

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 SEPTEMBER 2023

	Unaudited As at 30 Sep 2023 RM'000	Audited As at 31 Dec 2022 RM'000
Non-current assets		
Property, plant and equipment	176,950	172,924
Right-of-use assets	218	369
Investments	3,130	4,587
Investment properties	7,200	7,440
Inventories-Land held for property development	167,948	155,646
Goodwill	27,100	27,100
	<u>382,546</u>	<u>368,066</u>
Current assets		
Inventories	26,378	32,434
Biological assets	906	973
Contract costs	1,050	2,331
Receivables	4,694	7,817
Contract assets	56,287	26,948
Current tax assets	1,511	117
Short-term investments	144,755	166,347
Deposits, cash and bank balances	48,074	34,067
	<u>283,655</u>	<u>271,034</u>
TOTAL ASSETS	<u>666,201</u>	<u>639,100</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	74,945	74,945
Reserves	507,462	491,845
	<u>582,407</u>	<u>566,790</u>
Non-current liabilities		
Lease liabilities	172	172
Deferred tax liabilities	39,930	39,036
	<u>40,102</u>	<u>39,208</u>
Current liabilities		
Contract liabilities	4,472	193
Current tax liabilities	3,628	1,956
Lease liabilities	50	198
Payables	35,542	30,755
	<u>43,692</u>	<u>33,102</u>
TOTAL LIABILITIES	<u>83,794</u>	<u>72,310</u>
TOTAL EQUITY AND LIABILITIES	<u>666,201</u>	<u>639,100</u>
Net Assets per share (RM)	<u>7.78</u>	<u>7.57</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 2022 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 SEPTEMBER 2023**

	Individual Quarter		Cumulative Quarter	
	Current Quarter Ended 30 Sep 2023 RM'000	Preceding Corresponding Quarter Ended 30 Sep 2022 RM'000	Current Year To Date 30 Sep 2023 RM'000	Preceding Corresponding Year To Date 30 Sep 2022 RM'000
Revenue	36,584	32,927	98,825	66,580
Cost of sales	(17,815)	(17,430)	(47,861)	(29,045)
Gross profit	18,769	15,497	50,964	37,535
Interest and distribution income	1,307	1,178	3,599	2,693
Other income	1,275	406	4,093	3,114
Depreciation and amortisation	(931)	(940)	(2,777)	(2,750)
Administration and other expenses	(5,116)	(4,746)	(14,042)	(11,822)
Finance cost	(2)	-	(9)	(3)
Profit before taxation	15,302	11,395	41,828	28,767
Taxation	(3,911)	(3,364)	(10,920)	(7,436)
Profit for the period	11,391	8,031	30,908	21,331
Other comprehensive (expense)/income:				
Changes in fair value of investments	400	(226)	(320)	(161)
Total comprehensive income	11,791	7,805	30,588	21,170
Profit attributable to owners of the Company	11,391	8,031	30,908	21,331
Total comprehensive income attributable to owners of the Company	11,791	7,805	30,588	21,170
Earnings per share attributable to owners of the Company	sen	sen	sen	sen
Basic / Diluted	15.22	10.73	41.29	28.50

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 SEPTEMBER 2023**

	Attributable to owners of the Company				Total equity RM'000
	Share capital RM'000	Non-distributable Fair value reserves RM'000	Distributable		
			General reserves RM'000	Accumulated profits RM'000	
9 months period ended 30 September 2023					
At 1 January 2023	74,945	29,583	250	462,012	566,790
Profit for the period	-	-	-	30,908	30,908
Other comprehensive expense for the period	-	(320)	-	-	(320)
Total comprehensive (expense)/income for the period	-	(320)	-	30,908	30,588
Transfer within reserves: transfer to accumulated profits upon disposal of:					
-property	-	(168)	-	168	-
-investments	-	(1,079)	-	1,079	-
	-	(1,247)	-	1,247	-
Dividends	-	-	-	(14,971)	(14,971)
At 30 September 2023	74,945	28,016	250	479,196	582,407

	Attributable to owners of the Company				Total equity RM'000
	Share capital RM'000	Non-distributable Fair value reserves RM'000	Distributable		
			General reserves RM'000	Accumulated profits RM'000	
9 months period ended 30 September 2022					
At 1 January 2022	74,945	29,554	250	433,928	538,677
Profit for the period	-	-	-	21,331	21,331
Other comprehensive expense for the period	-	(161)	-	-	(161)
Total comprehensive (expense)/income for the period	-	(161)	-	21,331	21,170
Transfer within reserves: transfer to accumulated profits upon disposal of property					
	-	(106)	-	106	-
	-	(106)	-	106	-
Dividends	-	-	-	(7,485)	(7,485)
At 30 September 2022	74,945	29,287	250	447,880	552,362

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 2022 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 30 SEPTEMBER 2023**

	9 Months Ended	
	Current Year To Date 30 Sep 2023 RM'000	Preceding Year To Date 30 Sep 2022 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	41,828	28,767
Adjustments for :		
Depreciation and amortisation	2,777	2,751
Gain on disposal of property, plant and equipment	(22)	-
Fair value loss on biological assets	67	329
Dividend income	(106)	(139)
Interest expenses	9	3
Interest and distribution income	(3,599)	(2,693)
Operating profit before working capital changes	<u>40,954</u>	<u>29,018</u>
Decrease in inventories and contract costs	7,337	1,646
(Increase)/Decrease in receivables and contract assets	(26,216)	1,822
Increase in payables and contract liabilities	<u>9,066</u>	<u>5,884</u>
Cash generated from operations	31,141	38,370
Interest and distribution income received	3,599	2,746
Tax paid	(9,748)	(5,345)
Net cash generated from operating activities	<u>24,992</u>	<u>35,771</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(6,412)	(4,543)
Proceeds from disposal of property, plant and equipment	22	-
Purchase of investment properties	-	(2,235)
Payment for inventories-land held for property development	(12,302)	(488)
Withdrawal/(Placement) of short-term deposits	178	(34)
Dividend received from quoted equity securities in Malaysia	106	139
Proceeds from disposal of investment	1,137	-
Net cash used in investing activities	<u>(17,271)</u>	<u>(7,161)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividend paid	(14,971)	(7,485)
Repayment of lease liabilities	(148)	(154)
Interest paid	(9)	(3)
Net cash used in financing activities	<u>(15,128)</u>	<u>(7,642)</u>
Net (decrease)/ increase in cash and cash equivalents	(7,407)	20,968
Cash and cash equivalents at the beginning of the period	<u>200,102</u>	<u>174,161</u>
Cash and cash equivalents at the end of the period	<u>192,695</u>	<u>195,129</u>
Cash and cash equivalents comprise :		
Short term investments	144,755	165,122
Short term deposits	1,439	336
Cash and bank balances	<u>46,635</u>	<u>29,983</u>
	192,829	195,441
Pledged short-term deposits	(134)	(312)
Cash and cash equivalents	<u>192,695</u>	<u>195,129</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 2022 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 2022. 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 2022.

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 2022, 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 2023:

Effective for financial periods beginning on or after 1 January 2023

- | | |
|--------------------------|--|
| • Amendments to MFRS 101 | Classification of Liabilities as Current or Non-Current |
| • Amendments to MFRS 101 | Disclosure of Accounting Policies |
| • Amendments to MFRS 108 | Definition of Accounting Estimates |
| • Amendments to MFRS 112 | Deferred Tax related to Assets and Liabilities arising from a Single Transaction |

The initial application of these amendments is expected to have an immaterial impact on the Group's financial statements, other than those summarised below:

- | | |
|--------------------------|-----------------------------------|
| • Amendments to MFRS 101 | Disclosure of Accounting Policies |
|--------------------------|-----------------------------------|

The Amendments to MFRS 101 require the Group to disclose its material accounting policy information rather than its significant accounting policies. The Amendments, amongst others, also include examples of circumstances in which the Group is likely to consider an accounting policy information to be material to its financial statements.

These amendments are to be applied prospectively. The Group is making an assessment of the effects on disclosures ensuing from the initial application of the amendments.

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.

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

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

Not applicable.

5 Debt and equity securities

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

6 Dividends paid

The first and final tax exempt dividend of 20.0 sen per ordinary share for the financial year ended 31 December 2022 amounting to RM14.97 million was paid on 14 June 2023 (31 December 2021: The first and final tax exempt dividend of 10.0 sen per ordinary share amounting to RM7.49 million was paid on 17 June 2022).

7 Events after the interim period

There was no significant event after the end of the period 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 30 September 2023 amounted to RM0.8 million (30 September 2022 : RM4.6 million).

11 Significant Related Party Transactions

None.

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

12. Restatement of Segmental Information

During the quarter and period under review, the Group had undertaken revision in its segmental result presentation for a more meaningful presentation of the business segments' financial information ("Segmental Revision"). The Segmental Revision includes reclassification of inter-segment income from other income to revenue, and revision in presentation of inter-segment transactions. Accordingly, the segmental information for the preceding corresponding quarter and period have been restated for the Segmental Revision ("Segmental Restatement") for consistency in presentation. The Group's consolidated revenue and segment results for the preceding corresponding quarter and period were not impacted by the Segmental Restatement. The effects of the Segmental Restatement are shown below.

	As previously reported RM'000	Restatement RM'000	As restated RM'000
Quarter Ended 30 September 2022			
Revenue			
Property development	25,550	-	25,550
Plantation	7,337	-	7,337
Others	40	649	689
Total reportable segments	32,927	649	33,576
Inter-segment elimination	-	(649)	(649)
Consolidated	32,927	-	32,927
Segment results			
Property development	9,535	(444)	9,091
Plantation	2,218	(179)	2,039
Others	(358)	623	265
Total reportable segments	11,395	-	11,395
Inter-segment elimination	-	-	-
Consolidated	11,395	-	11,395
Period Ended 30 September 2022			
Revenue			
Property development	39,485	-	39,485
Plantation	26,957	-	26,957
Others	138	2,101	2,239
Total reportable segments	66,580	2,101	68,681
Inter-segment elimination	-	(2,101)	(2,101)
Consolidated	66,580	-	66,580
Segment results			
Property development	13,649	(1,322)	12,327
Plantation	16,189	(574)	15,615
Others	(1,071)	1,896	825
Total reportable segments	28,767	-	28,767
Inter-segment elimination	-	-	-
Consolidated	28,767	-	28,767

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

13 Segmental information

Segmental information for the financial period ended 30 September 2023 is as follows:

	Property Development RM'000	Plantation RM'000	Others RM'000	Total Reportable Segments RM'000	Inter- Segment Elimination RM'000	Consolidated RM'000
30 September 2023						
Revenue						
External revenue	80,295	18,424	106	98,825	-	98,825
Inter-segment revenue	-	-	5,323	5,323	(5,323)	-
Total revenue	80,295	18,424	5,429	104,148	(5,323)	98,825
Results						
Segment results	32,062	5,503	4,263	41,828	-	41,828
Taxation						(10,920)
Profit for the period						30,908
Assets						
Segment assets	351,121	110,231	204,849	666,201	-	666,201
Liabilities						
Segment liabilities	36,585	2,589	44,620	83,794	-	83,794

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

13 Segmental information (Cont'd)

Segmental information for the financial period ended 30 September 2022 (restated) is as follows:

	Property Development RM'000	Plantation RM'000	Others RM'000	Total Reportable Segments RM'000	Inter- Segment Elimination RM'000	Consolidated RM'000
30 September 2022 (Restated)						
Revenue						
External revenue	39,485	26,957	138	66,580	-	66,580
Inter-segment revenue	-	-	2,101	2,101	(2,101)	-
Total revenue	<u>39,485</u>	<u>26,957</u>	<u>2,239</u>	<u>68,681</u>	<u>(2,101)</u>	<u>66,580</u>
Results						
Segment results	<u>12,327</u>	<u>15,615</u>	<u>825</u>	<u>28,767</u>	-	<u>28,767</u>
Taxation						<u>(7,436)</u>
Profit for the period						<u>21,331</u>
Assets						
Segment assets	<u>302,114</u>	<u>104,096</u>	<u>220,099</u>	<u>626,309</u>	-	<u>626,309</u>
Liabilities						
Segment liabilities	<u>26,494</u>	<u>4,046</u>	<u>43,407</u>	<u>73,947</u>	-	<u>73,947</u>

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

14 Review of performance

For the current quarter under review, the Group recorded revenue of RM36.6 million, an increase of 11% compared to RM32.9 million in the previous corresponding quarter. Profit before taxation for the current quarter under review was RM15.3 million, an increase of 34% compared to RM11.4 million in the previous corresponding quarter.

For the current 9 months period, the Group registered revenue of RM98.8 million and profit before taxation of RM41.8 million. These represent increase of 48% and 45% in revenue and profit before taxation respectively as compared to the previous corresponding period.

	Current Quarter Ended 30 Sep 2023 RM'000	Preceding Corresponding Quarter Ended 30 Sep 2022 RM'000 Restated	Changes + / (-) %	Current Year To Date Ended 30 Sep 2023 RM'000	Preceding Corresponding Year To Date Ended 30 Sep 2022 RM'000 Restated	Changes + / (-) %
<u>Revenue</u>						
Property	28,931	25,550	13%	80,295	39,485	103%
Plantation	7,611	7,337	4%	18,424	26,957	(32%)
Others	2,032	689	195%	5,429	2,239	142%
Total reportable segment	38,574	33,576	15%	104,148	68,681	52%
Inter-segment elimination	(1,990)	(649)	(207%)	(5,323)	(2,101)	(153%)
Consolidated	36,584	32,927	11%	98,825	66,580	48%
<u>Profit Before Taxation</u>						
Property	11,231	9,091	24%	32,062	12,327	160%
Plantation	2,683	2,039	32%	5,503	15,615	(65%)
Others	1,388	265	424%	4,263	825	417%
Total reportable segment	15,302	11,395	34%	41,828	28,767	45%
Inter-segment elimination	-	-	-	-	-	-
Consolidated	15,302	11,395	34%	41,828	28,767	45%

(a) Property

3Q'23 vs 3Q'22

Property segment's revenue for the quarter ended 30 September 2023 increased by 13% to RM28.9 million while profit before taxation increased by 24% to RM11.2 million as compared to preceding corresponding quarter.

Besides construction progress and new sale units contributed from on-going development project, Bromelia, a newly launched commercial project, namely Andira Place had contributed higher construction progress, as compared to preceding corresponding quarter, thus leading to higher revenue recorded for the current quarter under review.

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

14 Review of performance (Cont'd)

(a) Property (Cont'd)

3Q'23 vs 3Q'22 (Cont'd)

The profit before taxation in the current quarter under review has increased, in line with increase in revenue and higher profit margin from Andira Place and Bromelia.

9M'23 vs 9M'22

Property segment's revenue for the period ended 30 September 2023 has increased by 103% to RM80.3 million, while profit before taxation increased by 160% to RM32.1 million as compared to the preceding corresponding period.

The increase in revenue in the current period was mainly due to the higher revenue recognition for Andira Place and Bromelia, as a result of improved construction progress and new sale units from Bromelia.

The increase in profit before taxation was mainly driven by higher revenue and higher profit margin from Andira Place and Bromelia achieved in the current period under review.

(b) Plantation

3Q'23 vs 3Q'22

Revenue for the current quarter increased by 4% to RM7.6 million and profit before taxation increased by 32% to RM2.7 million as compared to preceding corresponding quarter.

Higher revenue and profit before taxation for the current quarter under review were primarily attributable to higher production of fresh fruit bunches ("FFB"), partly offset by lower average crude palm oil ("CPO") price leading to lower average selling price of FFB.

9M'23 vs 9M'22

Revenue for the current period decreased by 32% to RM18.4 million while profit before taxation decreased by 65% to RM5.5 million as compared to preceding corresponding period.

Lower revenue and profit before taxation for the current period under review were primarily attributable to lower CPO price leading to lower average selling price of FFB as well as lower production of FFB.

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

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

	Current Quarter Ended 30 Sep 2023 RM'000	Preceding Quarter Ended 30 Jun 2023 RM'000	Changes + / (-) %
Revenue	36,584	32,662	12%
Profit Before Taxation	15,302	12,413	23%

Revenue for the current quarter of RM36.6 million was higher than the preceding quarter of RM32.7 million by 12%, mainly due to higher revenue from Plantation segment by RM2.2 million following higher FFB production recorded for the current quarter under review.

Property segment recorded RM1.7 million higher revenue following higher revenue recognised from Andira Place and Bromelia.

The increase in profit before taxation in the current quarter as compared to preceding quarter was mainly attributable to higher revenue and higher gross profit margin recorded for both Plantation and Property segments for the current quarter.

16 Commentary on prospects

The Malaysian economy has continued to grow, along with an improvement in the labour market. The recent decision by the Bank Negara Malaysia (“BNM”) to keep Overnight Policy Rate (“OPR”) unchanged at 3% curtails risk of increased borrowing cost. This augurs well for the Group’s property launches. While Budget 2024 is expected to provide additional impetus to economic activity, downside risks to growth outlook continue to subsist. Rising cost remains challenging and will impact the Group’s operating environment. Further, the impending increase in service tax rate coupled with an expanded service tax scope may renew concern on escalation of construction cost.

In September 2023, the Group’s property sector unveiled a new launch and the response has been encouraging.

The Group’s plantation sector has continued to be challenged by softened CPO prices and erratic weather conditions, with adverse effect from El Niño expected to intensify further into 2024. Amidst ongoing uncertainties, the Group remains steadfast in driving its sustainability related initiatives, including expecting on track completion of 30 units worker quarters for its Kretay estate.

Barring unforeseen circumstances, the Board of Directors anticipates the Group’s financial performance for 2023 to be satisfactory.

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

17 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.

18 Variance of actual profit from forecast profit or profit guarantee

Not applicable.

19 Taxation

	Current Quarter Ended 30 Sep 2023 RM'000	Current Year To Date Ended 30 Sep 2023 RM'000
Malaysian income tax :		
Current tax	4,111	10,026
Deferred tax	(200)	894
	<u>3,911</u>	<u>10,920</u>

The effective tax rate for the current quarter and period is higher than the statutory tax rate mainly due to certain expenses being disallowed for tax purposes, partially offset by utilisation of previously unrecognised deferred tax assets.

20 Corporate proposals

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

21 Group borrowings and debt security

There were no borrowings and debt security as at 30 September 2023 other than the lease liability recognised in relation to leased property.

22 Changes in material litigation

There was no material litigation since the date of the last financial position as at 31 December 2022.

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

23 Dividends

No interim dividend has been declared for the current quarter ended 30 September 2023.

The first and final tax exempt dividend of 20.0 sen per ordinary share for the financial year ended 31 December 2022 amounting to RM14.97 million was paid on 14 June 2023 (31 December 2021: The first and final tax exempt dividend of 10.0 sen per ordinary share amounting to RM7.49 million was paid on 17 June 2022).

24 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 30 Sep 2023	Current Year To date Ended 30 Sep 2023
Profit net of tax (RM'000)	11,391	30,908
Weighted average number of ordinary shares in issue ('000)	74,853	74,853
Basic earnings per share (sen)	15.22	41.29

(b) Diluted earnings per share

Not applicable.

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

25 Disclosure requirements to the Statement of Comprehensive Income

	Current Quarter Ended 30 Sep 2023 RM'000	Current Year To Date Ended 30 Sep 2023 RM'000
(a) Dividend income	42	106
(b) Interest expense	2	9
(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	-	22
(f) Impairment of assets	-	-
(g) Foreign exchange gain or loss	-	-
(h) Gain or loss on derivatives	-	-
(i) Exceptional items	-	-

26 Auditors' Report on preceding annual financial statements

The auditors' report on the financial statements for the financial year ended 31 December 2022 was not qualified.

27 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors on 30 November 2023.