

INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022

These figures have not been audited.

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Individual Quarter		Cumulative Quarter	
	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000
Revenue	80,333	61,249	234,201	205,169
Cost of sales	(63,730)	(53,643)	(200,990)	(182,156)
	16,603	7,606	33,211	23,013
Other income	1,002	1,156	4,498	4,835
Administrative expenses	(3,575)	(3,783)	(12,785)	(12,440)
Other operating expenses	(9,364)	(4,114)	(19,170)	(11,977)
Operating profit	4,666	866	5,754	3,431
Finance income	967	179	2,689	651
Finance costs	(949)	(981)	(2,727)	(3,046)
Profit before tax	4,684	63	5,716	1,036
Taxation	(796)	(928)	(1,048)	(2,236)
Profit/ (Loss) net of tax	3,888	(865)	4,668	(1,200)
Profit / (Loss) attributable to:				
Owners of the parent	4,017	(788)	5,128	(909)
Non-controlling interests	(129)	(77)	(460)	(291)
	3,888	(865)	4,668	(1,200)
Earnings/ (Loss) per share (sen)				
(a) basic	0.51	(0.10)	0.64	(0.11)
(b) diluted	0.51	(0.10)	0.64	(0.11)

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.)

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	Individual Quarter		Cumulative Quarter	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	RM'000	RM'000	RM'000	RM'000
Profit/ (Loss) net of tax	3,888	(865)	4,668	(1,200)
Currency translation differences arising from consolidation	(1,988)	(2,087)	(686)	345
Total comprehensive profit	1,900	(2,952)	3,982	(855)
Total comprehensive profit / (loss) attributable to:				
Owners of the parent	2,029	(2,875)	4,442	(564)
Non-controlling interests	(129)	(77)	(460)	(291)
	1,900	(2,952)	3,982	(855)

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	UNAUDITED AS AT 30.09.2022 RM'000	AUDITED AS AT 31.12.2021 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	57,963	59,959
Inventories - Land held for property development	273,066	265,262
Investment properties	88,845	89,243
Goodwill on consolidation	2,360	2,351
Deferred taxation	32,986	31,429
Trade receivables	9,307	9,614
	464,527	457,858
Current assets		
Contract assets	81,527	64,065
Inventories - Property development cost	160,731	136,410
Inventories - Completed properties and others	140,985	178,527
Trade and other receivables	171,594	215,846
Tax Recoverable	4,678	5,900
Other investment	7,160	5,545
Deposits with licensed financial institutions	16,246	1,163
Cash and bank balances	11,849	3,768
	594,770	611,224
TOTAL ASSETS	1,059,297	1,069,082
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	402,364	433,469
Capital reserves	244	244
Warrants reserves	8,597	8,597
Exchange reserves	(20,763)	(20,077)
Treasury shares	(1,568)	(5,490)
Retained earnings	287,401	264,418
	676,275	681,161
Non-controlling interests	88,895	83,855
Total equity	765,170	765,016
Non-current liabilities		
Long term borrowings	2,239	4,695
Lease liabilities	323	415
Deferred taxation	4,568	4,572
	7,130	9,682
Current liabilities		
Contract liabilities	39,642	31,544
Trade and other payables	156,314	178,463
Short term borrowings	87,314	81,653
Lease liabilities	114	109
Provision	2,400	2,400
Current tax liabilities	1,213	215
	286,997	294,384
Total liabilities	294,127	304,066
TOTAL EQUITY AND LIABILITIES	1,059,297	1,069,082
Remarks:		
Net assets per share attributable to ordinary equity holders of the parent (RM) - Note (a)	0.99	0.91

(The above consolidated statement of financial position ("CSFP") should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.)

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	-----Attributable to Owners of the Company----->										
	Share Capital RM'000	Other Reserves Total RM'000	-----Non-distributable----->				Treasury Shares RM'000	Distributable Retained Profits RM'000	Equity attributable to owners of the parent RM'000	Non-controlling interests RM'000	Total equity RM'000
			Foreign Exchange Reserves RM'000	ESOS Reserves RM'000	Capital Reserves RM'000	Warrants Reserves RM'000					
Financial period ended 30.09.2022											
At 1.1.2022	433,469	(11,236)	(20,077)	-	244	8,597	(5,490)	264,418	681,161	83,855	765,016
Total comprehensive income/(loss) for the financial period											
Profit/ (Loss) for the financial period	-	-	-	-	-	-	-	5,128	5,128	(460)	4,668
Other comprehensive income											
Foreign currency translation	-	(686)	(686)	-	-	-	-	-	(686)	-	(686)
Total comprehensive income/(loss)	-	(686)	(686)	-	-	-	-	5,128	4,442	(460)	3,982
Transactions with owners											
Purchase of treasury shares	-	-	-	-	-	-	(9,328)	-	(9,328)	-	(9,328)
Cancellation of treasury shares	(31,105)	-	-	-	-	-	13,250	17,855	-	-	-
Subscription of shares by non-controlling interest	-	-	-	-	-	-	-	-	-	5,500	5,500
Total transactions with owners	(31,105)	-	-	-	-	-	3,922	17,855	(9,328)	5,500	(3,828)
At 30.09.2022	402,364	(11,922)	(20,763)	-	244	8,597	(1,568)	287,401	676,275	88,895	765,170
Financial period ended 30.09.2021											
At 1.1.2021	433,469	(9,263)	(18,104)	-	244	8,597	(1,796)	287,947	710,357	67,953	778,310
Total comprehensive income/(loss) for the financial period											
Loss for the financial period	-	-	-	-	-	-	-	(909)	(909)	(291)	(1,200)
Other comprehensive income											
Foreign currency translation	-	345	345	-	-	-	-	-	345	-	345
Total comprehensive income/(loss)	-	345	345	-	-	-	-	(909)	(564)	(291)	(855)
Transactions with owners											
Purchase of treasury shares	-	-	-	-	-	-	(1,552)	-	(1,552)	-	(1,552)
Dividends on ordinary shares	-	-	-	-	-	-	-	(4,114)	(4,114)	-	(4,114)
Non-controlling interest arising from acquisition of a new subsidiary	-	-	-	-	-	-	-	-	-	10,600	10,600
Changes in ownership interests in a subsidiary	-	-	-	-	-	-	-	(5,597)	(5,597)	5,597	-
Total transactions with owners	-	-	-	-	-	-	(1,552)	(9,711)	(11,263)	16,197	4,934
At 30.09.2021	433,469	(8,918)	(17,759)	-	244	8,597	(3,348)	277,327	698,530	83,859	782,389

(The above consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.)

INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022

CONSOLIDATED STATEMENT OF CASH FLOWS

	30.09.2022 RM'000	30.09.2021 RM'000
<u>CASH FLOWS FROM OPERATING ACTIVITIES:</u>		
Profit before tax	5,716	1,036
Adjustments for:		
Depreciation of:		
- property, plant and equipment	2,971	4,401
- investment properties	388	181
Dividend income	(92)	(245)
Loss/(Gain) on disposal of property, plant and equipment	1,182	(905)
Gain on disposal of investment properties	(25)	-
Interest expense	2,727	3,046
Interest income	(2,597)	(651)
Property, plant and equipment written off	2,061	24
Unrealised loss/(gain) from foreign exchange	216	(51)
	<u>12,547</u>	<u>6,836</u>
Changes in working capital:		
Inventories	13,113	(1,720)
Contract assets/ liabilities	(9,144)	53,309
Trade and other receivables	46,842	172
Trade and other payables	(22,196)	(28,446)
	<u>41,162</u>	<u>30,151</u>
Income Tax refund	1,573	41
Income Tax paid	(1,917)	(2,826)
Net Operating Cash Flows	<u>40,818</u>	<u>27,366</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES:</u>		
Dividend received	92	245
Interest received	319	600
Redemption/(placement) of other investment	(1,808)	5,755
Proceeds from disposal of property, plant and equipment	6,364	1,518
Proceeds from disposal of investment properties	308	-
Acquisition of subsidiary, net of cash acquired	-	(15,880)
Subscription of shares by non-controlling interest	5,500	-
Expenditure on land held for development	(8,061)	(1,090)
Purchase of property, plant and equipment	(11,534)	(1,211)
Net Investing Cash Flows	<u>(8,820)</u>	<u>(10,063)</u>
<u>CASH FLOWS FROM FINANCING ACTIVITIES:</u>		
Interest paid	(2,727)	(3,046)
Dividend paid	-	(4,114)
Drawdown/(repayment) of borrowings	3,657	(10,544)
Payment of lease	(84)	-
Purchase of treasury shares	(9,328)	(1,552)
Net Financing Cash Flows	<u>(8,482)</u>	<u>(19,256)</u>
Net change in cash & cash equivalents	23,516	(1,953)
Cash & cash equivalents at the beginning of the financial year	4,338	10,971
Effect of exchange differences on translation	241	496
Cash & cash equivalents at the end of the financial period	<u>28,095</u>	<u>9,514</u>
Analysis of cash & cash equivalents:		
Deposits with licensed banks	16,246	1,158
Cash and bank balances	11,849	10,874
	<u>28,095</u>	<u>12,032</u>
Bank overdrafts	-	(2,518)
	<u>28,095</u>	<u>9,514</u>

(The above consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2021 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 2021. 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 2021.

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 2021, except for the adoption of the following amendments/ improvement to MFRSs with effect from 1 January 2022.

Amendments to MFRS 3	Business Combinations
Amendments to MFRS 116	Property, Plant and Equipment
Amendments to MFRS 137	Provisions, Contingent Liabilities and Contingent Assets
<i>Annual Improvement to MFRSs Standards 2018-2020</i>	
• Amendments to MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards
• Amendments to MFRS 9	Financial Instruments
• Amendments to MFRS 16	Leases
• Amendments to MFRS 141	Agriculture

The adoption of the above amendments/ improvement to MFRSs did not have significant impact on 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 cancelled 60,000,000 treasury shares and purchased 29,464,300 shares from its issued shares from the open market. The total number of shares held as treasury shares as at 30 September 2022 was 7,355,749 at a total cost of RM1,568,466.23. 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 September 2022.

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 30.09.2022

	Construction	Property Development	South Africa Investment	Others	Eliminations	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
External revenue	159,531	62,475	11,863	332	-	234,201
Inter-segment revenue	79,965	-	-	-	(79,965)	-
Total segment revenue	239,496	62,475	11,863	332	(79,965)	234,201
RESULTS						
Profit/(loss) from operations	(2,090)	7,366	1,813	(1,394)	59	5,754
Finance income	4,213	1,351	14	277	(3,166)	2,689
Finance cost	(1,875)	(2,715)	(449)	(821)	3,133	(2,727)
Profit/(loss) before tax	248	6,002	1,378	(1,938)	26	5,716
Taxation						(1,048)
Profit net of tax						4,668

Financial period ended 30.09.2021

	Construction	Property Development	South Africa Investment	Others	Eliminations	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
REVENUE						
External revenue	169,217	31,832	3,597	523	-	205,169
Inter-segment revenue	424	-	-	-	(424)	-
Total segment revenue	169,641	31,832	3,597	523	(424)	205,169
RESULTS						
Profit/(loss) from operations	(3,472)	7,592	481	(1,065)	(105)	3,431
Finance income	1,640	1,553	3	1,220	(3,765)	651
Finance cost	(1,298)	(3,471)	(448)	(1,521)	3,692	(3,046)
Profit/(loss) before tax	(3,130)	5,674	36	(1,366)	(178)	1,036
Taxation						(2,236)
Loss net of tax						(1,200)

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:-

	Financial Period Ended 30.09.2022 RM'000	Financial Year Ended 31.12.2021 RM'000
- Performance guarantees extended to a third party (Project related)	989	2,751
	<u>989</u>	<u>2,751</u>

There were no financial impact for the financial assistance provided in the Group for the current financial quarter and financial year ended 31 December 2021.

There were no contingent assets as at end of the current financial quarter and financial year ended 31 December 2021.

A13 Capital Commitments

	Financial Period Ended 30.09.2022 RM'000	Financial Year Ended 31.12.2021 RM'000
Approved and contracted for:-		
-Property, Plant & Equipment	526	1,002
-Inventories - Property held for development	8,148	8,148
Approved but not contracted for Property, Plant & Equipment	-	-

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 third quarter ended 30 September 2022, the Group's revenue has increased by RM19.08 million (31.2%) to RM80.33 million from RM61.25 million reported in the preceding year's corresponding quarter. The Group's profit before tax increased substantially by RM4.62 million from RM0.06 million to RM4.68 million in the third quarter of 2022.

For the nine (9) months ended 30 September 2022, the Group reported a revenue of RM234.20 million, an increase of RM29.03 million (14.2%) from the revenue of RM205.17 million reported in the nine (9) months of 2021. Correspondingly, the Group reported a profit before tax of RM5.72 million, a significant increase of RM4.68 million (451.8%) compared to a profit before tax of RM1.04 million in the preceding year's corresponding period. The increase in Group's profit was mainly derived from Construction division.

Further analysis of the divisional performances is as follows:-

	Individual Quarter		Cumulative Period	
	3 months ended		9 months ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	RM'000	RM'000	RM'000	RM'000
REVENUE				
Construction	46,637	47,030	159,531	169,217
Property Development	28,388	12,860	62,475	31,832
South Africa Investment	5,187	1,225	11,863	3,597
Others	121	134	332	523
	80,333	61,249	234,201	205,169
PROFIT / (LOSS) BEFORE TAX				
Construction	2,934	(886)	248	(3,130)
Property Development	1,806	2,823	6,002	5,674
South Africa Investment	464	(503)	1,378	36
Others	(454)	(801)	(1,938)	(1,366)
Elimination	(66)	(570)	26	(178)
	4,684	63	5,716	1,036

Construction

Individual quarter

Construction division reported a slightly lower revenue of RM46.64 million in the current third quarter, as compared to RM47.03 million in the third quarter of 2021. Nevertheless, this division reported a profit before tax of RM2.93 million in the current third quarter compared to a loss before tax of RM0.89 million reported in the preceding year's corresponding quarter.

Cumulative quarter

For the nine (9) months ended 30 September 2022, the Construction division reported a revenue of RM159.53 million, a reduction of RM9.69 million (5.7%) compared to RM169.22 million reported in the nine (9) months of 2021. This division reported a marginal profit before tax of RM0.25 million in the nine (9) months of 2022, compared to a loss before tax of RM3.13 million reported in the preceding year's corresponding period.

Property Development

Individual quarter

The Property Development division has contributed a higher revenue of RM28.39 million in the current third quarter, an increase of RM15.53 million (120.8%) as compared to RM12.86 million in the third quarter of 2021. Nevertheless, profit before tax has decreased by RM1.01 million (36.0%) to RM1.81 million from RM2.82 million in the preceding year's corresponding quarter. The increase in revenue was mainly derived from our completed project '280 Park Homes'. This project has generated lower profit margin compared to property project completed in previous year.

Cumulative quarter

For the nine (9) months ended 30 September 2022, the Property Development division's revenue has increased substantially by RM30.65 million (96.3%) to RM62.48 million from RM31.83 million reported in the nine (9) months of 2021. Nevertheless, profit before tax increased slightly by RM0.33 million (5.8%) from RM5.67 million to RM6.00 million in the current financial period. The profit was mainly derived from the sales at our completed project '280 Park Homes' whereby this project generated lower profit margin.

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

South Africa Investment

Individual quarter

For the current second quarter ended 30 September 2022, our property project in South Africa has contributed a revenue of RM5.19 million, a significant increase of RM3.96 (323.4%) compared to RM1.23 million as reported in the third quarter of 2021. Correspondingly, this division reported a profit before tax of RM0.46 million, compared to a loss before tax of RM0.50 million.

Cumulative quarter

For the nine (9) months ended 30 September 2022, our property project in South Africa has contributed a higher revenue of RM11.86 million, an increase of RM8.27 million (229.8%) as compared to RM3.60 million reported in the preceding year's corresponding period. Correspondingly, this division reported a profit before tax of RM1.38 million compared to a marginal profit before tax of RM0.04 million in the preceding year's corresponding quarter. The profit before tax was mainly derived from sales of bungalow lots and apartment units.

B2 Comparison with Preceding Quarter Results

	Current Quarter ended 30.09.2022 RM'000	Preceding Quarter ended 30.06.2022 RM'000	Variance %
Revenue	80,333	76,786	4.6%
Profit before tax	4,684	1,573	197.8%
Profit margin	5.8%	2.0%	

The Group's revenue in the current quarter has increased slightly by RM3.55 million (4.6%) to RM80.33 million from the preceding quarter's revenue of RM76.79 million. Correspondingly, the Group's profit before tax has increased by RM3.11 million (197.8%) from RM1.57 million to RM4.68 million in the current quarter. The current quarter profit was mainly derived from Construction division.

B3 Profit for the period

	Individual Quarter 3 months ended		Cumulative Period 9 months ended	
	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000
Profit for the period is arrived at after crediting/(charging):				
Depreciation and amortisation	(953)	(1,443)	(3,359)	(4,582)
(Loss)/Gain on disposal of property, plant and equipment	(1,619)	107	(1,182)	905
Gain on disposal of investment properties	-	-	25	-
Interest income	942	179	2,597	651
Interest expense	(949)	(981)	(2,727)	(3,046)
Other income	761	1,479	3,501	3,879
Property, plant and equipment written off	(313)	(7)	(2,061)	(24)
Unrealised (loss)/gain on foreign exchange	(510)	(430)	(216)	51

B4 Prospects for the current financial year ending 31 December 2022

Our Construction division's outstanding order book currently stands at RM328.35 million after including a new project awarded by East Coast Economic Region Development Council for RM68.80 million. The division will continue working aggressively on project tendering for order book replenishment.

Our Property Development division has concluded new sales approximately RM64 million for completed units at our 280 Park Home project since beginning of this year. Current unbilled sales for this Division amounts to RM57.57 million. Besides, we have launched a new project, Amber 1 for 67 units of double storey terrace houses in Bukit Sentosa, Rawang in early November 2022. We have achieved 36% sales booking as of to-date. We are also working on the new proposed residential projects in Kota Warisan, Sepang and Taman Puchong Prima, Puchong.

Our South Africa division had launched a total of 44 vacant bungalow lots in February and July 2022. To-date, we have sold 31 lots amounting to RM9.0 million. In addition, this division is currently working on obtaining authority's approval to sell 80 vacant bungalow lots, which will have positive contribution to the Group's earning for next 2 years.

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

B5 Profit Forecast

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

B6 Taxation

	Current Quarter ended 30.09.2022 RM'000	Financial Period ended 30.09.2022 RM'000
Taxation based on profit for the period		
- current year	(1,253)	(2,694)
- under/ (over) provision in prior years	<u>102</u>	<u>102</u>
	(1,151)	(2,593)
Deferred taxation	<u>355</u>	<u>1,545</u>
	<u>(796)</u>	<u>(1,048)</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.

B8 Material Contracts Pending Completion

Disposal of 72 pieces of leasehold land in Pulau Melaka

The Company's wholly-owned subsidiary, Pembinaan Mitrajaya Sdn Bhd ("PMSB") has sold and/or disposed off 72 pieces of leasehold land in Pulau Melaka, State of Malacca to Parkland Avenue Sdn Bhd ("PASB") and another 21 pieces of leasehold land to Parkland Diversified Sdn Bhd ("PDSB") for a total cash consideration of RM63.00 million by way of the following agreements entered on 26 November 2019 ("the Disposal"):-

- i) a Sale and Purchase Agreement with PASB for the sale and/or disposal of 72 pieces of leasehold land in Pulau Melaka, State of Malacca ("First SPA");
- ii) a Sale and Purchase Agreement with PDSB for the sale and/or disposal of 21 pieces of leasehold land in Pulau Melaka, State of Malacca ("Second SPA"); and
- iii) a Master Agreement with PASB and PDSB to confirm that the First SPA and the Second SPA shall not be divisible or independent from one another be interdependent and indivisible and that the obligations are to be performed and completed by the Parties concurrently.

On 25 December 2021, PMSB has entered into a Secondary Supplementary Agreement to further extend the completion date to 31 December 2022 with condition that PASB and PDSB shall pay the late payment interest calculated on the unpaid balance purchase price on or before the 25th day of every month, the first of which shall be payable on or before the 25 December 2021.

Pursuant to the request of PASB and PDSB, PMSB has agreed to grant further extension to the new extended completion period from 31 December 2022 to 31 March 2023 on 25 November 2022. PASB and PDSB shall continue to pay the late payment interest on the unpaid balance purchase price on or before the 25th day of every month.

Proposed acquisition of properties in Bentong, Pahang

The Company's 60% owned subsidiary, Premier Discovery Sdn Bhd ("PDSB") had on 16 February 2022 entered into agreements to purchase from related parties, 5 pieces of land at Mukim Bentong that are adjacent to the current properties held by PDSB ("Proposed Acquisition") for total cash consideration of RM16.2 million.

The Proposed Acquisition has been completed in October 2022.

B9 Group Borrowings and Debt Securities

	Short term RM'000	Long term RM'000
Secured	22,107	2,239
Unsecured	<u>65,208</u>	<u>-</u>
	<u>87,315</u>	<u>2,239</u>

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

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 hearing is rescheduled to March and April 2023.

B11 Dividend

The Directors are not recommending any dividend for the quarter ended 30 September 2022.

B12 Earnings/(Loss) Per Share

Individual Quarter		Cumulative Period	
3 months ended		9 months ended	
30.09.2022	30.09.2021	30.09.2022	30.09.2021

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

Profit/ (Loss) attributable to equity holders of the Company (RM'000)	4,017	(788)	5,128	(909)
Weighted average number of ordinary shares in issue ('000)	787,720	822,681	799,966	823,244
Basic earnings/ (loss) per share (sen)	0.51	(0.10)	0.64	(0.11)

(b) **Diluted Earnings/(Loss) Per Share**

Profit/ (Loss) attributable to equity holders of the Company (RM'000)	4,017	(788)	5,128	(909)
Weighted average number of ordinary shares in issue ('000)	787,720	822,681	799,966	823,244
Effect of dilution ('000)	#	#	#	#
Adjusted weighted average number of ordinary shares in issue ('000)	787,720	822,681	799,966	823,244
Diluted earnings/ (loss) per share (sen)	0.51	(0.10)	0.64	(0.11)

As the exercise price for the warrants are higher than average market price, it is assumed that the holders of the warrants will not exercise the warrants.

B13 Auditors' Report of Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2021 was not qualified.

By Order of the Board
Leong Oi Wah
Secretary