

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
FOR SECOND QUARTER ENDED 30 SEPTEMBER 2022**

(The figures have not been audited)

	INDIVIDUAL QUARTER CURRENT YEAR QUARTER 30/09/22 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/09/21 RM'000	CUMULATIVE QUARTER CURRENT YEAR TO DATE 30/09/22 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/09/21 RM'000
Revenue	51,609	21,932	73,183	38,024
Operating expenses	(45,677)	(18,548)	(64,041)	(31,492)
Other operating income	1,022	2,984	5,256	7,508
Profit from operations	<u>6,954</u>	<u>6,368</u>	<u>14,398</u>	<u>14,040</u>
Finance costs	(4,015)	(4,715)	(8,715)	(10,079)
Profit before taxation	<u>2,939</u>	<u>1,653</u>	<u>5,683</u>	<u>3,961</u>
Taxation	(641)	(712)	(1,053)	(1,117)
Profit after tax for the period	<u><u>2,298</u></u>	<u><u>941</u></u>	<u><u>4,630</u></u>	<u><u>2,844</u></u>
Attributable to:-				
Owners of the Parent	2,164	1,073	4,517	3,078
Non-controlling interests	134	(132)	113	(234)
	<u><u>2,298</u></u>	<u><u>941</u></u>	<u><u>4,630</u></u>	<u><u>2,844</u></u>
Earnings per share attributable to owners of the parent :				
Basic (sen)	0.18	0.10	0.37	0.29

(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 SECOND QUARTER ENDED 30 SEPTEMBER 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
	30/09/22 RM'000	30/09/21 RM'000	30/09/22 RM'000	30/09/21 RM'000
Profit after tax for the period	2,298	941	4,630	2,844
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 on financial assets at fair value through other comprehensive income	(850)	(526)	(1,457)	(283)
Total comprehensive income for the period	<u>1,448</u>	<u>415</u>	<u>3,173</u>	<u>2,561</u>
Total comprehensive income attributable to :				
Owners of the parent	1,314	547	3,060	2,795
Non-controlling interests	134	(132)	113	(234)
	<u>1,448</u>	<u>415</u>	<u>3,173</u>	<u>2,561</u>

(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 SEPTEMBER 2022

(The figures have not been audited)

	AS AT END OF FINANCIAL PERIOD 30/09/22 RM'000	AS AT PRECEDING FINANCIAL YEAR END 31/03/22 RM'000
ASSETS		
Non Current Assets		
Property, plant and equipment	5,461	6,763
Inventories - Land held for property development	375,453	366,824
Investment properties	1,276,340	1,276,340
Intangible assets	37,660	38,029
Non-current financial assets	5,099	6,556
Deferred tax assets	66	104
	<u>1,700,079</u>	<u>1,694,616</u>
Current Assets		
Inventories - Property development costs	201,970	186,980
Inventories - Completed properties and others	2,685	4,423
Trade & other receivables	76,754	52,855
Contract assets in respect of property development	-	2,222
Accrued income	1,323	1,512
Prepayment	770	806
Tax recoverable	5,102	4,092
Other investments	4	18,563
Cash and bank balances	43,320	52,655
	<u>331,928</u>	<u>324,108</u>
TOTAL ASSETS	<u><u>2,032,007</u></u>	<u><u>2,018,724</u></u>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	301,321	213,643
Reserves	1,457	3,892
ICULS	-	74,579
Retained profits	760,517	768,121
Total shareholder's equity	<u>1,063,295</u>	<u>1,060,235</u>
Non-controlling interest	1,102	989
Total Equity	<u>1,064,397</u>	<u>1,061,224</u>
Non Current Liabilities		
Deferred tax liabilities	235,014	234,424
Long term trade & other payables	132,744	132,744
Lease liabilities	277	779
Loans and borrowings	341,545	328,968
	<u>709,580</u>	<u>696,915</u>
Current Liabilities		
Loans and borrowings	154,809	159,371
Trade & other payables	82,432	78,301
Lease liabilities	1,264	1,670
Provisions	19,218	19,148
Prepayment from tenants	125	733
Progress billings in respect of property development costs	182	1,362
	<u>258,030</u>	<u>260,585</u>
Total liabilities	<u>967,610</u>	<u>957,500</u>
TOTAL EQUITY AND LIABILITIES	<u><u>2,032,007</u></u>	<u><u>2,018,724</u></u>
Net assets per share attributable to equity holders of the parent (Sen)	71.4	101.9

(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 SECOND QUARTER ENDED 30 SEPTEMBER 2022**

	Attributable to Equity Holders of the Parent				Total	Non Controlling Interest	Total Equity
	Non-distributable		ICULS	Distributable			
	Share Capital	Other Reserves		Retained Profits			
	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	-	(1,457)	-	4,517	3,060	113	3,173
Expiry of Warrants	-	(978)	-	978	-	-	-
Conversion of ICULS	87,678	-	(74,579)	(13,099)	-	-	-
At 30 September 2022	301,321	1,457	-	760,517	1,063,295	1,102	1,064,397
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	-	(283)	-	3,078	2,795	(234)	2,561
Aquisition of a subsidiary	-	-	-	2	2	510	512
Conversion of ICULS	1,244	-	(1,059)	(28)	157	-	157
At 30 September 2021	213,643	2,825	74,579	777,778	1,068,825	3,535	1,072,360

(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 SECOND QUARTER ENDED 30 SEPTEMBER 2022**

(The figures have not been audited)

	30/09/22 RM'000	30/09/21 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	5,683	3,961
Adjustment for non-cash items :		
Non-cash items	(1,355)	(1,150)
Non-operating items	7,743	8,979
Operating profit before working capital changes	<u>12,071</u>	<u>11,790</u>
Changes in Working Capital :		
Increase in receivables	(19,274)	(8,608)
Movement in property development cost	(11,547)	(6,886)
Movement in stocks	1,738	3,873
Increase/ (Decrease) in payables	2,477	(662)
Cash used in operations	<u>(14,535)</u>	<u>(493)</u>
Interest and dividend received	5	6
Taxation paid	(1,437)	(2,989)
Taxation refund	3	-
Net cash used in operating activities	<u>(15,964)</u>	<u>(3,476)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and dividend received	231	185
Capital contribution from non-controlling interests	-	510
Other investments/placements	18,294	11,380
Pledged cash and short term deposits	(9,132)	1,333
Purchase property, plant & equipment (net of disposal)	(375)	(132)
Addition to Inventories - Land Held for Development	(5,853)	(9,575)
Net cash generated from investing activities	<u>3,165</u>	<u>3,701</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase payables (net)	(21)	(30)
Repayment of lease liabilities	(966)	(885)
Drawdown of Short & Long Term Loan	88,050	26,580
Repayment of bank borrowings and financing costs	(78,161)	(34,886)
Interest paid	(11,941)	(13,502)
ICULS Coupon paid	(2,630)	(2,654)
Net cash used in financing activities	<u>(5,669)</u>	<u>(25,377)</u>
NET CHANGES IN CASH & CASH EQUIVALENTS	<u>(18,468)</u>	<u>(25,152)</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>11,384</u></u>	<u><u>15,304</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
Increase/ (Decrease) in payables	(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.

A6 Debt and Equity Securities

There were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities in the current quarter.

A7 Dividend

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

A8 Material and subsequent Events

There were no material events subsequent to the second quarter ended 30 September 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.

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 RM16,049,951.

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	PRECEDING YEAR	CURRENT YEAR	PRECEDING YEAR
	QUARTER	CORRESPONDING QUARTER	TO DATE	CORRESPONDING PERIOD
	30/09/22 RM'000	30/09/21 RM'000	30/09/22 RM'000	30/09/21 RM'000
<u>Revenue</u>				
Investment holding and others	2,545	1,182	3,995	2,314
Property development	33,693	7,480	38,189	8,781
Property investment	363	377	727	748
Mall operations	20,312	18,078	39,835	36,149
Carpark operations	2,411	1,275	4,850	2,946
	<u>59,324</u>	<u>28,392</u>	<u>87,596</u>	<u>50,938</u>
Adjustments and eliminations	(7,715)	(6,460)	(14,413)	(12,914)
Total revenue	<u>51,609</u>	<u>21,932</u>	<u>73,183</u>	<u>38,024</u>
<u>Results</u>				
Investment holding and others	(4,667)	902	(6,540)	2,535
Property development	263	(4,119)	(2,098)	(9,605)
Property investment	85	132	175	291
Mall Operations	7,313	5,186	14,067	11,599
Carpark operations	1,186	252	2,294	885
	<u>4,180</u>	<u>2,353</u>	<u>7,898</u>	<u>5,705</u>
Adjustments and eliminations	(1,241)	(700)	(2,215)	(1,744)
Profit before tax	<u>2,939</u>	<u>1,653</u>	<u>5,683</u>	<u>3,961</u>

Current Quarter vs Previous Year Corresponding Quarter

For the current quarter under review, the Group recorded a higher revenue of RM51.6 million as compared to the preceding year's corresponding quarter of RM21.9 million. The improvement in the revenue was mainly due to stronger sales momentum from the Property Development segment and better revenue performance in the Mall and Car Park operations, supported by the transition from the pandemic to the endemic phase.

The revenue from the Property Development segment increased by RM26.2 million or 350.4% to RM33.7 million in the current quarter from RM7.5 million in the preceding year's quarter mainly contributed by the sales recognised from several newly unveiled developments under construction, namely, Mahogany condominium project at Kota Damansara, Dwitara Residences' condominium project at Taman Medan, the development of service apartments at Likasvue in Kota Kinabalu ("KK") as well as the Rimba Hills project in KK which feature a mixed development of retail shops, townhouses and terrace houses.

The revenue of the Mall Operations which is situated in KK, Sabah was higher by 12.4% to RM20.3 million from RM18.1 million in the previous year's corresponding quarter mainly due to higher occupancy rate and higher turnover rent. Car Park operations also recorded higher revenue by RM1.1 million or 89.1% to RM2.4 million from the preceding year corresponding quarter of RM1.3 million due to higher volume of traffic.

The Group recorded a profit before tax of RM2.9 million in the current quarter as compared RM1.7 million in the preceding year's corresponding quarter. The increase in profit before tax was mainly attributed to higher revenue and profit contributions from all business segments of the Group.

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

	Current Quarter 30/9/22 RM'000	Preceding Quarter 30/6/22 RM'000	Variance RM'000
Profit before tax	2,939	2,744	195

For the current quarter, the Group recorded a higher profit before tax of RM2.9 million as compared to the preceding quarter mainly due to higher revenue and gross profits achieved from all the business segments of the Group.

B3 Prospects

The Group currently has three active divisions contributing to the Group's results, namely Property Development, Mall Operations and Carpark Operations. As the country has moved towards endemicity, the three divisions of the Group are delivering positive performance momentum amid facing the challenges of high inflationary pressures, rising construction costs and elevated interest rates. Nevertheless, the Group will continue to maintain a cautious outlook in the coming quarters given the ongoing global macroeconomic uncertainties, as well as the concerns surrounding the local political environment until a clearer political situation emerges after the 15th General Election.

B4 Profit Forecast / Guarantee

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

B5 Taxation

Taxation comprises:-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/09/22 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/09/21 RM'000	CURRENT YEAR TODATE 30/09/22 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/09/21 RM'000
Company Level				
- current taxation	-	-	-	-
- prior year	-	-	-	-
Subsidiary Companies				
- current taxation	(554)	(715)	(966)	(1,117)
- prior year	(87)	3	(87)	-
	<u>(641)</u>	<u>(712)</u>	<u>(1,053)</u>	<u>(1,117)</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

There were no corporate proposals previously announced but not completed up to 18 November 2022, being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

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

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

	RM'000
a) Current Secured:-	
Term loans and Revolving Credits	129,841
Bank Overdaft	24,968
	<u>154,809</u>
b) Non-current Secured:-	
Term loans	341,545
	<u>341,545</u>
Total Borrowings	<u><u>496,354</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 2nd quarter ended 30 September 2022.

B10 Earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 30/09/22 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 30/09/21 RM'000	CURRENT YEAR TODATE 30/09/22 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 30/09/21 RM'000
a) Basic earnings per share				
Net profit attributable to owners of the parent	2,164	1,073	4,517	3,078
Weighted average no. of ordinary share in issue	1,224,036	1,046,160	1,224,036	1,046,160
Basic earnings per share (sen)	<u>0.18</u>	<u>0.10</u>	<u>0.37</u>	<u>0.29</u>
b) Diluted earnings per share				

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

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

B11 Profit Before Tax

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

	CURRENT YEAR QUARTER 30/09/22 RM'000	CURRENT YEAR TODATE 30/09/22 RM'000
Charging:		
Depreciation	896	1,678
Finance cost	4,015	8,715
Property, Plant & Equipment written off	-	1
Allowance of doubtful debts	223	516
And crediting:		
Interest income	144	301
Gain on disposal of property, plant and equipment	-	1
Gain on short term investments	-	2,744
Waiver of amount due to other creditors	3	3
Write back allowance for doubtful debts	665	1,748
Fair value gain on short term investment	-	95
Other income	212	369

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 : 24 November 2022
Kuala Lumpur, Malaysia

By order of the Board
Ooi Mei Ying
Secretary