



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**  
**FOR THE QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

	Note	Quarter Ended		Period Ended	
		30.09.2022	30.09.2021	30.09.2022	30.09.2021
		RM'000	RM'000	RM'000	RM'000
Revenue	B1	74,192	26,283	174,471	90,992
Cost of sales		(46,653)	(15,819)	(106,340)	(57,150)
Gross profit		27,539	10,464	68,131	33,842
Other income		2,212	4,549	6,829	4,757
Administrative expenses		(7,975)	(2,264)	(17,471)	(7,860)
Selling and distribution expenses		(3,171)	(443)	(6,185)	(1,124)
Other operating expenses		-	-	-	(1)
Profit from operations		18,605	12,306	51,304	29,614
Finance costs		(3,749)	(3,620)	(11,051)	(7,031)
Share of results of associates, net of tax		-	-	-	-
<b>Profit before tax</b>		14,856	8,686	40,253	22,583
Income tax expense	B7	(3,618)	(649)	(9,897)	(4,989)
<b>Profit for the period</b>		<b>11,238</b>	<b>8,037</b>	<b>30,356</b>	<b>17,594</b>
Other comprehensive income		-	-	-	-
<b>Total comprehensive income</b>		<b>11,238</b>	<b>8,037</b>	<b>30,356</b>	<b>17,594</b>
<b>Profit attributable to:</b>					
Owners of the Company		11,238	8,037	30,356	17,594
Non-controlling interest		-	-	-	-
<b>Profit for the period</b>		<b>11,238</b>	<b>8,037</b>	<b>30,356</b>	<b>17,594</b>
<b>Total comprehensive income attributable to:</b>					
Owners of the Company		11,238	8,037	30,356	17,594
Non-controlling interest		-	-	-	-
<b>Total comprehensive income</b>		<b>11,238</b>	<b>8,037</b>	<b>30,356</b>	<b>17,594</b>
<b>Earnings per share attributable to owners of the Company:</b>					
	Note	Sen per share	Sen per share	Sen per share	Sen per share
- Basic	B12	1.16	1.33	3.19	2.87
- Diluted		1.01	0.90	2.79	1.94

*The above unaudited condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2021 and the accompanying explanatory notes attached to these interim financial statements.*



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 30 SEPTEMBER 2022**

	Note	As at 30.09.2022 RM'000	As at 31.12.2021 RM'000 (Audited)
<b>Assets</b>			
Property, plant and equipment		3,660	3,250
Investment properties		174,877	178,401
<b>Total non-current assets</b>		<b>178,537</b>	<b>181,651</b>
Inventories - Ongoing developments		245,661	243,428
Inventories - Completed properties		110,809	121,621
Contract assets		185,851	190,605
Trade and other receivables		61,092	34,750
Tax recoverable		240	450
Cash and bank balances		3,802	27,010
<b>Total current assets</b>		<b>607,455</b>	<b>617,864</b>
<b>Total assets</b>		<b>785,992</b>	<b>799,515</b>
<b>Equities and liabilities</b>			
Share capital		273,624	215,788
Treasury shares, at cost		(4,105)	(4,105)
Revaluation reserve		-	2,767
Redeemable convertible unsecured loan stock		94,023	151,859
Retained earnings		101,395	68,272
Equity attributable to owners of the Company		464,937	434,581
Non-controlling interest		-	-
<b>Total equities</b>		<b>464,937</b>	<b>434,581</b>
Long-term borrowings	B9	176,971	233,326
Lease liabilities		399	293
Deferred tax liabilities		1,067	1,592
Redeemable convertible unsecured loan stock		1,559	2,068
<b>Total non-current liabilities</b>		<b>179,996</b>	<b>237,279</b>
Trade and other payables		23,764	22,315
Contract liabilities		5	-
Lease liability		85	80
Amount due to related parties		48,997	66,415
Short-term borrowings	B9	40,354	18,671
Tax payable		27,854	20,174
<b>Total current liabilities</b>		<b>141,059</b>	<b>127,655</b>
<b>Total liabilities</b>		<b>321,055</b>	<b>364,934</b>
<b>Total equity and liabilities</b>		<b>785,992</b>	<b>799,515</b>
<b>Net assets per share attributable to owners of the Company</b>		<b>Sen 43.67</b>	<b>Sen 49.34</b>

*The above unaudited condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2021 and the accompanying explanatory notes attached to these interim financial statements.*



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
 FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

	← Attributable to owners of the Company →					Total RM'000	Non-Controlling Interest RM'000	Total Equity RM'000
	Non-Distributable			Distributable				
	Share Capital RM'000	Redeemable Convertible Unsecured Loan Stock RM'000	Treasury Shares RM'000	Revaluation Reserve RM'000	Retained Earnings RM'000			
Balance as at 1 January 2021	74,695	-	(309)	2,767	34,541	111,694	-	111,694
Profit for the year	-	-	-	-	33,731	33,731	-	33,731
Issuance of ordinary shares	98,344	-	-	-	-	98,344	-	98,344
Issuance of RCULS	-	194,608	-	-	-	194,608	-	194,608
Conversion of RCULS	42,749	(42,749)	-	-	-	-	-	-
Shares repurchased	-	-	(3,796)	-	-	(3,796)	-	(3,796)
<b>Balance as at 31 December 2021</b>	<b>215,788</b>	<b>151,859</b>	<b>(4,105)</b>	<b>2,767</b>	<b>68,272</b>	<b>434,581</b>	<b>-</b>	<b>434,581</b>
Balance as at 1 January 2022	215,788	151,859	(4,105)	2,767	68,272	434,581	-	434,581
Profit for the year	-	-	-	-	30,356	30,356	-	30,356
Conversion of RCULS	57,836	(57,836)	-	-	-	-	-	-
Realisation of revaluation reserve	-	-	-	(2,767)	2,767	-	-	-
<b>Balance as at 30 SEPTEMBER 2022</b>	<b>273,624</b>	<b>94,023</b>	<b>(4,105)</b>	<b>-</b>	<b>101,395</b>	<b>464,937</b>	<b>-</b>	<b>464,937</b>

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



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW**  
**FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

	<b>9 MONTHS ENDED</b>	
	<b>30.09.2022</b>	<b>30.09.2021</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Cash Flows From Operating Activities</b>		
Profit before taxation	40,253	22,583
Adjustments for:		
Non-cash items	11,552	7,054
Operating profit before working capital changes	51,805	29,637
Inventories	8,579	(294,339)
Trade and other receivables	(26,342)	(17,497)
Trade and other payables	(15,971)	9,644
Contract assets / liabilities	4,759	(57,290)
<b>Cash generated from/(used in) Operations</b>	22,830	(329,845)
Interest received	21	23
Interest paid	(11,051)	(7,031)
Tax paid	(2,772)	(1,026)
Tax refund	240	-
<b>Net Cash generated from/(used in) Operating Activities</b>	9,268	(337,879)
<b>Cash Flows From Investing Activities</b>		
Purchase of property, plant and equipment	(787)	(658)
Purchase of investment property	-	(177,757)
Proceed from disposal of investment	3,574	-
<b>Net Cash generated from /(used in) Investing Activities</b>	2,787	(178,415)
<b>Cash Flows From Financing Activities</b>		
Proceed from issuance of share capital	-	261,174
RCULS Coupon payment	(704)	-
Treasury shares repurchased	-	(3,796)
Net changes in borrowings	(34,671)	255,555
Net changes in lease liabilities	112	-
<b>Net Cash (used in)/ generated from Financing Activities</b>	(35,263)	512,933
<b>Net decrease in cash and cash equivalent</b>	(23,208)	(3,361)
At beginning of the financial period	27,010	6,456
<b>Cash and Cash Equivalent at end of the financial period</b>	<b>3,802</b>	<b>3,095</b>
<b>Cash and cash equivalents comprises the following:-</b>		
Cash and bank balances	3,802	3,095
Less : fixed deposit pledged with licensed banks	-	-
	<b>3,802</b>	<b>3,095</b>

*The above audited condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2021 and the accompanying explanatory notes attached to these interim financial statements.*



**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

**PART A – NOTES TO THE INTERIM FINANCIAL REPORT**

**A1. ACCOUNTING POLICIES AND BASIS OF PREPARATION**

This condensed consolidated interim financial statements have been prepared in accordance with MFRS 134: Interim Financial Reporting, IAS 34: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The interim financial statements should be read in conjunction with the Group’s annual audited financial statements for the financial year ended 31 December 2021. The explanatory notes attached to these condensed consolidated 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 2021.

The significant accounting policies and methods of computation applied in the unaudited condensed interim financial statements are consistent with those adopted in the most recent annual financial statements for the financial year ended 31 December 2021, except for the adoption of the following MFRS:

<b>Descriptions</b>	<b>Effective for annual periods commencing on or after</b>
Amendment to MFRS 16 <ul style="list-style-type: none"><li>• Covid-19 Related Rent Concessions</li></ul>	30 June 2021
Amendments to MFRS 3 <ul style="list-style-type: none"><li>• Reference to Conceptual Framework</li></ul>	1 January 2022
Amendments to MFRS 116 <ul style="list-style-type: none"><li>• Property, Plant and Equipment – Proceeds before Intended Use</li></ul>	1 January 2022
Amendments to MFRS 137 <ul style="list-style-type: none"><li>• Onerous Contracts – Cost of Fulfilling a Contract</li></ul>	1 January 2022
Annual Improvements to MFRSs 2018-2020	1 January 2022
MFRS 17 and amendments to MFRS 17 <ul style="list-style-type: none"><li>• Insurance contracts</li></ul>	1 January 2023
MFRS 112 <ul style="list-style-type: none"><li>• Deferred Tax related to Assets and Liabilities arising from a Single Transaction</li></ul>	1 January 2023
Amendments to MFRS 10 and MFRS 128 <ul style="list-style-type: none"><li>• Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</li></ul>	Effective date to be announced



**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

**PART A – NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)**

**A1. ACCOUNTING POLICIES AND BASIS OF PREPARATION (CONT'D)**

Amendments to MFRS 108 • Definition of Material	1 January 2023
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The Group and the Company will adopt the above accounting pronouncements when they become effective in the respective financial periods. These accounting pronouncements are not expected to have any effect to the financial statements of the Group and of the Company upon their initial applications.

**A2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS**

The audit report of the preceding annual financial statements for the financial year ended 31 December 2021 was not subject to any qualification.

**A3. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE**

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current quarter and year-to-date ended 30 September 2022.

**A4. SEASONAL OR CYCLICAL FACTORS**

The business of the Group was not affected by any significant seasonal or cyclical factors.

**A5. SIGNIFICANT ESTIMATES AND CHANGES IN ESTIMATES**

There were no changes in estimates that have had a material effect in the current quarter results.

**A6. DEBT AND EQUITY SECURITIES**

Save for the following, there was no issuance, cancellation, resale or repayment of debts and equity during the current quarter under review.

Redeemable Convertible Unsecured Loan Stocks ("RCULS")

On 1 July 2022, 92,000,000 RCULS amounting to RM28,918,183 were converted into 92,000,000 new ordinary shares at RM0.32 per share. As at 30 September 2022, the balance of issued RCULS was 135,928,903 with total nominal value of RM42,842,304.

**A7. DIVIDEND PAID**

There was no dividend paid in the current quarter under review.



**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

**PART A – NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)**

**A8. SUBSEQUENT EVENTS**

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

**A9. CHANGES IN COMPOSITION OF THE GROUP**

There were no changes in the composition of the Group under the quarter review.

**A10. CONTINGENT LIABILITIES AND CONTINGENT ASSETS**

There were no contingent liabilities or contingent assets of the Group during the quarter under review.

**A11. CAPITAL COMMITMENTS**

There were no material capital commitments as at the end of the current quarter under review.

**A12. RELATED PARTY TRANSACTIONS**

Nature of relationships of the Group with the interested related parties:-

- a) Dato' Sri Yap Ngan Choy and Dato' Yap Fook Choy are deemed interested in NCT Properties Sdn Bhd by virtue of their shareholdings in NCT Venture Corporation Sdn Bhd pursuant to Section 8(4) of the Act.

The related party transaction between the Group and the interested parties are as follow:-

	<b>Quarter Ended</b>	<b>Period Ended</b>
	<b>30.09.2022</b>	<b>30.09.2022</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>NCT Properties Sdn Bhd</b>		
- Rental Expenses	300	900
	<hr/>	<hr/>
	300	900
	<hr/>	<hr/>



**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

**PART A – NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)**

**A13. SEGMENTAL INFORMATION**

The segmental analysis for the financial period ended 30 September 2022 was as follows.

	<b>Investment Holding &amp; Others RM'000</b>	<b>Property Development RM'000</b>	<b>Total RM'000</b>
<b>Segment Profit /(Loss)</b>	<u>(14,479)</u>	<u>54,732</u>	<u>40,253</u>
Included in the measure of segment profit are:-			
Revenue from external customers	9,276	174,362	183,638
Finance costs	(842)	(10,209)	(11,051)
Depreciation	<u>(331)</u>	<u>(15)</u>	<u>(346)</u>
Not included on the measure of segment profit but provided to the Management :-			
Tax expenses	<u>503</u>	<u>(10,400)</u>	<u>(9,897)</u>
<b>Segment assets</b>	<u>635,710</u>	<u>812,139</u>	<u>1,447,849</u>
<b>Segments liabilities</b>	<u>248,995</u>	<u>104,212</u>	<u>353,207</u>

Reconciliation of reportable segment revenues, profit and loss, assets and other material items.

	<b>Total RM'000</b>
Total revenue for reportable segments	183,638
Elimination of inter-segment revenue	<u>(9,167)</u>
Consolidated total	<u>174,471</u>
Total profit or loss for reportable segment	40,253
Elimination of inter-segment profits	<u>-</u>
Consolidated profit before tax	<u>40,253</u>
Total reportable segments assets	1,447,849
Elimination of inter-segment transactions or balances	<u>(661,857)</u>
Consolidated total	<u>785,992</u>
Total reportable segments liabilities	353,207
Elimination of inter-segment transaction or balance	<u>(32,152)</u>
Consolidated total	<u>321,055</u>





**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

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

**B1. REVIEW OF PERFORMANCE**

	Quarter Ended		Changes		Year Ended		Changes	
	30.09.22	30.09.21			30.09.22	30.09.21		
	RM'000	RM'000	RM'000	%	RM'000	RM'000	RM'000	%
<b>Revenue</b>								
Property Development	74,158	26,283	47,875	182	174,362	90,992	83,370	92
Investment Holding & Others	34	-	34	-	109	-	109	-
	<b>74,192</b>	<b>26,283</b>			<b>174,471</b>	<b>90,992</b>		
<b>Profit /(Loss) before tax</b>								
Property Development	19,701	11,461	8,240	72	54,732	30,441	24,291	80
Investment Holding & Others	(4,845)	(2,775)	(2,070)	75	(14,479)	(7,858)	(6,621)	84
	<b>14,856</b>	<b>8,686</b>			<b>40,253</b>	<b>22,583</b>		

**Performance for the quarter ended 30 September 2022**

(a) Property Development

Property Development Segment recorded higher revenue in the current quarter by RM48 million compared to previous year's corresponding quarter. The increase in revenue was mainly contributed by on-going projects namely Grand Ion Majestic and Acacia Residences as well as sales from completed stocks Vortex Phase 2A and Mahkota Kampar Phase 1, 2 and 3.

In tandem with higher revenue, profit before tax surged by RM8 million to RM20 million compared to previous year's corresponding quarter.

(b) Investment Holding and Others

There was no significant revenue generated from Investment Holding and Others Segment other than rental incomes, staff cost and other administrative expenses.

**Performance for the period ended 30 September 2022**

(a) Property Development

Revenue rose by 92% to RM174 million compared to RM91 million reported in the preceding year's corresponding period which was largely contributed by Grand Ion Majestic and Acacia Residences projects as well as sales of completed stock in Vortex Phase 2A.

In tandem with higher revenue, profit before tax surged by 80% to RM55 million compared to the preceding year's corresponding period.

(b) Investment Holding and Others

The losses from Investment Holding and Others Segment were mainly consist of staff cost and other administrative expenses. The increase was mainly resulted from the additional staffs' recruitments.



**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONT'D)**

**B2. MATERIAL CHANGES IN THE QUARTERLY RESULTS COMPARED TO THE RESULTS OF THE IMMEDIATE PRECEDING QUARTER**

Compared to the immediate precedent quarter, profit before tax is slightly lower than the immediate preceding quarter. This was largely contributed by higher administrative expenses but offset by lower commission charge out during the quarter. Current quarter profit before tax is still mainly contributed by on-going projects namely Grand Ion Majestic as well as Acacia Residences.

**B3. COMMENTARY ON PROSPECTS**

For the remaining of financial year 2022, the Group's performance is expected to remain resilient and prudent amidst the current soft market conditions. Notwithstanding the above, the Group will continue to focus on monetizing its inventories and progressing its development projects for a timely completion. With the recent inflation still poses as the main threat to the commodity price developments, new development launches will be phased according to the prevailing market conditions.

**B4. STATEMENT OF THE BOARD OF DIRECTORS' OPINION ON ACHIEVABILITY OF FINANCIAL ESTIMATE, FORECAST, PROJECTION AND INTERNAL TARGETS PREVIOUSLY ANNOUNCED**

Not applicable.

**B5. FINANCIAL ESTIMATE, FORECAST OR PROJECTION**

No profit forecast has been issued by the Group previously in any public document.

**B6. NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME**

The profit before tax has been arrived at after charging / (crediting):-

	Quarter Ended		Period Ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	RM'000	RM'000	RM'000	RM'000
<b>After charging / (crediting) :</b>				
Depreciation of property, plant and equipment	104	23	346	46
Interest expenses	3,749	3,620	11,051	7,031
Gain on disposal of investment property	(50)	-	(50)	-
Interest income	(33)	(4)	(21)	(23)
Rental income	(2,100)	(4,314)	(6,300)	(4,314)

There is no exception item for the current financial quarter under review.



**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN  
MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONT'D)**

**B7. TAXATION**

Tax expense based on results for the continuing operations:-

	Quarter Ended		Period Ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
	RM'000	RM'000	RM'000	RM'000
Current tax expenses	4,143	1,928	10,422	6,268
Deferred taxation	(525)	(1,279)	(525)	(1,279)
	3,618	649	9,897	4,989

The effective tax rate is higher than the statutory tax rate for the quarter under review due to deferred tax assets not recognized in loss making subsidiaries.

**B8. STATUS OF CORPORATE PROPOSALS AS AT 29 NOVEMBER 2022**

On 7 October 2022, the Company had proposed to undertake a private placement of up to 10% of the total number of issued Ordinary Shares in the Company (“NCT Shares”) (excluding treasury shares).

Subsequently on 25 October 2022, the Company revised the placement size from 10% to up to 181,000,000 new NCT Shares, representing approximately 15% of the enlarged total number of NCT Shares (“Proposed Private Placement”).

On 11 November 2022, Bursa Securities had vide its letter dated 11 November 2022, granted its approval for the listing of and quotation for up to 181,000,000 new NCT Shares.

The Proposed Private Placement is subject to the shareholders’ approval at an extraordinary general meeting to be convened on 2 December 2022.

Save from the above corporate proposal disclosed, there were no material transactions or events subsequent to the current quarter ended 30 September 2022 until 29 November 2022, being the latest practicable date which is not earlier than seven (7) days from the date of issuance of this interim financial report.



**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN  
MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONT'D)**

**B9. BORROWINGS**

The borrowings of the Group as at 30 September 2022 were as follows:

	30.09.2022	31.12.2021
	RM'000	RM'000
<b>Term Loan:</b>		
Non Current	176,971	233,326
Current	40,354	18,671
<b>Total borrowings</b>	<b>217,325</b>	<b>251,997</b>

All borrowings were secured borrowings and denominated in Ringgit Malaysia.

**B10. MATERIAL LITIGATION**

The Directors are not aware of any material litigations or claims against the Group and the Company as at 29 November 2022, being the latest practicable date, not earlier than seven (7) days from the date of issuance of this report.

**B11. DIVIDEND**

The Board of Directors does not recommend any interim dividend for the current quarter ended 30 September 2022.

**B12. EARNINGS PER SHARE**

(a) **Basic earnings per share**

The basic earnings per share is calculated based on Group's net profit attributable to the owners of the Company divided by the weighted average number of ordinary shares in issue during the year as follows:-

	Quarter Ended		Period Ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
Net profit attributable to ordinary equity holders of the parent (RM'000)	11,238	8,037	30,356	17,594
Weighted average number of ordinary shares in issue ('000)	971,733	603,558	951,330	612,808
Basic earnings per share (sen)	1.16	1.33	3.19	2.87



**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN  
MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONT'D)**

**B12. EARNINGS PER SHARE (CONT'D)**

(b) **Diluted earnings per share**

Dilutive earnings per share has been calculated by dividing the profit attributable to owners of the company for the period by weighted average number of shares that would have been issued upon full conversion of the RCULS on the basis of one (1) ordinary share for every RCULS held.

	Quarter Ended		Period Ended	
	30.09.2022	30.09.2021	30.09.2022	30.09.2021
Net profit attributable to ordinary equity holders of the parent (RM'000)	11,238	8,037	30,356	17,594
Weighted average number of ordinary shares in issue ('000)	971,733	603,558	951,330	612,808
Effect of dilution: Redeemable Convertible Unsecured Loan Stocks ('000)	135,929	294,000	135,929	294,000
Adjusted weighted average number of ordinary shares in issue ('000)	1,107,662	897,558	1,087,259	906,808
Diluted earnings per share (sen)	1.01	0.90	2.79	1.94