

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024

A. CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

(RM'000)	Note	3 MONTHS ENDED		6 MONTHS ENDED	
		30.6.2024 (unaudited)	30.6.2023 (unaudited)	30.6.2024 (unaudited)	30.6.2023 (unaudited)
Revenue		372,158	599,347	848,354	1,341,588
Expenses		(314,792)	(569,153)	(760,701)	(1,275,148)
Other operating income	13	14,808	9,704	25,026	21,389
Profit from operations		72,174	39,898	112,679	87,829
Finance costs		(26,941)	(28,865)	(50,821)	(56,717)
Share of results of associates		4,367	5,445	8,177	7,249
Share of results of joint ventures		(1,242)	(1,179)	(2,719)	(2,512)
Profit before tax		48,358	15,299	67,316	35,849
Taxation	15	2,924	(4,370)	(13,082)	(16,340)
Profit for the financial period		51,282	10,929	54,234	19,509
Other comprehensive income for the financial period, net of tax:					
Item that may be reclassified subsequently to profit or loss					
- currency translation differences		81	1,160	87	739
Total comprehensive income for the financial period, net of tax		51,363	12,089	54,321	20,248
Profit for the financial period attributable to:					
Equity holders of the Company		51,180	10,868	54,182	19,341
Non-controlling interests		102	61	52	168
		51,282	10,929	54,234	19,509
Total comprehensive income for the financial period attributable to:					
Equity holders of the Company		51,261	12,028	54,269	20,080
Non-controlling interests		102	61	52	168
		51,363	12,089	54,321	20,248
Earnings per share attributable to the ordinary equity holders of the Company (sen)	23				
- Basic		1.15	0.24	1.21	0.43
- Diluted		1.15	0.24	1.21	0.43

The condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 December 2023.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**B. CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

(RM'000)	As at 30.6.2024 (unaudited)	As at 31.12.2023 (audited)
ASSETS		
Non-current assets		
Property, plant and equipment	702,751	680,936
Investment properties	1,223,619	1,107,904
Right-of-use assets	45,247	53,009
Inventories	2,402,743	2,317,846
Associates	471,984	471,928
Joint ventures	273,811	277,091
Long term receivables and prepayment	139,079	231,866
Amount due from joint ventures	32,738	33,413
Intangible assets and construction rights	175,946	176,966
Deferred tax assets	117,135	111,994
	<u>5,585,053</u>	<u>5,462,953</u>
Current assets		
Inventories	386,095	495,967
Trade and other receivables	1,453,132	1,109,817
Amount due from associates and joint ventures	82,449	79,089
Contract assets	531,280	610,475
Tax recoverable	23,086	11,535
Financial assets at fair value through profit or loss	2,983	102,697
Deposits, cash and bank balances	842,244	972,010
	<u>3,321,269</u>	<u>3,381,590</u>
TOTAL ASSETS	<u>8,906,322</u>	<u>8,844,543</u>

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**B. CONSOLIDATED STATEMENT OF FINANCIAL POSITION (cont'd)**

(RM'000)	As at 30.6.2024 (unaudited)	As at 31.12.2023 (audited)
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	4,356,106	4,356,106
Retained earnings	250,187	240,680
Other reserves	(2,607)	(2,694)
	<u>4,603,686</u>	<u>4,594,092</u>
Non-controlling interests	5,646	5,594
Total equity	<u>4,609,332</u>	<u>4,599,686</u>
Non-current liabilities		
Post-employment benefit obligations	11,547	11,086
Long term borrowings	1,663,413	1,490,512
Long term liabilities	419,472	408,245
Government grant	126,645	127,504
Deferred tax liabilities	55,371	50,830
Lease liabilities	26,121	27,201
	<u>2,302,569</u>	<u>2,115,378</u>
Current liabilities		
Trade and other payables	1,521,639	1,766,781
Current tax liabilities	2,111	6,524
Short term borrowings	411,887	311,003
Contract liabilities	51,765	37,655
Lease liabilities	6,055	6,556
Provision for restoration costs	964	960
	<u>1,994,421</u>	<u>2,129,479</u>
Total liabilities	<u>4,296,990</u>	<u>4,244,857</u>
TOTAL EQUITY AND LIABILITIES	<u><u>8,906,322</u></u>	<u><u>8,844,543</u></u>
Net assets per share attributable to the equity holders of the Company (sen)	<u>103.1</u>	<u>102.8</u>

The condensed Consolidated Statements of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 December 2023.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024

C. CONSOLIDATED STATEMENT OF CASH FLOWS

(RM'000)	6 MONTHS ENDED	
	30.6.2024 (unaudited)	30.6.2023 (unaudited)
Operating activities		
Cash receipts from customers	905,359	1,450,743
Cash paid to suppliers and employees	(1,311,551)	(1,396,965)
Cash (used in)/generated from operations	(406,192)	53,778
Bank service charges paid	(2,232)	(4,022)
Net taxes paid	(29,248)	(40,843)
Net cash (used in)/generated from operating activities	(437,672)	8,913
Investing activities		
Dividend received	16,577	11,220
Non-equity investments	107,642	(37,824)
Capital distribution received from associate	808	-
(Pledge)/withdrawal of restricted cash	(1,411)	-
Net cash generated from/(used in) investing activities	123,616	(26,604)
Financing activities		
Dividend paid to equity holders	(44,675)	(44,675)
Proceeds from borrowings	513,031	659,130
Repayment of borrowings	(241,723)	(465,763)
Finance costs paid	(46,640)	(48,284)
(Pledge)/withdrawal of restricted cash	-	(178,480)
Net cash generated from/(used in) financing activities	179,993	(78,072)
Net decrease in cash and cash equivalent	(134,063)	(95,763)
Cash and cash equivalents at beginning of the financial period	900,005	465,598
Foreign currency translation difference on opening balance	(107)	215
Cash and cash equivalent at end of financial period	765,835	370,050

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

(RM'000)	6 MONTHS ENDED	
	30.6.2024 (unaudited)	30.6.2023 (unaudited)
Bank balances and deposits	842,244	616,570
Less: Bank overdraft	(2,993)	-
	839,251	616,570
Less: Bank balances and deposits held as security value	(73,416)	(246,520)
	765,835	370,050

The condensed Consolidated Statements of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 December 2023.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024

D. CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

(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 2024	4,356,106	(2,694)	240,680	4,594,092	5,594	4,599,686
Comprehensive income						
Profit for the financial period	-	-	54,182	54,182	52	54,234
Other comprehensive income						
Currency translation differences	-	87	-	87	-	87
Total comprehensive income	-	87	54,182	54,269	52	54,321
Transactions with owners						
Dividends paid for financial year ended - 31 December 2023	-	-	(44,675)	(44,675)	-	(44,675)
Total transactions with owners	-	-	(44,675)	(44,675)	-	(44,675)
As at 30 June 2024 (unaudited)	<u>4,356,106</u>	<u>(2,607)</u>	<u>250,187</u>	<u>4,603,686</u>	<u>5,646</u>	<u>4,609,332</u>

(RM'000)	<u>OTHER RESERVES</u>			
	<u>Other Reserves</u>	<u>Currency Translation Reserves</u>	<u>Retirement Benefit Reserves</u>	<u>Total</u>
As at 1 January 2024	1,666	242	(4,602)	(2,694)
Other comprehensive income				
Currency translation differences	-	87	-	87
Total comprehensive income	-	87	-	87
As at 30 June 2024 (unaudited)	<u>1,666</u>	<u>329</u>	<u>(4,602)</u>	<u>(2,607)</u>

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024

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

(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/(loss)						
Profit for the financial year	-	-	101,031	101,031	55	101,086
Other comprehensive income/(loss)						
Currency translation differences	-	(212)	-	(212)	-	(212)
Post-employment benefits obligation	-	(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						
Liquidation of a foreign subsidiaries	-	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)	-	(44,349)
As at 31 December 2023 (audited)	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 (loss)/income				
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 (loss)/income	-	(212)	5,089	4,877
Transaction with owners				
Deconsolidation of a foreign subsidiary	-	326	-	326
As at 31 December 2023 (audited)	1,666	242	(4,602)	(2,694)

The condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2023.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**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 2024:

- (1) Amendments to MFRS 16 'Lease Liability in a Sale and Leaseback'
- (2) Amendments to MFRS 101 'Classification of liabilities as current or non-current'
- (3) Amendments to MFRS 101 'Non-current liabilities with covenant'
- (4) Amendments to MFRS 107 and MFRS 7 'Supplier Finance Arrangements'

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

There were no items of an unusual nature, size or incidence affecting the assets, liabilities, equity, net income or cash flows in the financial quarter under review.

In the last financial period, Rukun Juang Sdn Bhd ("RJSB"), the Company's wholly-owned subsidiary had on 22 March 2024, entered into the Fourth Supplemental Agreement to the Privatisation Agreement ("SA4") with the Government of Malaysia ("GoM"), as represented by the Ministry of Youth and Sports and Syarikat Tanah Dan Harta Sdn Bhd relating to the Refurbishment and Upgrading of Facilities located at The National Sports Complex in Bukit Jalil, Kuala Lumpur ("Privatisation Project").

The SA4 was executed to confirm the following:

- a) The construction cost of Project 1 was RM1,203,000,000;
- b) Project 2 is discontinued; and
- c) The balance cash payment of RM140,257,764.32 is to be made to the GoM.

The payment of RM140,257,764.32 was made by RJSB to the GoM on 2 April 2024. The lands under the Privatisation Agreement were received on 17 April 2018 secured by the Land Bond pursuant to the terms of the Third Supplemental Agreement of the Privatisation Agreement. The Land Bond was returned by the GoM to RJSB on 8 April 2024.

With the execution of the SA4 and the sequential exchanges, the obligations under the Privatisation Agreement have been completed.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**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 Company paid a first and final single tier dividend in respect of the financial year ended 31 December 2023 of 1.00 sen per ordinary share, amounting to RM44,675,095 on 20 May 2024.

There was no dividend declared or paid by the Company for the financial quarter under review.



UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024

E. NOTES TO THE REPORT (cont'd)

8. SEGMENTAL REPORTING

(RM'000)	Property Development & Investment	Engineering, Construction & Environment	Facilities Management & Parking	Others	Total
6 months ended 30.6.2024					
Total revenue	172,516	708,679	34,590	66,051	981,836
Inter-segment revenue	(3,118)	(66,079)	(7,207)	(57,078)	(133,482)
External revenue	169,398	642,600	27,383	8,973	848,354
Segment profit/(loss)	(14,504)	105,780	5,177	11,990	108,443
Unallocated corporate expenses					(10,636)
Finance income					14,872
Finance costs					(50,821)
Share of results of associates and joint ventures	5,458	-	-	-	5,458
Profit before tax					67,316



UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024

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
6 months ended 30.6.2023					
Total revenue	372,851	1,086,360	31,203	147,519	1,637,933
Inter-segment revenue	(3,370)	(145,864)	(6,611)	(140,500)	(296,345)
External revenue	369,481	940,496	24,592	7,019	1,341,588
Segment profit/(loss)	32,946	43,051	(1,834)	3,870	78,033
Unallocated corporate expenses					(1,573)
Finance income					11,369
Finance costs					(56,717)
Share of results of associates and joint ventures	4,737	-	-	-	4,737
Profit before tax					35,849

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**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 30 June 2024 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 30.6.2024	As at 31.12.2023
Performance guarantees extended to third parties *	810,484	961,159

* 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.

There were no material contingent assets to be disclosed.

13. OTHER OPERATING INCOME

There were no material items of an unusual nature in the other operating income in the financial quarter under review.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**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		6 MONTHS ENDED	
	30.6.2024	30.6.2023	30.6.2024	30.6.2023
Depreciation of:				
- investment properties	(645)	(3,282)	(1,290)	(6,596)
- property, plant and equipment	(8,290)	(5,159)	(12,249)	(14,761)
(Amortisation)/recognition of:				
- order book	(448)	(1,495)	(1,031)	(2,823)
- right-of-use assets	(3,923)	(6,499)	(8,008)	(9,107)
- government grant	430	356	859	712
- patent	-	(246)	-	(489)

15. TAXATION

(RM'000)	3 MONTHS ENDED		6 MONTHS ENDED	
	30.6.2024	30.6.2023	30.6.2024	30.6.2023
In Malaysia				
Current tax	(5,132)	(19,836)	(16,006)	(43,742)
(Under)/over provision in prior years	(1,598)	115	2,189	1,299
Deferred tax	9,219	13,933	(1,001)	23,215
	<u>2,489</u>	<u>(5,788)</u>	<u>(14,818)</u>	<u>(19,228)</u>
Foreign				
Current tax	-	(34)	(1)	(34)
Over provision in prior years	-	8	47	8
Deferred tax	435	1,444	1,690	2,914
	<u>435</u>	<u>1,418</u>	<u>1,736</u>	<u>2,888</u>
	<u>2,924</u>	<u>(4,370)</u>	<u>(13,082)</u>	<u>(16,340)</u>

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.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**E. NOTES TO THE REPORT (cont'd)****16. CORPORATE PROPOSALS**

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

The Proposed Disposal of Menara CelcomDigi by Puncak Wangi Sdn Bhd, a wholly-owned subsidiary of the Company to Maybank Trustee Berhad, acting solely in the capacity as Trustee for Sentral REIT, for a total consideration of RM450 million, had been completed on 11 December 2023. The status of the utilisation of proceeds of the disposal is as follows:

No.	Purpose	Proposed utilisation of proceeds (RM'000)	Amount utilised as at 30.6.2024 (RM'000)	Balance of Utilisation as at 30.6.2024 (RM'000)	Explanation
1	Prepayment of term loans	209,611	150,000	59,611	Due to the financing restructuring, the capped prepayment has been reduced to RM150 million. Excess will be utilised as Working Capital.
2	Working Capital	210,229	191,592	18,637	On-going utilisation per approval.
3	Proposed Subscription	29,000	25,927	3,073	Differential due to the terms of subscription. Excess will be utilised as Working Capital.
4	Estimated expenses in relation to the Proposals	1,160	776	384	Excess will be utilised as Working Capital.
Total		450,000	368,295	81,705	

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**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 30.6.2024			
Secured	1,663,413	248,866	1,912,279
Unsecured	-	163,021	163,021
	1,663,413	411,887	2,075,300
As at 30.6.2023			
Secured	1,501,495	602,456	2,103,951
Unsecured	-	150,000	150,000
	1,501,495	752,456	2,253,951

The net decrease of RM178.7 million in the Group's borrowings compared to 30 June 2023 was mainly due to repayment of Sukuk Murabahah of RM250.0 million on 14 August 2023. In addition, further drawdowns and repayments of project financing were made according to the progress of the Group's projects.

As at 30 June 2024, the borrowings consisted of:

Secured term loans

- (a) Financing facility of RM171.8 million for the Group's working capital;
- (b) Sukuk Murabahah Program totaling RM1,411.0 million, comprising RM1,400.0 million principal and RM11.0 million accrued profits, for the Group's working capital; and
- (c) Other project loans of RM329.5 million for the Group's on-going property developments and construction projects.

Unsecured short-term loans

- (d) Short term borrowings of RM163.0 million for the Group's working capital.

The Group's borrowings as at 30 June 2024 were denominated in Ringgit Malaysia. The weighted average interest rate as at 30 June 2024 was 5.06% per annum (30 June 2023: 4.88%).

The Group's Net Gearing as at 30 June 2024 was 0.27 times (30 June 2023: 0.34 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 30 JUNE 2024

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 / %)	6 MONTHS ENDED		VARIANCE (Value / %)
	30.6.2024	30.6.2023		30.6.2024	30.6.2023	
Revenue	372,158	599,347	(227,189)/ (38%)	848,354	1,341,588	(493,234)/ (37%)
Operating profit	72,174	39,898	32,276/ 81%	112,679	87,829	24,850/ 28%
Profit before interest and tax	63,254	33,991	29,263/ 86%	97,807	76,460	21,347/ 28%
Profit before tax	48,358	15,299	33,059/ 216%	67,316	35,849	31,467/ 88%
Profit after tax	51,282	10,929	40,353/ 369%	54,234	19,509	34,725/ 178%
Total profit attributable to equity holders of the Company	51,180	10,868	40,312/ 371%	54,182	19,341	34,841/ 180%

In the 6 months ended 30 June 2024, the Group recorded revenue of RM848.4 million and profit before tax of RM67.3 million, compared to RM1,341.6 million and RM35.8 million recorded in the corresponding period in 2023.

The 37% reduction in revenue during the period was due to a much lower revenue contribution from the Property Development & Investment Division following the completion of two major property development projects in the first half of 2023, as well as lower revenue from the Engineering, Construction & Environment Division.

The Group's profit before tax however improved by 88% in the 6 months ended 30 June 2024, compared to the corresponding period in 2023, mainly contributed by the Engineering, Construction & Environment Division, with contributions from the LRT3 project which reached physical construction progress of 96% and financial progress of 93% as of 30 June 2024, and the Muara Sg Pahang Phase 3 flood mitigation project.

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 RM8.6 million in the 6 months ended 30 June 2024 compared with RM7.7 million in the corresponding period in the preceding year.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024

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		6 MONTHS ENDED	
	30.6.2024	30.6.2023	30.6.2024	30.6.2023
<u>Revenue</u>				
Property development & investment	71,293	101,514	169,398	369,481
Engineering, construction & environment	282,287	481,999	642,600	940,496
Facilities management & parking	14,086	12,312	27,383	24,592
Others	4,492	3,522	8,973	7,019
	<u>372,158</u>	<u>599,347</u>	<u>848,354</u>	<u>1,341,588</u>
(RM'000)	3 MONTHS ENDED		6 MONTHS ENDED	
	30.6.2024	30.6.2023	30.6.2024	30.6.2023
<u>Profit/(loss)</u>				
Property development & investment	(25,744)	(371)	(14,504)	32,946
Engineering, construction & environment	88,025	35,830	105,780	43,051
Facilities management & parking	1,417	(1,721)	5,177	(1,834)
Others	3,862	(451)	11,990	3,870
	<u>67,560</u>	<u>33,287</u>	<u>108,443</u>	<u>78,033</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 54% decline in revenue to RM169.4 million and a 144% decline in operating profits, recording a loss of RM14.5 million in the 6 months ended 30 June 2024, compared to the corresponding period in 2023.

The higher revenue and operating profit recorded in the corresponding period in 2023 was due to the 100% completion of the Sentral Suites development project in KL Sentral and the TRIA 9 Seputeh mixed residential development project in Jalan Klang Lama in the first half of 2023.

The Division's main revenue contributors in the first half of 2024, were the sales of completed unsold units in Sentral Suites, VIVO 9 Seputeh, TRIA 9 Seputeh and its development project, Alstonia in Bukit Rahman Putra.

The Group's investment holding in Sentral REIT and SRM contributed a combined profit after tax of RM8.6 million to the Group compared to RM7.7 million in the preceding year of 2023.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**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 RM642.6 million in the 6 months ended 30 June 2024, a 32% decline compared to RM940.5 million in the corresponding period in 2023.

The Division's revenue was mainly contributed by the LRT3 project and Muara Sg Pahang Phase 3 (Package 3) flood mitigation project.

Despite lower revenue, the operating profit rose 146% to RM105.8 million in the 6 months ended 30 June 2024 compared to the corresponding period in 2023.

The LRT3 project achieved physical construction progress of 96% and financial progress of 93% as of 30 June 2024.

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

	CURRENT QUARTER	IMMEDIATE PRECEDING QUARTER	VARIANCE (Value / %)
(RM'000)	30.6.2024	31.3.2024	
Revenue	372,158	476,196	(104,038) / (22%)
Operating profit	72,174	40,505	31,669 / 78%
Profit before interest and tax	63,254	34,553	28,701 / 83%
Profit before tax	48,358	18,958	29,400 / 155%
Profit after tax	51,282	2,952	48,330 / 1,637%
Total profit attributable to equity holders of the Company	51,180	3,002	48,178 / 1,605%

In the quarter ended 30 June 2024, the Group recorded revenue of RM372.2 million, a reduction of 22% compared to the preceding quarter ended 31 March 2024, due to a lower contribution from the LRT 3 project and lower recognition of revenue from the sale of completed unsold inventory in its Property Development & Investment Division.

Profit before taxation during the period increased by 155% to RM48.4 million mainly contributed by the Engineering, Construction & Environment Division, with contributions from the LRT3 project which reached physical construction progress of 96% and financial progress of 93% as of 30 June 2024, and the Muara Sg Pahang Phase 3 flood mitigation project.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**E. NOTES TO THE REPORT (cont'd)****21. PROSPECTS**

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

(i) Property Development & Investment

As of 30 June 2024, the Group's Property Development & Investment Division sold RM497.4 million worth of properties from its inventory of completed units as well as its on-going developments.

Of the Group's residential projects currently under development, Alstonia in Bukit Rahman Putra (GDV: RM248 million) has achieved a sales rate of 71% of GDV. VISTA in Gold Coast, Australia (GDV: AUD504 million) has reached a sales rate of 32% of GDV and Residensi Tujuh (GDV: RM385 million) has reached 16% of GDV. The Division will continue to focus its marketing efforts on these residential development projects, as well as on selling the remaining completed unsold units in its TRIA 9 Seputeh, Sentral Suites, VIVO Residences and Kalista Park Homes developments.

As at 30 June 2024, the Group's completed residential developments have achieved notable sales rates; TRIA 9 Seputeh at 87%, Sentral Suites in KL Sentral at 98%, VIVO Residences at 92% and Kalista in Bukit Rahman Putra at 93%. Revenue and operating profit from the sales of completed units in the Property Development & Investment Division will be recognised after the Sales & Purchase process has been completed, and financial settlement by the purchaser has taken place.

Of the Company's larger more recently launched developments, VISTA, a 51-storey residential development in Gold Coast, Australia with a GDV of RM1.5 billion (AUD504 million) which was launched in 2023 is slated to begin construction in 2024. As of 30 June 2024, 139 units had been sold, representing 50% of the available units for sale. Nevertheless, revenue and profits will only be recognised after all the units are constructed and the units sold achieve financial settlement. Residensi Tujuh in Kwasa Sentral, a 573-unit residential development launched in September 2023, has already commenced construction, and as of 30 June 2024, 101 units had been sold. Ipoh Raya Integrated Park in Perak, a 6-phase 822.07-acre integrated logistics and industrial park, continues to be actively marketed to large multi-national corporations seeking to establish their manufacturing and logistics operations in Malaysia.

After RM1.9 billion of launches in 2023, the Group has now earmarked RM1.9 billion of property launches in 2024, subject to planning approvals. These include RM0.6 billion in Malaysia and RM1.3 billion in New Zealand. Notable projects include, The Symphony Centre, a transit-oriented development and the Group's maiden project in Auckland, New Zealand featuring a 21-storey mixed development with a GDV of RM1.3 billion (NZD452 million), Parcel A of 9 Seputeh with a GDV of RM400 million and Lot R in KL Sentral with a GDV of RM205 million.

The Company's priorities in 2024 remain focused on enhancing cashflow by monetising its unsold completed stock in Malaysia, which stood at RM299.2 million on 30 June 2024 and achieving the new launches earmarked for 2024.

With interests in 1,168 acres of land with a GDV of RM38 billion, the Group has a sustainable supply of long-term land for future projects. The Division had cumulative unbilled sales of RM558.7 million as of 30 June 2024, which will be recognised progressively over the construction period of the projects, such as Alstonia, Lilium and Residensi Tujuh. As stated above, the Group's VISTA development in Gold Coast, which forms the bulk of these unbilled sales, will only contribute revenue and operating profit after all the units sold are constructed and achieve financial settlement with the purchasers.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**E. NOTES TO THE REPORT (cont'd)****21. PROSPECTS (cont'd)****(i) Property Development & Investment (cont'd)**

On-going Property Development Projects	Construction Progress (%)	Unbilled Sales (RM'Mil)
Alstonia, Bukit Rahman Putra	90%	12.9
Lilium, SIDEC	100%	5.9
VISTA, Gold Coast	0%	476.8
Residensi Tujuh	4%	63.1
TOTAL		558.7

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

(ii) Engineering, Construction & Environment

The Group has an unbilled construction order book of RM15.7 billion and a RM34 billion construction tender book. Other future growth drivers for the Division include the redevelopments of Stadium Shah Alam and Kuala Lumpur Sentral Station, and the construction of five additional stations and other related infrastructure works for the LRT3 project, all of which are currently under negotiation with the relevant clients, with the precise contract values yet to be established. These significant new construction projects will provide the Division with a steady flow of revenues to sustain its business over the medium term. Additionally, on-going projects such as the RM250 million Sungai Langat Phase 2 and RM380 million Muara Sg Pahang Phase 3 flood mitigation construction projects will also contribute to the Division's revenue.

Other than transportation infrastructure projects, the Group is also targeting climate change adaptation projects, including further flood mitigation projects, renewable and clean energy infrastructure, and water projects.

Major Construction Projects	Contract Value (RM'Mil)	Financial Progress (%)
LRT 3	11,427	93%
Bukit Jalil Sentral	10,957	0%
Kwasa Utama C8	2,612	0%*
Muara Sg. Pahang Phase 3 (Package 3)	380	34%
Sg. Langat Phase 2	250	0%
Others	457	
Total	26,083	

* Refers only to the portion not yet awarded.

22. VARIANCE ON FORECAST PROFIT/PROFIT GUARANTEE

Not applicable.

UNAUDITED REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**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		6 MONTHS ENDED	
	30.6.2024	30.6.2023	30.6.2024	30.6.2023
Net profit for the financial period attributable to the owners of the parent (RM'000)	51,180	10,868	54,182	19,341
Weighted average number of ordinary shares in issue ('000)	4,467,510	4,467,510	4,467,510	4,467,510
Basic EPS (sen)	1.15	0.24	1.21	0.43

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		6 MONTHS ENDED	
	30.6.2024	30.6.2023	30.6.2024	30.6.2023
Net profit for the financial period attributable to the owners of the parent (RM'000)	51,180	10,868	54,182	19,341
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)	1.15	0.24	1.21	0.43

Warrants B were not included in the calculation for the period under review because the fair value of the issued ordinary shares as of 30 June 2024 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
30 August 2024

By Order of the Board

Mohd Noor Rahim Yahaya
Company Secretary