

META BRIGHT GROUP BERHAD ("MBRIGHT")

Registration No: 200001013359 (515965-A)

Incorporated in Malaysia

INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2024

	As at 30.06.2024 RM'000 Unaudited	As at 30.06.2023 RM'000 Audited
ASSETS		
<u>Non-Current Assets</u>		
Property, plant and equipment	211,524	99,335
Investment properties	109,495	62,594
Investment in associates company	522	-
Inventories	702	500
Other investments	1,920	1,616
Total Non-Current Assets	324,163	164,045
<u>Current Assets</u>		
Inventories - Property development cost	49,155	48,902
Inventories - Completed properties and others	22,399	41,769
Trade and other receivables	54,410	7,506
Contract assets	1,912	2,156
Financing receivables	3,420	6,903
Tax assets	718	45
Deposits placed with licensed banks	13,520	10,601
Cash and bank balances	34,454	37,475
Total Current Assets	179,988	155,357
TOTAL ASSETS	504,151	319,402
EQUITY		
Equity attributable to equity holders of the Company		
Share capital	210,443	184,112
Reserves	62,791	54,625
Total equity attributable to owners of the Company	273,234	238,737
Non-controlling interests	11,887	-
Total Equity	285,121	238,737
LIABILITIES		
<u>Non-Current Liabilities</u>		
Lease payables	4,329	100
Loans and borrowings	63,624	20,082
Trade payables	2,656	2,859
Deferred tax liabilities	13,551	8,157
Total Non-Current Liabilities	84,160	31,198
<u>Current Liabilities</u>		
Trade and other payables	41,141	18,838
Contract liabilities	20,443	21,698
Provisions for liabilities	1,812	1,812
Provisions for taxation	406	-
Lease payables	1,511	174
Loans and borrowings	69,558	6,945
Total Current Liabilities	134,870	49,467
Total Liabilities	219,030	80,665
TOTAL EQUITY AND LIABILITIES	504,151	319,402
Net asset per share (sen)	11	12

Notes:

The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2023 and the accompanying explanatory notes attached to the interim financial statements.

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INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	FOURTH QUARTER ENDED		FINANCIAL YEAR ENDED	
	30 JUNE 2024 RM'000	30 JUNE 2023 RM'000	30 JUNE 2024 RM'000	30 JUNE 2023 RM'000
Revenue	Unaudited 48,563	Unaudited 8,871	Unaudited 102,922	Audited 34,067
Operating Expenses	(49,719)	(9,584)	(105,625)	(33,923)
Other operating income	12,154	9,038	20,652	11,826
Profit from operations	10,998	8,326	17,949	11,970
Finance income	557	349	1,248	760
Finance cost	(2,183)	(520)	(4,723)	(1,764)
Profit before taxation	9,372	8,155	14,474	10,966
Taxation	(1,151)	(2,255)	(3,022)	(2,257)
Profit for the financial period	8,221	5,900	11,452	8,709
Profit attributable to:				
Owners of the Company	8,307	5,900	11,141	8,709
Non-controlling interests	(86)	-	311	-
Profit for the financial period	8,221	5,900	11,452	8,709
Other comprehensive income /(expenses)	57	(4)	330	(15)
Fair value on equity instrument designated at fair value	38	(4)	306	(13)
Foreign currency translation differences for foreign operations	19	-	24	(2)
Total comprehensive income for the period	8,278	5,896	11,782	8,694
Total comprehensive income attributable to:				
Owners of the Company	8,364	5,896	11,471	8,694
Non-controlling interests	(86)	-	311	-
Total comprehensive income for the period	8,278	5,896	11,782	8,694
Earnings per ordinary share attributable to equity holders of the Company (sen)				
Basic profit per share	0.33	0.25	0.46	0.42
Diluted	0.28	0.24	0.39	0.37

Notes:

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2023 and the accompanying explanatory notes attached to the interim financial statements.

META BRIGHT GROUP BERHAD ("MBRIGHT")

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**INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 JUNE 2024**

	Attributable to Owners of the Company									
	Share Capital RM'000	Capital Reserve RM'000	Warrants Reserve RM'000	Revaluation Reserve RM'000	Financial Assets at FVOCI RM'000	Fair Value Reserve of Translation Reserve RM'000	Foreign Currency Reserve RM'000	Retained Profits/ (Accumulated Losses) RM'000	Total RM'000	Non-controlling Interest (NCI) RM'000
At 1 July 2022	181,668	110,238	37,971	540	1,167	-	(170,003)	161,581	-	161,581
Issue of ordinary share	68,615	-	-	-	-	-	-	68,615	-	68,615
Share issuance expenses	(320)	-	-	-	-	-	-	(320)	-	(320)
Exercise of warrants	263	-	(96)	-	-	-	-	167	-	167
Capital reduction	(66,114)	(110,238)	-	-	-	-	176,352	-	-	-
Total comprehensive income	-	-	-	-	(13)	(2)	8,709	8,694	-	8,694
At 30 June 2023	184,112	-	37,875	540	1,154	(2)	15,058	238,737	-	238,737
NCI arising from acquisition of subsidiary	-	-	-	-	-	-	-	-	11,576	11,576
Exercise of warrants	9,101	-	(3,307)	-	-	-	-	5,794	-	5,794
Consideration shares issued for the acquisition of a subsidiary	17,232	-	-	-	-	-	-	17,232	-	17,232
Total comprehensive income	-	-	-	-	306	24	11,141	11,471	311	11,782
At 30 June 2024	210,445	-	34,568	540	1,460	22	26,199	273,234	11,887	285,121

Notes:

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2023 and the accompanying explanatory notes attached to the interim financial statements.

META BRIGHT GROUP BERHAD ("MBRIGHT")

Registration No: 200001013359 (515965-A)

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**INTERIM REPORT - UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**

	Current period to date ended 30.06.2024 RM'000 Unaudited	Current period to date ended 30.06.2023 RM'000 Audited
CASH FLOWS USED IN OPERATING ACTIVITIES		
Profit before income tax expense for the period	14,474	10,966
Adjustments for:		
- property, plant and equipment	(261)	(1)
Finance income	(1,248)	(760)
Finance cost	4,723	1,764
Fair value adjustment on payable measured at amortised cost	30	(77)
Fair value gain on :		
- investment properties	(6,864)	-
Impairment loss on :		
- trade receivables	73	-
- other receivables	118	-
- financing receivables	737	-
- property, plant and equipment	239	-
- investment in associates company	266	-
Provisional Reserve on Acquisition	(4,239)	-
Reversal of provision for liquidated and ascertained damages	-	(1,943)
Reversal of impairment losses :		
- trade receivables	(2,078)	(16)
- property, plant and equipment	(4,650)	(7,390)
Gain on foreign exchange - realised	(18)	-
Loss on foreign exchange - unrealised	181	-
Written off of other receivables	-	2
Written off of property, plant and equipment	290	-
Depreciation of property, plant and equipment	10,547	3,478
Write-back of payables	-	(441)
Operating profit before working capital changes	12,320	5,582
(Increase)/decrease in:		
Financing receivables	2,746	-
Inventories	680	(2,067)
Trade and other receivables	(11,868)	(10,417)
Trade and other payables	306	(4,809)
Contract assets	243	179
Contract liabilities	(1,256)	(3,426)
Net cash flows generated from / (used in) operation	3,171	(14,958)
Interest paid	(178)	(184)
Interest received	-	2
Income tax paid	(2,193)	(45)
Net cash flows generated from/ (used in) operating activities	800	(15,185)
CASH FLOWS USED IN INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(48,827)	(16,224)
Purchase of investment properties	(2,087)	-
Acquisition of subsidiary company, net of cash acquired	9,731	-
Proceed from disposal of property, plant & equipment	-	1
Proceed from disposal of other investment	2	-
Land premium on inventories	(202)	-
Interest received	1,248	758
Change in pledged deposits	(2,920)	(5,062)
Net cash flows (used In) investing activities	(43,055)	(20,527)

**META BRIGHT GROUP BERHAD (“MBRIGHT”)
INTERIM REPORT FOR THE FOURTH QUARTER ENDED 30 JUNE 2024**

EXPLANATORY NOTES

A1 Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the reporting requirements of Malaysian Financial Reporting Standards (“MFRS”) 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group’s annual audited financial statements for the financial year ended 30 June 2023, which have been prepared in accordance with the MFRS and the Companies Act 2016.

These explanatory notes provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2023. The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 30 June 2023.

A2 Audit qualifications

The auditors’ report on the audited annual financial statements for the financial year ended 30 June 2023 was not subject to any qualification.

Key Audit Matters (“KAM”) highlighted by the auditors were investment properties; property, plant and equipment; inventories, revenue and corresponding costs recognition for property development activities and investment in subsidiaries. Details of the KAM are provided in the audited financial statements for the financial year ended 30 June 2023.

A3 Seasonality or cyclicity of operation

For the financial period under review, the operations of the Group are not subject to material seasonal or cyclical fluctuations except for the Hospitality segment.

A4 Changes in the composition of the Group

On 31 January 2024, the Company completed the acquisition of 70% equity interest of Expogaya Sdn Bhd by the combination of the issuance of 98,461,536 new ordinary shares and RM5 million cash.

A5 Unusual items

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

A6 Changes in estimates

There were no material changes in estimates in the current quarter results.

A7 Debt and equity securities

There were no issuance, repurchase and repayment of debt and equity securities for the financial period under review except for the following:-

During the financial period to-date, there was an issuance of 68,169,362 new ordinary shares pursuant to the conversion of Warrants 2022/2032 at an exercise price of RM0.085 per ordinary share for a total cash consideration of RM5,794,396.

On 31 January 2024, the Company has issued 98,461,536 new ordinary shares for the acquisition of Expogaya Sdn Bhd.

A8 Dividends paid

There was no dividend paid for the financial period under review.

A9 Segmental reporting

The Group's segmental report for the financial year to date is as follows:

	Investment properties RM'000	Leasing & financing RM'000	Hospitality RM'000	Investment holding RM'000	Property development RM'000	Energy related RM'000	Building materials business RM'000	Total RM'000
Revenue	3,503	5,711	24,429	-	7,604	1,147	60,528	102,922
Results								
Segment profit/(loss)	6,966	1,900	6,116	(1,981)	147	(187)	4,988	17,949
Interest income	40	1	38	489	135	-	545	1,248
Finance cost	(35)	(772)	(7)	(113)	(1,852)	-	(1,944)	(4,723)
Profit before taxation								14,474
Income tax expense								(3,022)
Profit for the year								<u>11,452</u>

A10 Carrying amount of revalued assets

The carrying value of land and building is based on the valuation performed during financial year ended 30 June 2024.

A11 Subsequent material event

There were no material events subsequent to the end of the period that have not been reflected in the financial statements for the period.

A12 Changes in contingent liabilities and contingent assets

There were no known material contingent liabilities and contingent assets of the Group since the 2023 annual report.

A13 Capital Commitments

For the financial year to-date, the Group had approved and contracted for the following capital commitments.

Property, Plant and Equipment	RM'000
Approved and contracted for :	<u>21,071</u>
Approved and not contracted for :	<u>702</u>

ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF THE BURSA MALAYSIA SECURITIES BERHAD'S LISTING REQUIREMENTS

B1 Review of performance

Current Quarter Performance

	Fourth Quarter Ended 30 June 2024 RM'000	Fourth Quarter Ended 30 June 2023 RM'000	Changes (%)
Revenue	48,563	8,871	447%
Profit from operations	10,998	8,326	32%
Profit Before Interest and Tax	11,555	8,675	33%
Profit Before Tax	9,372	8,155	15%
Profit After Tax	8,221	5,900	39%
Other Comprehensive Profit/(Loss), Net of Tax	57	(4)	1525%
Total comprehensive income attributable to :			
Owners of the Company	8,364	5,896	42%
Non-controlling interests	(86)	-	N/A
Total comprehensive income for the period	8,278	5,896	40%

The Group recorded a stronger revenue of RM48.563 million for the current quarter, representing an increase of RM39.692 million compared to the revenue of RM8.871 million in the previous year's corresponding quarter. The increase was mainly attributed to the following segments:

1. Building materials business
The building materials business segment recorded a revenue of RM36.478 million from newly acquired subsidiary.
2. Leasing & financing
The leasing and financing segment contributed revenue of RM2.638 million which was higher by RM2.369 million compared with previous year same quarter. The higher revenue is mainly contributed by financing to new borrowers and higher rental income from leasing of vehicles/equipment in Australia.
3. Hospitality
The hospitality segment recorded lower revenue by RM0.597 million due to lower room sale.
4. Property development
The property development segment recorded higher revenue of RM0.766 million mainly due to higher accrued project revenue for Damai Suites project.
5. Energy related
The energy related segment contributed revenue of RM0.433 million in this quarter which was higher by RM0.355 million compared with previous year same quarter. The higher revenue is generated by completed energy project.

Year-to-date Performance

	Financial Year Ended 30 June 2024 RM'000	Financial Year Ended 30 June 2023 RM'000	Changes (%)
Revenue	102,922	34,067	202%
Profit from operations	17,949	11,970	50%
Profit Before Interest and Tax	19,197	12,730	51%
Profit Before Tax	14,474	10,966	32%
Profit After Tax	11,452	8,709	31%
Other Comprehensive Profit /(Loss), Net of Tax	330	(15)	2300%
Total comprehensive income attributable to :			
Owners of the Company	11,471	8,694	32%
Non-controlling interests	311	-	N/A
Total comprehensive income for the year	11,782	8,694	36%

Year-to-date, the Group recorded a higher revenue of RM102.922 million for this year, representing an increase of RM68.855 million compared to the revenue of RM34.067 million in the previous year. The increase was mainly attributed to the following segments:

1. Building materials business
The newly acquired subsidiary contributed revenue of RM60.528 million.
2. Leasing & financing
The leasing and financing segment contributed revenue of RM5.711 million which was higher by RM5.292 million compared with previous year. The higher revenue is driven by financing to new borrowers and rental income from leasing of vehicles/equipment in Australia.
3. Hospitality
The hospitality segment registered an overall revenue of RM24.429 million this year, representing a decline by RM1.527 million compared to previous year. The was due to lower rooms sale during the year.
4. Property development
The property development segment recorded revenue of RM7.604 million this year as compared to RM4.681 million previous year. The additional of RM2.923 million was driven by sale of completed properties and accrued project revenue of the Damai Suites project.
5. Energy related
The energy related segment recorded a marginal increase from RM0.079 million previous year to RM1.147 million. The higher revenue is generated by additional completed energy project during the year.

B2 Comparison with preceding quarter result

Financial review for the current quarter compared to the immediate preceding quarter:

	Fourth Quarter Ended 30 June 2024 RM'000	Third Quarter Ended 31 March 2024 RM'000	Changes (%)
Revenue	48,563	33,945	43%
Operating Profit	10,998	2,503	339%
Profit Before Interest and Tax	11,555	2,712	326%
Profit Before Tax	9,372	1,153	713%
Profit After Tax	8,221	705	1066%
Other Comprehensive Profit/(Loss), Net of Tax	57	(274)	121%
Total comprehensive income attributable to :			
Owners of the Company	8,364	34	24500%
Non-controlling interests	(86)	397	-122%
Total comprehensive income for the period	8,278	431	1821%

The profit before tax stood at RM9.372 million and RM1.153 million for the current and previous quarter respectively. The higher profit mainly due to following:

1. Building materials business
Higher profit mainly contributed from reversal of impairment losses on trade receivables.
2. Leasing & financing
The leasing and financing segment contributed higher profit mainly due to higher rental yield from leasing of vehicles/equipment in Australia. The increase was curtailed by impairment losses on financing receivable.
3. Hospitality
The hospitality segment contributed higher profit mainly due to fair value gain on Properties, Plant & Equipment coupled with increased revenue from rooms sale.
4. Property development
The property development segment contributed slightly higher profit due to sales in Damai Suites project.
5. Energy related
The energy related segment recorded a marginal loss mainly due to impairment losses on asset.
6. Investment properties
Higher profit from investment properties is derived from fair value gain on revaluation of investment properties.

B3 Group prospects

For the current financial year, the Board is committed to further improve the Hotel building and facilities to remain competitive. On property development segment, the Board will continuously identify new opportunities for development projects to provide the Group with new income streams. The Board will also continue to adopt a cautious approach for the Group's property development projects and will evaluate all options available to the Group at the material time before launching any particular projects.

For the financial year to date, the Group has diversified its core businesses to include the Energy Related and Equipment Leasing Businesses as well as Building Materials businesses.

Barring any unforeseen circumstances and premised on the outlook of the Energy Related, Equipment Leasing and Building Materials Businesses as disclosed in the respective circulars to shareholders, the Group is

optimistic that the growth prospect of these industries will contribute positively to the profit of the Group. Nevertheless, the Group will remain cautious when looking out for business opportunities in the face of current challenging business environment.

There have been no material developments regarding the Memorandum of Understanding (MOU) with ChemPartner Pharmatech Co., Ltd, announced on 27 May 2024 to explore business opportunities for creating a new pharmaceutical and biotechnology hub in Malaysia, with a focus on research, development, manufacturing, and commercialization.

Additionally, there have been no material developments regarding the MOU with Koperasi Kakitangan Istana Pahang Berhad (KKIPB), announced on 30 May 2023 to explore potential joint ventures in renewable energy and energy efficiency projects, specifically grid-connected photovoltaic systems.

B4 Variance of profit forecast and profit guarantee

Not applicable.

B5 Corporate proposal

(a) Shares Issuance

The Company successfully completed the following fund raising exercise:

9 February 2023 - 20% share issuance of 389,469,246 new ordinary shares at issue price of RM0.1125 per share which raised RM43,815,290. The utilisation of the proceeds raised is as follows: -

Details of Utilisation	Proposed utilisation of proceeds RM'000	Actual utilisation as at 15.08.2024 RM'000	Balance to be utilised RM'000	Estimated timefremra for the utilisation ("Initial Estimated Timeframe")	Revised timeframe for the utilisation
Business development for Energy Related Business	18,600	11,928	6,672	Within 12 months	Additional 18 months from the Initial Estimated Timeframe
Refurbishment of Renai Hotel	10,000	8,593	1,407	Within 12 months	Additional 9 months from the Initial Estimated Timeframe
Other business opportunities	10,000	10,000	-	Within 12 months	N/A
General working capital	4,815	4,815	-	Within 12 months	N/A
Estimated expenses for the Proposed Shares Issuance	400	400	-	Within 2 months	N/A
	43,815	35,736	8,079		

B6 Taxation

	Fourth Quarter Ended 30 June 2024 RM'000	Fourth Quarter Ended 30 June 2023 RM'000	Financial Year Ended 30 June 2024 RM'000	Financial Year Ended 30 June 2023 RM'000
	RM'000	RM'000	RM'000	RM'000
Tax expense				
Income tax				
-current year	(2,300)	-	(2,718)	-
-prior year	16	-	(14)	-
Deferred tax				
-current year	786	(1,188)	(637)	(1,190)
-prior year	347	(1,067)	347	(1,067)
	(1,151)	(2,255)	(3,022)	(2,257)

B7 Group borrowings and debts securities

The Group borrowings, all denominated in Ringgit Malaysia as follows: -

Secured	As at 30 June 2024		As at 30 June 2023	
	Current RM'000	Non-current RM'000	Current RM'000	Non-current RM'000
Bank overdraft	11,647	-	4,936	-
Hire purchase payables	5,345	11,411	26	94
Term Loan	11,275	52,213	1,983	19,988
Revolving credit	5,130	-	-	-
Banker acceptance	36,161	-	-	-
	69,558	63,624	6,945	20,082

B8 Changes in material litigation

There were no material litigations for the financial period under review.

B9 Dividend

The board does not propose any dividend to be paid for the financial period under review.

B10 Earnings per share

	Financial Year Ended 30 June 2024	Financial Year Ended 30 June 2023
Profit attributable to owner of the Company (RM'000)	11,141	8,709
Weighted average number of ordinary shares in issue ('000)	2,513,385	2,059,211
Basic profit per share (sen)	0.46	0.42
Diluted (sen)	0.39	0.37

B11 Notes to the Statement of Comprehensive Income

	Fourth Quarter Ended 30 June 2024 RM'000	Financial Year Ended 30 June 2024 RM'000
This is arrived at after (charging)/crediting:		
Interest income	557	1,248
Interest expense	(2,183)	(4,723)
Depreciation and amortization	(4,767)	(10,547)
Impairment losses on receivables	(928)	(928)
Impairment losses on assets	(239)	(239)
Net foreign exchange gain / (loss) - (unrealised)	549	(181)
Net foreign exchange gain - (realised)	18	18