

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023

A. CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

(RM'000)	Note	3 MONTHS ENDED		12 MONTHS ENDED	
		31.12.2023 (unaudited)	31.12.2022 (audited)	31.12.2023 (unaudited)	31.12.2022 (audited)
Revenue		668,783	833,939	2,514,113	3,205,061
Expenses		(746,972)	(790,319)	(2,489,299)	(3,018,016)
Other operating income	13	178,628	19,418	209,760	60,783
Profit from operations		100,439	63,038	234,574	247,828
Finance costs		(25,877)	(27,109)	(112,761)	(99,057)
Share of results of associates		6,878	3,115	17,906	10,130
Share of results of joint ventures		(1,715)	(1,297)	(5,470)	(4,566)
Profit before tax		79,725	37,747	134,249	154,335
Taxation	15	352	(24,636)	(33,163)	(100,789)
Profit for the financial period		80,077	13,111	101,086	53,546
Other comprehensive income for the financial period, net of tax:					
Item that may be reclassified subsequently to profit or loss					
- currency translation differences		(581)	(377)	(212)	(82)
Item that may not be reclassified subsequent to profit or loss					
- actuarial gain on post-employment benefit obligations		6,449	-	6,449	-
Total comprehensive income for the financial period, net of tax		85,945	12,734	107,323	53,464
Profit for the financial period attributable to:					
Equity holders of the Company		80,230	13,017	101,031	64,848
Non-controlling interests		(153)	94	55	(11,302)
		80,077	13,111	101,086	53,546
Total comprehensive income for the financial period attributable to:					
Equity holders of the Company		86,098	12,640	107,268	64,766
Non-controlling interests		(153)	94	55	(11,302)
		85,945	12,734	107,323	53,464
Earnings per share attributable to the ordinary equity holders of the Company (sen)	23				
- Basic		1.80	0.29	2.26	1.45
- Diluted		1.80	0.29	2.26	1.45

The condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 December 2022.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

(RM'000)	As at 31.12.2023 (unaudited)	As at 31.12.2022 (audited)
ASSETS		
Non-current assets		
Property, plant and equipment	680,936	699,151
Investment properties	1,082,901	1,534,900
Right-of-use assets	53,009	79,734
Inventories	2,328,368	2,026,405
Associates	471,928	458,092
Joint ventures	277,091	282,560
Long term loan and receivables	231,866	239,639
Amount due from joint ventures	33,413	80,793
Intangible assets	176,966	194,796
Deferred tax assets	111,994	85,240
	<u>5,448,472</u>	<u>5,681,310</u>
Current assets		
Inventories	510,449	785,196
Trade and other receivables	1,262,800	1,328,267
Amount due from associates and joint ventures	79,089	21,595
Contract assets	623,097	805,609
Lease receivables	-	136
Tax recoverable	11,535	12,260
Financial assets at fair value through profit or loss	102,697	60,627
Deposits, cash and bank balances	972,010	533,640
	<u>3,561,677</u>	<u>3,547,330</u>
TOTAL ASSETS	<u>9,010,149</u>	<u>9,228,640</u>

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023

B. CONSOLIDATED STATEMENT OF FINANCIAL POSITION (cont'd)

(RM'000)	As at 31.12.2023 (unaudited)	As at 31.12.2022 (audited)
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	4,356,106	4,356,106
Retained earnings	240,680	182,964
Other reserves	(2,694)	(7,897)
	<u>4,594,092</u>	<u>4,531,173</u>
Non-controlling interests	5,594	5,539
Total equity	<u>4,599,686</u>	<u>4,536,712</u>
Non-current liabilities		
Post-employment benefit obligations	11,086	17,780
Long term borrowings	1,490,512	1,215,946
Long term liabilities	408,245	386,962
Government grant	127,504	128,928
Deferred tax liabilities	50,830	62,841
Contract liabilities	140,258	140,258
Lease liabilities	27,201	41,032
Provision for restoration costs	-	890
	<u>2,255,636</u>	<u>1,994,637</u>
Current liabilities		
Trade and other payables	1,773,344	1,765,046
Current tax liabilities	6,524	34,558
Short term borrowings	311,003	840,780
Contract liabilities	47,037	41,000
Lease liabilities	6,556	8,364
Other liabilities	9,403	7,543
Provision for restoration costs	960	-
	<u>2,154,827</u>	<u>2,697,291</u>
Total liabilities	<u>4,410,463</u>	<u>4,691,928</u>
TOTAL EQUITY AND LIABILITIES	<u><u>9,010,149</u></u>	<u><u>9,228,640</u></u>
Net assets per share attributable to the equity holders of the Company (sen)	<u>102.8</u>	<u>101.4</u>

The condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 December 2022.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023

C. CONSOLIDATED STATEMENT OF CASH FLOWS

(RM'000)	12 MONTHS ENDED	
	31.12.2023 (unaudited)	31.12.2022 (audited)
Operating activities		
Cash receipts from customers	3,033,346	3,044,590
Cash paid to suppliers and employees	(2,501,035)	(3,044,756)
Cash generated from/(used in) operations	532,311	(166)
Bank service charges paid	(6,114)	(4,401)
Net taxes paid	(96,321)	(76,339)
Net cash generated from/(used in) operating activities	429,876	(80,906)
Investing activities		
Dividend received	20,834	25,723
Non-equity investments	(24,985)	34,659
Proceeds from disposal of investment property	450,000	-
Acquisition of equity investment	(25,927)	-
Disposal of a subsidiary	-	(6,942)
Net cash generated from investing activities	419,922	53,440
Financing activities		
Dividend paid to equity holders	(44,675)	(52,515)
Proceeds from borrowings	735,173	778,656
Repayment of borrowings	(999,636)	(654,721)
Finance costs paid	(102,546)	(88,227)
(Pledge)/withdrawal of restricted cash	(32,631)	30,802
Net cash (used in)/generated from financing activities	(444,315)	13,995
Net increase /(decrease) in cash and cash equivalent	405,483	(13,471)
Cash and cash equivalents at beginning of the financial period	465,598	479,863
Foreign currency translation difference on opening balance	256	(794)
Cash and cash equivalent at end of financial period	871,337	465,598

For the purpose of the consolidated statements of cash flows, the cash and cash equivalents comprised the following:

(RM'000)	12 MONTHS ENDED	
	31.12.2023 (unaudited)	31.12.2022 (audited)
Bank balances and deposits	972,010	533,640
Less: Bank balances and deposits held as security value	(100,673)	(68,042)
	871,337	465,598

The condensed Consolidated Statements of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 December 2022.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023

D. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

(RM'000)	ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY					Total Equity
	Share Capital	Other Reserves	Retained Earnings	Total	Non-controlling Interests	
As at 1 January 2023	4,356,106	(7,897)	182,964	4,531,173	5,539	4,536,712
Comprehensive income						
Profit for the financial period	-	-	101,031	101,031	55	101,086
Other comprehensive income/(loss)						
Currency translation differences	-	(212)	-	(212)	-	(212)
Post-employment benefit obligations	-	(1,360)	1,360	-	-	-
Actuarial gain on post-employment benefit obligations	-	6,449	-	6,449	-	6,449
Total comprehensive income	-	4,877	102,391	107,268	55	107,323
Transactions with owners						
Acquisition of equity interest in a subsidiary	-	-	-	-	0	0
Deconsolidation of a foreign subsidiary	-	326	-	326	-	326
Dividends paid for financial year ended - 31 December 2022	-	-	(44,675)	(44,675)	-	(44,675)
Total transactions with owners	-	326	(44,675)	(44,349)	0	(44,349)
As at 31 December 2023 (unaudited)	4,356,106	(2,694)	240,680	4,594,092	5,594	4,599,686

(RM'000)	OTHER RESERVES			Total
	Other Reserves	Currency Translation Reserves	Retirement Benefit Reserves	
As at 1 January 2023	1,666	128	(9,691)	(7,897)
Other comprehensive income/(loss)				
Currency translation differences	-	(212)	-	(212)
Post-employment benefit obligations	-	-	(1,360)	(1,360)
Actuarial gain on post-employment benefit obligations	-	-	6,449	6,449
Total comprehensive income/(loss)	-	(212)	5,089	4,877
Transaction with owners				
Deconsolidation of a foreign subsidiary	-	326	-	326
As at 31 December 2023 (unaudited)	1,666	242	(4,602)	(2,694)

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023

D. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (cont'd)

(RM'000)	<u>ATTRIBUTABLE TO EQUITY HOLDERS OF THE COMPANY</u>					<u>Total Equity</u>
	<u>Share Capital</u>	<u>Other Reserves</u>	<u>Retained Earnings</u>	<u>Total</u>	<u>Non-controlling Interests</u>	
As at 1 January 2022	4,356,106	(3,958)	160,529	4,512,677	27,813	4,540,490
Comprehensive income/(loss)						
Profit/(loss) for the financial year	-	-	64,848	64,848	(11,302)	53,546
Other comprehensive income/(loss)						
Currency translation differences	-	(82)	-	(82)	-	(82)
Post-employment benefits obligation	-	(3,857)	3,857	-	-	-
Total comprehensive income/(loss)	-	(3,939)	68,705	64,766	(11,302)	53,464
Transactions with owners						
Acquisition of additional equity interest in subsidiaries	-	-	(1,595)	(1,595)	1,595	-
Disposal of equity in a subsidiary	-	-	-	-	(4,727)	(4,727)
Dividends paid for financial year ended - 31 December 2021	-	-	(44,675)	(44,675)	(7,840)	(52,515)
Total transactions with owners	-	-	(46,270)	(46,270)	(10,972)	(57,242)
As at 31 December 2022 (audited)	4,356,106	(7,897)	182,964	4,531,173	5,539	4,536,712

(RM'000)	<u>OTHER RESERVES</u>			<u>Total</u>
	<u>Other Reserves</u>	<u>Currency Translation Reserves</u>	<u>Retirement Benefit Reserves</u>	
As at 1 January 2022	1,666	210	(5,834)	(3,958)
Other comprehensive loss				
Currency translation differences	-	(82)	-	(82)
Post-employment benefit obligations	-	-	(3,857)	(3,857)
Total comprehensive loss	-	(82)	(3,857)	(3,939)
As at 31 December 2022 (audited)	1,666	128	(9,691)	(7,897)

The condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2022.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**E. NOTES TO THE REPORT****1. BASIS OF PREPARATION**

This unaudited quarterly financial report has been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134, Interim Financial Reporting, Paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group's financial statements for the financial year ended 31 December 2023.

Below are the applicable new standards and amendments to standards and interpretations which came into effect in the financial year beginning on 1 January 2023:

- (1) MFRS 17 'Insurance Contract'
- (2) Amendments to MFRS 17 'Insurance Contract'
- (3) Amendments to MFRS 108 'Definition of Accounting Estimates'
- (4) Amendments to MFRS 101 and MFRS Practice Statement 2 'Disclosure of accounting policies'
- (5) Amendments to MFRS 112 'Deferred Tax related to Assets and Liabilities arising from a Single Transaction'
- (6) Initial application of MFRS 17 and MFRS 9 – Comparative Information (Amendments to MFRS 17)

The adoption of the above Amendments into the MFRSs did not have any significant effect on the consolidated financial statements of the Group.

2. AUDIT REPORT OF THE PRECEDING ANNUAL FINANCIAL STATEMENTS

The audit report of the Group's preceding annual financial statements was not subject to any qualification.

3. SEASONAL OR CYCLICAL FLUCTUATIONS

The businesses of the Group were not materially affected by any seasonal or cyclical fluctuations during the financial quarter under review.

4. ITEMS OF UNUSUAL NATURE, SIZE OR INCIDENCE

- (a) On 25 July 2023, the Company's wholly owned subsidiary, Puncak Wangi Sdn Bhd entered into a conditional sale and purchase agreement with Maybank Trustees Berhad ("MTB") acting solely in the capacity as the trustee of Sentral REIT, in relation to the Proposed Disposal of an office tower known as 'Menara CelcomDigi' erected on the piece of leasehold land held under the land title HSD 277413, Lot No. PT 11 Section 52, Town of Petaling Jaya, District of Petaling, Selangor, Malaysia for a cash consideration of RM450 million ("Proposed Disposal Menara CelcomDigi").

The Proposed Disposal Menara CelcomDigi was completed on 11 December 2023.

- (b) On 22 December 2023, P.J Sentral Development Sdn Bhd ("PJSD"), a wholly owned subsidiary of the Company, entered into a sale and purchase agreement with Perbadanan Kemajuan Negeri Selangor in relation to the Proposed Acquisition of development rights of Tower 2 in the PJ Sentral development for a cash consideration of RM270 million.
- (c) On 22 December 2023, the Company's wholly owned subsidiary, MRCB Sentral Properties Sdn Bhd entered into a sale and purchase agreement with Perbadanan Kemajuan Negeri Selangor for the proposed disposal of Plaza Alam Sentral and the adjoining land for a cash consideration of RM178 million.

Save as disclosed above, there were no other items of an unusual nature, size or incidence affecting the assets, liabilities, equity, net income or cash flows in the financial quarter under review.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**E. NOTES TO THE REPORT (cont'd)****5. MATERIAL CHANGES IN ESTIMATES OF AMOUNTS REPORTED**

There were no changes in estimates of amounts reported in the prior financial year that would have a material effect on the results of the financial quarter under review.

6. CHANGES IN DEBT AND EQUITY SECURITIES

There were no issuances, cancellations, repurchases, and resales of shares by the Company during the financial quarter under review.

7. DIVIDENDS

The Directors approved and declared a first and final single tiered dividend in respect of the financial year ended 31 December 2023 of 1.00 sen per ordinary share, totaling approximately RM44.7 million. The payment will be made on 20 May 2024.



UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023

E. NOTES TO THE REPORT (cont'd)

8. SEGMENTAL REPORTING

(RM'000)	Property Development & Investment	Engineering, Construction & Environment	Facilities Management & Parking	Others	Total
12 months ended 31.12.2023					
Total revenue	719,078	1,896,698	65,049	382,019	3,062,844
Inter-segment revenue	(7,200)	(160,080)	(13,799)	(367,652)	(548,731)
External revenue	711,878	1,736,618	51,250	14,367	2,514,113
Segment profit/(loss)	148,845	87,342	(2,366)	(8,782)	225,039
Unallocated corporate expenses					(13,062)
Finance income					22,597
Finance costs					(112,761)
Share of results of associates and joint ventures	12,437	(1)	-	-	12,436
Profit before tax					134,249



UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023

E. NOTES TO THE REPORT (cont'd)

8. SEGMENTAL REPORTING (cont'd)

(RM'000)	Property Development & Investment	Engineering, Construction & Environment	Facilities Management & Parking	Others	Total
12 months ended 31.12.2022					
Total revenue	967,193	2,655,043	55,489	237,625	3,915,350
Inter-segment revenue	(52,548)	(421,441)	(9,080)	(227,220)	(710,289)
External revenue	914,645	2,233,602	46,409	10,405	3,205,061
Segment profit/(loss)	176,650	69,920	(515)	(5,404)	240,651
Unallocated corporate expenses					(11,088)
Finance income					18,266
Finance costs					(99,057)
Share of results of associates and joint ventures	9,491	(3,928)	-	-	5,563
Profit before tax					154,335

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**E. NOTES TO THE REPORT (cont'd)****9. VALUATIONS OF PROPERTY, PLANT & EQUIPMENT**

The Group's property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses, if any.

10. MATERIAL EVENTS SUBSEQUENT TO THE FINANCIAL PERIOD

There was no material event subsequent to the end of the financial quarter ended 31 December 2023 that has not been reflected in this report.

11. CHANGES IN THE COMPOSITION OF THE GROUP

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

12. CONTINGENT LIABILITIES OR CONTINGENT ASSETS

(RM'000)	As at 31.12.2023	As at 31.12.2022
Performance guarantees extended to third parties *	961,159	963,215

* Included in the performance guarantees extended to third parties is an amount of RM31.3 million that had been called on previously by third parties. The Group has instituted injunction proceedings against the third parties. In the Financial Year 2019, the Group and the third parties entered into a Dispute Resolution Agreement whereby the third parties agreed to an interim injunction to preserve the status quo of the performance guarantees pending determination of the dispute between the parties via Arbitration. The Arbitration process commenced in the Financial Year 2021. On this basis, the performance guarantees have not been provided for in the financial statements.

There were no material contingent assets to be disclosed.

13. OTHER OPERATING INCOME

Included in the other operating income for the financial quarter under review were the following:

- (a) RM59.5 million in relation to the Proposed Disposal Menara CelcomDigi by Puncak Wangi Sdn Bhd (Note 4(a)); and
- (b) RM107.7 million from the disposal of Plaza Alam Sentral and its adjoining land by MRCB Sentral Properties Sdn Bhd (Note 4(c)).

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**E. NOTES TO THE REPORT (cont'd)****14. PROFIT/(LOSS) FROM OPERATIONS**

Profit from operations was arrived at after (charging)/crediting:

(RM'000)	3 MONTHS ENDED		12 MONTHS ENDED	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
Depreciation of:				
- investment properties	(3,132)	(3,144)	(13,009)	(12,382)
- property, plant and equipment	(9,192)	(7,885)	(30,533)	(29,346)
(Amortisation)/recognition of:				
- order book	(2,751)	(831)	(6,234)	(6,450)
- right-of-use assets	(4,474)	(4,873)	(17,966)	(12,001)
- government grant	355	284	1,423	1,136
- patent	(246)	(248)	(980)	(1,165)

15. TAXATION

(RM'000)	3 MONTHS ENDED		12 MONTHS ENDED	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
In Malaysia				
Current tax	(9,817)	(22,009)	(71,985)	(92,123)
Real property gains tax	(457)	(16)	(489)	(16)
(Under)/over provision in prior years	316	(3,291)	1,045	(3,919)
Deferred tax	10,577	5,388	36,533	4,046
	619	(19,928)	(34,896)	(92,012)
Foreign				
Current tax	2,084	(2,883)	(132)	(2,890)
Over provision in prior years	(408)	10,074	(399)	(657)
Deferred tax	(1,944)	(11,899)	2,264	(5,230)
	(267)	(4,708)	1,733	(8,777)
	352	(24,636)	(33,163)	(100,789)

The dividend income received from the Group's associate, Sentral REIT is taxable. The computation of the tax for the financial quarter under review has been accounted for accordingly.

The deferred tax was mainly due to the net impact of non-deductible temporary differences, as well as the recognition of unabsorbed tax losses and deductible timing differences as deferred tax assets.

16. CORPORATE PROPOSALS

There were no corporate proposals announced that are yet to be completed at the date of this report.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**E. NOTES TO THE REPORT (cont'd)****17. GROUP BORROWINGS**

The tenure of the Group borrowings classified as long and short term were as follows:

(RM'000)	Long term	Short term	Total
As at 31.12.2023			
Secured	1,490,512	161,003	1,651,515
Unsecured	-	150,000	150,000
	1,490,512	311,003	1,801,515
As at 31.12.2022			
Secured	1,215,946	690,780	1,906,726
Unsecured	-	150,000	150,000
	1,215,946	840,780	2,056,726

The net decrease of RM255.2 million in the Group's borrowing compared to 31 December 2022 was mainly due to repayment of two Sukuk Murabahah of RM200.0 million on 14 April 2023 and RM250.0 million on 14 August 2023. The repayments were funded from the proceeds of the issuance of Sukuk Murabahah of RM450.0 million on 28 February 2023. In addition, further drawdowns and repayments of project financing were made according to the progress of the Group's projects.

As at 31 December 2023, the borrowings consisted of:

Secured term loans

- (a) Financing facility of RM58.2 million for the Group's working capital;
- (b) Sukuk Murabahah Program totaling RM1,411.2 million, comprising RM1,400.0 million principal and RM11.2 million accrued profits, for the Group's working capital; and
- (c) Other project loans of RM182.0 million for the Group's on-going property developments and construction projects.

Unsecured short-term loans

- (d) Short term borrowings of RM150.0 million for the Group's working capital.

The Group's borrowings as at 31 December 2023 were denominated in Ringgit Malaysia. The weighted average interest rate as at 31 December 2023 was 4.72% per annum (31 December 2022: 4.61%).

The Group's Net Gearing as at 31 December 2023 was 0.16 times (31 December 2022: 0.32 times).

18. MATERIAL LITIGATION

There was no material litigation arising from the Group's operational transactions as at the date of this report.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023

E. NOTES TO THE REPORT (cont'd)

19. FINANCIAL REVIEW FOR CURRENT QUARTER AND FINANCIAL YEAR TO DATE

(RM'000)	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	3 MONTHS ENDED		VARIANCE (Value / %)	12 MONTHS ENDED		VARIANCE (Value / %)
	31.12.2023	31.12.2022		31.12.2023	31.12.2022	
Revenue	668,783	833,939	(165,156)/ (20%)	2,514,113	3,205,061	(690,948)/ (22%)
Operating profit	100,439	63,038	37,401/ 59%	234,574	247,828	(13,254)/ (5%)
Profit before interest and tax	94,873	55,911	38,962/ 70%	211,977	229,563	(17,585)/ (8%)
Profit before tax	79,725	37,747	41,978/ 111%	134,249	154,335	(20,086)/ (13%)
Profit after tax	80,077	13,111	66,966/ 511%	101,086	53,546	47,540/ 89%
Total profit attributable to equity holders of the Company	80,230	13,017	67,213/ 516%	101,031	64,849	36,183/ 56%

The Group recorded revenue of RM2,514.1 million and profit before tax of RM134.2 million in the year ended 31 December 2023, a reduction of 22% and 13% respectively, compared to the corresponding period in 2022. However, the Group recorded a profit after tax of RM101.1 million, an increase of 89% compared to the corresponding year in 2022.

The decline in revenue was due to lower contributions from both the Property Development & Investment Division and Engineering, Construction & Environment Division, after the completion of three major infrastructure construction projects in 2022, and the completion of two major property development projects by the Property Development & Investment Division in the first half of 2023, despite strong residential property sales in 2023, which grew 74% to RM831.3 million over the corresponding period in 2022.

Profit Before Tax however rose 111% in the 4th Quarter of 2023 compared to the corresponding quarter in 2022, and 327% compared to the preceding quarter in 2023 following the disposal of Menara CelcomDigi and the disposal of Plaza Alam Sentral as set out in Note 13. As the disposal of Menara CelcomDigi was to Sentral REIT and was tax-exempted, this also resulted in a 89% improvement in profit after tax in the year ended 31 December 2023, compared to the corresponding period in 2022.

The profit contribution from the Engineering, Construction & Environment Division rose 25% in the year ended 31 December 2023 to RM87.3 million, compared to the preceding year 2022, largely due to the LRT3 rail project, which achieved physical construction progress of 92% and financial progress of 88% as of 31 December 2023.

The Group's 27.94% equity owned Sentral REIT and associated company, Sentral REIT Management Sdn Bhd ("SRM"), contributed a combined profit after tax of RM18.8 million in financial year ended 31 December 2023 compared with RM14.9 million in the preceding year in 2022.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023

E. NOTES TO THE REPORT (cont'd)

19. FINANCIAL REVIEW FOR CURRENT QUARTER AND FINANCIAL YEAR TO DATE (cont'd)

Segmental Breakdown of Revenue & Profit/(Loss) – Note 8*

(RM'000)	3 MONTHS ENDED		12 MONTHS ENDED	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
<u>Revenue</u>				
Property development & investment	252,364	261,111	711,878	914,645
Engineering, construction & environment	398,651	558,699	1,736,618	2,233,602
Facilities management & parking	14,076	13,040	51,250	46,409
Others	3,692	1,089	14,367	10,405
	<u>668,783</u>	<u>833,939</u>	<u>2,514,113</u>	<u>3,205,061</u>
(RM'000)	3 MONTHS ENDED		12 MONTHS ENDED	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
<u>Profit/(loss)</u>				
Property development & investment	113,156	52,020	148,845	176,650
Engineering, construction & environment	(303)	8,658	87,342	69,920
Facilities management & parking	896	(475)	(2,366)	(515)
Others	(13,827)	(1,406)	(8,782)	(5,404)
	<u>99,922</u>	<u>58,797</u>	<u>225,039</u>	<u>240,651</u>

* Profit/(loss) before unallocated corporate expenses, finance costs and income and share of associates & joint ventures results.

The revenue and profit of the Group was mainly attributable to the two core operating segments below:

(i) Property Development & Investment

The Property Development & Investment Division recorded a 22% decline in revenue to RM711.9 million and a 16% decline in operating profit to RM148.8 million for the year ended 31 December 2023, compared to the preceding financial year in 2022. The decline was due to the construction completion of the Sentral Suites development project in KL Sentral in March 2023 and the TRIA 9 Seputeh mixed residential development project in Jalan Klang Lama in May 2023, despite strong residential property sales in 2023, which grew 74% to RM831.3 million over the corresponding period in 2022.

The main revenue contributors were the Sentral Suites development, TRIA 9 Seputeh, Alstonia in Bukit Rahman Putra and rental income from the Group's investment properties, such as Menara CelcomDigi in PJ Sentral Garden City, prior to its disposal in December 2023.

The 118% higher Operating Profit of RM113.2 million recorded in the 4th quarter of 2023, compared to the corresponding quarter in 2022 was mainly contributed by Other Operating Income derived from the disposals of Menara CelcomDigi and Plaza Alam Sentral.

The Group's investment holding in Sentral REIT and SRM contributed a combined profit after tax of RM18.8 million to the Group compared to RM14.9 million in the preceding year of 2022.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**E. NOTES TO THE REPORT (cont'd)****19. FINANCIAL REVIEW FOR CURRENT QUARTER AND FINANCIAL YEAR TO DATE (cont'd)****(ii) Engineering, Construction & Environment**

The Engineering, Construction & Environment Division recorded revenue of RM1,736.6 million in the year ended 31 December 2023, a 22% decline compared to RM2,233.6 million in the preceding year. The lower revenue recorded in 2023 was due to the completion of the Damansara-Shah Alam Elevated Highway Package CB2, Kwasa Utama C8 and Mass Rapid Transit 2 Package V210 infrastructure construction projects in 2022.

Operating profit rose 25% to RM87.3 million in the year ended 31 December 2023 compared to the corresponding period in 2022, largely contributed by the LRT3 project which achieved physical construction progress of 92% and financial progress of 88% as of 31 December 2023.

20. FINANCIAL REVIEW FOR THE QUARTER UNDER REVIEW COMPARED WITH THE IMMEDIATE PRECEDING QUARTER

	CURRENT QUARTER	IMMEDIATE PRECEDING QUARTER	VARIANCE (Value / %)
(RM'000)	31.12.2023	30.9.2023	
Revenue	668,783	503,742	165,041 / 33%
Operating profit	100,439	46,306	54,133 / 117%
Profit before interest and tax	94,873	40,644	54,229 / 133%
Profit before tax	79,725	18,675	61,050 / 327%
Profit after tax	80,077	1,500	78,577 / 5,238%
Total profit attributable to equity holders of the Company	80,230	1,460	78,770 / 5,395%

In the 4th quarter ended 31 December 2023, the Group recorded a revenue and profit before taxation of RM668.8 million and RM79.7 million, respectively, representing an increase of 33% in revenue and a 327% increase in profit before tax compared to the preceding quarter ended 30 September 2023.

The improved results were due to the disposal of Menara CelcomDigi and Plaza Alam Sentral as disclosed in Note 13 above.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**E. NOTES TO THE REPORT (cont'd)****21. PROSPECTS**

The Group's major source of revenue and operating profits come from its Property Development & Investment and Engineering, Construction & Environment divisions.

(i) Property Development & Investment

As of 31 December 2023, the Group's Property Development & Investment Division sold RM831.3 million worth of properties from its completed and on-going developments.

Of the Group's residential projects currently in development, Alstonia in Bukit Rahman Putra (GDV: RM248 million) achieved a sales rate of 65% and VISTA in Gold Coast, Australia (GDV: AUD504 million), a sales rate of 14%. The Division will continue to focus its marketing efforts on the above residential development projects, as well as the remaining completed unsold units in TRIA 9 Seputeh development (completed in May 2023), Sentral Suites development (completed in April 2023), VIVO Residences in 9 Seputeh and Kalista Park Homes in Bukit Rahman Putra.

Of the Group's completed residential developments, as of 31 December 2023, TRIA in 9 Seputeh achieved sales rate of 83%, Sentral Suites in KL Sentral 94%, VIVO Residences in 9 Seputeh 90% and Kalista in Bukit Rahman Putra 94%.

Revenue and operating profit in the Property Development & Investment Division will continue to be progressively recognised in line with construction progress and from the sale of completed units in 2024. Alstonia reached 87% construction progress and will continue to contribute to the Division's revenue and profits as construction and sales progress in 2024.

Of the Company's newly launched developments, VISTA, a 51-storey residential development in Gold Coast, Australia was launched in 2023 and comprises of 280 apartment units, with construction expected to begin in 2024. As of 31 December 2023, 64 units had been sold. Nevertheless, revenue and profits will only be recognised after all the units have been constructed and the units sold achieve financial settlement with the buyers. Other newly launched projects include Residensi Tujuh in Kwasa Sentral, a 573-unit residential development launched in September 2023, which is currently being marketed and has already achieved sales & purchases agreement signings, pending stamping. The Company's Ipoh Raya Integrated Park in Perak, a 6-phase 810.57-acre integrated logistics/industrial park, continues to be actively marketed to large multi-national corporations looking to locate their manufacturing and logistics operations in Malaysia.

The Group will also begin development of The Symphony Centre, its maiden project in New Zealand featuring a 21-storey mixed development with a GDV of NZD452 million and the refurbishment of Bledisloe House, situated adjacent to the development location of The Symphony Centre, with a GDV of NZD137 million in 2024 and early 2025 respectively. In addition to the NZD589 million or RM1.7 billion worth of projects due to be launched in Auckland, New Zealand, other property launches planned in 2024 include Parcel A of 9 Seputeh with a GDV of RM400 million, Phase 1 of Bukit Jalil Sentral with a GDV of RM900 million, and an office tower in KL Sentral with a GDV of RM 1 billion. In total, the Group has approximately RM4 billion worth of properties earmarked for launch in 2024, which will underpin a new growth cycle for the Group.

The Company's immediate priorities moving forward remain on enhancing cashflow by monetising its unsold completed stock, which stood at RM384.8 million on 31 December 2023.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**E. NOTES TO THE REPORT (cont'd)****21. PROSPECTS (cont'd)****(i) Property Development & Investment (cont'd)**

With interests in 1,148 acres of land with a GDV of RM31 billion, the Group has a sustainable supply of long-term land for future projects. The Division had cumulative unbilled sales of RM234.9 million as of 31 December 2023, which will be recognised progressively over the construction period of the development projects for Alstonia and Liliium. VISTA, will only contribute to revenue and operating profit upon physical completion and after all the units sold achieve financial settlement with the purchasers.

On-going Property Development Projects	Construction Progress (%)	Unbilled Sales (RM'Mil)
Alstonia, Bukit Rahman Putra	87%	15.4
Liliium, SIDEC	85%	5.9
VISTA, Gold Coast	0%	213.6
TOTAL		234.9

The Division will also continue to earn a relatively stable income stream from its remaining investment properties, as well as its 27.94% equity interest in Sentral REIT.

(ii) Engineering, Construction & Environment

The Engineering, Construction & Environment Division continues to actively tender for more large infrastructure contracting projects to replenish its order book, especially climate change adaptation infrastructure projects (flood mitigation). The Division's open tenderbook currently stands at RM30 billion. The tenderbook does exclude project tenders and proposals already won but where project values have yet to be established, such as the redevelopment of Stadium Shah Alam and KL Sentral Station. The Division also continues to actively tender for other large infrastructure projects, prioritising climate change adaptation infrastructure projects, like flood mitigation.

As of 31 December 2023, the external client order book stood at RM26.1 billion, while the unbilled portion was RM15.7 billion. These new long-term construction projects will provide the Division with a steady flow of revenues to sustain its business over the longer term, as well its current on-going projects like the LRT3 rail project, the first phase of which is on track to be completed by the end of 2024 and the RM380 million Muara Sg Pahang Phase 3 flood mitigation construction project.

Major Construction Projects	Contract Value (RM'Mil)	Financial Progress (%)
LRT 3	11,427	88%
Bukit Jalil Sentral	10,957	0%
Kwasa Utama C8	2,612	0%*
Muara Sg. Pahang Phase 3 (Package 3)	380	24%
SUKE (Package CA2)	317	90%
Others	423	
Total	26,116	

* Refers only to the portion not yet awarded.

22. VARIANCE ON FORECAST PROFIT/PROFIT GUARANTEE

Not applicable.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**E. NOTES TO THE REPORT (cont'd)****23. EARNINGS PER SHARE (EPS)****Basic EPS**

The basic EPS is calculated by dividing the net profit in the financial year by the weighted average number of shares in issue during the financial year.

	3 MONTHS ENDED		12 MONTHS ENDED	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
Net profit for the financial period attributable to the owners of the parent (RM'000)	80,230	13,017	101,031	64,848
Weighted average number of ordinary shares in issue ('000)	4,467,510	4,467,510	4,467,510	4,467,510
Basic EPS (sen)	1.80	0.29	2.26	1.45

Diluted EPS

The diluted EPS is calculated by dividing the net profit in the financial year by the adjusted weighted average number of shares in issue during the financial year.

	3 MONTHS ENDED		12 MONTHS ENDED	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
Net profit for the financial period attributable to the owners of the parent (RM'000)	80,230	13,017	101,031	64,848
Weighted average number of ordinary shares in issue ('000)	4,467,510	4,467,510	4,467,510	4,467,510
- Adjustment for warrants B ('000)	-	-	-	-
Adjusted weighted average number of ordinary shares in issue ('000)	4,467,510	4,467,510	4,467,510	4,467,510
Diluted EPS (sen)	1.80	0.29	2.26	1.45

Warrants B were not included in the calculation for the period under review because the fair value of the issued ordinary shares as of 31 December 2023 were lower than warrant B's exercise price. Accordingly, there is no bonus element in the outstanding shares for the purpose of computing the dilution.

Kuala Lumpur
29 February 2024

By Order of the Board

Mohd Noor Rahim Yahaya
Company Secretary