingent liabilities or contingent assets of the Group as at 30 September 2021.



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13. Capital Commitment

Authorised capital expenditure not provided for in the financial statements as at 30 September 2021.

(RM'000)

Approved and contracted for
Equipment - software

2,530

14. Deposits, cash and bank balances

As at
30 September 2021
(RM'000)

Total deposits, cash and bank balances

118,408

Less: Deposits with licensed banks and financial institution
with maturity of more than three months

(5,492)

Total cash and cash equivalents

112,916



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B. DISCLOSURE REQUIREMENTS AS PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS.

1. Review of performance

For the period ended 30 September 2021, the Group achieved a revenue of RM166.4 million and a profit before taxation of RM39.5 million, an increase of 9.6% and increase of 15.2 % respectively, as compared to the corresponding period in 2020.

The Group achieved earnings before interest, tax, depreciation and amortisation (“EBITDA”) of RM69.6 million compared to RM65.4 million in the corresponding period in 2020. This reflects an increase of 6.4% in EBITDA.

The improvement in EBITDA and profit before tax is mainly due to the revenue growth for the period under review, efficient utilisation of the assets and improvement in enrolment of new students.

2. Variation of results against preceding quarter

The Group recorded a profit before taxation of RM16.6 million for the quarter under review compared to a profit before tax of RM13.7 million in the preceding quarter. The stronger results is inline with the improvement in revenue for this quarter arising from better student enrolment.

3. Prospects for 2021

The Covid-19 pandemic and the subsequent movement control orders have affected many industries and the higher education sector was no exception. The restrictions in movement and travel have affected the Group’s revenue in 2020. During this period, the Group has developed relevant new course offerings to meet the current market demand. We have also relooked at our internal processes to streamline operations and automated functions to improve efficiency and customer service. With these new strategies, the Group believes that we can overcome the current challenges.

4. Profit forecast

Not applicable.



5. Notes to the Consolidated Statement of Comprehensive Income

Profit before taxation is arrived at after charging/(crediting):

	Current Quarter Ended 30/9/2021 (RM'000)	Comparative Quarter Ended 30/9/2020 (RM'000)	Cumulative to-date 30/9/2021 (RM'000)	Cumulative to-date 30/9/2020 (RM'000)
Allowance for ECL on trade receivable	317	(934)	900	1,094
Depreciation expense	2,201	2,645	6,901	8,178
Depreciation of right-of-use assets	5,937	5,733	17,339	16,744
Interest expense	173	448	553	1,404
Interest expense on lease liabilities	1,690	2,065	5,163	5,419
Interest income	(200)	(284)	(468)	(827)
Gain on disposal of property, plant and equipment	(1)	(7)	(87)	(9)
(Gain)/Loss on foreign exchange	(34)	659	(572)	(118)

6. Income tax

	Current quarter ended 30 September 2021 (RM'000)	Cumulative to-date 30 September 2021 (RM'000)
Current income tax		
- current	3,862	7,039
- prior year	29	29
	<u>3,891</u>	<u>7,068</u>
Deferred income tax		
- current	(1,019)	(2,285)
- prior year	-	-
	<u>(1,019)</u>	<u>(2,285)</u>
Total	<u>2,872</u>	<u>4,783</u>



7. Status of corporate proposals announced

There are no corporate proposals announced that have not been completed.

8. Borrowing and debt securities

The Group's borrowings as at 30 September 2021 are as follows:

	<u>(RM'000)</u>
Current	
- Overdraft	13,774
- Other short-term borrowings	<u>18,500</u>
	32,274
Non-current	
- Long-term borrowings	<u>-</u>
	<u>32,274</u>

The above borrowings are secured and denominated in Ringgit Malaysia.

9. Changes in material litigation

There were no pending material litigations as at 17 November 2021.

10. Dividend

No dividend has been declared and paid during the quarter under review.



11. Earnings per share

The basic and diluted earnings per share have been calculated based on the consolidated net profit for the period and on the weighted average number of ordinary shares in issue during the period.

Basic earnings per share

	Current Quarter Ended 30/9/2021 (RM'000)	Comparative Quarter Ended 30/9/2020 (RM'000)	Cumulative to-date 30/9/2021 (RM'000)	Cumulative to-date 30/9/2020 (RM'000)
Earnings				
Profit after taxation	13,681	12,238	34,763	30,441
Amount attributable to non-controlling interests	(1)	4	4	5
Profit after taxation attributable to the equity holders of the Company	13,680	12,242	34,767	30,446
Weighted average number of ordinary shares ('000)	1,225,829	1,226,589	1,225,829	1,233,251
Basic earnings per share (sen)	1.12	1.00	2.84	2.47

Diluted earnings per share

Earnings				
Profit after taxation	13,681	12,238	34,763	30,441
Amount attributable to non-controlling interests	(1)	4	4	5
Profit after taxation attributable to the equity holders of the Company	13,680	12,242	34,767	30,446
Weighted average number of ordinary shares ('000)	1,225,829	1,226,589	1,225,829	1,233,251
Effect of dilution ('000) - Shares Grant Plan ("SGP")	4,451	2,963	4,451	2,963
Weighted average number of ordinary shares ('000)	1,230,280	1,229,552	1,230,280	1,236,214
Diluted earnings per share (sen)	1.11	1.00	2.83	2.46