

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2022

	Unaudited As at 31 Mar 2022 RM'000	Audited As at 31 Dec 2021 RM'000
Non-current assets		
Property, plant and equipment	168,817	169,169
Right-of-use assets	113	162
Investments	4,985	4,330
Investment properties	5,481	5,457
Inventories-Land held for property development	156,465	156,137
Goodwill	27,100	27,100
	<u>362,961</u>	<u>362,355</u>
Current assets		
Inventories	34,971	34,530
Biological assets	1,822	1,283
Receivables	9,751	17,447
Contract costs	3,217	3,431
Contract assets	8,478	11,293
Current tax assets	1,253	805
Short-term investments	164,999	113,960
Deposits, cash and bank balances	19,921	60,479
	<u>244,412</u>	<u>243,228</u>
Current liabilities		
Payables	21,269	25,694
Contract liabilities	519	-
Lease liabilities	121	172
Current tax liabilities	1,302	1,354
	<u>23,211</u>	<u>27,220</u>
Net current assets	221,201	216,008
Non-current liabilities		
Deferred tax liabilities	39,602	39,686
	<u>39,602</u>	<u>39,686</u>
	<u>544,560</u>	<u>538,677</u>
Equity		
Share capital	74,945	74,945
Reserves	469,615	463,732
Equity attributable to owners of the Company	<u>544,560</u>	<u>538,677</u>
Net Assets per share (RM)	<u>7.28</u>	<u>7.20</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2021 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MARCH 2022**

	Individual Quarter		Cumulative Quarter	
	Current Quarter Ended 31 Mar 2022 RM'000	Preceding Corresponding Quarter 31 Mar 2021 RM'000	Current Year To Date 31 Mar 2022 RM'000	Preceding Corresponding Year To Date 31 Mar 2021 RM'000
Revenue	13,433	10,415	13,433	10,415
Cost of sales	(4,295)	(7,096)	(4,295)	(7,096)
Gross profit	9,138	3,319	9,138	3,319
Interest income	605	460	605	460
Other income	1,516	1,148	1,516	1,148
Depreciation and amortisation	(880)	(885)	(880)	(885)
Administration and other expenses	(3,490)	(3,332)	(3,490)	(3,332)
Finance costs	(2)	(4)	(2)	(4)
Profit before taxation	6,887	706	6,887	706
Taxation	(1,659)	(172)	(1,659)	(172)
Profit for the period	5,228	534	5,228	534
Other comprehensive income/(expense):				
Changes in fair value of investments	655	(156)	655	(156)
Total comprehensive income	5,883	378	5,883	378
Profit attributable to owners of the Company	5,228	534	5,228	534
Total comprehensive income attributable to owners of the Company	5,883	378	5,883	378
Earnings per share attributable to owners of the Company	sen	sen	sen	sen
Basic / Diluted	6.98	0.71	6.98	0.71

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2021 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 MARCH 2022**

	Attributable to owners of the Company				Total equity RM'000
	Share capital RM'000	Non-distributable	Distributable		
		Fair value reserves RM'000	General reserves RM'000	Accumulated profits RM'000	
<u>3 months period ended 31 March 2022</u>					
At 1 January 2022	74,945	29,554	250	433,928	538,677
Profit for the period	-	-	-	5,228	5,228
Other comprehensive income for the period	-	655	-	-	655
Total comprehensive income for the period	-	655	-	5,228	5,883
Transfer within reserves	-	(14)	-	14	-
At 31 March 2022	74,945	30,195	250	439,170	544,560

	Attributable to owners of the Company				Total equity RM'000
	Share capital RM'000	Non-distributable	Distributable		
		Fair value reserves RM'000	General reserves RM'000	Accumulated profits RM'000	
<u>3 months period ended 31 March 2021</u>					
At 1 January 2021	74,945	30,425	250	419,322	524,942
Profit for the period	-	-	-	534	534
Other comprehensive expense for the period	-	(156)	-	-	(156)
Total comprehensive (expense)/income for the period	-	(156)	-	534	378
Transfer within reserves	-	(104)	-	104	-
At 31 March 2021	74,945	30,165	250	419,960	525,320

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2021 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2022**

	3 Months Ended	
	Current Year to date 31 Mar 2022 RM'000	Preceding Year to date 31 Mar 2021 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	6,887	706
Adjustments for :		
Depreciation and amortisation	880	885
Fair value gain on biological assets	(539)	(310)
Dividend income	(2)	(1)
Interest expenses	2	4
Interest income	(605)	(460)
Operating profit before working capital changes	<u>6,623</u>	<u>824</u>
(Increase)/Decrease in inventories	(441)	5,300
Decrease in receivables	11,192	3,841
(Decrease)/Increase in payables	<u>(4,425)</u>	<u>539</u>
Cash generated from operations	12,949	10,504
Interest received	657	460
Tax paid	<u>(2,243)</u>	<u>(783)</u>
Net cash generated from operating activities	<u>11,363</u>	<u>10,181</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(474)	(382)
Purchase of investment properties	(29)	-
Payment for inventories-land held for property development	(328)	(255)
Placement of short-term deposits	(14)	-
Dividend received from quoted equity securities in Malaysia	2	1
Net cash used in investing activities	<u>(843)</u>	<u>(636)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of lease liabilities	(51)	(49)
Interest paid	<u>(2)</u>	<u>(4)</u>
Net cash used in financing activities	<u>(53)</u>	<u>(53)</u>
Net increase in cash and cash equivalents	10,467	9,492
Cash and cash equivalents at the beginning of the period	<u>174,161</u>	<u>140,871</u>
Cash and cash equivalents at the end of the period	<u>184,628</u>	<u>150,363</u>
Cash and cash equivalents comprise :		
Short term investments	164,999	96,872
Short term deposits	314	318
Cash and bank balances	<u>19,607</u>	<u>53,474</u>
	184,920	150,664
Pledged short-term deposits	<u>(292)</u>	<u>(301)</u>
Cash and cash equivalents	<u>184,628</u>	<u>150,363</u>

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2021 and the accompanying notes.

Part A – Explanatory Notes Pursuant to MFRS 134

1 Basis of preparation and Accounting Policies

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134 Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad, and should be read in conjunction with the audited financial statements for the financial year ended 31 December 2021. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2021.

The accounting policies and presentation adopted by the Group for the quarterly financial statements are consistent with those adopted in the Group's consolidated audited financial statements for the financial year ended 31 December 2021, except for the application of the following amendments/ improvements to Malaysian Financial Reporting Standards ("MFRS") ("Standards"), which are effective for financial year ending 31 December 2022:

Effective for financial periods beginning on or after 1 April 2021

- Amendments to MFRS 16 COVID-19 – Related Rent Concessions beyond 30 June 2021

Effective for financial periods beginning on or after 1 January 2022

- Amendments to MFRS 13 Reference to the Conceptual Framework
- Annual Improvements to MFRS 9 Fees in the '10 per cent' Test for Derecognition of Financial Liabilities
- Amendments to MFRS 116 Proceeds before Intended Use
- Amendments to MFRS 137 Onerous Contracts – Costs of Fulfilling a Contract
- Annual Improvements to MFRS 141 Taxation in Fair Value Measurements

The initial application of these Standards does not have a material impact on the Group's financial statements.

2 Seasonal or cyclical factors

The Group's results for the quarter under review were not materially impacted by any seasonal or cyclical factors apart from the plantation segment which is influenced by seasonal climatic conditions.

3 Unusual items due to their nature, size or incidence

None.

4 Changes in estimates that have material effect in the current period

Not applicable.

Part A – Explanatory Notes Pursuant to MFRS 134 (Cont'd)

5 Debt and equity securities

There were no issues, repurchases and repayments of debt and equity securities during the financial period.

6 Dividends paid

There was no dividend paid in the current quarter ended 31 March 2022.

7 Events after the interim period

There was no significant event after the end of the quarter under review.

8 Changes in composition of the Group

There was no change in the composition of the Group during the period under review.

9 Changes in contingent liabilities and contingent assets

There was no change in contingent liability or contingent asset since the end of the last financial year.

10 Capital commitments

Amounts contracted but not provided for capital expenditure as at 31 March 2022 amounted to RM4.4 million.

11 Significant Related Party Transactions

None.

Part A – Explanatory Notes Pursuant to MFRS 134 (Cont'd)

12 Segmental information

Segmental information for the financial period ended 31 March 2022 is as follows:

	Property development RM'000	Plantation RM'000	Others RM'000	Consolidated RM'000
31 March 2022				
Revenue				
External customers	4,231	9,200	-	13,431
Dividend income	-	-	2	2
Total Revenue	4,231	9,200	2	13,433
Results				
Segment results	97	7,229	(439)	6,887
Taxation				(1,659)
Profit for the period				5,228
Assets				
Segment assets	282,188	102,943	222,242	607,373
Liabilities				
Segment liabilities	17,401	3,043	42,369	62,813
31 March 2021				
Revenue				
External customers	5,908	4,506	-	10,414
Dividend income	-	-	1	1
Total Revenue	5,908	4,506	1	10,415
Results				
Segment results	(1,363)	2,276	(207)	706
Taxation				(172)
Profit for the period				534
Assets				
Segment assets	330,702	99,736	153,347	583,785
Liabilities				
Segment liabilities	13,774	1,842	42,849	58,465

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia

13 Review of performance

For the current quarter under review, the Group recorded revenue of RM13.4 million, an increase of 29.0% compared to RM10.4 million in the previous corresponding quarter. Profit before taxation for the current quarter under review was RM6.9 million, an increase of 875.5% compared to RM0.7 million in the previous corresponding quarter.

	Current Quarter Ended 31 Mar 2022 RM'000	Corresponding Quarter Ended 31 Mar 2021 RM'000	Changes + / (-) %	Current Year to date Ended 31 Mar 2022 RM'000	Corresponding Year to date Ended 31 Mar 2021 RM'000	Changes + / (-) %
<u>Revenue</u>						
Property	4,231	5,908	(28.4%)	4,231	5,908	(28.4%)
Plantation	9,200	4,506	104.2%	9,200	4,506	104.2%
Others	2	1	100.0%	2	1	100.0%
	<u>13,433</u>	<u>10,415</u>	<u>29.0%</u>	<u>13,433</u>	<u>10,415</u>	<u>29.0%</u>
<u>Profit Before Taxation</u>						
Property	97	(1,363)	107.1%	97	(1,363)	107.1%
Plantation	7,229	2,276	217.6%	7,229	2,276	217.6%
Others	(439)	(207)	(112.1%)	(439)	(207)	(112.1%)
	<u>6,887</u>	<u>706</u>	<u>875.5%</u>	<u>6,887</u>	<u>706</u>	<u>875.5%</u>

(a) Property

Property Segment's revenue for the quarter/period ended 31 March 2022 decreased by 28.4% to RM4.2 million, while profit before taxation increased by 107.1% to RM97,000 as compared to the previous corresponding quarter/period.

The decrease in revenue was due to decrease in sales of completed units but partially compensated by commencement of revenue recognition for a current residential development, namely Bromelia.

The increase in profit before taxation was mainly due to higher gross profit margin achieved in the current quarter/period under review.

(b) Plantation

Revenue for the current quarter/period increased by 104.2% to RM9.2 million while profit before taxation increased by 217.6% to RM7.2 million as compared to previous corresponding quarter/period.

The increase in revenue was due to higher average selling price of fresh fruit bunches ("FFB") and higher production of FFB in the current quarter/period under review.

The increase in profit before taxation was in line with the increase in revenue.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia (Cont'd)

14 Material changes in profit before taxation in current quarter vs preceding quarter

	Current Quarter Ended 31 Mar 2022 RM'000	Preceding Quarter Ended 31 Dec 2021 RM'000	Changes + / (-) %
Revenue	13,433	32,079	(58.1%)
Profit Before Taxation	<u>6,887</u>	<u>11,744</u>	<u>(41.4%)</u>

The lower revenue in the current quarter as compared to the preceding quarter was mainly attributable to lower sales of completed units, slower progress from the current development (Bromelia), as well as lower FFB harvested, but partly compensated by higher selling price of FFB as a result of higher CPO price.

The decrease in profit before taxation in the current quarter was mainly due to lower revenue recorded in the current quarter, partially offset by higher gross profit margin and lower operating expenses.

15 Commentary on prospects

For the quarter ended 31 March 2022, the Group's Plantation segment continued to benefit from the buoyant CPO prices. Its Property segment had also shown some improvement despite the on-going issue of worker shortage within the industry.

For the upcoming months, the Malaysian economy is likely to be positively influenced by the recent reopening of the borders and further easing of the Covid-19 restrictions, thus improving the prospects of economic recovery. Such favourable factors may be weighed down by geopolitical risk, particularly exacerbated by the Russia-Ukraine conflict, as well as risks of new Covid-19 variants, global supply chain disruptions and pressure from rising cost of building and raw materials.

The Plantation segment is forecasted to remain positive. The prevailing strong CPO price is expected to persist in the near term, driven by tight supply of edible oil, following Indonesia's steps to curb palm oil exports, Russia-Ukraine war disrupting sunflower oil exports and impact of drought on South American soybeans. Nevertheless, over time, CPO price may trend lower as production improves.

16 Statement of board of directors' opinion as to whether the revenue or profit estimate, forecast, projection or internal targets are likely to be achieved

Not applicable. The Company has not announced or disclosed any estimates, forecasts, projections or internal targets.

17 Variance of actual profit from forecast profit or profit guarantee

Not applicable.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia (Cont'd)

18 Taxation

	Current Quarter Ended 31 Mar 2022 RM'000	Current Year to date Ended 31 Mar 2022 RM'000
Malaysian income tax:		
Current tax	1,743	1,743
Deferred tax	(84)	(84)
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	1,659	1,659
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The effective tax rate for the current quarter and period is comparable to the statutory tax rate.

19 Corporate proposals

There was no corporate proposal announced but not completed as at the reporting date.

20 Group borrowings and debt security

There were no borrowings and debt security as at 31 March 2022 other than the lease liability recognised in relation to leased property.

21 Changes in material litigation

There was no material litigation since the date of the last financial position as at 31 December 2021.

22 Dividends

No interim ordinary dividend has been declared for the current quarter ended 31 March 2022.

The first and final tax exempt dividend of 10.0 sen per ordinary share for the financial year ended 31 December 2021 ("Final Dividend") was approved by the shareholders at the Company's 111th Annual General Meeting held on 27 May 2022. The entitlement and payment dates for the Final Dividend are 2 June 2022 and 17 June 2022, respectively.

Part B – Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia (Cont'd)

23 Earnings per share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the profit net of tax for the period by the weighted average number of shares in issue during the period.

	Current Quarter Ended 31 Mar 2022	Current Year To Date Ended 31 Mar 2022
Profit net of tax (RM'000)	5,228	5,228
Weighted average number of ordinary shares in issue ('000)	74,853	74,853
Basic earnings per share (sen)	6.98	6.98

(b) Diluted earnings per share

Not applicable.

24 Disclosure requirements to the Statement of Comprehensive Income

	Current Quarter Ended 31 Mar 2022 RM'000	Current Year To Date Ended 31 Mar 2022 RM'000
(a) Dividend income	2	2
(b) Interest expense	2	2
(c) Provision for and write off of receivables		
(d) Provision for and write off of inventories		
(e) Gain or loss on disposal of quoted or unquoted investments or properties		
(f) Impairment of assets	Nil	Nil
(g) Foreign exchange gain or loss		
(h) Gain or loss on derivatives		
(i) Exceptional items		

25 Auditors' Report on preceding annual financial statements

The auditors' report on the financial statements for the financial year ended 31 December 2021 was not qualified.

26 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors on 27 May 2022.