

**TALAM TRANSFORM BERHAD (192001000012) (1120 – H)**  
**Financial Report for the financial period ended 31 December 2023**  
*(These figures have not been audited)*

**Schedule A : Condensed Consolidated Statement of Comprehensive Income**  
**For the financial period ended 31 December 2023**

|   | Individual period                   |  | Cumulative period                  |                                      |
|---|-------------------------------------|--|------------------------------------|--------------------------------------|
|   | Current quarter ended<br>31/12/2023 | Preceding period quarter ended<br>31/12/2022 | Current period ended<br>31/12/2023 | Preceding period ended<br>31/12/2022 |
|   | RM'000                              | RM'000                                       | RM'000                             | RM'000                               |
| <b>Revenue</b>  | 11,956                              | 14,999                                       | 45,917                             | 45,138                               |
| Cost of sales   | (6,916)                             | (11,194)                                     | (34,402)                           | (34,594)                             |
| <b>Gross profit</b>   | 5,040                               | 3,805  | 11,515                             | 10,544                               |
| Other income (Schedule A Note 1)  | 511                                 | 846  | 1,771                              | 989                                  |
| Administrative expenses   | (2,202)                             | (2,315)                                      | (6,551)                            | (6,278)                              |
| Authority, utilities and professional expenses                          | (678)                               | (1,162)                                      | (1,694)                            | (2,750)                              |
| Other expenses (Schedule A Note 2)                                      | (395)                               | (375)  | (2,487)                            | (2,236)                              |
| Loss on acquisition of subsidiary                                       | (322)                               | -  | (322)                              | -                                    |
| <b>Result from operating activities</b>                                 | 1,954                               | 799  | 2,232                              | 269                                  |
| Finance income (Schedule A Note 3)                                      | 910                                 | 1,667  | 3,564                              | 3,574                                |
| Finance costs   | (4,992)                             | (4,520)                                      | (14,965)                           | (14,549)                             |
| <b>Loss before tax and share of results</b>                             | (2,128)                             | (2,054)                                      | (9,169)                            | (10,706)                             |
| Share of results of jointly controlled entities and associate companies | (162)                               | (19)   | (518)                              | (52)                                 |
| <b>Loss before tax</b>  | (2,290)                             | (2,073)                                      | (9,687)                            | (10,758)                             |
| Income tax expense  | 1                                   | (15)   | (29)                               | (30)                                 |
| <b>Loss for the period</b>  | (2,289)                             | (2,088)                                      | (9,716)                            | (10,788)                             |

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**Schedule A : Condensed Consolidated Statement of Comprehensive Income (Cont'd)**  
**For the financial period ended 31 December 2023**

|  | Individual period                   |  | Cumulative period                  |                                      |
|--|-------------------------------------|--|------------------------------------|--------------------------------------|
|  | Current quarter ended<br>31/12/2023 | Preceding period quarter ended<br>31/12/2022 | Current period ended<br>31/12/2023 | Preceding period ended<br>31/12/2022 |
|  | RM'000                              | RM'000                                       | RM'000                             | RM'000                               |
| <b>Total comprehensive loss for the period</b>   | (2,289)                             | (2,088)                                      | (9,716)                            | (10,788)                             |
| <b>Loss for the period attributable to:</b>  |                                     |  |                                    |                                      |
| Owners of the Company  | (2,260)                             | (2,058)                                      | (9,638)                            | (10,699)                             |
| Non-controlling Interests  | (29)                                | (30)   | (78)                               | (89)                                 |
|  | (2,289)                             | (2,088)                                      | (9,716)                            | (10,788)                             |
| <b>Total comprehensive loss for the period attributable to:</b>                            |                                     |  |                                    |                                      |
| Owners of the Company  | (2,260)                             | (2,058)                                      | (9,638)                            | (10,699)                             |
| Non-controlling Interests  | (29)                                | (30)   | (78)                               | (89)                                 |
|  | (2,289)                             | (2,088)                                      | (9,716)                            | (10,788)                             |
| <b>Loss per share from continuing operations attributable to owners of parent (in sen)</b> |                                     |  |                                    |                                      |
| <b>Loss per share ("EPS") (in sen)</b>   |                                     |  |                                    |                                      |
| Basic  | (0.05)                              | (0.05)                                       | (0.22)                             | (0.25)                               |
| Diluted  | (0.05)                              | (0.05)                                       | (0.22)                             | (0.25)                               |



**TALAM TRANSFORM BERHAD (192001000012) (1120 – H)**  
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*(These figures have not been audited)*

**Schedule B : Condensed Consolidated Statement of Financial Position**  
**As at 31 December 2023**

|                                 | <b>Unaudited<br/>as at<br/>31/12/2023<br/>RM'000</b> | <b>Audited<br/>As at<br/>31/03/2023<br/>RM'000</b> |
|---------------------------------|--|--|
| <b>ASSETS</b>                   |  |  |
| <b>Non-current assets</b>       |  |  |
| Property, plant and equipment   | 247  | 416  |
| Inventories                     | 381,372  | 382,928  |
| Investment properties           | 71,290   | 72,365   |
| Interest in associates          | 16,568   | 17,085   |
| Long term associate             | 26,524   | 25,196   |
| Long term receivables           | 23,466   | 22,268   |
| <b>Total non-current assets</b> | <b>519,467</b>                                       | <b>520,258</b>                                     |
| <b>Current assets</b>           |  |  |
| Inventories                     | 83,148   | 88,618   |
| Contract assets                 | 196  | 94   |
| Trade and other receivables     | 21,625   | 35,171   |
| Amount owing by associates      | 138  | 138  |
| Tax recoverable                 | 209  | 208  |
| Short term investment           | -  | 70   |
| Cash and bank balances          | 12,749   | 7,116  |
| <b>Total current assets</b>     | <b>118,065</b>                                       | <b>131,415</b>                                     |
| <b>TOTAL ASSETS</b>             | <b>637,532</b>                                       | <b>651,673</b>                                     |

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*(These figures have not been audited)*

**Schedule B : Condensed Consolidated Statement of Financial Position (Cont'd)**  
**As at 31 December 2023**

|  | <b>Unaudited<br/>as at<br/>31/12/2023</b> | <b>Audited<br/>as at<br/>31/03/2023</b> |
|--|---|---|
|  | <b>RM'000</b>                             | <b>RM'000</b>                           |
| <b>EQUITY AND LIABILITIES</b>                                      |   |   |
| <b>Capital and Reserves</b>  |   |   |
| Share capital  | 859,086                                   | 859,086                                 |
| Treasury shares  | (493)                                     | (493)                                   |
| Reserves   | (605,852)                                 | (597,876)                               |
| Equity attributable to owners of the Company                       | 252,741                                   | 260,717                                 |
| Non-controlling interests  | 412                                       | 1,830                                   |
| <b>Total equity</b>  | <b>253,153</b>                            | <b>262,547</b>                          |
| <b>Non-current liabilities</b>                                     |   |   |
| Borrowings   | 29,485                                    | 29,523                                  |
| Other long term payables   | 239,577                                   | 229,980                                 |
| Total non-current liabilities                                      | 269,062                                   | 259,503                                 |
| <b>Current liabilities</b>   |   |   |
| Provision for liability  | 611                                       | 611                                     |
| Contract liabilities   | 3,243                                     | 7                                       |
| Borrowings   | 2,065                                     | 2,126                                   |
| Trade and other payables   | 109,398                                   | 126,866                                 |
| Current tax liabilities  | -   | 13                                      |
| <b>Total current liabilities</b>                                   | <b>115,317</b>                            | <b>129,623</b>                          |
| <b>Total liabilities</b>   | <b>384,379</b>                            | <b>389,126</b>                          |
| <b>TOTAL EQUITY AND LIABILITIES</b>                                | <b>637,532</b>                            | <b>651,673</b>                          |
| Net assets per share attributable to<br>Owners of the Company (RM) | 0.06                                      | 0.06                                    |

**TALAM TRANSFORM BERHAD (192001000012) (1120 – H)**  
**Financial Report for the financial period ended 31 December 2023**  
*(These figures have not been audited)*

**Schedule C : Condensed Consolidated Statement of Cash Flows**  
**For the financial period ended 31 December 2023**

|  | <b>Current<br/>period<br/>ended<br/>31/12/2023<br/>RM'000</b> | <b>Preceding<br/>period<br/>ended<br/>31/12/2022<br/>RM'000</b> |
|--|---|---|
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>        |   |   |
| Loss before tax                                    | (9,687)   | (10,758)  |
| Adjustments for:                                   |   |   |
| Depreciation:                                      |   |   |
| - property, plant and equipment                    | 176   | 180   |
| - investment properties                            | 735   | 737   |
| Gain through amortisation on financial assets      | (1,321)   | (2,108)   |
| Gain through amortisation on financial liabilities | (252)   | -   |
| Loss on acquisition subsidiaries                   | 322   | -   |
| Gain on disposal of investment property            | (960)   | -   |
| Interest expenses                                  | 14,965  | 14,548  |
| Interest income                                    | (1,993)   | (1,467)   |
| Impairment of inventories                          | 118   | 73  |
| Impairment loss on receivables - non-trade         | 6   | 6   |
| Inventories written down                           | -   | 243   |
| Impairment loss no longer required :               |   |   |
| - receivables - trade                              | -   | (694)   |
| - receivables - non trade                          | (200)   | (90)  |
| Share of results of joint ventures and associates  | 517   | 53  |
| Operating profit before working capital changes    | <u>2,426</u>  | <u>723</u>  |
| Contract assets/liabilities                        | 3,134   | -   |
| Inventories  | 6,908   | 8,657   |
| Receivables  | 13,740  | 51,577  |
| Payables   | (7,619)   | (2,563)   |
| Cash generated from operations                     | <u>18,589</u>   | <u>58,394</u>   |
| Interest received                                  | 1,993   | 1,467   |
| Income tax paid                                    | (44)  | (78)  |
| Interest paid                                      | (14,965)  | (14,548)  |
| Net cash generated from Operating Activities       | <u>5,573</u>  | <u>45,235</u>   |

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*(These figures have not been audited)*

**Schedule C : Condensed Consolidated Statement of Cash Flows (Cont'd)**  
**For the financial period ended 31 December 2023**

|   | <b>Current<br/>period<br/>ended<br/>31/12/2023<br/>RM'000</b> | <b>Preceding<br/>period<br/>ended<br/>31/12/2022<br/>RM'000</b> |
|---|---|---|
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                             |   |   |
| Proceeds from other investment  | 70  | -   |
| Proceeds from disposal of investment properties                         | 1,300   | -   |
| Purchase of property, plant and equipment                               | (6)   | (15)  |
| Net change in associates balances                                       | (1,205)   | (1,343)   |
| Net cash generated/(used) in investing activities                       | <u>159</u>  | <u>(1,358)</u>  |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>                             |   |   |
| Repayment of borrowings   | -   | (41,007)  |
| Repayment of lease liabilities  | (99)  | (90)  |
| Net Cash used in Financing Activities                                   | <u>(99)</u>   | <u>(41,097)</u>   |
| <b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>                        | 5,633   | 2,780   |
| <b>CASH AND CASH EQUIVALENTS AT THE<br/>BEGINNING OF FINANCIAL YEAR</b> | 7,116   | 3,983   |
| <b>CASH AND CASH EQUIVALENTS AT THE END OF FINANCIAL<br/>PERIOD</b>     | <u>12,749</u>   | <u>6,763</u>  |
| <b>Cash in hand and bank balances</b>                                   | <b>12,697</b>   | <b>6,711</b>  |
| <b>Deposits with licensed banks</b>                                     | <b>52</b>   | <b>52</b>   |
|   | <u><b>12,749</b></u>  | <u><b>6,763</b></u>   |

Notes:

The condensed consolidated statement of cash flow should be read in conjunction with the accompanying explanatory notes attached to this interim financial report.

**TALAM TRANSFORM BERHAD (192001000012) (1120 – H)**  
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*(These figures have not been audited)*

**Schedule D : Condensed Consolidated Statement of Changes in Equity**  
**For the financial period ended 31 December 2023**

|  | Attributable to owners of the Company |                    |                     |                       | Sub<br>Total   | Non-<br>Controlling<br>Interests | Total<br>Equity |
|--|---------------------------------------|--------------------|---------------------|-----------------------|----------------|----------------------------------|-----------------|
|  | ← Non - Distributable →               |                    |                     |                       |                |                                  |                 |
|  | Share<br>Capital                      | Treasury<br>Shares | Capital<br>Reserves | Accumulated<br>Losses |                |                                  |                 |
|  | RM'000                                | RM'000             | RM'000              | RM'000                | RM'000         | RM'000                           | RM'000          |
| <b>At 1 April 2022</b>   | 859,086                               | (493)              | 800                 | (583,269)             | 276,124        | 1,957                            | 278,081         |
| Total comprehensive loss<br>for the financial period                                       | -                                     | -                  | -                   | (15,407)              | (15,407)       | (127)                            | (15,534)        |
| <b>As at 31 March 2023</b>   | <b>859,086</b>                        | <b>(493)</b>       | <b>800</b>          | <b>(598,676)</b>      | <b>260,717</b> | <b>1,830</b>                     | <b>262,547</b>  |
| Changes in a subsidiary's<br>ownership interest that do not<br>result in a loss of control | -                                     | -                  | -                   | 1,662                 | 1,662          | (1,340)                          | 322             |
| Total comprehensive loss<br>for the financial period                                       | -                                     | -                  | -                   | (9,638)               | (9,638)        | (78)                             | (9,716)         |
| <b>As at 31 December 2023</b>  | <b>859,086</b>                        | <b>(493)</b>       | <b>800</b>          | <b>(606,652)</b>      | <b>252,741</b> | <b>412</b>                       | <b>253,153</b>  |

Notes:

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 March 2023 and the accompanying explanatory notes attached to this interim financial report.



## **Schedule E : Significant Events and Transactions Pursuant to MFRS 134**

### **1. Basis of Preparation**

The unaudited quarterly report has been prepared in accordance with the reporting requirements as set out in Malaysian Financial Reporting Standard (“MFRS”) 134 “Interim Financial Reporting” and Paragraph 9.22 of the Bursa Malaysia Securities Berhad Main Market Listing Requirements (“Bursa Securities Listing Requirements”) and should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 March 2023 where applicable and the accompanying explanatory notes attached to the unaudited condensed consolidated financial statements.

### **2. Changes in Accounting Policies**

The significant accounting policies and methods adopted for the unaudited condensed financial statements are consistent with those adopted for the audited financial statements for the financial year ended 31 March 2023.

#### **(a) Adoption of new MFRS, amendments/improvements to MFRSs and new IC Interpretation (“IC Int”)**

The Group and the Company have adopted the following amendments/improvements to MFRSs and new IC Int that are mandatory for the current financial year:

##### **Amendments/Improvements to MFRSs**

|          |  |
|----------|--|
| MFRS 1   | First-time Adoption of Malaysian Financial Reporting Standards |
| MFRS 3   | Business Combinations  |
| MFRS 9   | Financial Instruments  |
| MFRS 16  | Leases   |
| MFRS 116 | Property, Plant and Equipment                                  |
| MFRS 137 | Provisions, Contingent Liabilities and Contingent Assets       |
| MFRS 141 | Agriculture  |

The adoption of the above amendments/improvements to MFRSs did not have any significant effect on the financial statements of the Group and of the Company and did not result in significant changes to the Group’s and the Company’s existing accounting policies.

**Schedule E : Significant Events and Transactions Pursuant to MFRS 134 (Cont'd)**

**2. Changes in Accounting Policies (Cont'd)**

**(b) New MFRS, and amendments/improvements to MFRSs that have been issued, but yet to be effective**

The Group and the Company have not adopted the following new MFRS, and amendments/improvements to MFRSs that have been issued, but yet to be effective:

| <u>New MFRS</u>                         |   | <b>Effective for financial periods beginning on or after</b>       |
|---|---|--|
| MFRS 17                                 | Insurance Contracts   | 1 January 2023   |
| <u>Amendments/Improvements to MFRSs</u> |   |  |
| MFRS 1                                  | First-time Adoption of Malaysian Financial Reporting Standards  | 1 January 2023 <sup>#</sup>  |
| MFRS 3                                  | Business Combinations   | 1 January 2023 <sup>#</sup>  |
| MFRS 5                                  | Non-current Assets Held for Sale and Discontinued Operations    | 1 January 2023 <sup>#</sup>  |
| MFRS 7                                  | Financial Instruments: Disclosures                              | 1 January 2023 <sup>#</sup>  |
| MFRS 9                                  | Financial Instruments   | 1 January 2023 <sup>#</sup>  |
| MFRS 10                                 | Consolidated Financial Statements                               | Deferred   |
| MFRS 15                                 | Revenue from Contracts with Customers                           | 1 January 2023 <sup>#</sup>  |
| MFRS 16                                 | Leases  | 1 January 2024   |
| MFRS 17                                 | Insurance Contracts   | 1 January 2023   |
| MFRS 101                                | Presentation of Financial Statements                            | 1 January 2023/<br>1 January 2023 <sup>#</sup> /<br>1 January 2024 |
| MFRS 107                                | Statements of Cash Flows  | 1 January 2023 <sup>#</sup>  |
| MFRS 108                                | Accounting Policies, Changes in Accounting Estimates and Errors | 1 January 2023   |
| MFRS 112                                | Income Taxes  | 1 January 2023   |
| MFRS 116                                | Property, Plant and Equipment                                   | 1 January 2023 <sup>#</sup>  |
| MFRS 119                                | Employee Benefits   | 1 January 2023 <sup>#</sup>  |
| MFRS 128                                | Investments in Associates and Joint Ventures                    | Deferred/<br>1 January 2023 <sup>#</sup>                           |
| MFRS 132                                | Financial Instruments: Presentation                             | 1 January 2023 <sup>#</sup>  |
| MFRS 136                                | Impairment of Assets  | 1 January 2023 <sup>#</sup>  |
| MFRS 137                                | Provisions, Contingent Liabilities and Contingent Assets        | 1 January 2023 <sup>#</sup>  |
| MFRS 138                                | Intangible Assets   | 1 January 2023 <sup>#</sup>  |
| MFRS 140                                | Investment Property   | 1 January 2023 <sup>#</sup>  |

*# Amendments as to the consequence of effective of MFRS 17 Insurance Contracts*

**Schedule E : Significant Events and Transactions Pursuant to MFRS 134 (Cont'd)**

**3. Seasonality or Cyclicity of Operations**

The business operations of the Group were not affected by any material seasonal or cyclical factors.

**4. Unusual Items due to their Nature, Size or Incidence**

There were no unusual items that have material effect on the assets, liabilities, equity, net income, or cash flows for the current period other than what have already been disclosed in this report.

**5. Changes in Estimates**

There were no significant changes to estimates that have a material effect on the results of the Group for the current quarter.

**6. Debt and Equity Securities**

There was no issuance, cancellation, repurchase, resale or repayment of debt and equity securities during the current quarter under review.

**7. Dividend**

No dividend has been paid since the beginning of the current quarter.

**Schedule E : Significant Events and Transactions Pursuant to MFRS 134 (Cont'd)**

**8. Segmental Information**

The segment analysis for the Group for the quarter and year-to-date, are as follows :-

|                                    | Quarter                   |                | Year-to-date              |                 |
|------------------------------------|---------------------------|----------------|---------------------------|-----------------|
|                                    | ended 31 December<br>2023 | 2022           | ended 31 December<br>2023 | 2022            |
| <u>Revenue</u>                     | RM'000                    | RM'000         | RM'000                    | RM'000          |
| Property Development               | 9,421                     | 7,294          | 20,461                    | 20,382          |
| Property Investment and Management | 1,398                     | 1,390          | 3,760                     | 3,665           |
| Construction                       | 1,137                     | 6,315          | 21,696                    | 21,091          |
|                                    | <u>11,956</u>             | <u>14,999</u>  | <u>45,917</u>             | <u>45,138</u>   |
| <u>Profit/(Loss) before tax</u>    |                           |                |                           |                 |
| Property Development               | (2,332)                   | (3,105)        | (10,577)                  | (10,907)        |
| Property Investment and Management | (194)                     | 791            | (620)                     | (633)           |
| Construction                       | 236                       | 241            | 1,510                     | 782             |
|                                    | <u>(2,290)</u>            | <u>(2,073)</u> | <u>(9,687)</u>            | <u>(10,758)</u> |
| <u>Segment assets</u>              |                           |                |                           |                 |
| Property Development               |                           |                | 556,437                   | 549,430         |
| Property Investment and Management |                           |                | 76,196                    | 76,990          |
| Construction                       |                           |                | 4,899                     | 20,578          |
|                                    |                           |                | <u>637,532</u>            | <u>646,998</u>  |
| <u>Segment liabilities</u>         |                           |                |                           |                 |
| Property Development               |                           |                | 329,185                   | 316,037         |
| Property Investment and Management |                           |                | 47,704                    | 50,036          |
| Construction                       |                           |                | 7,490                     | 13,632          |
|                                    |                           |                | <u>384,379</u>            | <u>379,705</u>  |

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

During the current quarter, the Group, via its wholly-owned subsidiary, Envy Vista Sdn Bhd ("EVSB") had entered into a Mutual Termination Agreement with Smart Hybrid Resources Sdn Bhd ("SHRSB") and Skyscraper Airhydro Industries Sdn Bhd, to terminate the Shareholders' Agreement which the parties had entered into on 23 September 2020. Consequently, EVSB bought over the remaining 30% shares of 1,662,000 units in Seaview Plantations Sdn Bhd ("SVPSB") from SHRSB for a consideration of RM1.00, thereby making SVPSB its 100% subsidiary.

There are no other changes in composition of the Group during the current quarter.

**10. Contingent Liabilities and Assets**

As at the date of this report, the Group does not have any contingent liability or contingent asset.

**11. Events After the Reporting Period**

There was no material event subsequent to the current quarter.

**Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad**

**1. Review of Performance**

**(a) Overall Results Commentary:**

For the current quarter

The Group recorded total revenue of RM11.96 million, a 29.2% drop compared to RM15.00 million for the same quarter last year.

Notwithstanding this, the Group's gross profit from operations rose 32.5% to RM5.04 million from RM3.81 million for the corresponding quarter last year, mainly due to a RM4.14 million profit from sale of one piece of land.

Pre-tax loss for the quarter slightly increased to RM2.13 million from RM2.06 million a year ago.

For the current year-to-date

The Group recorded a revenue of RM45.92 million, a marginal increase over RM45.14 million for the same period last year. Pre-tax loss for the current period was RM9.69 million, which represented a 10% improvement from the pre-tax loss of RM10.76 million last year. The boost in profitability resulted mainly from a RM0.96 million gain from sale of a single unit of investment property.

**(b) Segmental Results Commentary:**

**(i) Property Development Division**

For the current quarter

The division achieved a revenue of RM9.42 million from sales of its inventories, higher than the RM7.29 million for the corresponding quarter last year. The Group recorded only additional sales of 10 units of its completed Seroja Apartments during the current quarter. As at 31 December 2023, the Group had recognised total sales of RM26.85 million out of an estimated total of RM45 million. In addition to other stock sales, there was also a RM5.27 million land sale during this quarter while there was none in the same quarter last year. Consequently, gross profit rose to RM4.59 million from RM3.06 million quarter-on-quarter, while loss before tax reduced from RM3.01 million last year to RM2.33 million for the current period.

For the current year-to-date

While revenue for the division rose a marginal 0.39% to RM20.46 million from RM20.38 million for the same period last year, pre-tax loss had also improved marginally by 3% to RM10.58 million from RM10.91 million, due to reasons as explained above.

**(ii) Property Investment and Management Division**

For the current quarter

Revenue for the division was RM1.40 million, almost flat against the RM1.39 million generated during the same quarter last year. The increase in electricity tariff rates have

**Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (Cont'd)**

**1. Review of Performance (Cont'd)**

**(b) Segmental Results Commentary: (Cont'd)**

raised energy cost for Menara Maxisegar by RM60,000 per quarter, while the quarterly maintenance/sinking fund charges for Pandan Kapital Mall also had risen by RM130,000.

As a result of these, pre-tax loss was RM0.2 million compared to a pre-tax profit of RM0.79 million a year ago, which then included a one-off gain from a reversal of a RM0.69 million impairment on a receivable that was recovered.

For the current year-to-date

The division recorded a revenue of RM3.76 million with pre-tax loss of RM0.62 million. For the same period last year, revenue was RM3.67 million with a pre-tax loss of RM0.63 million. The reasons for such results are same as explained above.

**(iii) Construction Division**

For the current quarter

The division's revenue fell to RM1.14 million from RM6.32 million year-on-year, as its main project is nearing completion. Pre-tax profit, however, remained at RM0.24 million, same as a year ago, buoyed by some late payment interest income charged to its customer.

For the current year-to-date

The division recorded a revenue of RM21.70 million, a small 2.89% growth over the RM21.09 million for the same period last year. Pre-tax profit also rose 93.6% to RM1.51 million from RM0.78 million, as the division was able to charge RM0.73 million of late payment interest to its customer.

**2. Comparison with Preceding Quarter's Results (Quarter 3, FYE 2024 vs Quarter 2, FYE 2024)**

|                 | <b>Current Quarter<br/>ended<br/>31 December 2023<br/>RM'000</b> | <b>Immediate preceding<br/>Quarter ended<br/>30 September 2023<br/>RM'000</b> |
|-----------------|--|---|
| Revenue         | 11,956   | 11,729  |
| Loss before tax | (2,290)  | (5,497)   |

The Group recorded a 1.94% quarterly increase in revenue from RM11.73 million to RM11.96 million, while gross profit rose from RM1.12 million to RM5.04 million. The main reason for the increase in gross profits is because of a change in the revenue mix. Quarterly construction revenue fell 85% to just RM1.14 million from RM7.38 million as the project is almost completed. At the same time, there was RM 5.27 million land sale during this quarter.

The higher gross profit flowed down to reducing pre-tax loss, thereby causing sequential quarterly loss before tax to narrow from RM5.50 million to RM2.29 million.

**Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (Cont'd)**

**3. Prospects**

The Group's joint venture projects are on-going albeit at a slow pace due to the soft property market. In addition, the Group had submitted its new development plans on various parcels of land, some of which had already been approved by the relevant authorities. However, the Group is cautiously reassessing the take-up rate due to the weak property market, tight liquidity of potential buyers and tough bank lending policies especially to the B40 category.

The Group's first "Build then Sell" project has been completed and the Certificate of Completion and Compliance (CCC) was granted on 14<sup>th</sup> December 2021. Sales progress is slower than expected due to high bank rejection rate of the targeted lower income group in obtaining high margin end-financing. The Board foresees a challenging environment ahead for the property sector.

**4. Profit Forecast and Profit Guarantee**

The Group has not provided any profit forecast or profit guarantee in any public document during the current quarter.

**5. Income Tax Expense**

|                    | <b>Current quarter<br/>ended<br/>31/12/2023<br/>RM'000</b> | <b>Current period<br/>ended<br/>31/12/2023<br/>RM'000</b> |
|--------------------|--|---|
| <u>Group</u>       |  |   |
| Income tax expense | 1  | (29)  |

**6. Status of Corporate Proposals**

There are no outstanding corporate proposals or new announcements made in the current quarter.

**7. Group Borrowings and Debt Securities**

The Group's borrowings and debt securities are as follows:

|   | <b>Secured</b>               |                             | <b>Total<br/>RM'000</b> |
|---|------------------------------|-----------------------------|-------------------------|
|   | <b>Short term<br/>RM'000</b> | <b>Long term<br/>RM'000</b> |                         |
| <b>As at 01/04/2023</b>                                       | 2,126                        | 29,523                      | 31,649                  |
| Repayment   | (99)                         | -                           | (99)                    |
| Reclassified from long term borrowing to short term borrowing | 38                           | (38)                        | -                       |
| <b>As at 31/12/2023</b>                                       | <b>2,065</b>                 | <b>29,485</b>               | <b>31,550</b>           |

**Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (Cont'd)**

**8. Material Litigation**

Save as disclosed below, neither the Group nor the Company are engaged in any material litigation, claims or arbitration either as plaintiff or defendant, which has a material effect on the business or financial position of the Group, and the Board of Directors has no knowledge of any proceedings pending or threatened against the Group or of any fact likely to give rise to any proceedings which might materially and adversely affect the business or financial position of the Group:

A Writ of Summons and the Statement of Claim was filed in the Kuala Lumpur High Court Civil Suit No. 22NCC-327-10/2015 (“Civil Suit”) by Universal Healthcare (R&D) Sdn Bhd (“UHSB”) against TTB and 3 other Defendants who were Directors of Pandan Indah Medical Management Sdn. Bhd. (In Liquidation), a former subsidiary of TTB (“PIMM”).

UHSB claims against TTB for the declarations that TTB is a director of PIMM and that the business of PIMM was carried out by its Directors and/ or TTB and that the Directors of PIMM and/or TTB are personally liable to UHSB. Consequently, UHSB is seeking an order that the Directors of PIMM and/ or TTB pay jointly and/ or severally, the alleged debt arising from the judgment sum of RM23.82 million assessed by UHSB against PIMM together with interest at the rate of 8% per annum from the date of Writ of Summons until full settlement amounting to a total alleged claim of RM49.23 million (as at 12 October 2015) and/ or in the alternative, damages to be assessed.

TTB has filed its Defence and also counterclaimed against UHSB and the 3 Directors of UHSB for general damages, exemplary damages and aggravated damages for the tort of abuse of process and/ or malicious prosecution.

The full trial of the Civil Suit commenced on 19, 23 and 24 January 2017 and continued to be heard on 19 and 20 June 2017, 1, 2 and 3 August 2017, 20 and 24 October 2017, 27 and 28 November 2017, 18, 19 and 29 January 2018, 9 and 12 February 2018, 15 March 2018 and 5, 7, and 8 June 2018. The full hearing was completed on 25 June 2018. Both parties had put in their written submissions on 20 August 2018 and the reply on 12 September 2018. The Court had on 10 January 2019 and 12 to 14 June 2019 heard oral submissions and fixed 29 August 2019 to deliver its decision which was then deferred to 29 January 2020 and subsequently to 6 March 2020.

The High Court had on 6 March 2020 delivered its decision and dismissed UHSB’s Civil Suit and also TTB’s Counter Claim with no order as to costs. UHSB’s Solicitors had on 14 May 2020 served a Notice of Appeal dated 1 April 2020 to appeal to the Court of Appeal against part of the decision of the High Court dismissing UHSB’s High Court Civil Suit. The case was heard by the Court of Appeal on 23 October 2023, 7 December 2023 and 8 January 2024. With the hearing completed, the Court of Appeal has fixed 27 March 2024 to deliver its decision.

**9. Proposed dividend**

No dividend has been declared for the current quarter.



**Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (Cont'd)**

**10. Earnings Per Share**

Basic earnings per share is calculated by dividing the profit for the current quarter attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial period, excluding treasury shares held by the Company.

|   | <b>Current<br/>quarter<br/>ended<br/>31 December 2023<br/>RM'000</b> | <b>Current<br/>period<br/>ended<br/>31 December 2023<br/>RM'000</b> |
|---|--|---|
| Weighted average number of ordinary shares in issue,<br>excluding treasury shares                         | 4,292,644  | 4,292,644   |
| Profit/(Loss) from continuing operations attributable to<br>owners of the Company                         | (2,260)  | (9,638)   |
| Profit/(Loss) from discontinuing operations attributable to<br>owners of the Company                      | -  | -   |
| Profit/(Loss) attributable to owners of the Company   | (2,260)  | (9,638)   |
| <b>Profit/(Loss) per share ("EPS") (in sen)</b>   |  |   |
| Basic   | (0.05)   | (0.22)  |
| Diluted   | (0.05)   | (0.22)  |
| <b>Profit/(Loss) per share from continuing operations<br/>attributable to owners of parent (in sen)</b>   |  |   |
| Basic   | (0.05)   | (0.22)  |
| Diluted   | (0.05)   | (0.22)  |
| <b>Profit/(Loss) per share from discontinued operations<br/>attributable to owners of parent (in sen)</b> |  |   |
| Basic   | -  | -   |
| Diluted   | -  | -   |

**Schedule F : Additional Disclosures Pursuant to Appendix 9B of the Listing requirements of Bursa Malaysia Securities Berhad (Cont'd)**

**11. Annual Audited Report**

The auditors' report on the financial statements of the Group for the financial year ended 31 March 2023 did not contain any qualification.

**12. Authorisation for Issue**

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 23 February 2024.

By order of the Board

Soo Kah Pik  
Company Secretary