

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
UNAUDITED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 30 JUNE 2023

	<u>Individual Quarter</u>		<u>Cumulative Quarter</u>	
	Current year quarter 30 June 2023 RM'000	Preceding year corresponding quarter 30 June 2022 RM'000	Current year to date 30 June 2023 RM'000	Preceding year corresponding period 30 June 2022 RM'000
Revenue	19,484	N/A	42,528	N/A
Cost of Sales	(12,826)	N/A	(27,992)	N/A
Operational depreciation and amortization	<u>(1)</u>	<u>N/A</u>	<u>(3)</u>	<u>N/A</u>
Gross Profit	6,657	N/A	14,533	N/A
Other operating income	625	N/A	1,015	N/A
Administrative Expenses	(2,961)	N/A	(6,072)	N/A
Depreciation and amortization	<u>(383)</u>	<u>N/A</u>	<u>(778)</u>	<u>N/A</u>
Operating Profit	3,938	N/A	8,698	N/A
Finance cost	<u>(988)</u>	<u>N/A</u>	<u>(1,781)</u>	<u>N/A</u>
Profit Before Tax	2,950	N/A	6,917	N/A
Taxation	<u>(1,080)</u>	<u>N/A</u>	<u>(2,439)</u>	<u>N/A</u>
Profit After Tax	1,870	N/A	4,478	N/A
Other comprehensive income	-	N/A	-	N/A
Total comprehensive profit	<u><u>1,870</u></u>	N/A	<u><u>4,478</u></u>	N/A
Profit attributable to :				
Equity holders of the Company	433	N/A	1,177	N/A
Non-controlling interests	<u>1,437</u>	<u>N/A</u>	<u>3,301</u>	<u>N/A</u>
	<u><u>1,870</u></u>	<u><u>N/A</u></u>	<u><u>4,478</u></u>	<u><u>N/A</u></u>
Total comprehensive income attributable to :				
Equity holders of the Company	433	N/A	1,177	N/A
Non-controlling interests	<u>1,437</u>	<u>N/A</u>	<u>3,301</u>	<u>N/A</u>
	<u><u>1,870</u></u>	<u><u>N/A</u></u>	<u><u>4,478</u></u>	<u><u>N/A</u></u>
Weighted average no. of ordinary shares in issue ('000)	969,100	N/A	969,100	N/A
Earnings per share (sen):-				
a) Basic	0.04	N/A	0.12	N/A

The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements of the Group for the financial period ended 31 December 2022.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2023

	As at 30 June 2023 (Unaudited) RM'000	As at Preceding Financial Year Ended 31 December 2022 (Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	9,094	9,872
Right-of-use assets	810	1,119
Goodwill on consolidation	292,589	292,589
Investment properties	2,179	2,179
Other investment	17,506	17,788
Receivables	<u>536</u>	<u>1,063</u>
	<u>322,714</u>	<u>324,610</u>
Current assets		
Inventories	756	808
Property Development cost	65,176	67,908
Receivables	155,665	150,046
Amount due from customers	95,330	94,102
Tax recoverable	28	1,578
Deposits with licensed banks	14,772	13,367
Cash And Cash Equivalents	<u>38,300</u>	<u>42,240</u>
	<u>370,027</u>	<u>370,049</u>
Total Assets	<u><u>692,741</u></u>	<u><u>694,659</u></u>
EQUITY AND LIABILITIES		
Equity Attributable to Equity Holders of the Company		
Share capital	567,146	567,146
Other reserves	6,341	6,341
Retained profits	<u>(35,762)</u>	<u>(36,939)</u>
Shareholders' equity	537,725	536,548
Non-controlling interests	<u>30,755</u>	<u>27,454</u>
Total equity	<u>568,480</u>	<u>564,002</u>
Non-Current liabilities		
Borrowings	21,298	21,825
Lease Liability	134	159
Deferred tax liabilities	15	15
Payables	<u>3,450</u>	<u>3,650</u>
	<u>24,897</u>	<u>25,649</u>
Current liabilities		
Payables	28,612	34,979
Amount owing to directors	51,423	52,011
Borrowings	16,113	16,623
Lease Liability	199	217
Provision for taxation	<u>3,017</u>	<u>1,178</u>
	<u>99,364</u>	<u>105,008</u>
Total liabilities	124,261	130,657
Total equity and liabilities	<u><u>692,741</u></u>	<u><u>694,659</u></u>
Net assets per share attributable to ordinary equity holders of the Company (RM)	<u>0.55</u>	<u>0.55</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements of the Group for the financial period ended 31 December 2022.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE QUARTER ENDED 30 JUNE 2023

	Current year to date 30 June 2023 <u>(Unaudited)</u> RM'000
CASH FLOW FROM OPERATING ACTIVITIES	
Profit Before Taxation	6,917
Adjustments for Non-cash items	<u>2,736</u>
Operating profit before working capital changes	9,653
Changes in working capital	
Net change in property development costs	2,732
Net change in inventories and work-in-progress	52
Net change in trade and other receivables	(5,092)
Net change in trade and other payables	(6,567)
Net change in amount due from customers	(1,228)
Net change in directors account	<u>(588)</u>
Net cash used in operations	(1,038)
Tax paid	<u>978</u>
Net cash used in operating activities	<u>(60)</u>
CASH FLOW FROM INVESTING ACTIVITIES	
Placement of fixed deposits	(1,405)
Other investment	282
Purchase of property, plant & equipment	(4)
Interest income	<u>108</u>
Net cash used in investing activities	<u>(1,019)</u>
CASH FLOW FROM FINANCING ACTIVITIES	
Borrowings	(1,037)
Lease payables	(43)
Interest paid	<u>(1,781)</u>
Net cash used in financing activities	<u>(2,861)</u>
Net Change in Cash and Cash Equivalents	(3,940)
Cash and Cash Equivalents at beginning of the period	42,240
Cash and Cash Equivalents at end of the period	<u><u>38,300</u></u>
Represented by :	
Cash and bank balances	<u>38,300</u>
	<u><u>38,300</u></u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with audited financial statements of the Group for the financial period ended 31 December 2022.

VINVEST CAPITAL HOLDINGS BERHAD (596299-D)**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTER ENDED
30 JUNE 2023**

	<-----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 31 December 2022 (Audited)	567,146	6,341	(36,939)	536,548	27,454	564,002
Total comprehensive profit for the period	-	-	1,177	1,177	3,301	4,478
As at 30 June 2023	567,146	6,341	(35,762)	537,725	30,755	568,480

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements of the Group for the financial period ended 31 December 2022.

**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

The current financial period under review covers three (3) months period from 1 April 2023 to 30 June 2023 and represents the second period subsequent to the change of the Group’s financial year end. Accordingly, no comparative results and cash flow are presented.

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 Period ("FPE") 31 December 2022 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 FPE 31 December 2022, except for the adoption of the new and revised MFRSs, amendments and interpretations, effective for the annual periods on or after 1 January 2023. 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 FPE 31 December 2022.

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.

As at 30 June 2023, 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	Property Development	Construction	Aluminium	Telco	Eliminations	Consolidated
30 June 2023	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Revenue from external customers	16,914	17,738	2,535	35	(17,738)	19,484
Cost of sales	(13,278)	(15,261)	(2,016)	(10)	17,738	(12,827)
Segment profit	3,636	2,477	519	25	-	6,657
Profit before taxation						2,950
Income tax expenses						(1,080)
Profit after tax						1,870
Other comprehensive income						-
Total comprehensive income						1,870

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 2023.

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 FPE 31 December 2022.

A16. Subsequent material events

There are no material events subsequent to the financial period ended 30 June 2023 that has not been reflected in this interim financial report, except for the following:-

On 2 August 2023, the Board of Directors of Vinvest as the Plaintiff announced that the Company had on 26 July 2023 served a Writ dated 28 July 2023 (“Writ”) and a Notice of Application dated 28 July 2023 (“Injunction Application”) vide Suit 536 against EA Holdings Berhad and See Jovin.

The Injunction Application was called up for Hearing on 2 August 2023. An ad interim injunction was granted by the High Court with the following terms: -

“(a) bahawa Defendan-defendan (sama ada melalui diri sendiri, ejen-ejen, pengkhidmat-pengkhidmat, wakil-wakil dan/atau selainnya), ditahan, dihalang, disekat dan/atau ditegah sama sekali dan suatu perintah injunksi diberikan sedemikian daripada berurusan, menyebabkan, melaksanakan, menyerahkan, memberi, menyampaikan, mendedah, memaklumkan, memberitahu dan/atau berkomunikasi dengan dan/atau kepada mana-mana penama, individu dan/atau syarikat (sama ada melalui diri sendiri, ejen-ejen, pengkhidmat-pengkhidmat, wakil-wakil dan/atau selainnya) dalam apa-apa transaksi, perdagangan dan/atau urusaniaga sama ada kesemua dan/atau sebahagian berhubung pegangan saham kepunyaan Plaintiff (setakat pada 22.6.2023) dalam Defendan Pertama (Saham Kepunyaan P) sehingga pelupusan penuh dan muktamad Permohonan Injunksi;

(b) bahawa Defendan-defendan (sama ada melalui diri sendiri, ejen-ejen, pengkhidmat-pengkhidmat, wakil-wakil dan/atau selainnya), ditahan, dihalang, disekat dan/atau ditegah sama sekali dan suatu perintah injunksi diberikan sedemikian daripada berurusan, menyebabkan, melaksanakan, menyerahkan, memberi, menyampaikan, mendedah, memaklumkan, memberitahu dan/atau berkomunikasi dengan dan/atau kepada mana-mana penama, individu dan/atau syarikat (sama ada melalui diri sendiri, ejen-ejen, pengkhidmat-pengkhidmat, wakil-wakil dan/atau selainnya) mengenai apa-apa, kesemua dan/atau sebahagian maklumat, informasi dan/atau butiran mengenai pemegang dan/atau pegangan

saham Defendan Pertama dan Saham Kepunyaan P dalam Defendan Pertama sehingga pelupusan penuh dan muktamad Permohonan Injunksi;

(c) bahawa Defendan-defendan (sama ada melalui diri sendiri, ejen-ejen, pengkhidmat-pengkhidmat, wakil-wakil dan/atau selainnya), ditahan, dihalang, disekat dan/atau ditegah sama sekali dan suatu perintah injunksi diberikan sedemikian daripada berurusan, menyebabkan, melaksanakan, menyerahkan, memberi, menyampai, mendedah, memaklumkan, memberitahu dan/atau berkomunikasi dengan dan/atau kepada mana-mana penama, individu dan/atau syarikat (sama ada melalui diri sendiri, ejen-ejen, pengkhidmat-pengkhidmat, wakil-wakil dan/atau selainnya) mengenai apa-apa, kesemua dan/atau sebahagian undian, hak mengundi dan/atau hak lain yang terikat dan/atau berbangkit daripada pegangan saham Defendan Pertama dan Saham Kepunyaan P dalam Defendan Pertama sehingga pelupusan penuh dan muktamad Permohonan Injunksi; dan

(d) bahawa Defendan-defendan (sama ada melalui diri sendiri, ejen-ejen, pengkhidmat-pengkhidmat, wakil-wakil dan/atau selainnya), ditahan, dihalang, disekat dan/atau ditegah sama sekali dan suatu perintah injunksi diberikan sedemikian daripada berurusan, menyebabkan, melaksanakan, menyerahkan, memberi, menyampai, mendedah, memaklumkan, memberitahu dan/atau berkomunikasi dengan dan/atau kepada mana-mana penama, individu dan/atau syarikat (sama ada melalui diri sendiri, ejen-ejen, pengkhidmat-pengkhidmat, wakil-wakil dan/atau selainnya) daripada mengadakan, menjalankan dan/atau mengambil apa-apa langkah untuk mengadakan, menjalankan dan/atau mengusul apa-apa mesyuarat agung luar biasa (dan/atau pada mana-mana penangguhannya), ketetapan-ketetapan dan/atau resolusi-resolusi sehingga pelupusan penuh dan muktamad Permohonan Injunksi.”

The High Court had fixed the hearing date for the Injunction Application and the Writ to be heard on 10 October 2023.

The Board of Directors wishes to inform that there is no material financial and operational impact arising from the above.

Further announcement on the development of the above matter will be made to Bursa Malaysia Securities Berhad pursuant to the Listing Requirements.

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 30.06.23 (RM'000)	Preceding Year Corresponding Quarter 30.06.22 (RM'000)	Changes		Current Year To-Date 30.06.23 (RM'000)
			(RM'000)	(%)	
Revenue	19,484	31,830	(12,346)	(38.8)	42,528
Operating Profit	3,938	8,776	(4,838)	(55.1)	8,697
Profit before tax	2,950	7,646	(4,696)	(61.4)	6,916
Profit after tax	1,870	6,695	(4,825)	(72.1)	4,477
Profit/(Loss) attributable to Company	433	2,405	(1,972)	(82.0)	1,177

For the second financial quarter ended 30 June 2023, the Group recorded revenue of RM19.484 million. The lower revenue and profit were attributable to the different stages of progress billing for its mixed development project in Kuala Lumpur, which is expected to be completed by the end of 2023.

Revenue by segment:

	Individual Period				Cumulative Period
	Current Year Quarter 30.06.23 (RM'000)	Preceding Year Quarter 30.06.22 (RM'000)	Changes		Current Year To-Date 30.06.23 (RM'000)
			(RM'000)	(%)	
Property Development	16,914	29,610	(12,696)	(42.9)	37,367
Construction	17,738	20,987	(3,249)	(15.5)	34,702
Aluminium	2,535	1,721	814	47.3	5,085
Telco	35	499	(464)	(93.0)	76
Inter-company elimination	(17,738)	(20,987)	3,249	(15.5)	(34,702)
Total	19,484	31,830	(12,346)	(38.8)	42,528

Property Development

The property development segment contributed RM16.914m and RM37.367 million for the current quarter and cumulative quarter ended 30 June 2023 respectively. The revenue was mainly derived from its on-going mixed development project in Kuala Lumpur. The lower revenue was attributable to the

different stages of progress billing for its mixed development project in Kuala Lumpur, which is expected to be completed by the end of 2023.

Construction

The construction segment contributed RM17.738m and RM34.702m for the current quarter and cumulative quarter ended 30 June 2023 respectively. The revenue was mainly derived from its on-going mixed development project in Kuala Lumpur. The lower revenue was attributable to the different stages of progress billing for its mixed development project in Kuala Lumpur, which is expected to be completed by the end of 2023.

Aluminium

The aluminium segment contributed RM2.535m and RM5.085m for the current quarter and cumulative quarter ended 30 June 2023 respectively. The higher revenue recorded was due to the strong progress in its on-going projects.

Telco

The telco segment contributed RM0.04m and RM0.08m for the current quarter and cumulative quarter ended 30 June 2023 respectively. The segment continued to struggle due to lack of new telco sites commissioned by customers.

B2. Comparison to the results of the preceding quarter

	Current Year Quarter 30.06.23 (RM'000)	Immediate Preceding Quarter 31.03.23 (RM'000)	Changes	
			(RM'000)	(%)
Revenue	19,484	23,044	(3,560)	(15.4)
Operating Profit	3,938	4,759	(821)	17.3
Profit before tax	2,950	3,966	(1,016)	25.6
Profit after tax	1,870	2,607	(737)	28.3
Profit attributable to equity holders of the Company	433	743	(310)	41.7

The Group recorded lower revenue for the current financial quarter ended 30 June 2023 as compared to the immediate preceding financial quarter due to the different stages of progress billing for its mixed development project in Kuala Lumpur, which is expected to be completed by the end of 2023.

B3. Prospects for 2023

The acquisition of the V-Development Group in 2021 has mitigated the effects of Covid-19 pandemic to the Group, although the expected positive impact and synergy of the acquisition have not been fully realized due to the property sector being still in recovery mode. In addition, several of the Group's plans were also delayed by the pandemic and by the uncertainties caused by the Russia-Ukraine conflict in Europe. While waiting for the situations to improve, the Group are taking pro-active measures by continuing to lay the groundworks and making the necessary preparations to re-launch its plans once the timing and condition are right.

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 30.06.23 (RM'000)	Cumulative Period-to-Date 30.06.23 (RM'000)
Current tax	1,080	2,439
	1,080	2,439

The effective tax rate is 36.6% and 35.3% for the current quarter and cumulative quarter respectively. The tax rates are is higher than the statutory tax rate due to the combination of profits and losses between the various subsidiary companies.

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 31 March 2023 are as follows:-

	Short Term	Long Term
Secured	(RM'000)	(RM'000)
Bank overdraft	1,483	-
Term Loans	13,547	20,990
Project revolving credit	955	-
Hire Purchase	128	308
Lease Liability	199	134
Total	16,312	21,432

B9. Material Litigation

There is no further update on the material litigation involving the Group as at the date of issuance of this announcement except as disclosed in Note A16 above.

B10. Dividends

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

B11. Profit for the period

	Current Quarter Ended 30.06.23	Cumulative Period-to-date 30.06.23
	(RM'000)	(RM'000)
This is arrived at after (charging)/crediting :-		
Interest income	28	108
Interest expense	(988)	(1,781)
Depreciation and amortization	(384)	(781)

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 30.06.23 (RM'000)	Cumulative Period To-Date 30.06.23 (RM'000)
Profit attributable to the equity holders of the Company	(RM'000)	433	1,177
Weighted average number of shares in issue	('000)	969,100	969,100
Basic earnings per share	(Sen)	0.04	0.12

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 2023