



**INTA BINA GROUP BERHAD**

Registration No. 201501009545 (1134880-W)

(Incorporated in Malaysia)

**UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS**

**FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**

**INTA BINA GROUP BERHAD**  
**[Registration No: 201501009545 (1134880-W)]**  
**(Incorporated in Malaysia)**

**UNAUDITED CONDENSED INTERIM FINANCIAL REPORT**  
**FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**

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**INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	Note	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
		Current Quarter Ended 31/12/2023 RM'000	Comparative Quarter Ended 31/12/2022 RM'000	Current Year Ended 31/12/2023 RM'000	Comparative Year Ended 31/12/2022 RM'000
<b>Revenue</b>		<b>158,769</b>	122,942	<b>650,107</b>	466,273
Cost of sales		<b>(145,541)</b>	(116,011)	<b>(597,549)</b>	(434,631)
<b>Gross profit</b>		<b>13,228</b>	6,931	<b>52,558</b>	31,642
Other income		<b>1,077</b>	1,107	<b>2,621</b>	2,509
Administrative and other operating expenses		<b>(3,393)</b>	(3,035)	<b>(18,764)</b>	(16,340)
Net impairment loss on financial instruments		<b>(291)</b>	(1,225)	<b>(291)</b>	(1,225)
<b>Operating profit</b>		<b>10,621</b>	3,778	<b>36,124</b>	16,586
Finance costs		<b>(1,398)</b>	(1,058)	<b>(5,591)</b>	(3,143)
Share of results of joint venture		<b>158</b>	250	<b>1,322</b>	228
<b>Profit before tax</b>		<b>9,381</b>	2,970	<b>31,855</b>	13,671
Tax expense	<b>B5</b>	<b>(2,749)</b>	(1,392)	<b>(8,964)</b>	(4,113)
<b>Profit after tax</b>		<b>6,632</b>	1,578	<b>22,891</b>	9,558
Other comprehensive income		-	-	-	-
<b>Total comprehensive income</b>		<b>6,632</b>	1,578	<b>22,891</b>	9,558
<b>Profit Attributable to:</b>					
Owners of the Company		<b>6,516</b>	1,512	<b>22,872</b>	9,547
Non-controlling interest		<b>116</b>	66	<b>19</b>	11
		<b>6,632</b>	1,578	<b>22,891</b>	9,558
Earnings per share attributable to owners of the Company (sen):					
i) Basic	<b>B11</b>	<b>1.21</b>	0.28	<b>4.27</b>	1.78
ii) Diluted	<b>B11</b>	<b>1.21</b>	0.28	<b>4.24</b>	1.78

Note:

The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements of Inta Bina Group Berhad ("the Company") for the financial year ended 31 December 2022 and the accompanying explanatory notes as attached to this interim financial report.

**INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	(UNAUDITED) AS AT 31/12/2023 RM'000	(AUDITED) AS AT 31/12/2022 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	32,886	32,384
Investment properties	29,911	29,250
Joint venture company	2,050	728
Inventories	-	12,726
<b>Total non-current assets</b>	<b>64,847</b>	<b>75,088</b>
<b>Current assets</b>		
Trade receivables	234,496	191,748
Other receivable	21,398	19,583
Inventories	16,998	-
Current tax assets	145	125
Contract assets	67,986	63,624
Amount due from a joint venture	2,379	1,379
Cash and short-term deposits	101,281	74,173
<b>Total current assets</b>	<b>444,683</b>	<b>350,632</b>
<b>TOTAL ASSETS</b>	<b>509,530</b>	<b>425,720</b>
<b>EQUITY AND LIABILITIES</b>		
Share capital	69,880	69,429
Other reserves	(33,152)	(33,549)
Retained earnings	132,437	116,186
<b>Equity attributable to owners of the Company</b>	<b>169,165</b>	<b>152,066</b>
Non-controlling interest	388	256
<b>Total Equity</b>	<b>169,553</b>	<b>152,322</b>
<b>Non-current liabilities</b>		
Deferred tax liabilities	416	1,466
Loans and borrowings	13,930	8,182
<b>Total non-current liabilities</b>	<b>14,346</b>	<b>9,648</b>
<b>Current liabilities</b>		
Trade and other payables	247,075	179,350
Contract liabilities	23,979	4,882
Loans and borrowings	51,818	78,592
Current tax liabilities	2,759	926
<b>Total current liabilities</b>	<b>325,631</b>	<b>263,750</b>
<b>TOTAL LIABILITIES</b>	<b>339,977</b>	<b>273,398</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>509,530</b>	<b>425,720</b>
<b>Net assets per share (RM)</b>	<b>0.315</b>	<b>0.284</b>

Note:

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements of the Company for the financial year ended 31 December 2022 and the accompanying explanatory notes as attached to this interim financial report.

**INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	<----- Attributable to Equity Owners of the Company ----->						Non- Controlling Interest RM'000	Total Equity RM'000
	Non- distributable			Distributable		Total RM'000		
	Share Capital RM'000	Reorganisation Reserve RM'000	ESOS Reserve RM'000	Retained Earnings RM'000				
At 01.01.2023	69,429	(34,621)	1,072	116,186	<b>152,066</b>	256	<b>152,322</b>	
Increase of investment in subsidiary	-	-	-	-	-	113	<b>113</b>	
ESOS issued/lapsed	451	-	397	80	<b>928</b>	-	<b>928</b>	
Recognised income and expense for the period:								
Profit after taxation	-	-	-	22,872	<b>22,872</b>	19	<b>22,891</b>	
Dividends to owners of the Company	-	-	-	(6,701)	<b>(6,701)</b>	-	<b>(6,701)</b>	
<b>At 31.12.2023</b>	<b>69,880</b>	<b>(34,621)</b>	<b>1,469</b>	<b>132,437</b>	<b>169,165</b>	<b>388</b>	<b>169,553</b>	
At 01.01.2022	69,429	(34,621)	-	111,992	<b>146,800</b>	132	<b>146,932</b>	
Increase of investment in subsidiary	-	-	-	-	-	113	<b>113</b>	
ESOS issued	-	-	1,072	-	<b>1,072</b>	-	<b>1,072</b>	
Recognised income and expense for the period:								
Profit after taxation	-	-	-	9,547	<b>9,547</b>	11	<b>9,558</b>	
Dividends to owners of the Company	-	-	-	(5,353)	<b>(5,353)</b>	-	<b>(5,353)</b>	
<b>At 31.12.2022</b>	<b>69,429</b>	<b>(34,621)</b>	<b>1,072</b>	<b>116,186</b>	<b>152,066</b>	<b>256</b>	<b>152,322</b>	

Note:

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements of the Company for the financial year ended 31 December 2022 and the accompanying explanatory notes as attached to this interim financial report.

**INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	CUMULATIVE PERIOD	
	Current Year Ended 31/12/2023 RM'000	Comparative Year Ended 31/12/2022 RM'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>		
<b>Profit before tax</b>	<b>31,855</b>	13,671
Adjustments for:		
Non-cash items	<b>10,986</b>	12,452
Non-operating items	<b>3,388</b>	3,690
Operating profit before changes in working capital	<b>46,229</b>	29,813
Increase in receivables	<b>(45,562)</b>	(35,748)
Increase in payables	<b>67,725</b>	20,047
Contract assets/liabilities and others	<b>10,463</b>	(14,763)
<b>Cash flows from / (used in) operations</b>	<b>78,855</b>	(651)
Tax paid	<b>(8,104)</b>	(4,839)
<b>Net cash flows from / (used in) operating activities</b>	<b>70,751</b>	(5,490)
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>		
Purchases of property, plant and equipment & investment properties	<b>(14,037)</b>	(10,552)
Proceeds from disposal of PPE & investment properties	<b>2,088</b>	929
Investment in joint venture and advance	-	(1,879)
Interest received	<b>1,270</b>	524
<b>Net cash flows used in investing activities</b>	<b>(10,679)</b>	(10,978)
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>		
Fixed deposit pledged	<b>(3,531)</b>	(3,035)
Interest paid	<b>(5,591)</b>	(3,143)
Increase in borrowings	<b>(21,025)</b>	34,850
Proceeds from ESOS	<b>353</b>	-
Proceeds from additional subscription of shares by non-controlling interest	-	113
Dividend paid	<b>(6,701)</b>	(5,353)
<b>Net cash flows (used in) / from financing activities</b>	<b>(36,495)</b>	23,432
<b>Net increase in cash &amp; cash equivalent</b>	<b>23,577</b>	6,964
Cash & cash equivalent at beginning of the financial period	<b>30,745</b>	23,781
<b>Cash &amp; cash equivalent at end of the financial period</b>	<b>54,322</b>	30,745
<b>Cash &amp; cash equivalent consists of:</b>		
Short-term deposits placed with licensed banks	<b>51,959</b>	43,428
Less: Pledged deposits	<b>(46,959)</b>	(43,428)
	<b>5,000</b>	-
Cash and bank balances	<b>49,322</b>	30,745
	<b>54,322</b>	30,745

Note:

The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements of the Company for the financial year ended 31 December 2022 and the accompanying explanatory notes as attached to this interim financial report.

**A Explanatory Notes to the Unaudited Interim Financial Report for the Fourth Quarter Ended 31 December 2023**

**A1 Basis of Preparation**

The unaudited interim financial report has been prepared in accordance with *MFRS 134 “Interim Financial Reporting”*, the *International Accounting Standards (“IAS”) 34 Interim Financial Reporting, Paragraph 9.22* of the *Main Market Listing Requirements of Bursa Malaysia Securities Berhad*.

The unaudited interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2022.

**A2 Significant Accounting Policies**

The significant accounting policies and presentations adopted by the Group are consistent with those adopted for the audited financial statements of the Group for the financial year ended 31 December 2022 except for the changes in accounting policies and presentation resulting from the adoption of relevant MFRSs, Amendment to MFRSs and IC Interpretations that are effective beginning on 1 January 2023.

The adoption of relevant MFRSs, Amendment to MFRSs and IC Interpretations do not have any significant financial impact on the financial statements of the Group.

**A3 Auditors’ Report**

There were no qualification on the audited financial statements of the Group for the financial year ended 31 December 2022.

**A4 Seasonal and Cyclical Factors**

The Group does not experience significant fluctuations in operations due to seasonal factors or cyclical factors during the current financial quarter under review and the financial year to date.

**A5 Items or Incidence of an Unusual Nature**

The Directors are not aware of any items or incidence of an unusual nature not otherwise dealt with in this report which may or has substantially affected the value of assets, liabilities, equity, net income or cash flows of the Group for the current financial quarter under review and the financial year to date.

**A6 Effects of Changes in Estimates**

There were no material changes in estimates of amounts reported in the current financial quarter or changes in estimates of amounts reported in prior financial years that may have a material effect in the current financial quarter under review and the financial year to date.

**A Explanatory Notes to the Unaudited Interim Financial Report for the Fourth Quarter Ended 31 December 2023 (Cont'd)**

**A7 Debt and Equity Securities**

There were no other issuances, cancellations, repurchases, resale and repayments of debts and equity securities for the current financial quarter under review and the financial year to date except for the following: -

Employees' Share Option Scheme ("ESOS")

During the current reporting quarter ended 31 December 2023, the Company has issued 1,180,000 shares under the ESOS; whilst for year to date, 1,680,000 ordinary shares have been issued through exercise of share options under ESOS.

On 12 September 2023, the Company has made an offer of 13,380,000 units of options to eligible employees and Directors to subscribe for new ordinary shares in the Company under the Company's ESOS with an exercise price of RM0.24.

**A8 Dividends**

On 15 September 2023, the Board of Directors paid first interim single tier dividend of 0.50 sen per ordinary share amounting to approximately RM2.68 million in respect of financial year ending 31 December 2023.

On 22 December 2023, the Board of Directors paid second interim single tier dividend of 0.50 sen per ordinary share amounting to approximately RM2.68 million in respect of financial year ending 31 December 2023.

**A9 Segmental Reporting**

The Group is primarily involved in securing and carrying out construction contracts. As such, the Group's revenue for the current financial quarter under review and the financial period to date is derived primarily from its construction operations.

No geographical analysis has been prepared as the Group operates wholly in Malaysia.

**A10 Contingent Assets or Liabilities**

There were no contingent assets as at the date of this interim report. Contingent liabilities of the Group as at 31 December 2023 comprise of bank guarantees issued for contract works being carried out by the Group amounting to RM104.45 million.



**A Explanatory Notes to the Unaudited Interim Financial Report for the Fourth Quarter Ended 31 December 2023 (Cont'd)**

**A11 Capital Commitments**

Save as disclosed below, there were no other material capital commitments as at the end of the current financial quarter and up to the date of this report.

	<u>RM'000</u>
Approved and contracted for:	
Plant and machineries	1,500

**A12 Significant Related Party Transactions**

	<b>Current Quarter Ended 31/12/2023 RM'000</b>	<b>Comparative Quarter Ended 31/12/2022 RM'000</b>	<b>Current Year Ended 31/12/2023 RM'000</b>	<b>Comparative Year Ended 31/12/2022 RM'000</b>
<b>Transactions with related party</b>				
Corporate shareholder of the Company- Apexjaya Industries Sdn Bhd ("Apexjaya")				
Construction related cost charged by Apexjaya	<b>3,189</b>	2,222	<b>10,763</b>	10,129
Family member of Lim Ooi Joo Lim Yeong Kern				
Rental expenses charged by Lim Yeong Kern	<b>15</b>	15	<b>60</b>	60

**A13 Changes in Composition of the Group**

There were no other changes in the composition of the Group for the current financial quarter ended 31 December 2023.

**A14 Significant Event Subsequent to the End of the Financial Year**

There were no material events subsequent to the end of the reported financial year.

## **B Additional Information Required by the Listing Requirements**

### **B1 Group Performance Review**

The Group recorded a higher revenue of RM158.77 million mainly from the construction of residential and commercial properties in the financial quarter under review. This is 29.1% higher than RM122.94 million reported in the previous corresponding quarter.

The Group profit before tax increased by 215.9% from RM2.97 million to RM9.38 million for the quarter while profit attributable to owners of the Company increased by 331.0% from RM1.51 million to RM6.52 million. Increase in the current quarter profit is mainly due to higher revenue and improvement in gross profit margin achieved by the Group comparing to previous corresponding quarter.

### **B2 Comparison with Immediate Preceding Quarter Results**

Group revenue has decreased slightly by 4.6% to RM158.77 million from RM166.35 million, while the profit before tax increased by 6.3% to RM9.38 million from RM8.82 million in the immediate preceding quarter. This was due mainly to improvement in gross profit margin for the current quarter arising from gradual stabilization of certain material and labour cost compared to the immediate preceding quarter.

### **B3 Prospects and Outlook**

The global economic environment is expected to grow at a slower pace in 2024. Global inflation would likely moderate further with commodity prices posing a clear upside risk and global trade recovery is likely to be gradual.

Despite the challenging global environment, Bank Negara Malaysia has projected the Malaysian economy to expand by around 4% – 5% in 2024. Inflation is expected to remain modest, broadly reflecting stable cost and demand conditions. However, inflation outlook remains highly subject to changes to domestic policy on subsidies and price controls, as well as global commodity prices and financial market developments.

Construction activities in Malaysia have managed to sustain its momentum in 2023. The value of work expanded 8.6% year-on-year in fourth quarter 2023 compared to 9.6% in the immediate preceding quarter. The industry is expected to see brighter prospect in 2024.

Despite general improvement in overall construction sector outlook in 2024, the Board continues to stay prudent by balancing risks due to inflation, increase in certain material prices, shortage of skilled workers and delayed new property launches with measures to improve financial performance. The unbilled order book of approximately RM1.00 billion as of 31 December 2023 will sustain the Group's revenue and earnings over next two to three years.

### **B4 Profit Forecast**

The Company did not issue any profit forecast or guarantee during the current financial quarter under review and the financial year to date.

**B Additional Information Required by the Listing Requirements (Cont'd)**

**B5 Tax expense**

	<b>Current Quarter Ended 31/12/2023 RM'000</b>	<b>Comparative Quarter Ended 31/12/2022 RM'000</b>	<b>Current Year Ended 31/12/2023 RM'000</b>	<b>Comparative Year Ended 31/12/2022 RM'000</b>
<b>Income Tax</b>				
-current period	2,749	1,730	8,964	4,451
-prior period	<u>1,037</u>	<u>(692)</u>	<u>1,037</u>	<u>(692)</u>
	<u>3,786</u>	<u>1,038</u>	<u>10,001</u>	<u>3,759</u>
<b>Deferred Tax</b>				
-current period	6	83	6	83
-prior period	<u>(1,043)</u>	<u>271</u>	<u>(1,043)</u>	<u>271</u>
	<u>(1,037)</u>	<u>354</u>	<u>(1,037)</u>	<u>354</u>
	<u>2,749</u>	<u>1,392</u>	<u>8,964</u>	<u>4,113</u>

The effective tax rate is higher than the statutory tax rate mainly due to add-back of non-deductible expenses.

**B6 Corporate Proposal**

There are no corporate proposals announced by the Company but not completed as at the date of this report.

**B7 Group Borrowings**

The details of the borrowings of the Group are as follows:-

	<b>As at 31/12/2023 RM'000</b>	<b>As at 31/12/2022 RM'000</b>
<b>Non-current:</b>		
Term loans	7,245	1,793
Islamic term financing	5,675	2,348
Hire purchase payable	<u>1,010</u>	<u>4,041</u>
	<u>13,930</u>	<u>8,182</u>
<b>Current:</b>		
Term loans	109	306
Islamic term financing	954	75
Hire purchase payable	4,251	5,017
Bankers' acceptance	11,851	17,726
Revolving credit	10,000	10,500
Invoice financing	<u>24,653</u>	<u>44,968</u>
	<u>51,818</u>	<u>78,592</u>
<b>Total borrowings</b>	<u>65,748</u>	<u>86,774</u>

All the Group's borrowings are denominated in Ringgit Malaysia.

**B Additional Information Required by the Listing Requirements (Cont'd)**

**B8 Off Balance Sheet Financial Instruments**

Save for the contingent liabilities as disclosed in Note A10, there is no off-balance sheet financial instruments as at the date of this report.

**B9 Material Litigations**

As at the date of this report, there is no litigation or arbitration, which has a material effect on the financial position of the Group, and the Board of Directors is not aware of any proceedings pending or threatened or of any fact likely to give rise to any proceedings.

**B10 Proposed Dividends**

On 26 February 2024, the board of Directors has declared third interim single tier dividend of 0.5 sen per ordinary share amounting to approximately RM2.68 million in respect of financial year ending 31 December 2023 to be paid on 22 March 2024. The entitlement date is on 14 March 2024.

**B11 Earnings Per Share**

The basic and diluted earnings per share for the current quarter and financial period are computed as follows:

	<b>Current Quarter Ended 31/12/2023</b>	<b>Comparative Quarter Ended 31/12/2022</b>	<b>Current Year Ended 31/12/2023</b>	<b>Comparative Year Ended 31/12/2022</b>
Profit attributable to owners of the Company (RM'000)	<b>6,516</b>	1,512	<b>22,872</b>	9,547
Weighted average number of shares in issue ('000)	<b>536,502</b>	535,259	<b>535,829</b>	535,259
Effect of dilution from ESOS in issue ('000)	<b>3,364</b>	423	<b>3,364</b>	423
	<b>539,866</b>	535,682	<b>539,193</b>	535,682
Basic earnings per share (sen) <sup>(1)</sup>	<b>1.21</b>	0.28	<b>4.27</b>	1.78
Diluted earnings per share (sen) <sup>(2)</sup>	<b>1.21</b>	0.28	<b>4.24</b>	1.78

Notes:

(1) The basic earnings per share is computed based on the profit attributable to the equity shareholders of the Company divided by the weighted average number of ordinary shares in issue for the financial year under review.

(2) The effects of potential ordinary shares arising from the exercise of Warrants does not have any potential dilutive effect and accordingly is excluded from the diluted earnings per share calculation.

**B Additional Information Required by the Listing Requirements (Cont'd)**

**B12 Notes to the Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income**

Profit before tax is arrived at after (crediting)/charging:

	<b>Current Quarter Ended 31/12/2023 RM'000</b>	<b>Comparative Quarter Ended 31/12/2022 RM'000</b>	<b>Current Year Ended 31/12/2023 RM'000</b>	<b>Comparative Year Ended 31/12/2022 RM'000</b>
Interest income	(407)	(103)	(1,270)	(524)
Rental income	(171)	(230)	(562)	(713)
Interest expense	1,398	1,058	5,591	3,143
Loss / (Gain) on disposal of investment property	29	(320)	138	(320)
Gain on disposal of property, plant and equipment	(73)	(45)	(341)	(280)
Depreciation of property, plant and equipment	2,833	3,356	10,778	11,277
Depreciation of investment properties	146	121	618	595

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

**B13 Authorisation for Issue**

The interim financial statements were authorised for issue by the Board of Directors of the Company in accordance with a resolution of the directors on 26 February 2024.

By Order of the Board  
**INTA BINA GROUP BERHAD**  
 Siew Suet Wei  
 Lim Yen Teng  
 Company Secretaries

Date: 26 February 2024