

**EXSIM HOSPITALITY BERHAD**  
**(FORMERLY KNOWN AS PAN MALAYSIA HOLDINGS BERHAD)**  
Registration No : 198301000236 (95469-W)  
(Incorporated in Malaysia)

**INTERIM FINANCIAL REPORT**  
**FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2024**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND  
OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2024**

	<b>QUARTER ENDED AND CUMULATIVE 3 MONTHS</b>	
	<b>30.09.2024</b>	<b>30.09.2023</b>
	<b>RM'000</b>	<b>RM'000</b>
Revenue	2,274	1,346
Cost of services	(1,077)	(727)
Gross profit	<u>1,197</u>	<u>619</u>
Other operating income	28	40
Administrative expenses	(1,220)	(1,278)
Finance costs	(235)	(229)
Loss before taxation	<u>(230)</u>	<u>(848)</u>
Income tax expense	-	-
Loss after taxation/Total comprehensive expenses	<u>(230)</u>	<u>(848)</u>
Loss after taxation/Total comprehensive expenses Attributable to:		
Owners of the Company	(248)	(848)
Non-controlling interests	18	-
	<u>(230)</u>	<u>(848)</u>
Basic/Diluted loss per share attributable to owners of the Company (Sen)	<u>(0.03)</u>	<u>(0.09)</u>

The unaudited Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial statements.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**  
**AS AT 30 SEPTEMBER 2024**

	<b>30.09.2024</b>	<b>30.06.2024</b>
	<b>RM'000</b>	<b>RM'000</b>
	<b>(Unaudited)</b>	<b>(Audited)</b>
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	30,282	30,604
Right-of-use asset	3,860	3,882
	<u>34,142</u>	<u>34,486</u>
<b>Current Assets</b>		
Inventories	84	94
Trade and other receivables	19,272	18,077
Current tax assets	10	9
Short term money market deposit	-	125
Cash and bank balances	1,094	327
	<u>20,460</u>	<u>18,632</u>
<b>TOTAL ASSETS</b>	<u><b>54,602</b></u>	<u><b>53,118</b></u>
<b>EQUITY AND LIABILITIES</b>		
Share capital	92,887	92,887
Revaluation reserves	12,204	12,204
Accumulated losses	(77,327)	(77,079)
Equity attributable to owners of the company	<u>27,764</u>	<u>28,012</u>
Non-controlling interests	58	-
<b>TOTAL EQUITY</b>	<u><b>27,822</b></u>	<u><b>28,012</b></u>
<b>Non-Current Liabilities</b>		
Borrowing	12,195	12,524
Deferred tax liabilities	3,827	3,827
	<u>16,022</u>	<u>16,351</u>
<b>Current Liabilities</b>		
Trade and other payables	6,550	5,517
Amount owing to holding company	2,918	1,970
Borrowing	1,290	1,268
	<u>10,758</u>	<u>8,755</u>
<b>TOTAL LIABILITIES</b>	<u><b>26,780</b></u>	<u><b>25,106</b></u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><b>54,602</b></u>	<u><b>53,118</b></u>
	<b>RM</b>	<b>RM</b>
Net assets per share attributable to owners of the Company	<u>0.03</u>	<u>0.03</u>

The unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial statements.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY**  
**FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2024**

	Share Capital RM'000	Non- Distributable Revaluation Reserves RM'000	Accumulated Losses RM'000	Total RM'000	Non- controlling interests RM'000	Total RM'000
<b>At 1 July 2023</b>	92,887	12,204	(63,749)	41,342	-	41,342
Total comprehensive expenses for the financial period	-	-	(848)	(848)	-	(848)
<b>At 30 September 2023</b>	92,887	12,204	(64,597)	40,494	-	40,494
<b>At 1 July 2024</b>	92,887	12,204	(77,079)	28,012	-	28,012
Total comprehensive expenses/(income) for the financial period	-	-	(248)	(248)	18	(230)
<b>Transaction with owners:</b>						
Non-controlling interests arising from acquisition of a subsidiary	-	-	-	-	40	40
<b>At 30 September 2024</b>	92,887	12,204	(77,327)	27,764	58	27,822

The unaudited Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial statements.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2024**

	<u>CUMULATIVE 3 MONTHS</u>	
	<u>30.09.2024</u>	<u>30.09.2023</u>
	<u>RM'000</u>	<u>RM'000</u>
<b>OPERATING ACTIVITIES</b>		
Loss before taxation	(230)	(848)
Adjustments for:		
Depreciation:		
- property, plant and equipment	389	393
- right-of-use asset	22	22
Gain on bargain purchase	(7)	-
Interest expense on term loan	235	229
Interest income	(1)	-
Operating profit/(loss) before working capital changes	<u>408</u>	<u>(204)</u>
Net change in working capital	(285)	(669)
Income tax paid	(1)	(1)
Income tax refunded	-	26
NET CASH FROM/(FOR) OPERATING ACTIVITIES	<u>122</u>	<u>(848)</u>
<b>INVESTING ACTIVITIES</b>		
Acquisition of a subsidiary, net cash inflows acquired	173	-
Purchase of property, plant and equipment	(60)	(44)
Repayment from an associate	-	457
Interest income received	1	-
NET CASH FROM INVESTING ACTIVITIES	<u>114</u>	<u>413</u>
<b>FINANCING ACTIVITIES</b>		
Advance from holding company	948	-
Advance from related companies	-	915
Interest paid	(235)	(470)
Repayment of bank borrowing	(307)	-
NET CASH FROM FINANCING ACTIVITIES	<u>406</u>	<u>445</u>
NET CHANGES	642	10
CASH AND CASH EQUIVALENTS AT BEGINNING OF FINANCIAL PERIOD	<u>452</u>	<u>74</u>
CASH AND CASH EQUIVALENTS AT END OF FINANCIAL PERIOD	<u>1,094</u>	<u>84</u>

The unaudited Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial statements.

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**NOTES TO THE INTERIM FINANCIAL REPORT**

**A. EXPLANATORY NOTES PURSUANT TO MFRS 134 INTERIM FINANCIAL REPORTING**

**A1. Basis of Preparation**

The condensed consolidated financial statements (Condensed Report) has been prepared in accordance with Malaysian Financial Reporting Standards (MFRS) 134 *Interim Financial Reporting*, paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and the requirements of the Companies Act 2016 in Malaysia. The Condensed Report, other than for financial instruments has been prepared under the historical cost convention. Certain financial instruments are carried at fair value in accordance with MFRS 9 *Financial Instruments*.

This Condensed Report should be read in conjunction with the audited financial statements for the financial year ended 30 June 2024. The explanatory notes attached to the Condensed Report provide an explanation of events and transactions that are significant for an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2024.

**A2. Significant Accounting Policies**

The accounting standards adopted in the preparation of the Condensed Report are consistent with those adopted in the preparation of the Group's audited financial statements for the financial year ended 30 June 2024, except for the following:

<b>MFRSs (Including The Consequential Amendments)</b>	<b>Effective Date</b>
Amendments to MFRS 16: Lease Liability in a Sale and Leaseback	1 January 2024
Amendments to MFRS 101: Classification of Liabilities as Current and Non-current	1 January 2024
Amendments to MFRS 101: Non-current Liabilities with Covenants	1 January 2024
Amendments to MFRS 107 and MFRS 7: Supplier Finance Arrangements	1 January 2024

The adoption of the above accounting standards (including the consequential amendments, if any) did not have any material impact on the Group's financial statements.

The Group has not applied in advance the following accounting standards (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board (MASB) but are not yet effective for the current financial year:

<b>MFRSs (Including The Consequential Amendments)</b>	<b>Effective Date</b>
Amendments to MFRS 121: Lack of Exchangeability	1 January 2025
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
Amendments to MFRS 9 & MFRS 7: Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
Annual Improvements to MFRS Accounting Standards – Volume 11	1 January 2026
MFRS 18: Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19: Subsidiaries without Public Accountability: Disclosures	1 January 2027

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**A3. Seasonal or Cyclical Factors**

The hotel business of the Group comprising the Corus Paradise Resort in Port Dickson, Negeri Sembilan is affected by seasonal or cyclical factors.

**A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows**

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence during the current financial quarter under review.

**A5. Changes in Estimates**

There were no changes in estimates of amounts reported in prior financial year, which may have a material effect during the current financial quarter under review.

**A6. Issuances, Cancellations, Repurchases, Resale and Repayments of Debt and Equity Securities**

There were no issuances or repayments of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the current financial quarter under review.

**A7. Dividend Paid**

There were no dividends paid for the current financial quarter under review.

**A8. Valuation of Property**

There were no revaluation of property during the current financial quarter under review.

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**A9. Operating Segments**

	Hotel RM'000	Hospitality Operator RM'000	Investment Holding and Others RM'000	Total RM'000	Elimination RM'000	Group RM'000
<u>Three months ended 30 September 2024</u>						
<b>REVENUE</b>						
External sales	1,997	277	-	2,274	-	2,274
Inter-segment sales	-	-	-	-	-	-
	<u>1,997</u>	<u>277</u>	<u>-</u>	<u>2,274</u>	<u>-</u>	<u>2,274</u>
<b>RESULTS</b>						
Segment results	124	46	(172)	(2)	7	5
Finance costs	(235)	-	-	(235)	-	(235)
Loss before taxation	<u>(111)</u>	<u>46</u>	<u>(172)</u>	<u>(237)</u>	<u>7</u>	<u>(230)</u>
Segment assets	35,868	1,069	26,588	63,525	(8,933)	54,592
Unallocated assets						10
Total assets						<u>54,602</u>
<u>Three months ended 30 September 2023</u>						
<b>REVENUE</b>						
External sales	1,346	-	-	1,346	-	1,346
Inter-segment sales	-	-	6	6	(6)	-
	<u>1,346</u>	<u>-</u>	<u>6</u>	<u>1,352</u>	<u>(6)</u>	<u>1,346</u>
<b>RESULTS</b>						
Segment results	(561)	-	(58)	(619)	-	(619)
Finance costs	(229)	-	-	(229)	-	(229)
Loss before taxation	<u>(790)</u>	<u>-</u>	<u>(58)</u>	<u>(848)</u>	<u>-</u>	<u>(848)</u>
Segment assets	36,838	-	30,890	67,728	-	67,728
Unallocated assets						12
Total assets						<u>67,740</u>

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**A10. Events Subsequent to the End of the Financial Period**

There were no material events subsequent to the end of current financial quarter that have not been reflected in the interim financial statements for the said period as at the date of this report, except for:

- (i) On 22 August 2024, the Company announced its intention to undertake the proposal of diversification of the existing principal activities of the Company and its subsidiaries to include the interior design and fit-out business activities (“Proposed Diversification”) and proposed change of name from “Pan Malaysia Holdings Berhad” to “Exsim Hospitality Berhad” (“Proposed Change of Name”).

On 11 October 2024, the Company has obtained approval from its shareholders at an extraordinary general meeting for the Proposed Diversification and Proposed Change of Name.

- (ii) On 14 October 2024, Exsim Concepto Sdn. Bhd. (“ECSB”), a wholly-owned subsidiary of the Company, had accepted the letter of award dated 14 October 2024 (“LOA”) awarded by Discovery Media Sdn. Bhd. (“DMSB”) for the development of 4 office levels (560 units) and other relevant facilities on Lot 86342 and Lot PT 44017, Jalan Damansara, Damansara Perdana, Mukim Sungai Buloh, Daerah Petaling, Selangor Darul Ehsan for the purpose of supplying, fabricating, delivery and installing of interior design fit-out works to guest rooms (“the Sub-Contract Works”), amounting to RM47,369,322.

The overall completion for the Sub-Contract Works shall be Twenty-Four (24) months commencing from the date of LOA. The defect liability period shall be Twenty-Seven (27) months from the date stated in the Certificate of Practical Completion of Works.

- (iii) On 18 October 2024, ECSB, a wholly-owned subsidiary of the Company, had accepted the letter of award dated 18 October 2024 (“LOA”) awarded by Totalbuildz Sdn. Bhd. (“TSB”) in respect of the development of the proposed 294 rooms @ Empire City on Building No. E on Lot 86342 and Lot 44017, Jalan Damansara, Damansara Perdana, Mukim Sungai Buloh, Daerah Petaling, Selangor Darul Ehsan for the purpose of designing and building of architecture, interior design and fit-out works to guest rooms (“the Sub-Contract Works”), amounting to RM60,000,000.

The date of commencement shall be 18 October 2024 subject to further confirmation by the Main Contractor (“Date of Commencement”). The overall completion for the Sub-Contract Works shall be Eighteen (18) months commencing from the Date of Commencement. The defect liability period shall be Twelve (12) months from the date stated in the Certificate of Practical Completion of Works.



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**A11. Changes in the Composition of the Group**

Other than disclosed in below, there were no changes in the composition of the Group for the current financial quarter under review.

- (i) On 11 July 2024, the Company incorporated a wholly-owned subsidiary, ECSB with paid-up capital of RM1 comprising of 1 share. Subsequently, the Company subscribed for additional 749,999 shares and 4,250,000 shares of RM1 each on 19 August 2024 and 20 September 2024 respectively. ESCB will venture into the fit-out business and undertake the fit-out works.
- (ii) On 22 July 2024, the Company incorporated a wholly-owned subsidiary, Mana Mana Holdings Sdn. Bhd. ("MMH") with paid-up capital of RM1 comprising of 1 share.
- (iii) On 27 August 2024, the Group acquired 60% equity interest in The Flash Living Sdn. Bhd. ("TFL") through MMH for cash consideration of RM60,000. TFL is in the business of providing short term accommodation, property management and all other related activities.
- (iv) On 9 September 2024, the Company acquired two wholly-owned subsidiaries from the two Directors for cash consideration of RM20 each. The two wholly-owned subsidiaries are Uppervista Sdn. Bhd. and Blossom Hectares Sdn. Bhd.

**A12. Commitments and Contingent Liabilities**

- (i) Contingent Liabilities

The Group does not have any material contingent liabilities not provided for as at 30 September 2024.

- (ii) Capital Commitments

The Group does not have any material capital commitments as at 30 September 2024.

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**B. ADDITIONAL INFORMATION REQUIRED PURSUANT TO BURSA SECURITIES MAIN MARKET LISTING REQUIREMENTS**

**B1. Review of Performance of the Company and its Principal Subsidiaries**

	<b>QUARTER ENDED AND CUMULATIVE 3 MONTHS</b>		
	<b>30.09.2024 (Q1FY25)</b>	<b>30.09.2023 (Q1FY24)</b>	<b>Changes</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>%</b>
<b>Revenue</b>			
Hotel	1,997	1,346	48.4
Hospitality operator	277	-	N/A
	<b>2,274</b>	<b>1,346</b>	<b>68.9</b>
<b>(Loss)/Profit before taxation</b>			
Hotel	(111)	(790)	85.9
Hospitality operator	53	-	N/A
Investment holding and others	(172)	(58)	(196.6)
	<b>(230)</b>	<b>(848)</b>	<b>72.9</b>

**Q1 FY25 vs Q1 FY24**

The Group reported 68.9% increase in revenue, rising from RM1.3 million in Q1FY24 to RM2.3 million in Q1FY25. The revenue growth was driven by higher occupancy rate of hotel rooms and contribution from a new subsidiary in Hospitality Operator segment.

The reduction in loss before taxation for current quarter mainly due to increase in room revenue generated by Hotel segment.

**B2. Material Changes in the Quarterly Results Compared with the Results of the Preceding Quarter**

	<b>QUARTER ENDED</b>		
	<b>30.09.2024 (Q1FY25)</b>	<b>30.06.2024 (Q4FY24)</b>	<b>Changes</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>%</b>
<b>Revenue</b>			
Hotel	1,997	1,505	32.7
Hospitality operator	277	-	N/A
	<b>2,274</b>	<b>1,505</b>	<b>51.1</b>
<b>(Loss)/Profit before taxation</b>			
Hotel	(111)	(496)	77.6
Hospitality operator	53	-	N/A
Investment holding and others	(172)	(9,974)	98.3
	<b>(230)</b>	<b>(10,470)</b>	<b>97.8</b>

The Group reported a 51.1% increase in revenue compared to immediate preceding quarter. The revenue growth was driven by higher occupancy rate of hotel rooms and contribution from a new subsidiary in Hospitality Operator segment.

The reduction in loss before taxation for current quarter mainly due to increase in room revenue generated by Hotel segment. In Q4FY24, there was a one-time impairment loss of RM9.3 million on amount owing by an associate and higher operating expenses incurred in the Investment Holding segment.

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**B3. Prospects**

Since its diversification into fit-out and interior design business, the Group via Exsim Concepto Sdn. Bhd., its wholly-owned subsidiary, has secured two contracts worth approximately RM107 million and expects to secure more contracts in the financial years. We believe that these fit-out contracts will contribute positively to the Group's overall revenue and profitability in the upcoming quarters in the financial year. As of 27 November 2024, the Group's Fit-Out business has an order book of RM107 million.

Additionally, the Group has secured 195 managed properties contracts in Q1FY25 itself and it is actively securing more managed properties contracts by the end of this financial year.

As for our Hotel segment, the renovation works for our Corus Paradise Resort is expected to commence in the financial year. We are confident that pursuant to the renovation and revamping of the property that we will be able to further improve profitability arising from increase in occupancy rates as well as providing new ancillary services such as new food and beverage services within the resort.

**B4. Variance of Actual Profit from Forecast Profit**

Not applicable.

**B5. Loss Before Taxation**

	<b>QUARTER ENDED AND CUMULATIVE 3 MONTHS</b>	
	<b>30.09.2024</b>	<b>30.09.2023</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Loss before taxation is arrived at after after charging/(crediting):</b>		
Depreciation:		
- property, plant and equipment	389	393
- right-of-use asset	22	22
Gain on bargain purchase	(7)	-
Interest expense	235	229
Interest income	(1)	-
	<b>838</b>	<b>654</b>

**B6. Trade Receivables**

- (a) The Group's normal trade credit terms is 30 days.  
(b) The ageing analysis of trade receivables of the Group is as follows:

	<b>30.09.2024</b>	<b>30.09.2023</b>
	<b>RM'000</b>	<b>RM'000</b>
Current (not past due)	874	126
1 to 30 days past due	139	1
31 to 60 days past due	27	144
61 to 90 days past due	295	273
More than 90 days past due	76	38
Credit impaired	(38)	(38)
	<b>1,373</b>	<b>544</b>

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**B7. Status of Corporate Proposals**

There were no corporate proposals announced that are not completed as at the date of this report.

**B8. Group Borrowing**

	<b>30.09.2024</b>	<b>30.09.2023</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Secured term loan</b>		
Non-current	12,195	13,809
Current	1,290	702
<b>Total</b>	<b>13,485</b>	<b>14,511</b>

There was no bank borrowing denominated in foreign currency as at the end of the financial period.

**B9. Derivative Financial Instruments**

There were no derivative financial instruments as at 30 September 2024.

**B10. Fair Values Changes of Financial Liabilities**

There were no financial liabilities measured at fair value through profit or loss as at 30 September 2024.

**B11. Significant Related Party Transaction**

Significant related party transaction during the financial period are as follows:

	<b>QUARTER ENDED AND CUMULATIVE 3 MONTHS</b>	
	<b>30.09.2024</b>	<b>30.09.2023</b>
	<b>RM'000</b>	<b>RM'000</b>
<u>Transaction with a related company</u>		
Management fee expense	45,000	-

**B12. Loss Per Share**

	<b>QUARTER ENDED AND CUMULATIVE 3 MONTHS</b>	
	<b>30.09.2024</b>	<b>30.09.2023</b>
Weighted average number of ordinary shares in issue ('000)	928,867	928,867
Loss attributable to owners of the Company (RM'000)	(248)	(848)
Basic/Diluted loss per share attributable to owners of the Company (sen)	(0.03)	(0.09)

The Company has not issued any potentially dilutive ordinary shares and hence, the diluted loss per share is equal to the basic loss per share.

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**B13. Audit Report of Preceding Annual Financial Statements**

The auditors' report on the audited financial statements for the financial year ended 30 June 2024 was unmodified.

**BY ORDER OF THE BOARD**  
**EXSIM HOSPITALITY BERHAD**  
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**Date: 27 November 2024**