

**INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2023**

**These figures have not been audited.**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

|  | INDIVIDUAL PERIOD    |                                      | CUMULATIVE PERIOD    |                                     |
|--|----------------------|--------------------------------------|----------------------|-------------------------------------|
|  | Current Year Quarter | Preceding Year Corresponding Quarter | Current Year To Date | Preceding Year Corresponding Period |
|  | 30.06.2023<br>RM'000 | 30.06.2022<br>RM'000                 | 30.06.2023<br>RM'000 | 30.06.2022<br>RM'000                |
| Revenue                                | <b>58,927</b>        | 65,594                               | <b>190,981</b>       | 132,321                             |
| Cost of sales                          | <b>(53,908)</b>      | (56,131)                             | <b>(145,595)</b>     | (115,713)                           |
|  | <b>5,019</b>         | 9,463                                | <b>45,386</b>        | 16,608                              |
| Other income                           | <b>1,302</b>         | 1,275                                | <b>2,725</b>         | 3,496                               |
| Administrative expenses                | <b>(4,889)</b>       | (4,290)                              | <b>(10,662)</b>      | (9,210)                             |
| Other operating expenses               | <b>(3,003)</b>       | (4,814)                              | <b>(8,625)</b>       | (9,805)                             |
| Operating profit / (loss)              | <b>(1,571)</b>       | 1,634                                | <b>28,824</b>        | 1,089                               |
| Finance income                         | <b>139</b>           | 931                                  | <b>1,048</b>         | 1,721                               |
| Finance costs                          | <b>(185)</b>         | (992)                                | <b>(885)</b>         | (1,778)                             |
| Profit / (Loss) before tax             | <b>(1,617)</b>       | 1,573                                | <b>28,987</b>        | 1,032                               |
| Taxation                               | <b>(850)</b>         | (160)                                | <b>(9,707)</b>       | (251)                               |
| Profit / (Loss) net of tax             | <b>(2,467)</b>       | 1,413                                | <b>19,280</b>        | 781                                 |
| Profit / (Loss) attributable to:       |                      |                                      |                      |                                     |
| Owners of the parent                   | <b>(2,250)</b>       | 1,644                                | <b>19,702</b>        | 1,111                               |
| Non-controlling interests              | <b>(217)</b>         | (231)                                | <b>(422)</b>         | (330)                               |
|  | <b>(2,467)</b>       | 1,413                                | <b>19,280</b>        | 781                                 |
| Basic Earnings/ (Loss) per share (sen) | <b>(0.29)</b>        | 0.20                                 | <b>2.57</b>          | 0.14                                |

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.)

**MITRAJAYA HOLDINGS BERHAD** Registration No. 199301013519 (268257-T)  
**INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2023**  
**These figures have not been audited.**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

|  | INDIVIDUAL PERIOD       |  | CUMULATIVE PERIOD       |   |
|--|-------------------------|--|-------------------------|---|
|  | Current Year<br>Quarter | Preceding Year<br>Corresponding<br>Quarter | Current Year<br>To Date | Preceding Year<br>Corresponding<br>Period |
|  | <b>30.06.2023</b>       | 30.06.2022                                 | <b>30.06.2023</b>       | 30.06.2022                                |
|  | <b>RM'000</b>           | RM'000                                     | <b>RM'000</b>           | RM'000                                    |
| Profit/ (Loss) net of tax                                      | <b>(2,467)</b>          | 1,413                                      | <b>19,280</b>           | 781                                       |
| Currency translation differences<br>arising from consolidation | <b>(17)</b>             | (2,822)                                    | <b>(1,740)</b>          | 1,303                                     |
| Total comprehensive profit / (loss)                            | <b>(2,484)</b>          | (1,409)                                    | <b>17,540</b>           | 2,084                                     |
| Total comprehensive profit / (loss) attributable to:           |                         |  |                         |   |
| Owners of the parent   | <b>(2,267)</b>          | (1,178)                                    | <b>17,962</b>           | 2,414                                     |
| Non-controlling interests                                      | <b>(217)</b>            | (231)                                      | <b>(422)</b>            | (330)                                     |
|  | <b>(2,484)</b>          | (1,409)                                    | <b>17,540</b>           | 2,084                                     |

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.)

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

|  | <b>UNAUDITED<br/>AS AT<br/>30.06.2023<br/>RM'000</b> | <b>AUDITED<br/>AS AT<br/>31.12.2022<br/>RM'000</b> |
|--|--|--|
| <b>ASSETS</b>  |  |  |
| <b>Non-current assets</b>  |  |  |
| Property, plant and equipment  | <b>62,323</b>  | 60,563   |
| Inventories - Land held for property development                                       | <b>272,950</b>                                       | 273,297  |
| Investment properties  | <b>88,228</b>  | 88,783   |
| Goodwill on consolidation  | <b>2,380</b>   | 2,356  |
| Deferred taxation  | <b>22,290</b>  | 31,024   |
| Trade receivables  | <b>472</b>   | 3,304  |
|  | <b>448,643</b>                                       | 459,327  |
| <b>Current assets</b>  |  |  |
| Contract assets  | <b>64,795</b>  | 71,809   |
| Inventories - Property development cost  | <b>196,857</b>                                       | 179,466  |
| Inventories - Completed properties and others  | <b>77,611</b>  | 128,378  |
| Trade and other receivables  | <b>174,139</b>                                       | 169,871  |
| Current tax assets   | <b>2,535</b>   | 4,378  |
| Other investment   | <b>6,326</b>   | 5,364  |
| Deposits with licensed financial institutions  | <b>5</b>   | 1,184  |
| Cash and bank balances   | <b>2,123</b>   | 6,594  |
|  | <b>524,391</b>                                       | 567,044  |
| <b>TOTAL ASSETS</b>  | <b>973,034</b>                                       | 1,026,371  |
| <b>EQUITY AND LIABILITIES</b>  |  |  |
| <b>Equity attributable to owners of the parent</b>                                     |  |  |
| Share capital  | <b>402,364</b>                                       | 402,364  |
| Capital reserves   | <b>244</b>   | 244  |
| Warrants reserves  | <b>-</b>   | 8,597  |
| Exchange reserves  | <b>(22,271)</b>                                      | (20,531)   |
| Treasury shares  | <b>(2,968)</b>                                       | (1,772)  |
| Retained earnings  | <b>317,966</b>                                       | 289,667  |
|  | <b>695,335</b>                                       | 678,569  |
| <b>Non-controlling interests</b>   | <b>91,647</b>  | 92,069   |
| <b>Total equity</b>  | <b>786,982</b>                                       | 770,638  |
| <b>Non-current liabilities</b>   |  |  |
| Long term borrowings   | <b>-</b>   | 1,532  |
| Lease liabilities  | <b>223</b>   | 294  |
| Deferred taxation  | <b>2,159</b>   | 2,186  |
|  | <b>2,382</b>   | 4,012  |
| <b>Current liabilities</b>   |  |  |
| Contract liabilities   | <b>39,313</b>  | 46,287   |
| Trade and other payables   | <b>127,655</b>                                       | 140,743  |
| Short term borrowings  | <b>11,203</b>  | 57,510   |
| Lease liabilities  | <b>115</b>   | 116  |
| Provision  | <b>4,955</b>   | 5,856  |
| Current tax liabilities  | <b>429</b>   | 1,209  |
|  | <b>183,670</b>                                       | 251,721  |
| <b>Total liabilities</b>   | <b>186,052</b>                                       | 255,733  |
| <b>TOTAL EQUITY AND LIABILITIES</b>  | <b>973,034</b>                                       | 1,026,371  |
| <b>Remarks:</b>  |  |  |
| <b>Net assets per share attributable to ordinary equity holders of the parent (RM)</b> | <b>1.02</b>  | 1.00   |

(The above consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.)

## INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2023

## CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

|   | <-----Attributable to Owners of the Company-----> |                                   |                                     |                            |                             |                           |  |   |                                     |                        |
|---|---|-----------------------------------|-------------------------------------|----------------------------|-----------------------------|---------------------------|--|---|-------------------------------------|------------------------|
|   | Share Capital<br>RM'000                           | Other Reserves<br>Total<br>RM'000 | <-----Non-distributable----->       |                            |                             | Treasury Shares<br>RM'000 | Distributable Retained Profits<br>RM'000 | Equity attributable to owners of the parent<br>RM'000 | Non-controlling interests<br>RM'000 | Total equity<br>RM'000 |
|   |   |                                   | Foreign Exchange Reserves<br>RM'000 | Capital Reserves<br>RM'000 | Warrants Reserves<br>RM'000 |                           |  |   |                                     |                        |
| <b>Financial period ended 30.6.2023</b>                           |   |                                   |                                     |                            |                             |                           |  |   |                                     |                        |
| At 1.1.2023   | 402,364   | (11,690)                          | (20,531)                            | 244                        | 8,597                       | (1,772)                   | 289,667                                  | <b>678,569</b>  | 92,069                              | <b>770,638</b>         |
| <b>Total comprehensive income/(loss) for the financial period</b> |   |                                   |                                     |                            |                             |                           |  |   |                                     |                        |
| Profit/ (Loss) for the financial period                           | -   | -                                 | -                                   | -                          | -                           | -                         | 19,702                                   | <b>19,702</b>   | (422)                               | <b>19,280</b>          |
| <b>Other comprehensive income</b>                                 |   |                                   |                                     |                            |                             |                           |  |   |                                     |                        |
| Foreign currency translation                                      | -   | (1,740)                           | (1,740)                             | -                          | -                           | -                         | -  | <b>(1,740)</b>  | -                                   | <b>(1,740)</b>         |
| Total comprehensive income/(loss)                                 | -   | (1,740)                           | (1,740)                             | -                          | -                           | -                         | 19,702                                   | <b>17,962</b>   | (422)                               | <b>17,540</b>          |
| <b>Transactions with owners</b>                                   |   |                                   |                                     |                            |                             |                           |  |   |                                     |                        |
| Purchase of treasury shares                                       | -   | -                                 | -                                   | -                          | -                           | (1,196)                   | -  | <b>(1,196)</b>  | -                                   | <b>(1,196)</b>         |
| Lapse of Warrants E   | -   | (8,597)                           | -                                   | -                          | (8,597)                     | -                         | 8,597                                    | -   | -                                   | -                      |
| Total transactions with owners                                    | -   | (8,597)                           | -                                   | -                          | (8,597)                     | (1,196)                   | 8,597                                    | <b>(1,196)</b>  | -                                   | <b>(1,196)</b>         |
| <b>At 30.6.2023</b>   | <b>402,364</b>                                    | <b>(22,027)</b>                   | <b>(22,271)</b>                     | <b>244</b>                 | <b>-</b>                    | <b>(2,968)</b>            | <b>317,966</b>                           | <b>695,335</b>  | <b>91,647</b>                       | <b>786,982</b>         |
| <b>Financial period ended 30.6.2022</b>                           |   |                                   |                                     |                            |                             |                           |  |   |                                     |                        |
| At 1.1.2022   | 433,469   | (11,236)                          | (20,077)                            | 244                        | 8,597                       | (5,490)                   | 264,418                                  | <b>681,161</b>  | 83,855                              | <b>765,016</b>         |
| <b>Total comprehensive income/(loss) for the financial period</b> |   |                                   |                                     |                            |                             |                           |  |   |                                     |                        |
| Profit/ (Loss) for the financial period                           | -   | -                                 | -                                   | -                          | -                           | -                         | 1,111                                    | <b>1,111</b>  | (330)                               | <b>781</b>             |
| <b>Other comprehensive income</b>                                 |   |                                   |                                     |                            |                             |                           |  |   |                                     |                        |
| Foreign currency translation                                      | -   | 1,303                             | 1,303                               | -                          | -                           | -                         | -  | <b>1,303</b>  | -                                   | <b>1,303</b>           |
| Total comprehensive income/(loss)                                 | -   | 1,303                             | 1,303                               | -                          | -                           | -                         | 1,111                                    | <b>2,414</b>  | (330)                               | <b>2,084</b>           |
| <b>Transactions with owners</b>                                   |   |                                   |                                     |                            |                             |                           |  |   |                                     |                        |
| Purchase of treasury shares                                       | -   | -                                 | -                                   | -                          | -                           | (3,223)                   | -  | <b>(3,223)</b>  | -                                   | <b>(3,223)</b>         |
| Subscription of shares by non-controlling interest                | -   | -                                 | -                                   | -                          | -                           | -                         | -  | -   | 3,240                               | <b>3,240</b>           |
| Total transactions with owners                                    | -   | -                                 | -                                   | -                          | -                           | (3,223)                   | -  | <b>(3,223)</b>  | 3,240                               | <b>17</b>              |
| <b>At 30.6.2022</b>   | <b>433,469</b>                                    | <b>(9,933)</b>                    | <b>(18,774)</b>                     | <b>244</b>                 | <b>8,597</b>                | <b>(8,713)</b>            | <b>265,529</b>                           | <b>680,352</b>  | <b>86,765</b>                       | <b>767,117</b>         |

(The above consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.)

## INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2023

## CONSOLIDATED STATEMENT OF CASH FLOWS

|  | 30.06.2023<br>RM'000 | 30.06.2022<br>RM'000 |
|--|----------------------|----------------------|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>                   |                      |                      |
| Profit / (loss) before tax                                     | 28,987               | 1,032                |
| Adjustments for:   |                      |                      |
| Depreciation of:   |                      |                      |
| - property, plant and equipment                                | 1,440                | 2,146                |
| - investment properties  | 244                  | 259                  |
| Income from short term fund                                    | (30)                 | (67)                 |
| Gain on disposal of property, plant and equipment              | (261)                | (437)                |
| Gain on disposal of investment properties                      | -                    | (25)                 |
| Interest expense   | 885                  | 1,778                |
| Interest income  | (1,018)              | (1,655)              |
| Property, plant and equipment written off                      | -                    | 1,748                |
| Reversal of impairment loss on trade receivables               | (115)                | -                    |
| Unrealised loss/(gain) from foreign exchange                   | 421                  | (294)                |
|  | <b>30,554</b>        | <b>4,485</b>         |
| Changes in working capital:                                    |                      |                      |
| Inventories  | 33,392               | 4,917                |
| Contract assets/ liabilities                                   | 39                   | (3,055)              |
| Trade and other receivables                                    | (1,322)              | 28,796               |
| Trade and other payables                                       | (13,993)             | (18,831)             |
|  | <b>48,670</b>        | <b>16,312</b>        |
| Interest received  | 716                  | -                    |
| Income Tax refund  | 2,261                | 31                   |
| Income Tax paid  | (2,241)              | (1,876)              |
| <b>Net Operating Cash Flows</b>                                | <b>49,406</b>        | <b>14,467</b>        |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>                   |                      |                      |
| Dividend received  | 30                   | 67                   |
| Interest received  | 302                  | 161                  |
| Placement of other investment                                  | (962)                | (10,114)             |
| Proceeds from disposal of property, plant and equipment        | 261                  | 437                  |
| Proceeds from disposal of investment properties                | -                    | 308                  |
| Subscription of shares by non-controlling interest             | -                    | 3,240                |
| Expenditure on land held for development                       | 347                  | (3,072)              |
| Purchase of property, plant and equipment                      | (3,311)              | (8,747)              |
| <b>Net Investing Cash Flows</b>                                | <b>(3,333)</b>       | <b>(17,720)</b>      |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>                   |                      |                      |
| Interest paid  | (880)                | (1,778)              |
| (Repayment)/drawdown of borrowings                             | (47,840)             | 28,105               |
| Payment of lease   | (72)                 | (57)                 |
| Purchase of treasury shares                                    | (1,196)              | (3,223)              |
| <b>Net Financing Cash Flows</b>                                | <b>(49,988)</b>      | <b>23,047</b>        |
| Net change in cash & cash equivalents                          | (3,915)              | 19,794               |
| Cash & cash equivalents at the beginning of the financial year | 7,778                | 4,338                |
| Effect of exchange differences on translation                  | (1,735)              | (4)                  |
| Cash & cash equivalents at the end of the financial period     | <b>2,128</b>         | <b>24,128</b>        |
| <b>Analysis of cash &amp; cash equivalents:</b>                |                      |                      |
| Deposits with licensed banks                                   | 5                    | 16,173               |
| Cash and bank balances   | 2,123                | 8,027                |
|  | <b>2,128</b>         | <b>24,200</b>        |
| Bank overdrafts  | -                    | (72)                 |
|  | <b>2,128</b>         | <b>24,128</b>        |

(The above consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.)

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

---

**A1 Basis of Preparation**

The unaudited interim financial statements have been prepared in accordance with Malaysian Financial Reporting Standards 134 : *Interim Financial Reporting* and with IAS 34 : *Interim Financial Reporting* and applicable disclosure provisions Paragraph 9.22 of the Main Market Listing requirements of Bursa Malaysia Securities Berhad.

This interim financial statements should be read in conjunction with the Group's Audited Financial Statements for the year ended 31 December 2022. 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 year ended 31 December 2022.

**A2 Changes in Accounting Policies**

The significant accounting policies adopted are consistent with those of the audited financial statements of the Group for the year ended 31 December 2022, except for the adoption of the following amendments to MFRSs with effect from 1 January 2023.

|                        |   |
|------------------------|---|
| Amendments to MFRS 101 | Presentation of Financial Statements                            |
| Amendments to MFRS 108 | Accounting Policies, Changes in Accounting Estimates and Errors |
| Amendments to MFRS 112 | Income Taxes  |

The adoption of the above amendments to MFRSs does not have significant impact to the current and prior years financial statements of the Group.

**A3 Seasonality or Cyclicity of Operations**

The business operations of the Group are not materially affected by the seasonal or cyclical factors.

**A4 Unusual Items Affecting the Financial Statements**

There were no unusual items affecting the assets, liabilities, equity, net income or cash flow during the financial period under review.

**A5 Material Changes in Estimates**

There was no change in estimates that have any material effect on the financial period to-date.

**A6 Debt and Equity Securities**

During the current quarter under review, the Company did not issue any ordinary shares.

During the current quarter under review, the Company purchased 3,887,000 shares from its issued shares from the open market. The total number of shares held as treasury shares as at 30 June 2023 was 13,220,349 at a total cost of RM2,967,894. The repurchased shares are being held as treasury shares in accordance with the provision of Section 127 of the Companies Act, 2016.

**A7 Dividend Paid**

There were no dividend paid in the current quarter ended 30 June 2023.

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

**A8 Segment Reporting**

Details of segmental analysis (by business segment) are as follows:-

**Financial period ended 30.06.2023**

|                                 | <b>Construction</b> | <b>Property Development</b> | <b>South Africa Investment</b> | <b>Others</b> | <b>Eliminations</b> | <b>Consolidated</b> |
|---------------------------------|---------------------|-----------------------------|--------------------------------|---------------|---------------------|---------------------|
|                                 | <b>RM'000</b>       | <b>RM'000</b>               | <b>RM'000</b>                  | <b>RM'000</b> | <b>RM'000</b>       | <b>RM'000</b>       |
| <b>REVENUE</b>                  |                     |                             |                                |               |                     |                     |
| External revenue                | 145,302             | 41,101                      | 4,347                          | 231           | -                   | 190,981             |
| Inter-segment revenue           | 85,112              | -                           | -                              | -             | (85,112)            | -                   |
| Total segment revenue           | 230,414             | 41,101                      | 4,347                          | 231           | (85,112)            | 190,981             |
| <b>RESULTS</b>                  |                     |                             |                                |               |                     |                     |
| Profit/(loss) from operations   | 23,935              | 5,990                       | (317)                          | (869)         | 85                  | 28,824              |
| Finance income                  | 2,219               | 1,353                       | 220                            | 229           | (2,973)             | 1,048               |
| Finance cost                    | (424)               | (2,953)                     | (290)                          | (190)         | 2,972               | (885)               |
| <b>Profit/(loss) before tax</b> | <b>25,730</b>       | <b>4,390</b>                | <b>(387)</b>                   | <b>(830)</b>  | <b>84</b>           | <b>28,987</b>       |
| Taxation                        |                     |                             |                                |               |                     | (9,707)             |
| <b>Profit net of tax</b>        |                     |                             |                                |               |                     | <b>19,280</b>       |

**Financial period ended 30.06.2022**

|                                 | <b>Construction</b> | <b>Property Development</b> | <b>South Africa Investment</b> | <b>Others</b>  | <b>Eliminations</b> | <b>Consolidated</b> |
|---------------------------------|---------------------|-----------------------------|--------------------------------|----------------|---------------------|---------------------|
|                                 | <b>RM'000</b>       | <b>RM'000</b>               | <b>RM'000</b>                  | <b>RM'000</b>  | <b>RM'000</b>       | <b>RM'000</b>       |
| <b>REVENUE</b>                  |                     |                             |                                |                |                     |                     |
| External revenue                | 91,347              | 34,087                      | 6,676                          | 211            | -                   | 132,321             |
| Inter-segment revenue           | 47,544              | -                           | -                              | -              | (47,544)            | -                   |
| Total segment revenue           | 138,891             | 34,087                      | 6,676                          | 211            | (47,544)            | 132,321             |
| <b>RESULTS</b>                  |                     |                             |                                |                |                     |                     |
| Profit/(loss) from operations   | (4,409)             | 5,093                       | 1,237                          | (957)          | 125                 | 1,089               |
| Finance income                  | 2,941               | 805                         | 8                              | 185            | (2,218)             | 1,721               |
| Finance cost                    | (1,218)             | (1,702)                     | (331)                          | (711)          | 2,184               | (1,778)             |
| <b>Profit/(loss) before tax</b> | <b>(2,686)</b>      | <b>4,196</b>                | <b>914</b>                     | <b>(1,483)</b> | <b>91</b>           | <b>1,032</b>        |
| Taxation                        |                     |                             |                                |                |                     | (251)               |
| <b>Loss net of tax</b>          |                     |                             |                                |                |                     | <b>781</b>          |

**A9 Valuation of property, plant and equipment**

The valuations of property, plant and equipment have been brought forward, without amendment from the preceding annual financial statements.

**A10 Material Event Subsequent to the End of the Current Quarter**

There was no material event subsequent to the end of the current quarter.

**A11 Changes in the Composition of the Group**

There were no changes in the composition of the Group for the current quarter and financial period to-date.

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

**A12 Changes in Contingent Liabilities and Contingent Assets**

The changes in the Group's contingent liabilities are as follow:-

|   | <b>Financial<br/>Period Ended<br/>30.06.2023<br/>RM'000</b> | <b>Financial<br/>Year Ended<br/>31.12.2022<br/>RM'000</b> |
|---|---|---|
| - Performance guarantees extended to<br>a third party (Project related) | 989   | 889   |
|   | <u>989</u>  | <u>889</u>  |

There were no financial impact for the financial assistance provided in the Group for the current financial period and financial year ended 31 December 2022.

There were no contingent assets as at end of the current financial period and financial year ended 31 December 2022.

**A13 Capital Commitments**

|   | <b>Financial<br/>Period Ended<br/>30.06.2023<br/>RM'000</b> | <b>Financial<br/>Year Ended<br/>31.12.2022<br/>RM'000</b> |
|---|---|---|
| Approved and contracted for:-                               |   |   |
| -Property, Plant & Equipment                                | 4,323   | 766   |
| -Inventories - Property held for development                | 8,148   | 8,148   |
| Approved but not contracted for Property, Plant & Equipment | 4,140   | -   |

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**B1 Review of the Performance**

In the current second quarter ended 30 June 2023, the Group's revenue has decreased by RM6.67 million (10.2%) to RM58.93 million from RM65.59 million reported in the preceding year's corresponding quarter. Correspondingly, the Group reported a loss before tax of RM1.62 million compared to a profit before tax of RM1.57 million in the second quarter of 2022.

For the six (6) months ended 30 June 2023, the Group reported a revenue of RM190.98 million, an increase of RM58.66 million (44.3%) from the revenue of RM132.32 million reported in the six (6) months of 2022. Correspondingly, the Group reported a profit before tax of RM28.99 million, compared to a profit before tax of RM1.03 million in the preceding year's corresponding period.

The substantial increase in both group's revenue and profit before tax was mainly derived from an one-off transaction recognised in the first quarter of 2023. Disposal of Pulau Melaka land which was completed on 24 March 2023 has contributed a revenue of RM63.00 million and profit before tax of RM32.52 million to the Group.

The Group's revenue after excluding this one-off transaction was RM127.98 million, a decline of RM4.34 million (3.3%) compared to RM132.32 million reported in the preceding year's corresponding period. Correspondingly, the Group reported an operational loss before tax of RM3.53 million compared to RM1.03 million in the cumulative 6 months of 2022. The increase in operational loss was mainly attributable to additional losses incurred from both Construction and South Africa Investment.

Further analysis of the divisional performances is as follows:-

|  | <b>Individual Period</b> |                   | <b>Cumulative Period</b> |                   |
|--|--------------------------|-------------------|--------------------------|-------------------|
|  | <b>3 months ended</b>    |                   | <b>6 months ended</b>    |                   |
|  | <b>30.06.2023</b>        | <b>30.06.2022</b> | <b>30.06.2023</b>        | <b>30.06.2022</b> |
|  | <b>RM'000</b>            | <b>RM'000</b>     | <b>RM'000</b>            | <b>RM'000</b>     |
| <b>REVENUE</b>                               |                          |                   |                          |                   |
| Construction                                 | 44,616                   | 43,255            | 82,302                   | 91,347            |
| Construction (disposal of Pulau Melaka land) | -                        | -                 | 63,000                   | -                 |
| Property Development                         | 11,921                   | 16,810            | 41,101                   | 34,087            |
| South Africa Investment                      | 2,309                    | 5,431             | 4,347                    | 6,676             |
| Others                                       | 81                       | 98                | 231                      | 211               |
|  | <b>58,927</b>            | <b>65,594</b>     | <b>190,981</b>           | <b>132,321</b>    |
| <b>PROFIT / (LOSS) BEFORE TAX</b>            |                          |                   |                          |                   |
| Construction                                 | (2,444)                  | 470               | (6,794)                  | (2,686)           |
| Construction (disposal of Pulau Melaka land) | 0                        | -                 | 32,524                   | -                 |
| Property Development                         | 1,254                    | 1,948             | 4,390                    | 4,196             |
| South Africa Investment                      | 199                      | 288               | (387)                    | 914               |
| Others                                       | (432)                    | (709)             | (830)                    | (1,483)           |
| Elimination                                  | (194)                    | (424)             | 84                       | 91                |
|  | <b>(1,617)</b>           | <b>1,573</b>      | <b>28,987</b>            | <b>1,032</b>      |

**Construction**

*Individual quarter*

Construction division's revenue increased slightly by RM1.36 million (3.2%) from RM43.26 million to RM44.62 million in the current second quarter. Correspondingly, the division reported a loss before tax of RM2.44 million compared to a marginal profit of RM0.47 million in the second quarter of 2022.

*Cumulative quarter*

After excluding the one-off land disposal transaction in first quarter of 2023, the Construction division reported a revenue of RM82.30 million for cumulative six (6) months ended 30 June 2023. It represents a reduction of RM9.05 million (9.9%) compared to RM91.35 million reported in the preceding year's corresponding period. As a result of the reduction in revenue and material price fluctuation, this division's loss before tax has increased by RM4.10 million (152.4%) from RM2.69 million to RM6.79 million in the six (6) months of 2023.

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**Property Development**

*Individual quarter*

The Property Development division has contributed a lower revenue of RM11.92 million in the current second quarter, a decrease of RM4.89 million (29.1%) as compared to RM16.81 million in the second quarter of 2022. Correspondingly, profit before tax has decreased by RM0.70 million (35.9%) to RM1.25 million from RM1.95 million in the preceding year's corresponding quarter.

*Cumulative quarter*

For the six (6) months ended 30 June 2023, the Property Development division's revenue has increased by RM7.01 million (20.6%) to RM41.10 million from RM34.09 million reported in the six (6) months of 2022. Correspondingly, profit before tax increased by RM0.19 million (4.5%) from RM4.20 million to RM4.39 million in the current financial period. The increased in both revenue and profit was mainly derived from the sales at our completed project '280 Park Homes' and 'Wangsa 9'.

**South Africa Investment**

*Individual quarter*

For the current second quarter ended 30 June 2023, our property project in South Africa has contributed a lower revenue of RM2.31 million, a decrease of RM3.12 million (57.5%) compared to RM5.43 million as reported in the second quarter of 2022. Consequently, this division reported a lower profit before tax of RM0.20 million in the current quarter compared to RM0.29 million in the second quarter of 2022.

*Cumulative quarter*

For the six (6) months ended 30 June 2023, our property project in South Africa has contributed a lower revenue of RM4.35 million, a decrease of RM2.33 million (34.9%) as compared to RM6.68 million reported in the preceding year's corresponding period. Correspondingly, this division reported a loss before tax of RM0.39 million compared to a profit before tax of RM0.91 million in the preceding year's corresponding period. Total reduction in profit before tax of RM1.30 million partly due to reversal of unrealised foreign exchange gain of RM0.29 million in 6 months of 2022 to an unrealised foreign exchange loss of RM0.42 million.

**B2 Comparison with Preceding Quarter Results**

|                   | <b>Current<br/>Quarter ended<br/>30.06.2023<br/>RM'000</b> | <b>Preceding<br/>Quarter ended<br/>31.03.2023<br/>RM'000</b> | <b>Variance<br/>%</b> |
|-------------------|--|--|-----------------------|
| Revenue           | 58,927   | 132,054  | -55.4%                |
| Profit before tax | (1,617)  | 30,605   | -105.3%               |
| Profit margin     | -3%  | 23.2%  |                       |

The Group's revenue in the current quarter has decreased substantially by RM73.13 million (55.4%) to RM58.93 million from the preceding quarter's revenue of RM132.05 million. Correspondingly, the Group's profit before tax has decreased by RM32.23 million (105.3%) from RM30.61 million to a loss before tax of RM1.62 million in the current quarter. The decrease in both revenue and profit before tax were mainly due to recognition of an one-off land disposal transaction that contributed a revenue of RM63.00 million and profit before tax of RM32.52 million in the preceding quarter.

**INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2023****Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad****B3 Profit for the period**

|  | Individual Period |            | Cumulative Period |            |
|--|-------------------|------------|-------------------|------------|
|  | 3 months ended    |            | 6 months ended    |            |
|  | 30.06.2023        | 30.06.2022 | 30.06.2023        | 30.06.2022 |
|  | RM'000            | RM'000     | RM'000            | RM'000     |
| <b>Profit for the period is arrived at after crediting/(charging):</b> |                   |            |                   |            |
| Depreciation and amortisation  | (783)             | (1,028)    | (1,684)           | (2,405)    |
| Gain on disposal of property, plant and equipment                      | -                 | 220        | 261               | 437        |
| Disposal gain of investment properties                                 | -                 | 25         | -                 | 25         |
| Income from short term fund  | 25                | 18         | 30                | 67         |
| Interest income  | 114               | 865        | 1,018             | 1,655      |
| Interest expense   | (185)             | (1,000)    | (885)             | (1,778)    |
| Other income   | 1,368             | 1,650      | 2,464             | 2,740      |
| Property, plant and equipment written off                              | -                 | (1,744)    | -                 | (1,748)    |
| Unrealised (loss)/gain on foreign exchange                             | 2                 | (621)      | (421)             | 294        |

**B4 Prospects for the current financial year ending 31 December 2023**

Our Construction division's outstanding order book currently stands at RM431.0 million after included 2 new projects secured in the final quarter of 2022 for a total contract sum of RM334.67 million. The division did not secure any new project in 2023. Nevertheless, we are optimistic that our order book will be replenished during the year 2023 with the recent increase in job flow for both infrastructure and building projects from the private and public sector.

Our Property Development division has obtained Certificate of Completion and Compliance for phase 2 (Tower A) of Wangsa 9 Residency on 29 March 2023. This project has low take up as of todate. In view of its strategic location, we managed to rent out some of the unsold units to generate recurring rental income on short term basis. We are also currently working on the new proposed residential projects in Bukit Sentosa (Rawang), Kota Warisan (Sepang) and Taman Puchong Prima in Puchong.

The South African property market is currently soft due to the recent increase in interest rates and load shedding. However, our golf operations has been profitable and generate enough positive cash flow to cover operating expenses of this division. For the remaining vacant lands, this division is currently working on obtaining authority's approval to sell another 80 vacant bungalow lots, which will have positive contribution to the Group's earning for next 2 years.

**B5 Profit Forecast**

The Group did not issue any profit forecast for the year.

**B6 Taxation**

|  | Current<br>Quarter ended<br>30.06.2023<br>RM'000 | Financial<br>Period ended<br>30.06.2023<br>RM'000 |
|--|--|---|
| Taxation based on profit for the period  |  |   |
| - current year                           | (884)  | (1,334)   |
| - under/ (over) provision in prior years | -  | -   |
|  | <u>(884)</u>                                     | <u>(1,334)</u>                                    |
| Deferred taxation                        | 34   | (8,373)   |
|  | <u>(850)</u>                                     | <u>(9,707)</u>                                    |

The Group's effective tax rate for financial period-to-date was high compared to the statutory tax rate due to the losses of certain companies cannot be set off against the profit made by other companies within the Group.

**B7 Status of Corporate Proposals**

There are no corporate proposals announced but not completed at the latest practicable date.

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**B8 Material Contracts Pending Completion**

There is no material contract pending completion as at the date of issue of this quarterly report.

**B9 Group Borrowings and Debt Securities**

|           | <b>Short term<br/>RM'000</b> | <b>Long term<br/>RM'000</b> |
|-----------|------------------------------|-----------------------------|
| Secured   | 7,650                        | -                           |
| Unsecured | 3,553                        | -                           |
|           | 11,203                       | -                           |

**B10 Material Litigation**

On the arbitration proceedings by the Company's wholly-owned subsidiary, PMSB with Raffles K12 Sdn Bhd, there is no further update from our announcement released on 3 November 2021. The arbitration hearings are postponed to commence in November 2023.

**B11 Dividend**

The Directors are not recommending any dividend for the quarter ended 30 June 2023.

**B12 Basic Earnings/(Loss) Per Share**

|   | <b>Individual Period</b> |                   | <b>Cumulative Period</b> |                   |
|---|--------------------------|-------------------|--------------------------|-------------------|
|   | <b>3 months ended</b>    |                   | <b>6 months ended</b>    |                   |
|   | <b>30.06.2023</b>        | <b>30.06.2022</b> | <b>30.06.2023</b>        | <b>30.06.2022</b> |
| Profit/ (Loss) attributable to equity holders of the Company (RM'000) | <b>(2,250)</b>           | 1,644             | <b>19,702</b>            | 1,111             |
| Weighted average number of ordinary shares in issue ('000)            | <b>764,683</b>           | 803,338           | <b>765,951</b>           | 806,190           |
| Basic earnings/ (loss) per share (sen)                                | <b>(0.29)</b>            | 0.20              | <b>2.57</b>              | 0.14              |

**B13 Auditors' Report of Preceding Annual Financial Statements**

The auditors' report on the financial statements for the financial year ended 31 December 2022 was not qualified.

**By Order of the Board**  
**Leong Oi Wah**  
**Secretary**