

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
FOR FIRST QUARTER ENDED 30 JUNE 2022**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/06/22 RM'000	30/06/21 RM'000	30/06/22 RM'000	30/06/21 RM'000
Revenue	21,574	16,092	21,574	16,092
Operating expenses	(18,364)	(12,944)	(18,364)	(12,944)
Other operating income	4,234	4,524	4,234	4,524
Profit from operations	<u>7,444</u>	<u>7,672</u>	<u>7,444</u>	<u>7,672</u>
Finance costs	(4,700)	(5,364)	(4,700)	(5,364)
Profit before taxation	<u>2,744</u>	<u>2,308</u>	<u>2,744</u>	<u>2,308</u>
Taxation	(412)	(405)	(412)	(405)
Profit after tax for the period	<u><u>2,332</u></u>	<u><u>1,903</u></u>	<u><u>2,332</u></u>	<u><u>1,903</u></u>
Attributable to:-				
Owners of the Parent	2,353	2,005	2,353	2,005
Non-controlling interests	(21)	(102)	(21)	(102)
	<u><u>2,332</u></u>	<u><u>1,903</u></u>	<u><u>2,332</u></u>	<u><u>1,903</u></u>
Earnings per share attributable to owners of the parent :				
Basic (sen)	0.22	0.19	0.22	0.19

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 31 March 2022 and the notes to the Interim Financial Report).

ASIAN PAC HOLDINGS BERHAD (129-T)

(INCORPORATED IN MALAYSIA)

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME FOR FIRST QUARTER ENDED 30 JUNE 2022**

(The figures have not been audited)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/06/22 RM'000	30/06/21 RM'000	30/06/22 RM'000	30/06/21 RM'000
Profit after tax for the period	2,332	1,903	2,332	1,903
Other comprehensive income :				
<i>Other comprehensive income that will not be reclassified to profit or loss in subsequent periods (net of tax):</i>				
Fair value (loss)/ gain on financial assets at fair value through other comprehensive income	(607)	243	(607)	243
Total comprehensive income for the period	1,725	2,146	1,725	2,146
Total comprehensive income/(loss) attributable to :				
Owners of the parent	1,746	2,248	1,746	2,248
Non-controlling interests	(21)	(102)	(21)	(102)
	1,725	2,146	1,725	2,146

(The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2022 and the notes to the Interim Financial Report).

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2022

(The figures have not been audited)

	AS AT END OF FINANCIAL PERIOD 30/06/22 RM'000	AS AT PRECEDING FINANCIAL YEAR END 31/03/22 RM'000
ASSETS		
Non Current Assets		
Property, plant and equipment	6,113	6,763
Inventories - Land held for property development	371,151	366,824
Investment properties	1,276,340	1,276,340
Intangible assets	38,029	38,029
Non-current financial assets	5,949	6,556
Deferred tax assets	142	104
	<u>1,697,724</u>	<u>1,694,616</u>
Current Assets		
Inventories - Property development costs	202,728	186,980
Inventories - Completed properties and others	4,111	4,423
Trade & other receivables	63,238	52,855
Contract assets in respect of property development	-	2,222
Accrued income	1,337	1,512
Prepayment	866	806
Tax recoverable	4,685	4,092
Other investments	4	18,563
Cash and bank balances	46,955	52,655
	<u>323,924</u>	<u>324,108</u>
TOTAL ASSETS	<u>2,021,648</u>	<u>2,018,724</u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	301,321	213,643
Reserves	2,307	3,892
ICULS	-	74,579
Retained profits	758,353	768,121
Total shareholder's equity	<u>1,061,981</u>	<u>1,060,235</u>
Non-controlling interest	968	989
Total Equity	<u>1,062,949</u>	<u>1,061,224</u>
Non Current Liabilities		
Deferred tax liabilities	234,730	234,424
Long term trade & other payables	132,744	132,744
Lease liabilities	529	779
Loans and borrowings	340,762	328,968
	<u>708,765</u>	<u>696,915</u>
Current Liabilities		
Loans and borrowings	156,632	159,371
Trade & other payables	69,794	78,301
Lease liabilities	1,518	1,670
Provisions	19,095	19,148
Prepayment from tenants	429	733
Progress billings in respect of property development costs	2,466	1,362
	<u>249,934</u>	<u>260,585</u>
Total liabilities	<u>958,699</u>	<u>957,500</u>
TOTAL EQUITY AND LIABILITIES	<u>2,021,648</u>	<u>2,018,724</u>
Net assets per share attributable to equity holders of the parent (Sen)	71.3	100.9

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 March 2022 and the Notes to the Interim Financial Report)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR FIRST QUARTER ENDED 30 JUNE 2022**

	Attributable to Equity Holders of the Parent					Non Controlling Interest	Total Equity
	Non-distributable			Distributable			
	Share Capital	Other Reserves	ICULS	Retained Profits	Total		
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
At 1 April 2022	213,643	3,892	74,579	768,121	1,060,235	989	1,061,224
Total comprehensive income/ (loss) for the period	-	(607)	-	2,353	1,746	(21)	1,725
Expiry of Warrants	-	(978)	-	978	-	-	-
Conversion of ICULS	87,678	-	(74,579)	(13,099)	-	-	-
At 30 June 2022	301,321	2,307	-	758,353	1,061,981	968	1,062,949
At 1 April 2021	212,399	3,108	75,638	774,726	1,065,871	3,259	1,069,130
Total comprehensive income/ (loss) for the period	-	243	-	2,005	2,248	(102)	2,146
Aquisition of a subsidiary	-	-	-	2	2	510	512
Conversion of ICULS	460	-	(392)	(10)	58	-	58
At 30 June 2021	212,859	3,351	75,246	776,723	1,068,179	3,667	1,071,846

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 March 2022 and the Notes to the Interim Financial Report)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR FIRST QUARTER ENDED 30 JUNE 2022**

(The figures have not been audited)

	30/06/22	30/06/21
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	2,744	2,308
Adjustment for non-cash items :		
Non-cash items	(2,490)	(2,451)
Non-operating items	4,185	4,772
Operating profit before working capital changes	<u>4,439</u>	<u>4,629</u>
Changes in Working Capital :		
Increase in receivables	(6,352)	(3,568)
Movement in property development cost	(12,911)	(1,098)
Movement in stocks	312	1,091
Decrease in payables	(7,549)	(8,350)
Cash used in operations	<u>(22,061)</u>	<u>(7,296)</u>
Interest and dividend received	2	3
Taxation paid	(740)	(1,566)
Taxation refund	3	-
Net cash used in operating activities	<u>(22,796)</u>	<u>(8,859)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and dividend received	134	58
Short term investment (net of disposal)	-	272
Other investments/placements	18,294	10,848
Pledged cash and short term deposits	(8,780)	4,335
Purchase property, plant & equipment (net of disposal)	(134)	(101)
Addition to Inventories - Land Held for Development	(2,198)	(3,166)
Net cash generated from investing activities	<u>7,316</u>	<u>12,246</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase payables (net)	(16)	(15)
Repayment of lease liabilities	(430)	(303)
Drawdown of Short & Long Term Loan	62,575	26,580
Repayment of bank borrowings and financing costs	(51,337)	(37,513)
Interest paid	(7,162)	(7,219)
ICULS Coupon paid	(2,630)	(2,654)
Net cash generated from/ (used in) financing activities	<u>1,000</u>	<u>(21,124)</u>
NET CHANGES IN CASH & CASH EQUIVALENTS	<u>(14,480)</u>	<u>(17,737)</u>
CASH & CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	<u>29,852</u>	<u>40,456</u>
CASH & CASH EQUIVALENTS AT THE END OF THE PERIOD	<u><u>15,372</u></u>	<u><u>22,719</u></u>

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the financial statements for the year ended 31 March 2022 and Notes to the Interim Financial Report)

PART A : EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards ("MFRS") 134 : Interim Financial Reporting and Chapter 9, Part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 March 2022. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 March 2022.

Adoption of new and amended standards

The accounting policies and methods of computation adopted in this interim financial statements are consistent with those adopted in the preparation of the audited financial statements for the year ended 31 March 2021, except for the adoption of the following amendments to Malaysian Financial Reporting Standards (MFRS) which are applicable for the Group's financial year beginning 1 April 2022:-

Amendments to MFRS 1	First time Adoption of Malaysian Financial Reporting Standards (Annual Improvements to MFRS Standards 2018 - 2020 Cycle)
Amendments to MFRS 3	Reference to the Conceptual Framework
Amendments to MFRS 9	Financial Instruments (Annual Improvements to MFRS Standards 2018 - 2020 Cycle)
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 (Annual Improvements to MFRS Standards 2018 - 2020 Cycle)

The adoption of the above amendments had no significant impact to the financial statements of the Group.

A2 Audit Qualification

The audit report of the preceding annual financial statements was not qualified.

A3 Seasonal or Cyclical Factors

The Group's activities are not affected by any seasonal or cyclical factors.

A4 Nature and Amount of Unusual Items

There were no items of an exceptional or unusual nature that have affected the assets, liabilities, equity, net income or cashflows of the Group during the current quarter.

A5 Changes in estimates

There are no significant changes in estimates in the current quarter.

ASIAN PAC HOLDINGS BERHAD (129-T)
(INCORPORATED IN MALAYSIA)

A6 Debt and Equity Securities

Other than disclosed below, there were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities in the current quarter:-

- On 24 May 2022 and 25 May 2022, the ICULS holders converted 11,000 and 60,000 ICULS into 55,000 and 300,000 new ordinary shares of Asian Pac respectively at a conversion price of RM0.20 for every one (1) ordinary share.
- A total of 87,606,861 outstanding ICULS had been mandatorily converted into 438,034,305 new ordinary shares of Asian Pac at a conversion price of RM0.20 for every one (1) ordinary share upon its maturity on 25 May 2022. Accordingly, the ICULS have been removed from the Official List of Bursa Securities Malaysia Berhad ("Bursa Securities") with effect from 26 May 2022.
- The unexercised warrants of 198,512,922 have lapsed and become null and void on its expiry date on 25 May 2022. Accordingly, the warrants have been removed from the Official List of Bursa Securities with effect from 26 May 2022.
- On 9 June 2022, a wholly-owned subsidiary of Asian Pac has fully redeemed the entire 25,000,000 redeemable preference shares ("RPS-A") valued at RM1.00 each at a redemption price of RM1.00 per RPS-A together with 7,125,000 free detachable zero-rated RPS upon maturity.

A7 Dividend

There were no dividend paid during the current quarter ended 30 June 2022.

A8 Material and subsequent Events

There were no material events subsequent to the first quarter ended 30 June 2022 up to the date of this report, which is likely to substantially affect the results of the operations of the Group.

A9 Effects of Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter except for the acquisition of Kota Platinum Sdn. Bhd. as a wholly-owned subsidiary of the Company on 9 May 2022 for a cash consideration of RM1.00.

A10 Contingent Liabilities

Contingent liabilities of the Group as at the date of this report, are in respect of guarantees given to government bodies and service providers amounting to RM16,143,066.

A11 Capital Commitment

There was no capital commitment as at the date of this announcement.

A12 Related Party Transactions

There were no significant related party transactions as at the date of this announcement.

PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of Performance of the Operating Segments

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/06/22 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/06/21 RM'000	CURRENT YEAR TO DATE 30/06/22 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/06/21 RM'000
<u>Revenue</u>				
Investment holding and others	1,450	1,132	1,450	1,132
Property development	4,496	1,301	4,496	1,301
Property investment	364	371	364	371
Mall operations	19,523	18,071	19,523	18,071
Carpark operations	2,439	1,671	2,439	1,671
	<u>28,272</u>	<u>22,546</u>	<u>28,272</u>	<u>22,546</u>
Adjustments and eliminations	(6,698)	(6,454)	(6,698)	(6,454)
Total revenue	<u>21,574</u>	<u>16,092</u>	<u>21,574</u>	<u>16,092</u>
<u>Results</u>				
Investment holding and others	(1,873)	1,633	(1,873)	1,633
Property development	(2,361)	(5,486)	(2,361)	(5,486)
Property investment	90	159	90	159
Mall Operations	6,754	6,413	6,754	6,413
Carpark operations	1,108	633	1,108	633
	<u>3,718</u>	<u>3,352</u>	<u>3,718</u>	<u>3,352</u>
Adjustments and eliminations	(974)	(1,044)	(974)	(1,044)
Profit before tax	<u>2,744</u>	<u>2,308</u>	<u>2,744</u>	<u>2,308</u>

Current Quarter vs Previous Year Corresponding Quarter

For the current quarter under review, the Group recorded a higher revenue of RM21.6 million as compared to the preceding year's corresponding quarter of RM16.1 million. The improvement in the revenue was mainly due to better revenue performance in all the Group's divisions with the full resumption of business operations under Phase 4 of the National Recovery Plan in line with the transition to endemicity.

The revenue from the Property Development division increased by RM3.2 million to RM4.5 million in the current quarter from RM1.3 million in the preceding year's quarter mainly contributed by the sales recognised from newly unveiled developments under construction as well as sale of inventories in the current quarter as compared to the revenue contribution which stems primarily from the sale of inventories in the preceding year's quarter.

The revenue of the Mall operations which is situated in Kota Kinabalu, Sabah was higher by 8.0% to RM19.5 million from RM18.1 million in the previous year's corresponding quarter due to higher occupancy rate. Carpark operations also recorded higher revenue by RM0.8 million or 46.0% to RM2.4 million from the preceding year corresponding quarter of RM1.7 million due to higher volume of traffic.

The Group recorded a profit before tax of RM2.7 million in the current quarter as compared RM2.3 million in the preceding year's corresponding quarter. The increase in profit before tax was mainly contributed by the Mall and Carpark divisions attributable to higher occupancy and higher volume of traffic respectively.

B2 Comment on Financial Results (Current quarter compared with the preceding quarter)

	Current Quarter 30/6/22 RM'000	Preceding Quarter 31/3/22 RM'000	Variance RM'000
Profit/ (loss) before tax	2,744	(10,825)	13,569

For the current quarter, the Group recorded a profit before tax of RM2.7 million as compared to RM10.8 million loss before tax recorded in the preceding quarter.

The positive variance of RM13.6 million was mainly due to the absence of net loss on fair value adjustment on investment properties of RM11.1 million which was recognised in the preceding quarter, coupled with higher revenue and gross profits achieved from the Mall and Carpark operations in the current quarter.

B3 Prospects

The Group currently has three active divisions contributing to the Group's results, namely Property Development, Mall operations and Carpark operations. The transition of the whole country into the endemic phase since April 2022 with the relaxation of COVID-19 standard operating procedures is anticipated to stimulate economic activities and aid in the gradual recovery of the Malaysian economy and business operations of the Group. However, persistent COVID-19 challenges and the pandemic-related disruptions to the supply chain resulting in inflationary pressures coupled with the ongoing Russian-Ukraine war which is amplifying the challenges are expected to weigh on the recovery pace of the global and Malaysian economies.

As part of an effort to reduce the inflationary pressures, Bank Negara Malaysia has consecutively raised the Overnight Policy Rate ("OPR") twice within two months from 1.75% in July 2020 to 2.00% and 2.25% on 11 May 2022 and 6 July 2022 respectively, bringing to a cumulative OPR hike of 50 basis points. This financial measure which results in higher borrowing costs is expected to slow down economic activities and recovery of the property sector. The current uptrend in interest rates is also expected to discourage consumers' spending which may have a negative impact on the retail sector.

Notwithstanding the prevailing uncertainties around the world, the stimulus measures introduced by the Malaysian Government under Budget 2022 and incentive offers of stamp duty exemptions for the purchase of first homes in driving the recovery of the Malaysian economy, together with the ongoing endemic strategy should help cushion the negative impact on the Malaysian economy. The Group is encouraged by the measures that support our business operations and will remain focused on being market-driven under the prospects of a challenging economic environment.

B4 Profit Forecast / Guarantee

There were no profit forecast or profit guarantee issued by the Group.

ASIAN PAC HOLDINGS BERHAD (129-T)
(INCORPORATED IN MALAYSIA)

B5 Taxation

Taxation comprises:-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TODATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/06/22 RM'000	30/06/21 RM'000	30/06/22 RM'000	30/06/21 RM'000
Company Level				
- current taxation	-	-	-	-
- prior year	-	-	-	-
Subsidiary Companies				
- current taxation	(412)	(402)	(412)	(402)
- prior year	-	(3)	-	(3)
	<u>(412)</u>	<u>(405)</u>	<u>(412)</u>	<u>(405)</u>

The tax charge in the current quarter and current year-to-date arises from the operating and investment income of subsidiary companies.

The difference between the income tax expense at the statutory income tax rate and the income tax expense at the effective income tax rate of the Group is due to certain income not subject to tax, certain expenses not deductible for tax purposes, utilisation of previously unrecognised tax losses and deferred tax assets not recognised during the current quarter and current year-to-date.

B6 Status of Corporate Proposals

a) Rights Issue of ICULS with Warrants:

Pursuant to the Rights Issue of ICULS with Warrants, the Group wishes to announce the following:

- i) The utilisation of proceeds of RM99,256,000 from the Rights Issue of ICULS with Warrants as at the date of announcement is as follows:

Purpose	Allocation	Utilisation	Re-allocation	Balance unutilised	Intended timeframe for utilisation from completed date
	RM'000	RM'000	RM'000	RM'000	
Acquisition of new land	62,550	(62,550)	-	-	Within 24 months
Working capital	10,006	(10,367)	361	-	Within 9 months (Extended another 15 months)
Repayment of bank borrowings	25,000	(25,000)	-	-	Within 3 months
Payment of expenses in connection with corporate exercise	1,700	(1,339)	(361)	-	Within 3 months
	<u>99,256</u>	<u>(99,256)</u>	<u>-</u>	<u>-</u>	

- ii) All the outstanding ICULS had been mandatorily converted on its maturity date on 25 May 2022 and the details are as disclosed in Note A6. Accordingly, the ICULS have been removed from the Official List of Bursa Securities with effect from 26 May 2022.

On 25 May 2022, the unexercised Warrants of 198,512,922 have lapsed and become null and void on its expiry date. Accordingly, the warrants have been removed from the Official List of Bursa Securities with effect from 26 May 2022.

ASIAN PAC HOLDINGS BERHAD (129-T)
(INCORPORATED IN MALAYSIA)

B7 Group Borrowings as at 30 June 2022 are as follows:

	RM'000
a) Current	
Secured:-	
Term loans and Revolving Credits	133,568
Bank Overdaft	23,059
Obligation under finance lease	5
	<u>156,632</u>
b) Non-current	
Secured:-	
Term loans	<u>340,762</u>
	<u>340,762</u>
Total Borrowings	<u><u>497,394</u></u>

B8 Material Litigation

The Directors are not aware of any material litigation that would adversely affect the operations and financial affairs of the Group as at the date of this announcement.

B9 Proposed Dividend

The Directors do not recommend any dividend for the 1st quarter ended 30 June 2022.

B10 Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TODATE	PRECEDING YEAR CORRESPONDING PERIOD
	30/06/22 RM'000	30/06/21 RM'000	30/06/22 RM'000	30/06/21 RM'000
a) Basic earnings per share				
Net profit attributable to owners of the parent	2,353	2,005	2,353	2,005
Weighted average no. of ordinary share in issue	1,092,537	1,038,634	1,092,537	1,038,634
Basic earnings per share (sen)	<u>0.22</u>	<u>0.19</u>	<u>0.22</u>	<u>0.19</u>

b) Diluted earnings per share

There was no dilutive potential ordinary shares outstanding as at 30 June 2022. As a result, the diluted earnings per share is equivalent to the basic earnings per share.

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B11 Profit Before Tax

The following amounts have been included in arriving at profit before tax:

	CURRENT YEAR QUARTER 30/06/22 RM'000	CURRENT YEAR TODATE 30/06/22 RM'000
Charging:		
Depreciation	782	782
Finance cost	4,700	4,700
Property, Plant & Equipment written off	1	1
Allowance of doubtful debts	293	293
And crediting:		
Interest income	157	157
Gain on disposal of property, plant and equipment	1	1
Gain on short term investments	2,744	2,744
Write back allowance for doubtful debts	1,083	1,083
Fair value gain on short term investment	95	95
Other income	157	157

The gain or loss on derivatives is not applicable to the Group as the Group's policy states that no trading in derivative financial instruments shall be undertaken.

Dated : 26 August 2022
Kuala Lumpur, Malaysia

By order of the Board
Chan Yoon Mun
Secretary