

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
UNAUDITED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 30 JUNE 2022

	----- Individual Quarter -----		----Cumulative Quarter----	
	Current year quarter 30 June 2022	Preceding year corresponding quarter 30 June 2021	Current year to date 30 June 2022	Preceding year corresponding period 30 June 2021
	RM'000	RM'000	RM'000	RM'000
Revenue	31,830	12,464	79,466	70,047
Cost of Sales	(19,474)	(5,001)	(49,746)	(50,805)
Operational depreciation and amortization	<u>(2)</u>	<u>(144)</u>	<u>(11)</u>	<u>(594)</u>
Gross Profit	12,354	7,319	29,709	18,648
Other operating income	286	2,996	568	7,156
Administrative Expenses	(3,455)	(4,110)	(13,394)	(12,692)
Depreciation and amortization	<u>(409)</u>	<u>(878)</u>	<u>(1,659)</u>	<u>(1,670)</u>
Operating Profit	8,776	5,327	15,224	11,442
Finance cost	<u>(1,130)</u>	<u>(1,035)</u>	<u>(5,119)</u>	<u>(2,161)</u>
Profit Before Tax	7,646	4,292	10,105	9,281
Taxation	<u>(951)</u>	<u>(578)</u>	<u>(1,382)</u>	<u>(2,687)</u>
Profit After Tax	6,695	3,714	8,723	6,594
Other comprehensive income	-	-	-	-
Total comprehensive profit	<u><u>6,695</u></u>	<u><u>3,714</u></u>	<u><u>8,723</u></u>	<u><u>6,594</u></u>
Profit attributable to :				
Equity holders of the Company	2,405	2,322	1,267	3,867
Non-controlling interests	<u>4,290</u>	<u>1,392</u>	<u>7,456</u>	<u>2,727</u>
	<u><u>6,695</u></u>	<u><u>3,714</u></u>	<u><u>8,723</u></u>	<u><u>6,594</u></u>
Total comprehensive income attributable to :				
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	<u><u>6,695</u></u>	<u><u>3,714</u></u>	<u><u>8,723</u></u>	<u><u>6,594</u></u>
Weighted average no. of ordinary shares in issue ('000)	969,100	906,454	943,012	655,061
Earnings/(Loss) per share (sen):-				
a) Basic	0.25	0.26	0.13	0.59

The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2021.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2022

	As at 30 June 2022 (Unaudited) RM'000	As at Preceding Financial Year Ended 30 June 2021 (Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	13,626	15,987
Right-of-use assets	1,151	1,188
Goodwill on consolidation	313,538	313,538
Other investment	27,071	4,448
Receivables	3,781	6,352
	<u>359,167</u>	<u>341,513</u>
Current assets		
Inventories	1,188	1,272
Property Development cost	70,213	86,459
Receivables	236,556	238,332
Amount due from customers	75,508	53,357
Tax recoverable	25	2,821
Deposits with licensed banks	7,568	4,531
Cash And Cash Equivalents	46,810	60,389
	<u>437,868</u>	<u>447,161</u>
Total Assets	<u><u>797,035</u></u>	<u><u>788,674</u></u>
EQUITY AND LIABILITIES		
Equity Attributable to Equity Holders of the Company		
Share capital	567,146	543,936
Other reserves	6,341	6,341
Retained profits	32,361	31,266
Shareholders' equity	<u>605,848</u>	<u>581,543</u>
Non-controlling interests	39,761	32,305
Total equity	<u>645,609</u>	<u>613,848</u>
Non-Current liabilities		
Borrowings	33,500	43,807
Lease Liability	23	234
Deferred tax liabilities	17	17
Payables	5,513	5,513
	<u>39,053</u>	<u>49,571</u>
Current liabilities		
Payables	35,386	37,265
Amount owing to directors	51,305	51,878
Bank overdraft	1,801	1,468
Borrowings	20,562	31,239
Lease Liability	501	185
Provision for taxation	2,818	3,220
	<u>112,373</u>	<u>125,255</u>
Total liabilities	151,426	174,826
Total equity and liabilities	<u><u>797,035</u></u>	<u><u>788,674</u></u>
Net assets per share attributable to ordinary equity holders of the Company (RM)	<u>0.67</u>	<u>0.64</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2021.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE QUARTER ENDED 30 JUNE 2022

	Current year to date 30 June 2022 (Unaudited) RM'000	Preceding year corresponding period 30 June 2021 (Unaudited) RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit Before Taxation	8,723	8,606
Adjustments for Non-cash items	<u>6,596</u>	<u>2,213</u>
Operating profit before working capital changes	15,319	10,819
Changes in working capital		
Net change in property development costs	16,246	(90,249)
Net change in inventories and work-in-progress	84	544
Net change in trade and other receivables	4,347	46,882
Net change in trade and other payables	(1,774)	(30,293)
Net change in amount due from customers	(22,151)	(30,084)
Net change in directors account	<u>(573)</u>	<u>52,242</u>
Net cash used in operations	11,498	(40,139)
Tax paid	<u>(1,012)</u>	<u>(1,328)</u>
Net cash generated from/(used in) operating activities	<u>10,486</u>	<u>(41,467)</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Placement of fixed deposits	1,407	894
Net cashflow from acquisition of subsidiary	-	(25,275)
Acquisition of plant and equipment	-	-
Interest income	<u>193</u>	<u>990</u>
Net cash generated from investing/(used in) investing activities	<u>1,600</u>	<u>(23,391)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from Issuance of shares	-	56,970
Conversion of Warrants	-	2,908
Borrowings	(20,651)	37,591
Lease payables	105	(183)
Interest paid	<u>(5,119)</u>	<u>(1,898)</u>
Net cash generated from/(used in) financing activities	<u>(25,665)</u>	<u>95,388</u>
Net Change in Cash and Cash Equivalents	(13,579)	30,530
Cash and Cash Equivalents at beginning of the period	60,389	28,768
Cash and Cash Equivalents at end of the period	<u><u>46,810</u></u>	<u><u>59,298</u></u>
Represented by :		
Cash and bank balances	<u>46,810</u>	<u>59,298</u>
CASH FLOW FROM FINANCING ACTIVITIES	<u><u>46,810</u></u>	<u><u>59,298</u></u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with audited financial statements of the Group for the financial year ended 30 June 2021.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTER ENDED
30 JUNE 2022**

	<-----Non-distributable----->		Distributable		Non- controlling interests RM'000	Total Equity RM'000
	Share Capital RM'000	Warrants Reserve RM'000	Retained Profits RM'000	Total RM'000		
As at 30 June 2021 (Audited)	543,936	6,341	31,266	581,543	32,305	613,848
Issuance of new shares	23,210	-	(172)	23,038	-	23,038
Total comprehensive income for the period	-	-	1,267	1,267	7,456	8,723
As at 30 June 2022	567,146	6,341	32,361	605,848	39,761	645,609
As at preceding year corresponding quarter 30 June 2021						
As at 30 June 2020 (Audited)	415,850	11,481	24,766	452,097	19,243	471,340
Expiration of Warrants 2015/2020 (Warrants D)	-	(4,797)	4,797	-	-	-
Subscription of shares during the year	59,478	-	(2,508)	56,970	-	56,970
Acquisition of subsidiary company	65,700	-	-	65,700	10,335	76,035
Conversion of Warrants	2,908	(343)	343	2,908	-	2,908
Total comprehensive income for the period	-	-	3,868	3,868	2,727	6,595
As at 30 June 2021	543,936	6,341	31,266	581,543	32,305	613,848

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements of the Group financial year ended 30 June 2021.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
NOTES TO THE QUARTERLY REPORT

PART A: EXPLANATORY NOTES PURSUANT TO THE FINANCIAL REPORTING STANDARDS (“FRS”) 134: INTERIM FINANCIAL REPORTING

A1. Change in Financial Year End

As announced on 31 May 2022, the Group has changed its financial year end from 30 June 2022 to 31 December 2022. Accordingly, the current financial period covers an eighteen (18) months period from 1 July 2021 to 31 December 2022.

A2. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the Malaysian Financial Reporting Standards ("MFRS") 134: Interim Financial Reporting and Appendix 9B of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and is in compliance with Malaysian Financial Reporting Standards ("MFRS") 134: Interim Financial Reporting.

The condensed consolidated interim financial report should be read in conjunction with the audited financial statements of the Group for the Financial Year Ended ("FYE") 30 June 2021 and the accompanying explanatory notes attached to the interim financial report.

A3. Accounting policies

The significant accounting policies adopted by the Group in this interim report are consistent with those adopted in the Audited Financial Statements of the Group for the FYE 30 June 2021, except for the adoption of the new and revised MFRSs, amendments and interpretations, effective for the annual periods on or after 1 July 2021. The adoption of these new and revised MFRSs, amendments and interpretations are not expected to have any material impact on the financial statements of the Group upon their initial application.

A4. Qualification on the Auditors’ Report of preceding annual financial statements

There was no audit qualification to the annual audited financial statements of the Group for the FYE 30 June 2021.

A5. Seasonal or cyclical factors

The business operations within the industry are not affected by seasonal and cyclical factors.

A6. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income or cash flows for the current financial quarter under review and financial year-to-date.

A7. Changes in estimates of amounts reported

There were no changes in estimates that have had a material effect on the current financial quarter under review and financial year-to-date.

A8. Issuance or repayment of debt and equity securities

There were no issuance or repayment of debt or equity securities, share buy-backs, share cancellations, share held as treasury shares and resale of treasury shares for the current financial quarter under review and financial year-to-date other than as disclosed below :

- a) On 30 November 2021, 62,645,075 ordinary shares of the Company were issued pursuant to the Subscription Agreement with EA Holdings Berhad.

As at 30 June 2022, 107,472,345 Warrants E have not been exercised.

A9. Dividend paid

There was no dividend paid nor declared for the current financial quarter under review.

A10. Segmental information

The Group is organised into the following operating segments:-

- a. Property Development
- b. Construction
- c. Aluminium design and fabrication (“Aluminium”)
- d. Telecommunication Engineering Services (“Telco”)

Quarter ended 30 June 2022	Property Development (RM'000)	Construction (RM'000)	Aluminium (RM'000)	Telco (RM'000)	Eliminations (RM'000)	Consolidated (RM'000)
Revenue from external customers	29,610	20,987	1,721	499	(20,987)	31,830
Cost of sales	(22,149)	(15,979)	(2,333)	(2)	20,987	(19,476)
Segment profit	7,461	5,008	(612)	497	-	12,354
Profit before taxation						7,646
Income tax expenses						(951)
Profit after tax						6,695
Other comprehensive income						-
Total comprehensive income						6,695

The Group's segmental information by geographical location is not shown as the activities of the Group are in Malaysia.

A11. Valuation of property, plant and equipment

The Company has not carried out valuation on its property, plant and equipment in the current financial quarter under review and financial year-to-date.

A12. Capital commitments

There are no material capital commitments in respect of property, plant and equipment as at 30 June 2022.

A13. Capital Expenditure

There were no major additions and disposals of the property, plant and equipment during the current financial quarter under review and financial year-to-date.

A14. Changes in the composition of the Group

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

A15. Contingent liabilities and contingent assets

There were no contingent liabilities or contingent assets since the last audited financial statements of the Group for the FYE 30 June 2021.

A16. Subsequent material events

There are no material events subsequent to the financial period ended 30 June 2022 that has not been reflected in this interim financial report.

A17. Significant related party transactions

There were no related party transactions during the current financial quarter under review.

PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE ACE MARKET LISTING REQUIREMENTS OF BURSA SECURITIES

B1. Review of the performance of the Company

	Individual Period				Cumulative Period			
	Current Year Quarter 30.06.22 (RM'000)	Preceding Year Corresponding Quarter 30.06.21 (RM'000)	Changes		Current Year To-Date 30.06.22 (RM'000)	Preceding Year Corresponding Period 30.06.21 (RM'000)	Changes	
			(RM'000)	(%)			(RM'000)	(%)
Revenue	31,830	12,464	19,366	155.4	79,466	70,047	9,419	13.4
Operating Profit	8,776	5,327	3,449	64.7	15,224	11,442	3,782	33.1
Profit before tax	7,646	4,292	3,354	78.1	10,105	9,281	824	8.9
Profit after tax	6,695	3,714	2,981	80.3	8,723	6,594	2,129	32.3
Profit attributable to Company	2,405	2,322	83	3.6	1,267	3,867	(2,600)	(67.2)

For the current financial and cumulative quarter ended 30 June 2022, the Group recorded revenue of RM31.830 million and RM79.466 million respectively. The higher revenue was attributable to the strong progress made for our on-going development project in Kuala Lumpur. However, the nation-wide lockdown which was implemented from June 2021 until September 2021 had impacted profits due to the overheads incurred during the lockdown period.

Revenue by segment:

	Individual Period				Cumulative Period			
	Current Year Quarter 30.06.22 (RM'000)	Preceding Year Corresponding Quarter 30.06.21 (RM'000)	Changes		Current Year To-Date 30.06.22 (RM'000)	Preceding Year Corresponding Period 30.06.21 (RM'000)	Changes	
			(RM'000)	(%)			(RM'000)	(%)
Property Development	29,610	7,111	22,499	-	70,750	9,024	61,726	684.0
Construction	20,987	22,386	(1,399)	(6.2)	48,068	71,855	(23,787)	(33.1)
Aluminium	1,721	1,560	161	10.3	7,213	5,827	1,386	23.8
Telco	499	389	110	28.3	1,503	2,323	(820)	(35.3)
Inter-company elimination	(20,987)	(18,982)	(2,005)	10.6	(48,068)	(18,982)	(29,086)	153.2
Total	31,830	12,464	19,366	155.4	79,466	70,047	9,419	13.4

Property Development

For the current and cumulative financial quarter, the property development segment contributed RM29.610m and RM70.750m respectively, which was mainly derived from its on-going mixed development project in Kuala Lumpur. The revenue was higher as compared to previous year's due to the consolidation of the contribution from the newly acquired subsidiary company, V Development Sdn Bhd.

Construction

For the current and cumulative financial quarter, the construction segment contributed RM20.987m and RM48.068m respectively, which was mainly derived from its on-going mixed development project in Kuala Lumpur. The lower revenue was due to closing of the project sites due to the lockdown imposed by the government between June 2021 to September 2021. Only minimal maintenance works were performed during that period.

Aluminium

For the current and cumulative financial quarter, the aluminium segment contributed RM1.721m and RM7.213m respectively. The higher revenue was due to the roll-out for a new development project.

Telco

For the current and cumulative financial quarter, the telco segment contributed RM0.499m and RM1.503m respectively. The lower revenue was due to the on-going Covid-19 pandemic, which hampered new sites from being commissioned by customers.

B2. Comparison to the results of the preceding quarter

	Current Year Quarter 30.06.22 (RM'000)	Immediate Preceding Quarter 31.03.22 (RM'000)	Changes	
			(RM'000)	(%)
Revenue	31,830	20,766	11,064	53.3
Operating Profit	8,776	3,482	5,294	(152.0)
Profit before tax	7,646	2,063	5,583	(270.6)
Profit after tax	6,695	1,951	4,744	(243.2)
Profit/(Loss) attributable to equity holders of the Company	2,405	(711)	3,116	438.3

For the current financial ended 30 June 2022, the Group recorded higher revenue and profits as compared to the immediate preceding financial quarter due to higher progress in the on-going mixed development project in Kuala Lumpur.

B3. Prospects for 2022

On 30 March 2021, the Company successfully completed the acquisition of 45% equity stake in V-Development Sdn Bhd. This strategic acquisition will enable to Group to expand its Property Development business further and increase our land banks for future development projects.

On 27 May 2021, the Company further announced that it proposed to diversify into the sales and trading of iron ore and other minerals, and that it had received a Letter of Intent to supply iron for a period of 24 months, with the option to renew for a further 24 months.

The Board expects the above developments to contribute positively to the earnings of the Group once the shipments for the above trading item commence.

B4. Profit forecast and profit estimate

The Group has not issued any profit forecast or profit estimate for the current financial quarter under review or in any public documents.

B5. Taxation

	Current Quarter 30.06.22 (RM'000)	Cumulative Period-to-Date 30.06.22 (RM'000)
Current tax	951	1,382
	<u>951</u>	<u>1,382</u>

For the current and cumulative quarter, the effective tax rates are 12.4% and 13.7% respectively. The effective tax rates differed from the statutory tax rates as certain subsidiary companies of the Group were in tax loss positions.

B6. Status of corporate proposals

As at the date of issuance of this interim financial report, there are no corporate proposals announced but not completed.

B7. Status of utilisation of proceeds

As at the date of this report, the Company had fully utilized the proceeds raised from its fund-raising activities.

B8. Group borrowings and debt securities

The Group's borrowings as at 30 June 2022 are as follows:-

	Short Term	Long Term
Secured	(RM'000)	(RM'000)
Bank overdraft	1,801	-
Term Loans	10,047	33,500
Project revolving credit	10,515	-
Lease Liability	501	23
Total	22,864	33,523

B9. Material Litigation

There is no further update on the material litigation involving the Group as at the date of issuance of this announcement.

B10. Dividends

No interim dividends have been declared during the current financial quarter under review.

B11. Profit for the period

	Current Quarter Ended	Cumulative Period-to-date
	30.06.22	30.06.22
	(RM'000)	(RM'000)
This is arrived at after (charging)/crediting :-		
Interest income	-	193
Interest expense	(1,130)	(5,119)
Depreciation and amortization	(411)	(1,670)

Other disclosure items pursuant to Note 16 of Appendix 9B of the ACE Market Listing Requirements of Bursa Securities are not applicable.

B12. Earnings per share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit attributable to the equity holders of the Company by the weighted average number of shares in issue for the period.

		Current Period Quarter 30.06.22 (RM'000)	Cumulative Period To-Date 30.06.22 (RM'000)
Loss attributable to the equity holders of the Company	(RM'000)	2,405	1,267
Weighted average number of shares in issue	('000)	969,100	943,012
Basic loss per share	(Sen)	0.25	0.13

(b) Diluted earnings per share

Diluted earnings per share is not applicable for the financial period as the unexercised convertible warrants were anti-dilutive in nature. This is due to the average market share price of the Company being below the exercise price of the warrants.

By Order of the Board

Tan Kah Koon SSM PC No.201908001500 (MAICSA 7066666)
Anne Kung Soo Ching SSM PC No.201908002507 (MIA 8449)
(Company Secretaries)

Date: 30 August 2022