

INTERIM FINANCIAL REPORT
FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2021

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	3 Months Ended		3 Months Ended	
	30.09.2021	30.09.2020	30.09.2021	30.09.2020
	RM'000	RM'000	RM'000	RM'000
Revenue	62,764	38,313	62,764	38,313
Cost of sales	(34,585)	(19,911)	(34,585)	(19,911)
Gross profit	28,179	18,402	28,179	18,402
Other income	4,418	3,484	4,418	3,484
Finance costs	(2,432)	(1,240)	(2,432)	(1,240)
Administrative expenses	(19,112)	(17,447)	(19,112)	(17,447)
Other expenses	(480)	(150)	(480)	(150)
Profit before taxation	10,573	3,049	10,573	3,049
Taxation	(6,019)	(3,486)	(6,019)	(3,486)
Profit/(loss) for the period	4,554	(437)	4,554	(437)
Other comprehensive income	826	11,145	826	11,145
Total comprehensive income for the period	5,380	10,708	5,380	10,708
Profit/ (loss) for the period attributable to:				
Owners of the Company	5,443	472	5,443	472
Non-controlling interests	(889)	(909)	(889)	(909)
	4,554	(437)	4,554	(437)
Total comprehensive income/ (loss) for the period attributable to:				
Owners of the Company	4,231	11,288	4,231	11,288
Non-controlling interests	1,149	(580)	1,149	(580)
	5,380	10,708	5,380	10,708
Earnings per share attributable to				
Owners of the Company (sen)				
- Basic / Diluted	1.4	0.1	1.4	0.1

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 and the Explanatory Notes for the quarter ended 30 September 2021)



PLENITUDE BERHAD

Company No. 200001028479 (531086-T)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As at 30.09.2021 (Unaudited) RM'000	As at 30.06.2021 (Audited) RM'000
NON-CURRENT ASSETS		
Property, plant and equipment	957,067	946,109
Right-of-use assets	1,030	1,123
Investment properties	28,755	28,803
Inventories- Property development projects	367,459	365,328
Goodwill	3,703	3,703
Deferred tax assets	22,579	22,579
	<u>1,380,593</u>	<u>1,367,645</u>
CURRENT ASSETS		
Inventories	222,432	240,192
Trade and other receivables	60,198	72,037
Contract assets	12,184	16,088
Tax recoverable	6,332	6,918
Short term investments	184,666	180,891
Fixed deposits with licensed banks	249,347	251,683
Cash and bank balances	58,092	43,622
	<u>793,251</u>	<u>811,431</u>
TOTAL ASSETS	<u>2,173,844</u>	<u>2,179,076</u>
EQUITY AND LIABILITIES		
Capital & Reserves		
Share capital	515,315	515,315
Reserves	1,069,074	1,064,843
	<u>1,584,389</u>	<u>1,580,158</u>
Non-controlling interests	33,180	32,031
TOTAL EQUITY	<u>1,617,569</u>	<u>1,612,189</u>
NON-CURRENT LIABILITIES		
Loans and borrowings	250,095	244,245
Lease liabilities	655	749
Other payables	3,086	2,671
Deferred tax liabilities	29,501	29,501
	<u>283,337</u>	<u>277,166</u>
CURRENT LIABILITIES		
Loans and borrowings	118,032	122,084
Lease liabilities	374	374
Provisions	33,115	22,463
Trade and other payables	90,691	94,012
Contract liabilities	28,606	49,111
Derivative financial liabilities	492	688
Tax liabilities	1,628	989
	<u>272,938</u>	<u>289,721</u>
TOTAL LIABILITIES	<u>556,275</u>	<u>566,887</u>
TOTAL EQUITY & LIABILITIES	<u>2,173,844</u>	<u>2,179,076</u>
Net assets per share attributable to owners of the Company (RM)	4.15	4.14

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 and the Explanatory Notes for the quarter ended 30 September 2021)



PLENITUDE BERHAD
Company No. 200001028479 (531086-T)
(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Non-distributable			Distributable			
	Share Capital	Fair value Reserve of Financial Assets at FVOCI	Foreign Currency Translation Reserve	Retained Earnings	Total	Non-controlling interest	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
3 Months Ended At 30 September 2021							
At 1 July 2021	515,315	21,717	(1,712)	1,044,838	1,580,158	32,031	1,612,189
Net profit/ (loss) for the financial period	-	-	-	5,443	5,443	(889)	4,554
Fair value changes on equity instruments designated at fair value through other comprehensive income (FVOCI)	-	(4,203)	-	-	(4,203)	-	(4,203)
Foreign currency translation differences for foreign operations	-	-	2,991	-	2,991	2,038	5,029
Total comprehensive income/ (loss) for the financial period	-	(4,203)	2,991	5,443	4,231	1,149	5,380
At 30 September 2021	515,315	17,514	1,279	1,050,281	1,584,389	33,180	1,617,569
3 Months Ended At 30 September 2020							
At 1 July 2020	515,315	15,608	474	1,040,545	1,571,942	36,753	1,608,695
Net profit/ (loss) for the financial period	-	-	-	472	472	(909)	(437)
Fair value changes on equity instruments designated at fair value through other comprehensive income (FVOCI)	-	10,509	-	-	10,509	-	10,509
Foreign currency translation differences for foreign operations	-	-	307	-	307	329	636
Total comprehensive income/ (loss) for the financial period	-	10,509	307	472	11,288	(580)	10,708
30 September 2020	515,315	26,117	781	1,041,017	1,583,230	36,173	1,619,403

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 and the Explanatory Notes for the quarter ended 30 September 2021)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	3 Months Ended	
	30.09.2021	30.09.2020
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	10,573	3,049
Adjustments for:-		
Depreciation	8,222	7,384
Other non-cash items	(2,026)	(1,130)
Profit Before Working Capital Changes	16,769	9,303
Net change in current assets	31,372	544
Net change in current liabilities	(12,758)	(2,256)
Cash Generated From Operations	35,383	7,591
Interest income received	46	75
Income tax refunded	21	-
Income tax paid	(4,815)	(4,157)
Net Cash Generated From Operating Activities	30,635	3,509
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income received	1,438	199
Proceeds from disposal of property, plant and equipment	1	1
Capital expenditure for investment properties	(118)	(693)
Purchase of property, plant and equipment	(18,936)	(5,847)
Purchase of short term investments	(11,142)	(22,989)
Proceeds from disposal of short term investments	4,000	-
Dividend income received	2,701	1,738
Net Cash Used In Investing Activities	(22,056)	(27,591)
CASH FLOWS FROM FINANCING ACTIVITIES		
Interest paid	(2,432)	(1,240)
Drawdown of bank borrowings	7,591	-
Payment to lease liabilities	(94)	(109)
Repayment of bank borrowings	(1,248)	(979)
Net Cash Generated From/ (Used In) Financing Activities	3,817	(2,328)
NET INCREASE/ (DECREASE) IN CASH & CASH EQUIVALENTS	12,396	(26,410)
CASH & CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	295,305	96,283
Effect of exchange rate changes	(262)	(87)
CASH & CASH EQUIVALENTS AT END OF THE PERIOD	307,439	69,786

Cash and cash equivalents included in the cash flows comprise the following:-

	30.09.2021	30.09.2020
	RM'000	RM'000
Fixed deposits with licensed banks	249,347	26,426
Cash and bank balances	58,092	43,360
	307,439	69,786

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 and the Explanatory Notes for the quarter ended 30 September 2021)

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134**1. Basis of Preparation**

The interim financial statements are unaudited and have been prepared in accordance with the reporting requirements of Malaysian Financial Reporting Standards (“MFRSs”), MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial statements should be read in conjunction with the Group’s annual audited financial statements for the financial year ended 30 June 2021. These explanatory notes provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2021.

2. Significant Accounting Policies

The significant accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual financial statements of the Group for the financial year ended 30 June 2021 except for the adoption of the relevant new MFRSs, amendments to MFRSs and IC Interpretations that are effective for annual periods beginning on or after 1 January 2021. The adoption of the new MFRSs, amendments to MFRSs and IC Interpretations did not have any material impact on the financial position and results of the Group.

3. Comments about Seasonal or Cyclical Factors

The Group’s business operations are not significantly affected by seasonal or cyclical factors.

4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the current quarter and year-to-date other than disclosed in this report.

5. Changes in Estimates

There were no changes in estimates that have any material effect on the current quarter and year-to-date results.

6. Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current quarter and year-to-date.

7. Segmental Information

Segmental information is presented in respect of the Group's business segments which form the primary basis of segmental reporting.

Segment information for the three (3) months ended 30 September 2021 was as follows:

	Property development RM'000	Hotel operations RM'000	Investment holding and others RM'000	Elimination RM'000	Consolidated RM'000
Revenue					
External customers	57,173	3,353	2,238	-	62,764
Inter-segment sales	-	-	2,183	(2,183)	-
Total revenue	57,173	3,353	4,421	(2,183)	62,764
Segment profit/(loss)	20,245	(3,626)	4,306	(2,516)	18,409
Investment revenue					2,818
Depreciation					(8,222)
Finance costs					(2,432)
Profit before taxation					10,573
Taxation					(6,019)
Profit for the period					4,554

Segment information for the three (3) months ended 30 September 2020 was as follows:

	Property development RM'000	Hotel operations RM'000	Investment holding and others RM'000	Elimination RM'000	Consolidated RM'000
Revenue					
External customers	31,679	5,031	1,603	-	38,313
Inter-segment sales	-	-	2,336	(2,336)	-
Total revenue	31,679	5,031	3,939	(2,336)	38,313
Segment profit/(loss)	9,906	(1,542)	5,192	(3,181)	10,375
Investment revenue					1,298
Depreciation					(7,384)
Finance costs					(1,240)
Profit before taxation					3,049
Taxation					(3,486)
Profit for the period					(437)

8. Valuation of Property, Plant and Equipment

There were no changes in the valuation of property, plant and equipment brought forward from the previous financial year.

9. Material Subsequent Events

There were no material events subsequent to the end of the current quarter.

10. Changes in the Composition of the Group

Nomad Space Sdn Bhd being the indirect wholly-owned inactive subsidiary of the Company, was struck off from the Register of the Company with effect from 29 July 2021.

Save for the above, there were no changes in the composition of the Group during the financial period under review including business combination, acquisition or disposal of subsidiary, long term investments and restructuring.

11. Changes in Contingent Liabilities and Contingent Assets

There were no changes in the contingent liabilities and contingent assets of the Group since the date of the latest audited financial statements.

12. Capital Commitments

Approved and contracted:-

	As at 30.09.2021 RM'000	As at 30.09.2020 RM'000
Property, plant and equipment	<u>72,786</u>	<u>13,850</u>

PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**1. Performance Review**

The Group registered higher revenue of RM62.8 million and net profit of RM4.6 million for the current quarter ended 30 September 2021 as compared to revenue of RM38.3 million and a net loss of RM0.4 million in the corresponding quarter of the previous financial year.

The property development division contributed higher revenue of RM57.2 million for the current quarter compared to RM31.7 million in the corresponding quarter of the previous year. The increase in revenue in the current quarter was mainly attributable to higher sales of completed properties, along with contribution from on-going property development projects and the handover of vacant possession of Phase 19&20 (2B) – Harp, double storey cluster homes at Taman Desa Tebrau. The higher revenue recognition were mainly contributed by sales of completed properties of RM31.7 million and on-going property development projects totaled RM25.5 million.

Hotel operations registered a revenue of RM3.4 million for the current quarter, a decrease of RM1.6 million compared to revenue of RM5.0 million in the corresponding quarter of the previous financial year. The drop in revenue in the current quarter was mainly attributed to the travel restrictions imposed by the Government of Malaysia which continue to affect both locals and foreigners.

2. Material Changes In The Profit Before Taxation For The Current Quarter As Compared With The Immediate Preceding Quarter

	Current quarter ended 30.09.2021	Immediate preceding quarter ended 30.06.2021
	RM'000	RM'000
Revenue	62,764	71,193
Gross profit	28,179	32,265
Profit before taxation	10,573	15,378

The Group posted a profit before tax of RM10.6 million for the current quarter ended 30 September 2021 as compared to a profit before tax of RM15.4 million for the immediate preceding quarter. The higher revenue in the preceding quarter was mainly due to higher revenue recognised from ongoing project Phase 19&20 (3A) - Cello, Double Storey Terrace House and the newly launch project Phase 5 – Diamond, 2 & 3 Storey Terrace Houses at Taman Putra Prima in Selangor.

3. Prospect For The Current Year

The overall outlook for the Group's property development and hospitality businesses remains challenging due to the protracted and evolving Covid-19 situations worldwide. The Group will continue to monitor the current volatility and uncertainty closely and adopt a more cautious approach in new property launches.

With the progressive rollout of the mass vaccination programme by the government, barring any unforeseen circumstances, the Group envisages its hotel division, will begin to recover with the anticipated relaxation of local travel restrictions.

4. Profit Forecast

Not applicable as no profit forecast was issued.

5. Notes to the Statement of Profit and Loss and Other Comprehensive Income

Notes to the Statement of Profit and Loss and other Comprehensive Income comprises of the following :

	Individual Quarter		Cumulative Quarter	
	3 months ended		3 months ended	
	30.09.2021	30.09.2020	30.09.2021	30.09.2020
	RM'000	RM'000	RM'000	RM'000
Depreciation				
- property, plant and equipment	(7,963)	(7,120)	(7,963)	(7,120)
- right-of-use assets	(94)	(109)	(94)	(109)
- investment properties	(165)	(155)	(165)	(155)
Finance costs	(2,432)	(1,240)	(2,432)	(1,240)
Property, plant and equipment written off	(12)	-	(12)	-
Gain/(Loss) on disposal of property, plant and equipment	1	(1)	1	(1)
Realised loss on foreign exchange	(32)	(3)	(32)	(3)
Unrealised (loss)/ gain on foreign exchange	(138)	127	(138)	127
Net fair value gain on derivative financial liabilities	174	233	174	233
Dividend income from short term investments	2,701	1,738	2,701	1,738
Fair value changes in short term investments	(4,203)	10,509	(4,203)	10,509
Interest income from short term deposits	1,484	274	1,484	274

Other than the above items, there were no impairment of assets, provision for and write off of receivables, provision for and write off of inventories, gain or loss on disposal of quoted or unquoted investments, gain or loss on derivatives and exceptional items for current quarter and financial period ended 30 September 2021.

6. Taxation

Taxation for the current quarter and the financial year comprised the following:

	Individual Quarter		Cumulative Quarter	
	3 months ended		3 months ended	
	30.09.2021	30.09.2020	30.09.2021	30.09.2020
	RM'000	RM'000	RM'000	RM'000
Taxation	(6,019)	(3,486)	(6,019)	(3,486)

The Group's effective tax rate for the financial period was higher than the statutory rate as certain expenses were disallowed as deductions for tax purposes and deferred tax assets not recognised.

7. Status of Corporate Proposals

There were no corporate proposals announced but not completed as at the reporting date.

8. Group Borrowings and Debt Securities

a) The Group's borrowings and debt securities are as follows:-

	30.09.2021	30.09.2020
	RM'000	RM'000
Current		
Term Loan (secured)	117,032	4,342
Non-Current		
Term Loan (secured)	87,095	129,619
Non-convertible redeemable preference shares	164,000	-
Total	251,095	129,619

b) All the borrowings above are denominated in Ringgit Malaysia, except for the followings :-

	30.09.2021	30.09.2020
	KRW'000	KRW'000
Short Term Term Loan – Secured Denominated in Korean Won	32,007,500	442,500
Long Term Term Loan – Secured Denominated in Korean Won	-	31,712,500

9. Derivative Financial Liability

The Group has entered into interest rate swap contracts to hedge interest rate risk arising from floating rate bank loans and the details as at 30 September 2021 are as follows :

"Type of Derivatives	Carrying amount/ Contract/Notional value RM'000	Liability in Statement of Financial Position RM'000
Interest rate swaps	113,115	492

Interest rate swaps are used to reduce exposure to fluctuations in interest rates and are categorised as fair value through profit or loss and measured at their fair value with the changes in fair value being recognised in the profit or loss at each reporting date.

10. Material Litigation

There were no material litigation against the Group as at 19 November 2021, being 7 days prior to the date of this report.

11. Dividend

	<u>30.09.2021</u>	<u>30.09.2020</u>
Final dividend for the financial year	30 June 2021	30 June 2020
Approved and declared on	8 November 2021	5 November 2020
Date paid	18 November 2021	20 November 2020
Amount per share (single tier)	2.0 sen	2.0 sen
Net dividend paid (RM'000)	7,631	7,631

The Board does not recommend any dividend for the current financial period ended 30 September 2021.

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2021

12. Earnings Per Share

	Individual Quarter		Cumulative Quarter	
	3 months ended		3 months ended	
	30.09.2021	30.09.2020	30.09.2021	30.09.2020
Profit attributable to owners of the Company (RM'000)	5,443	472	5,443	472
Weighted average number of ordinary shares in issue ('000)	381,534	381,534	381,534	381,534
Basic earnings per ordinary share (sen)	1.4	0.1	1.4	0.1

Diluted earnings per ordinary share is not applicable as the Company does not have any convertible instruments.

13. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 30 June 2021 were not subject to qualification.

14. Authorisation for Issue

The interim financial report was authorised for issuance by the Board of Directors in accordance with a resolution of the Directors dated 26 November 2021.

By Order of the Board
PLENITUDE BERHAD

REBECCA LEE EWE AI (MAICSA 0766742)
WONG YUET CHYN (MAICSA 7047163)
Company Secretaries
Kuala Lumpur

26 November 2021