



[Registration No.197901003695 (47908-K)]

**INTERIM FINANCIAL STATEMENTS**  
**FOR THE QUARTER ENDED 31 DECEMBER 2021**

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**

	Individual Quarter		Year to Date	
	Current Year	Preceding Year	Current Year to	Preceding Year
	Quarter	Corresponding	Date	Corresponding
Note	31/12/2021	31/12/2020	31/12/2021	31/12/2020
	RM'000	RM'000	RM'000	RM'000
Revenue	263,757	360,203	869,720	1,062,571
Cost of sales	(168,015)	(171,257)	(509,543)	(513,626)
<b>Gross profit</b>	<b>95,742</b>	<b>188,946</b>	<b>360,177</b>	<b>548,945</b>
Other income	57,973	131,649	103,335	172,137
Selling and marketing expenses	(7,568)	(5,538)	(23,442)	(23,278)
Administrative expenses	(86,963)	(79,882)	(286,231)	(266,152)
Other expenses	(6,986)	(41,292)	(35,433)	(51,619)
<b>Operating profit</b>	<b>52,198</b>	<b>193,883</b>	<b>118,406</b>	<b>380,033</b>
Finance income	1,272	1,187	6,549	17,780
Finance costs	(52,324)	(61,988)	(201,451)	(164,287)
Share of results of joint ventures	15,084	(9,545)	22,684	(1,168)
Share of results of an associate	4,097	(271)	18,587	6,046
<b>Profit/(loss) before tax</b>	<b>20,327</b>	<b>123,266</b>	<b>(35,225)</b>	<b>238,404</b>
Income tax	(5,574)	(38,563)	5,152	(91,847)
<b>Profit/(loss) for the period</b>	<b>14,753</b>	<b>84,703</b>	<b>(30,073)</b>	<b>146,557</b>
<b>Other comprehensive income/(loss) to be reclassified to profit or loss in subsequent period:</b>				
Foreign currency translation	137	(37)	265	(45)
<b>Total comprehensive income/(loss)</b>	<b>14,890</b>	<b>84,666</b>	<b>(29,808)</b>	<b>146,512</b>
<b>Profit/(loss) attributable to:</b>				
Owners of the parent	7,939	47,353	(52,171)	91,307
Holders of perpetual bond	8,868	4,375	22,633	17,361
Non-controlling interests	(2,054)	32,975	(535)	37,889
	<b>14,753</b>	<b>84,703</b>	<b>(30,073)</b>	<b>146,557</b>

INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME**

	Individual Quarter		Year to Date	
	Current Year	Preceding Year	Current Year to	Preceding Year
	Quarter	Corresponding	Date	Corresponding
Note	<u>31/12/2021</u>	<u>31/12/2020</u>	<u>31/12/2021</u>	<u>31/12/2020</u>
	RM'000	RM'000	RM'000	RM'000
<b>Total comprehensive income/(loss) attributable to:</b>				
Owners of the parent	8,076	47,316	(51,906)	91,262
Holders of perpetual bond	8,868	4,375	22,633	17,361
Non-controlling interests	(2,054)	32,975	(535)	37,889
	<b>14,890</b>	<b>84,666</b>	<b>(29,808)</b>	<b>146,512</b>
<b>Earnings/(loss) per share attributable to owners of the parent:</b>				
<b>(sen per share)</b>				
- Basic	B10 0.55	3.30	(3.60)	6.37
- Diluted	B10 0.33	1.96	(2.15)	3.78

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

	Note	As At 31/12/2021 RM'000	As At 31/12/2020 RM'000
<b>Assets</b>			
<b>Non-current assets</b>			
Property, plant and equipment		756,667	770,546
Inventories		7,070,003	6,517,540
Investment properties		1,523,158	1,614,481
Right-of-use assets		141,080	139,285
Investment in an associate		114,471	95,884
Investments in joint ventures		300,824	278,328
Other investments		887	151,861
Intangible assets		6,424	3,927
Deferred tax assets		199,793	122,862
Trade and other receivables		5,222	18,072
Biological assets		1,469	-
		<u>10,119,998</u>	<u>9,712,786</u>
<b>Current assets</b>			
Inventories		566,007	591,105
Trade and other receivables		540,200	518,070
Contract cost assets		120,599	40,695
Contract assets		224,805	298,664
Tax recoverable		28,157	18,300
Other investments		166,700	-
Cash and bank balances		618,350	621,892
Biological assets		17	219
		<u>2,264,835</u>	<u>2,088,945</u>
<b>Total assets</b>		<u>12,384,833</u>	<u>11,801,731</u>

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

	Note	As At 31/12/2021 RM'000	As At 31/12/2020 RM'000
<b>Equity and liabilities</b>			
<b>Equity attributable to owners of the parent</b>			
Share capital		2,046,168	2,044,322
Irredeemable convertible preference shares		1,004,593	1,004,593
Treasury shares		(26,103)	(6,882)
Other reserves		1,611,485	1,664,148
		<u>4,636,143</u>	<u>4,706,181</u>
Perpetual bond		527,791	252,613
Non-controlling interests		820,182	800,512
<b>Total equity</b>		<u>5,984,116</u>	<u>5,759,306</u>
<b>Non-current liabilities</b>			
Deferred tax liabilities		568,504	543,877
Borrowings	B7	3,372,667	3,078,042
Trade and other payables		516,106	461,952
Irredeemable convertible preference shares		162,061	174,007
Contract liabilities		133,206	135,052
Lease liabilities		8,753	6,126
		<u>4,761,297</u>	<u>4,399,056</u>
<b>Current liabilities</b>			
Borrowings	B7	543,136	518,729
Trade and other payables		1,006,870	1,057,505
Irredeemable convertible preference shares		9,814	3,593
Contract liabilities		68,036	48,902
Tax payable		8,340	12,067
Lease liabilities		3,224	2,573
		<u>1,639,420</u>	<u>1,643,369</u>
<b>Total liabilities</b>		<u>6,400,717</u>	<u>6,042,425</u>
<b>Total equity and liabilities</b>		<u>12,384,833</u>	<u>11,801,731</u>
<b>Net assets per share (RM)</b>		<u>3.21</u>	<u>3.22</u>

*The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.*

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	----- Attributable to owners of the parent ----->									
	Non-distributable									
	Share Capital RM'000	Irredeemable Convertible Preference Shares RM'000	Treasury Shares RM'000	Foreign Currency Translation Reserve RM'000	Retained Earnings RM'000	Total Reserves RM'000	Total RM'000	Perpetual Bond RM'000	Non-controlling Interests RM'000	Total Equity RM'000
<b>As at 1 January 2020</b>	2,044,322	1,004,593	(13,648)	(64)	1,626,779	1,626,715	4,661,982	252,661	734,045	5,648,688
<b>Total comprehensive income</b>	-	-	-	(45)	91,307	91,262	91,262	-	37,889	129,151
Distribution for the financial period	-	-	-	-	-	-	-	17,361	-	17,361
Distribution paid for the financial period	-	-	-	-	-	-	-	(17,409)	-	(17,409)
<b>Transactions with owners</b>										
Issuance of ordinary shares and preference shares to non-controlling interests	-	-	-	-	-	-	-	-	30,802	30,802
Redemption of preference shares from non-controlling interests	-	-	-	-	-	-	-	-	(1,600)	(1,600)
Liquidation of a subsidiary	-	-	-	-	-	-	-	-	(150)	(150)
Adjustment of non-controlling interest measured at proportionate share of prior year's acquired subsidiaries' identifiable net assets	-	-	-	-	-	-	-	-	(450)	(450)
Acquisition of subsidiaries	-	-	-	-	-	-	-	-	(24)	(24)
Purchase of treasury shares	-	-	(47,063)	-	-	-	(47,063)	-	-	(47,063)
Dividend paid via distribution of treasury shares	-	-	53,829	-	(53,829)	(53,829)	-	-	-	-
Total transactions with owners	-	-	6,766	-	(53,829)	(53,829)	(47,063)	-	28,578	(18,485)
<b>As at 31 December 2020</b>	2,044,322	1,004,593	(6,882)	(109)	1,664,257	1,664,148	4,706,181	252,613	800,512	5,759,306
<b>As at 1 January 2021</b>	2,044,322	1,004,593	(6,882)	(109)	1,664,257	1,664,148	4,706,181	252,613	800,512	5,759,306
<b>Total comprehensive income/(loss)</b>	-	-	-	265	(52,171)	(51,906)	(51,906)	-	(535)	(52,441)
Distribution for the financial period	-	-	-	-	-	-	-	22,633	-	22,633
Distribution paid for the financial period	-	-	-	-	-	-	-	(17,455)	-	(17,455)
<b>Transactions with owners</b>										
Acquisition of non-controlling interests	-	-	-	-	(757)	(757)	(757)	-	802	45
Issuance of perpetual bond	-	-	-	-	-	-	-	270,000	-	270,000
Issuance of ordinary shares and preference shares	1,846	-	-	-	-	-	1,846	-	19,403	21,249
Purchase of treasury shares	-	-	(19,221)	-	-	-	(19,221)	-	-	(19,221)
Total transactions with owners	1,846	-	(19,221)	-	(757)	(757)	(18,132)	270,000	20,205	272,073
<b>As at 31 December 2021</b>	2,046,168	1,004,593	(26,103)	156	1,611,329	1,611,485	4,636,143	527,791	820,182	5,984,116

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS**

	31/12/2021 RM'000	31/12/2020 RM'000
<b>Cash flows from operating activities</b>		
(Loss)/profit before tax	(35,225)	238,404
Adjustments for:		
Depreciation of property, plant and equipment	31,881	28,252
Depreciation of right-of-use assets	5,152	6,296
Amortisation of intangible assets	458	342
Finance income	(6,549)	(17,780)
Finance costs	201,450	164,287
Net fair value loss/(gain) on investment properties	2,103	(138,128)
Share of results of an associate	(18,587)	(6,046)
Share of results of joint ventures	(22,684)	1,168
Unrealised profit arising from transaction with a joint venture	-	98
Reversal of impairment loss on trade and other receivables	-	(4,388)
Net gain on disposal of property, plant and equipment	(770)	(88)
Net loss on disposal of investment properties	16,102	-
Unrealised foreign exchange loss	-	27
Net gain on disposal of quoted shares	(15,083)	(4,823)
Net loss on disposal of assets classified as held for sale	-	1,538
Fair value (gain)/loss on quoted shares	(27,386)	9,162
Dividend income on quoted shares	(9,265)	(33)
Property, plant and equipment written off	82	77
Amortisation of deferred license fees	(4,697)	(4,586)
Amortisation of security retainers accumulation fund	11	11
Fair value loss on biological assets	46	-
Fair value gain on transferable corporate golf club memberships	-	(575)
Adjustment on purchase price allocation	-	(450)
Impairment loss on property, plant and equipment	-	33,650
Impairment loss of intangible assets	2,353	-
Impairment loss on trade and other receivables	-	2,718
Bad debt written off	-	49
Inventories written down	2,930	-
Unrealised returns on security retainers accumulation fund	29	(98)
<b>Operating profit before working capital changes</b>	<b>122,351</b>	<b>309,084</b>
Changes in working capital:		
Trade and other receivables	(8,456)	(74,364)
Contract assets	73,859	5,047
Inventories	(612,538)	(342,356)
Contract cost assets	17,769	128,045
Biological assets	(1,313)	(219)
Contract liabilities	(149)	(121,790)
Trade and other payables	21,694	(388,946)
Cash used in operations	(386,783)	(485,499)
Finance costs paid	(204,526)	(194,345)
Net taxes paid	(60,734)	(67,246)
<b>Net cash used in operating activities</b>	<b>(652,043)</b>	<b>(747,090)</b>

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS**

	31/12/2021 RM'000	31/12/2020 RM'000
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(18,151)	(40,659)
Purchase of investment properties	(19,481)	(64,210)
Purchase of intangible assets	-	(879)
Deposit paid on acquisition of a subsidiary	-	(7,021)
Proceeds from disposal of quoted shares	68,333	72,393
Proceeds from disposal of property, plant and equipment	707	454
Proceeds from disposal of investment properties	96,898	-
Proceeds from disposal of assets held for sale	-	74,162
Subscription of shares in joint ventures	-	(17,000)
Repayment from an associate	-	727
Repayment from a joint venture	-	2,391
Acquisition of quoted shares	(41,592)	(227,706)
Dividend income received	9,265	33
Finance income received	6,549	17,780
Finance cost paid	-	(4,621)
Net cash (outflow)/inflow on acquisition of subsidiaries	(12,982)	32
<b>Net cash generated from/(used in) investing activities</b>	<b>89,546</b>	<b>(194,124)</b>
<b>Cash flows from financing activities</b>		
Payment of borrowing costs	(10,245)	(20,161)
Drawdown from borrowings	792,130	939,568
Repayment of borrowings	(747,529)	(1,276,017)
Prepaid lease	-	(889)
Repayment of principal portion of lease liabilities	(3,675)	(4,689)
Uplift/(placement) of debt service reserve, escrow accounts and deposits with licensed banks not available for use	14,193	(34,577)
Proceeds from issuance of perpetual bond	270,000	-
Proceeds from issuance of shares to non-controlling interests	19,449	10,000
Redemption of preference shares from non-controlling interests	-	(1,600)
Proceeds from issuance of Islamic Medium Term Notes	293,000	1,207,000
Purchase of treasury shares	(19,220)	(47,063)
Proceeds from issuance of share capital	1,846	-
Distribution of surplus on liquidation of a subsidiary	-	(150)
Perpetual bond distribution paid	(17,455)	(17,409)
<b>Net cash generated from financing activities</b>	<b>592,494</b>	<b>754,013</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>29,997</b>	<b>(187,201)</b>
Effects of foreign exchange rate changes	266	(45)
<b>Cash and cash equivalents at beginning of financial period</b>	<b>404,092</b>	<b>591,338</b>
<b>Cash and cash equivalents at end of financial period*</b>	<b>434,355</b>	<b>404,092</b>



INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS**

	31/12/2021	31/12/2020
	RM'000	RM'000
* Cash and cash equivalents at end of financial period comprise the following:		
Cash and bank balances	618,350	621,892
Less: Cash and cash equivalents not available for use	<u>(183,995)</u>	<u>(217,800)</u>
Total cash and cash equivalents at end of financial period	<u>434,355</u>	<u>404,092</u>

*The condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements.*

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134**

**A1. Basis of preparation**

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134 Interim Financial Reporting and other MFRSs issued by the Malaysian Accounting Standard Board (“MASB”) 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 audited consolidated financial statements for the financial year ended 31 December 2020. 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 December 2020.

**A2. Changes in accounting policies arising from adoption of new standards, amendments and interpretations**

The accounting policies adopted for the interim financial statements are consistent with those of the audited financial statements for the financial year ended 31 December 2020 except for the adoption of the following new amendments to MFRSs:

**Effective for financial periods beginning on or after 1 January 2021:**

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

**Effective for financial periods beginning on or after 1 April 2021:**

Amendments to MFRS 16 Covid-19-Related Rent Concessions beyond 30 June 2021

The adoption of the above amendments to MFRSs did not result in material impact to the interim financial statements of the Group.

The followings are new standards, amendments and interpretations that have been issued by the MASB but have not been early adopted by the Group:

**Effective for financial periods beginning on or after 1 January 2022:**

Amendments to MFRS 1	First-time Adoption of MFRS-Subsidiary as a First-time Adopter
Amendments to MFRS 3	Reference to the Conceptual Framework
Amendments to MFRS 9	Financial Instruments-Fees in the ‘10 per cent’ Test for Derecognition of Financial Liabilities
Amendments to MFRS 116	Property, Plant and Equipment-Proceeds before Intended Use
Amendments to MFRS 137	Onerous Contracts-Cost of Fulfilling a Contract
Amendments to MFRS 141	Agriculture-Taxation in Fair Value Measurements

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134**

**A2. Changes in accounting policies arising from adoption of new standards, amendments and interpretations (cont’d.)**

The followings are new standards, amendments and interpretations that have been issued by the MASB but have not been early adopted by the Group: (cont’d.)

**Effective for financial periods beginning on or after 1 January 2023:**

MFRS 17*	Insurance Contracts
Amendments to MFRS 17*	Insurance Contracts
Amendments to MFRS 17*	Initial Application of MFRS 17 and MFRS 9-Comparative Information
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current
Amendments to MFRS 101	Disclosure of Accounting Policies
Amendments to MFRS 108	Definition of Accounting Estimates
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction.

**Effective date deferred to a date to be determined by MASB:**

Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
------------------------------------	---

\*These standards are not relevant and applicable to the Group.

**A3. Comments about seasonal or cyclical factors**

The business operations of the Group were not significantly affected by any seasonal or cyclical factors.

**A4. Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that is unusual because of their nature, size or incidence**

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

**A5. Material changes in estimates**

There were no material changes in estimates for the financial period ended 31 December 2021.

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD  
("MFRS") 134**

**A6. Debt and equity securities**

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the financial period under review except as follows:

- 1) The Company has repurchased its equity securities of 20,966,500 ordinary shares at an average price of RM0.92 per share. As at 31 December 2021, the number of treasury shares held was 29,344,743 ordinary shares.
- 2) On 11 October 2021, the Company completed the issuance of 2,000,000 new ordinary shares of RM0.9231 each pursuant to the Private Placement.

**A7. Dividends**

No dividend was paid during the current quarter under review.

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134**

**A8. Segmental information**

Segmental information is presented in respect of the Group's principal business segments - property development, property management, property investment, recreation and resort and investment holding and others. The geographical information is not presented as the Group's activities are carried out predominantly in Malaysia.

Business segment analysis for the quarter and financial period ended:

<b>Business Segments</b>	<b>Property development and property management RM'000</b>	<b>Property investment, recreation and resort RM'000</b>	<b>Investment holding and others RM'000</b>	<b>Total RM'000</b>
<b>Individual Quarter</b>				
<b>31 December 2021</b>				
<b>Revenue</b>	<b>202,495</b>	<b>40,450</b>	<b>20,812</b>	<b>263,757</b>
Results from operations	1,103	(15,061)	66,156	52,198
Net finance costs	(18,507)	(13,172)	(19,373)	(51,052)
Share of results of an associate	4,097	-	-	4,097
Share of results of joint ventures	15,084	-	-	15,084
<b>Profit/(loss) before tax</b>	<b>1,777</b>	<b>(28,233)</b>	<b>46,783</b>	<b>20,327</b>
<b>31 December 2020</b>				
<b>Revenue</b>	<b>316,375</b>	<b>25,686</b>	<b>18,142</b>	<b>360,203</b>
Results from operations	269,667	(54,993)	(20,791)	193,883
Net finance costs	(25,844)	(14,940)	(20,017)	(60,801)
Share of results of an associate	(271)	-	-	(271)
Share of results of joint ventures	(9,545)	-	-	(9,545)
<b>Profit/(loss) before tax</b>	<b>234,007</b>	<b>(69,933)</b>	<b>(40,808)</b>	<b>123,266</b>

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134**

**A8. Segmental information**

Business segment analysis for the quarter and financial period ended (cont'd):

<b>Business Segments</b>	<b>Property development and property management RM'000</b>	<b>Property investment, recreation and resort RM'000</b>	<b>Investment holding and others RM'000</b>	<b>Total RM'000</b>
<b>Year To Date</b>				
<b>31 December 2021</b>				
<b>Revenue</b>	<b>687,262</b>	<b>96,994</b>	<b>85,464</b>	<b>869,720</b>
Results from operations	105,052	(31,960)	45,314	118,406
Net finance cost	(69,363)	(53,429)	(72,110)	(194,902)
Share of results of an associate	18,587	-	-	18,587
Share of results of joint ventures	22,684	-	-	22,684
<b>Profit/(loss) before tax</b>	<b>76,960</b>	<b>(85,389)</b>	<b>(26,796)</b>	<b>(35,225)</b>
<b>Year To Date</b>				
<b>31 December 2020</b>				
<b>Revenue</b>	<b>903,572</b>	<b>94,358</b>	<b>64,641</b>	<b>1,062,571</b>
Results from operations	463,410	(61,060)	(22,317)	380,033
Net finance cost	(38,062)	(49,532)	(58,913)	(146,507)
Share of results of an associate	6,046	-	-	6,046
Share of results of joint ventures	(1,168)	-	-	(1,168)
<b>Profit/(loss) before tax</b>	<b>430,226</b>	<b>(110,592)</b>	<b>(81,230)</b>	<b>238,404</b>

**A9. Material events subsequent to the end of interim period**

There were no material events subsequent to the end of the current quarter up to the date of this report that have not been reflected in the interim financial statements under review, except for the following:-

- 1) On 19 January 2022, there was total of 72,000,000 ordinary shares of RM1.20 each issued pursuant to the conversion of 72,000,000 irredeemable convertible preference shares (“ICPS”) to 72,000,000 new ordinary shares by the conversion ratio of 1 unit ICPS to 1 new ordinary share.

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134**

**A10. Changes in composition of the Group**

1) The Group had incorporated the following wholly-owned subsidiaries during the current quarter:-

<b>No.</b>	<b>Name of Company</b>	<b>Holding Company</b>	<b>Date of Incorporation</b>	<b>Issued Share Capital (RM)</b>
(i)	Sehati Rakyat Sdn Bhd	Tropicana Development (Johor Bahru) Sdn Bhd	21 October 2021	100
(ii)	Sejahtera Rakyat Sdn Bhd	Tropicana Development (Johor Bahru) Sdn Bhd	21 October 2021	100
(iii)	Sejati Rakyat Sdn Bhd	Tropicana Development (Johor Bahru) Sdn Bhd	21 October 2021	100
(iv)	Selesa Rakyat Sdn Bhd	Tropicana Development (Johor Bahru) Sdn Bhd	21 October 2021	100
(v)	Sempurna Rakyat Sdn Bhd	Tropicana Development (Johor Bahru) Sdn Bhd	21 October 2021	100
(vi)	Blackforest Realty Sdn Bhd	Tropicana Corporation Berhad	22 October 2021	1
(vii)	Greenforest Realty Sdn Bhd	Tropicana Corporation Berhad	22 October 2021	1
(viii)	Raintree Realty Sdn Bhd	Tropicana Corporation Berhad	22 October 2021	1
(ix)	Bestari Golden Sdn Bhd	Tropicana Corporation Berhad	29 November 2021	1
(x)	Bestari Silver Sdn Bhd	Tropicana Corporation Berhad	29 November 2021	1
(xi)	Bestari Violet Sdn Bhd	Tropicana Corporation Berhad	29 November 2021	1
(xii)	Tropicana Bestari Properties Sdn Bhd	Tropicana Corporation Berhad	29 November 2021	1
(xiii)	Tropicana Bestari Development Sdn Bhd	Tropicana Corporation Berhad	30 November 2021	1
(xiv)	Bestari Zamrud Sdn Bhd	Tropicana Corporation Berhad	14 December 2021	1
(xv)	Tropicana Privilege (M) Sdn Bhd	Tropicana Corporation Berhad	20 December 2021	10,000

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD  
("MFRS") 134**

**A10. Changes in composition of the Group (cont'd)**

- 2) On 1 November 2021, Tropicana Plaza Sdn Bhd ("TPLSB") acquired 200,000 ordinary shares of Mesatria Sdn Bhd ("MSSB") representing 100% of the total paid-up share capital for a total cash consideration of RM1,866,000. Following the completion of this acquisition, MSSB has become a wholly-owned subsidiary of TPLSB, which in turn is an indirect wholly-owned subsidiary of the Company.
- 3) On 2 November 2021, Tropicana Paisley Sdn Bhd ("TPASB") and Tropicana Saujana Sdn Bhd ("TSSB") acquired 200,100 ordinary shares and 200,000 ordinary shares of Tencomurni Sdn Bhd ("TCSB") and Alam Tiasa Sdn Bhd ("ATSB") representing 100% of the total paid-up share capital for total cash considerations of RM1,866,000 and RM1,402,000 respectively. Following the completion of these acquisitions, TCSB and ATSB have become wholly-owned subsidiaries of TPASB and TSSB respectively, which in turn are indirect wholly-owned subsidiaries of the Company.
- 4) On 3 December 2021, Pixelcloud Sdn Bhd ("PCSB"), a wholly-owned subsidiary of the Company entered into a conditional Shares Sale Agreement ("SSA") to acquire 117 ordinary shares representing 70% of the total paid-up share capital in Cenang Resort Sdn Bhd ("CRSB") for a total purchase consideration of RM109.3 million. Following the completion of the acquisition, CRSB has become a 70% owned subsidiary of PCSB, which in turn is an indirect 70% owned subsidiary of the Company.
- 5) On 6 December 2021, Megaxis Sdn Bhd ("the Company") acquired 20,000 ordinary shares, 2,000,000 ordinary shares and 2 ordinary shares in Tropicana Coliseum (Ipoh) Sdn Bhd ("TCISB"), TSSB and TPASB respectively which representing 100% of the total paid-up share capital for a total cash consideration of RM1 each from its holding company, Tropicana Corporation Berhad ("TCB"). Following the completion of these acquisitions, TCISB, TSSB, TPASB have become wholly-owned subsidiaries of the Company.
- 6) On 13 December 2021, the Company acquired 1,000,000 ordinary shares in TPLSB which representing 100% of the total paid-up share capital for a total cash consideration of RM1 from its holding company, TCB. Following the completion of this acquisition, TPLSB has become wholly-owned subsidiary of the Company.
- 7) On 23 December 2021, the Company acquired 2 ordinary shares in Tropicana Lido Development Sdn Bhd ("TLDSB") representing 100% of the total paid-up share capital for a total cash consideration of RM1 from its holding company, TCB. Following the completion of this acquisition, TLDSB has become wholly-owned subsidiary of the Company.



**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134**

**A10. Changes in composition of the Group (cont’d)**

- 8) On 30 December 2021, Tropicana Danga Senibong Holding Sdn Bhd (“TDSHSB”), a wholly-owned subsidiary of the Company acquired Selesa Rakyat Sdn Bhd (“SSARSB”), Sempurna Rakyat Sdn Bhd (“SNARSB”), Sejahtera Rakyat Sdn Bhd (“SRARSB”), Sehati Rakyat Sdn Bhd (“STIRSB”) and Sejati Rakyat Sdn Bhd (“SJTIRSB”) with 100 ordinary shares which representing 100% of the total paid-up share capital for a total cash consideration of RM100 each from Tropicana Development (Johor Bahru) Sdn Bhd, a wholly-owned subsidiary of the Company. Following the completion of the acquisitions, SSARSB, SNARSB, SRARSB, STIRSB and SJTIRSB have become wholly-owned subsidiaries of the TDSHSB, which in turn are indirect wholly-owned subsidiaries of the Company.

Save as disclosed above, there were no other changes in the composition of the Group.

**A11. Changes in contingent liabilities or contingent assets**

Since the last annual audited position as at 31 December 2020, the Group’s contingent liabilities have changed due to the increase of RM115.6million in corporate guarantees (unsecured) issued by the Company to licensed financial institutions for banking facilities granted to the subsidiaries of the Group.

Save as disclosed above, there were no other changes in contingent liabilities of the Group.

**A12. Capital commitments**

The amount of commitments for capital expenditure as at 31 December 2021 is as follows:

	As at 31/12/2021 RM’000	As at 31/12/2020 RM’000
Capital expenditure:		
Approved and contracted for:		
- Property, plant and equipment	18,746	8,894
- Investment properties	5,699	14,190
	<b>24,445</b>	<b>23,084</b>
Approved and not contracted for:		
- Investment properties	18,309	19,747
	<b>42,754</b>	<b>42,831</b>

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B1. Performance review**

**Quarterly Results**

For the current quarter under review, the Group recorded revenue of RM263.8 million (Q4 2020: RM360.2 million) which was RM96.4 million or 26.8% lower when compared to the corresponding quarter in the preceding year. The Group's profit before tax ("PBT") was lower by RM102.9 million or 83.5% as compared to the corresponding quarter in the preceding year.

Higher revenue and PBT in the corresponding quarter in the preceding year reflected the completion of the disposals of two parcels of freehold development lands in Johor Bahru, for a total consideration of RM157.4 million whereby comparatively there were no land disposals in the current quarter.

**Year to date Results**

For the financial period ended 31 December 2021, the Group recorded revenue of RM869.7 million, which was RM192.9 million lower when compared to the corresponding period in the preceding year. Higher revenue in the corresponding period in the preceding year reflected the completion of the disposals of four parcels of freehold development lands in Johor Bahru, for a total cash consideration of RM399.2 million whereby there were no land disposals in the current period. Excluding these said land disposals, the revenue in the current period would have been higher by RM206.3 million which was contributed by higher sales and progress billings across key on-going projects in the Klang Valley and Southern Region which have picked up during this period as compared to the corresponding period in the preceding year.

The Group recorded a loss before tax ("LBT") of RM35.2 million, which was RM273.6 million lower when compared to the corresponding period in the preceding year, which had gains arising from the sale of the four parcels of development lands amounting to RM236.0 million whereby there were no sales of land in the current year to date. Despite the loss for the period, the Group's property development and property management division still performed strongly with profits of RM77.0 million for the period which were backed by strong sales and cost savings from projects.

## INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021

### PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD

#### **B2. Variation of results against preceding quarter**

The Group's revenue of RM263.8 million in the current quarter was RM93.3 million or 54.7% higher when compared to the preceding quarter ended 30 September 2021. This was due to higher progress billings and higher sales across some of the Group's key on-going projects.

The Group recorded a PBT of RM20.3 million in the current quarter which was RM51.7 million higher than the preceding quarter ended 30 September 2021. This was mainly attributed to the strong financial performance from the property development and property management division coupled with strong sales and cost savings from projects.

#### **B3. Prospects**

The Malaysian economy is anticipated to continue progressing positively in 2022 with the re-opening of virtually the entire business sector at the end of 2021. Border restrictions are also expected to gradually be relaxed in 2022, which would further accelerate economic recovery amid potentially improving business sentiment and fundamentals.

Although industry prospects remain challenging in the immediate short term, the Group believes that property demand in prime locations within Tropicana's established, matured and developing townships such as Tropicana Aman, Tropicana Heights and Tropicana Indah is still resilient, particularly when coupled with our attractive and innovative ownership packages and offers.

Tropicana will also continue to focus on the introduction of new phases across our signature and established developments, namely at Tropicana Aman, Tropicana Metropark, as well as Tropicana Uplands and Tropicana Alma in Johor, and intends to build on its successes in 2021 after surpassing the Group's RM1.1 billion sales target.

In the medium term, our new developments in Genting Highlands and Langkawi are expected to anchor and provide a major impetus to the Group's future growth, marked by our launching in Dec 2021 of the Tropicana Journey Collection comprising the Tropicana Grandhill and Tropicana Cenang projects.

Tropicana believes that its various sales and marketing initiatives will continue to bear fruit and ultimately secure more sales in the coming years for the Group. Hence, despite the prevailing challenges, the Group is optimistic on the medium to long term prospects of the property market and intends to, among others, maintain its active pursuit of opportunities to unlock the value of its strategic land bank across the Klang Valley, Genting Highlands and Johor in order to deliver sustainable returns to our shareholders.

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B4. Profit forecast or profit guarantee**

No profit forecast or profit guarantee was issued for the financial period.

**B5. Income tax**

	Individual Quarter		Year to Date	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
	RM'000	RM'000	RM'000	RM'000
Tax expense for the period	(14,121)	(27,797)	(71,943)	(59,814)
Overprovision of tax for previous financial period	(4,967)	(3,838)	(3,936)	(3,182)
Real property gain tax	512	(266)	502	(1,543)
Deferred tax transfers	13,002	(6,662)	80,529	(27,308)
Total Group's tax (expense)/benefit	<b>(5,574)</b>	<b>(38,563)</b>	<b>5,152</b>	<b>(91,847)</b>

The Group's effective tax rate was higher than the statutory tax rate mainly due to non-allowable expenses for tax deduction.

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B6. Corporate Proposals**

**Status of corporate proposals**

The following corporate proposals announced by the Company has not been completed as at 17 February 2022, being the latest practicable date which is not earlier than 7 days from the date of issuance of this interim financial report:

- 1) On 15 April 2013, Tropicana Aman Sdn Bhd (“TASB”), a wholly-owned subsidiary of the Company, entered into a sale and purchase cum development agreement with Menteri Besar Selangor (Pemerbadanan) (“MBI”) and Permodalan Negeri Selangor Berhad (“PNSB”) for the proposed acquisition cum development of 11 parcels of leasehold land, all in Mukim Tanjong Duabelas, District of Kuala Langat, State of Selangor measuring approximately 1,172.26 acres for a total cash consideration of RM1,297,259,264 (“Proposed Acquisition”).

MBI, PNSB and TASB had entered into supplementary agreements in respect of the Proposed Acquisition on 7 August 2014 and 12 March 2015 respectively. As at the date of this report, TASB has paid for 19 sub-divided parcels. The acquisitions for 18 sub-divided parcels are completed and TASB is in the midst of completing the transfer process for 1 sub-divided parcel. There are remaining 10 parcels of land to be paid.

- 2) On 1 November 2021 and 5 November 2021, the Company has announced that Tropicana Alam Sdn. Bhd. (formerly known as Tropicana Senibong Sdn Bhd), a wholly-owned subsidiary of the Company, have on 1 November 2021, entered into a joint venture agreement with Puncak Alam Housing Sdn Bhd, a non-related party, to form an unincorporated joint venture for the purpose of developing three parcels of leasehold land, all situated in Mukim of Ijok, District of Kuala Selangor, State of Selangor, having an aggregate area of approximately 362.742 acres.

**B7. Borrowings**

	<b>As at</b>	<b>As at</b>
	<b>31/12/2021</b>	<b>31/12/2020</b>
	<b>RM'000</b>	<b>RM'000</b>
Secured short term borrowings	<b>543,136</b>	518,729
Secured long term borrowings	<b>3,372,667</b>	3,078,042
	<b>3,915,803</b>	3,596,771

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B8. Material litigation**

On 26 August 2013, the Company received an order from the Arbitral Tribunal to add the Company as a party to the arbitration proceedings between Dijaya-Malind JV (Mauritius) Limited (“DMML”), Dijaya-Malind Properties (India) Private Limited (“DMPPL”) and Starlite Global Enterprise (India) Limited (“SGEIL”) (“Order”).

The arbitration proceedings were previously instituted by DMML and DMPPL against SGEIL to seek the return of the deposit sum and damages arising from termination of the Deed of Novation cum Joint Development Agreement.

The Company appealed to the City Civil Court of Hyderabad against the Order which was dismissed on 2 June 2014. As our legal counsel is in the opinion that the Order is erroneous and wrong in law, the Company has filed a further appeal to the High Court of Judicature of Andhra Pradesh and is pending a hearing date to be set.

**B9. Dividend payable**

There was no dividend proposed for the quarter under review.

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B10. Earnings/(loss) per share**

a) Basic earnings/(loss) per share

Basic earnings/(loss) per ordinary share were calculated by dividing profit/(loss) for the period attributable to owners of the parent by the weighted average number of ordinary shares outstanding during the financial year.

	Individual Quarter		Year to Date	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Profit/(loss) attributable to owners of the parent (RM'000)	<b>7,939</b>	47,353	<b>(52,171)</b>	91,307
Weighted average number of ordinary shares ('000)	<b>1,443,026</b>	1,436,867	<b>1,449,957</b>	1,433,880
Basic earnings/(loss) per share (sen)	<b>0.55</b>	3.30	<b>(3.60)</b>	6.37

(b) Diluted earnings/(loss) per share

For the purpose of calculating diluted earnings/(loss) per share, the net profit/(loss) for the period attributable to owners of the parent and the weighted average number of ordinary shares and ICPS outstanding during the period have been adjusted for the dilutive effects of all potential ordinary shares.

	Individual Quarter		Year to Date	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Profit/(loss) attributable to owners of the parent (RM'000)	<b>7,939</b>	47,353	<b>(52,171)</b>	91,307
Weighted average number of ordinary shares ('000) for the purpose of diluted earnings per share	<b>1,443,026</b>	1,436,867	<b>1,449,957</b>	1,433,880
Effect of conversion of ICPS to ordinary shares	<b>982,386</b>	982,386	<b>982,386</b>	982,386
Adjusted weighted average number of ordinary shares in issue ('000) for the purpose of diluted earnings per share	<b>2,425,412</b>	2,419,253	<b>2,432,343</b>	2,416,266
Diluted earnings/(loss) per share (sen)	<b>0.33</b>	1.96	<b>(2.15)</b>	3.78

**INTERIM FINANCIAL STATEMENTS FOR THE QUARTER ENDED 31 DECEMBER 2021**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B11. Notes to the statements of comprehensive income**

	<b>Individual Quarter 31/12/2021 RM'000</b>	<b>Year to Date 31/12/2021 RM'000</b>
Profit for the period/year is arrived at after (crediting)/charging:-		
Finance income	(1,272)	(6,549)
Finance costs	52,324	201,451
Amortisation of intangible assets	114	458
Depreciation of property, plant and equipment	7,439	31,881
Depreciation of right-of-use assets	1,554	5,152

**B12. Auditors' report on preceding annual financial statements**

The auditors' report of the financial statements for the financial year ended 31 December 2020 was not subject to any qualification.

**B13. Authorisation for issue**

The interim financial statements were authorised for issuance by the Board of Directors in accordance with the Directors' resolution dated 24 February 2022.