

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 MARCH 2024

	Unaudited As at 31 March 2024 RM'000	Audited As at 31 Dec 2023 RM'000
Non-current assets		
Property, plant and equipment	177,465	177,417
Right-of-use assets	117	168
Investments	262	265
Investment properties	7,165	7,221
Inventories-Land held for property development	166,301	165,574
Goodwill	27,100	27,100
Deferred tax assets	763	860
	<u>379,173</u>	<u>378,605</u>
Current assets		
Inventories	29,751	27,416
Biological assets	1,039	864
Contract costs	595	769
Receivables	7,289	10,226
Contract assets	39,944	34,873
Current tax assets	4,906	1,939
Short-term investments	135,493	133,712
Deposits, cash and bank balances	77,500	81,158
	<u>296,517</u>	<u>290,957</u>
TOTAL ASSETS	<u>675,690</u>	<u>669,562</u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	74,945	74,945
Reserves	526,633	520,333
	<u>601,578</u>	<u>595,278</u>
Non-current liabilities		
Deferred tax liabilities	40,322	40,379
	<u>40,322</u>	<u>40,379</u>
Current liabilities		
Contract liabilities	-	520
Current tax liabilities	-	174
Lease liabilities	121	172
Payables	33,669	33,039
	<u>33,790</u>	<u>33,905</u>
TOTAL LIABILITIES	<u>74,112</u>	<u>74,284</u>
TOTAL EQUITY AND LIABILITIES	<u>675,690</u>	<u>669,562</u>
Net Assets per share (RM)	<u>8.04</u>	<u>7.95</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 2023 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 MARCH 2024**

	Individual Quarter		Cumulative Quarter	
	Current Quarter Ended 31 Mar 2024 RM'000	Preceding Corresponding Quarter Ended 31 Mar 2023 RM'000	Current Year To Date 31 Mar 2024 RM'000	Preceding Corresponding Year To Date 31 Mar 2023 RM'000
Revenue	18,971	29,579	18,971	29,579
Cost of sales	(8,564)	(12,943)	(8,564)	(12,943)
Gross profit	10,407	16,636	10,407	16,636
Interest and distribution income	1,375	1,106	1,375	1,106
Other income	2,500	1,510	2,500	1,510
Depreciation and amortisation	(953)	(919)	(953)	(919)
Administration and other expenses	(4,855)	(4,216)	(4,855)	(4,216)
Finance cost	(2)	(4)	(2)	(4)
Profit before taxation	8,472	14,113	8,472	14,113
Taxation	(2,169)	(3,730)	(2,169)	(3,730)
Profit for the period	6,303	10,383	6,303	10,383
Other comprehensive expense:				
Changes in fair value of investments	(3)	(390)	(3)	(390)
Total comprehensive income	6,300	9,993	6,300	9,993
Profit attributable to owners of the Company	6,303	10,383	6,303	10,383
Total comprehensive income attributable to owners of the Company	6,300	9,993	6,300	9,993
Earnings per share attributable to owners of the Company	sen	sen	sen	sen
Basic / Diluted	8.42	13.87	8.42	13.87

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying notes.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED 31 MARCH 2024

	Attributable to owners of the Company				Total equity RM'000
	Share capital	Non-distributable Fair value reserves	Distributable		
			General reserves	Accumulated profits	
	RM'000	RM'000	RM'000	RM'000	RM'000
<u>3 months period ended 31 March 2024</u>					
At 1 January 2024	74,945	25,235	250	494,848	595,278
Profit for the period	-	-	-	6,303	6,303
Other comprehensive expense for the period	-	(3)	-	-	(3)
Total comprehensive (expense)/income for the period	-	(3)	-	6,303	6,300
Transfer within reserves: transfer to accumulated profits upon disposal of property	-	(23)	-	23	-
	-	(23)	-	23	-
At 31 March 2024	74,945	25,209	250	501,174	601,578

	Attributable to owners of the Company				Total equity RM'000
	Share capital	Non-distributable Fair value reserves	Distributable		
			General reserves	Accumulated profits	
	RM'000	RM'000	RM'000	RM'000	RM'000
<u>3 months period ended 31 March 2023</u>					
At 1 January 2023	74,945	29,583	250	462,012	566,790
Profit for the period	-	-	-	10,383	10,383
Other comprehensive expense for the period	-	(390)	-	-	(390)
Total comprehensive (expense)/income for the period	-	(390)	-	10,383	9,993
Transfer within reserves: transfer to accumulated profits upon disposal of property	-	(52)	-	52	-
	-	(52)	-	52	-
At 31 March 2023	74,945	29,141	250	472,447	576,783

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 2023 and the accompanying notes.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 MARCH 2024**

	3 Months Ended	
	Current Year To Date 31 Mar 2024 RM'000	Preceding Year To Date 31 Mar 2023 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	8,472	14,113
Adjustments for :		
Depreciation and amortisation	953	919
Fair value gain on biological assets	(175)	(55)
Dividend income	(1)	(22)
Interest expenses	2	4
Interest and distribution income	(1,375)	(1,106)
Operating profit before working capital changes	7,876	13,853
(Increase)/decrease in inventories and contract costs	(2,161)	1,843
Increase in receivables and contract assets	(2,134)	(6,251)
Increase in payables and contract liabilities	110	2,912
Cash generated from operations	3,691	12,357
Interest and distribution income received	1,375	1,159
Tax paid	(5,270)	(3,985)
Net cash (used in)/generated from operating activities	(204)	9,531
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(894)	(2,572)
Payment for inventories-land held for property development (Placement)/Withdrawal of short-term deposits	(727)	(491)
Dividend received from quoted equity securities in Malaysia	1	22
Net cash used in investing activities	(1,650)	(2,863)
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of lease liabilities	(51)	(48)
Interest paid	(2)	(4)
Net cash used in financing activities	(53)	(52)
Net (decrease)/increase in cash and cash equivalents	(1,907)	6,616
Cash and cash equivalents at the beginning of the period	213,441	200,102
Cash and cash equivalents at the end of the period	211,534	206,718
Cash and cash equivalents comprise :		
Short-term investments	135,493	165,088
Short-term deposits	1,504	152
Cash and bank balances	75,996	41,612
	212,993	206,852
Pledged short-term deposits	(1,459)	(134)
Cash and cash equivalents	211,534	206,718

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 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 2023. 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 2023.

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 2023, 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 2024:

Effective for financial periods beginning on or after 1 January 2024

- Amendments to MFRS 7 and MFRS 107 Supplier Finance Arrangements
- Amendments to MFRS 16 Lease Liability in a Sale and Leaseback
- Amendments to MFRS 101 Non-current Liabilities with Covenants

No early adoption is made by the Group on the following amendments to MFRSs that are expected to have an application to the Group's operations. These amendments have been issued by the Malaysian Accounting Standards Board, but are yet to be effective: -

Effective date to be announced

- Amendments to MFRS 10 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The initial application of these amendments is expected to have immaterial 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.

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

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.

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 during the period under review.

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 31 March 2024 amounted to RM0.6 million (31 March 2023 : RM2.6 million).

11 Significant Related Party Transactions

None.

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

12 Segmental information

The segmental information for the preceding corresponding period have been restated for consistency in presentation. The effects of the segmental restatement are shown below.

	As previously reported RM'000	Restatement RM'000	As restated RM'000
Period Ended 31 March 2023			
Segmental assets			
Property development	324,202	-	324,202
Plantation	107,261	46,469	153,730
Others	220,590	(46,469)	174,121
Total reportable segments	652,053	-	652,053
Inter-segment elimination	-	-	-
Consolidated	652,053	-	652,053
Segmental liabilities			
Property development	29,800	-	29,800
Plantation	1,856	950	2,806
Others	43,614	(950)	42,664
Total reportable segments	75,270	-	75,270
Inter-segment elimination	-	-	-
Consolidated	75,270	-	75,270

Segmental information for the financial period ended 31 March 2024 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
31 March 2024						
Revenue						
External revenue	13,037	5,933	1	18,971	-	18,971
Inter-segment revenue	-	-	2,062	2,062	(2,062)	-
Total revenue	13,037	5,933	2,063	21,033	(2,062)	18,971
Results						
Segment results	4,941	2,466	1,065	8,472	-	8,472
Taxation						(2,169)
Profit for the period						6,303
Assets						
Segment assets	370,140	158,045	147,505	675,690	-	675,690
Liabilities						
Segment liabilities	30,311	2,352	41,449	74,112	-	74,112

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

12 Segmental information

Segmental information for the financial period ended 31 March 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
31 March 2023						
Revenue						
External revenue	24,166	5,391	22	29,579	-	29,579
Inter-segment revenue	-	-	1,632	1,632	(1,632)	-
Total revenue	24,166	5,391	1,654	31,211	(1,632)	29,579
Results						
Segment results	10,572	2,120	1,421	14,113	-	14,113
Taxation						(3,730)
Profit for the period						10,383
Assets						
Segment assets	324,202	153,730	174,121	652,053	-	652,053
Liabilities						
Segment liabilities	29,800	2,806	42,664	75,270	-	75,270

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

13 Review of performance

For the current quarter/period under review, the Group recorded revenue of RM19.0 million, a decrease of 36% compared to RM29.6 million in the previous corresponding quarter/period. Profit before taxation for the current quarter/period under review was RM8.5 million, a decrease of 40% compared to RM14.1 million in the previous corresponding quarter/period.

	Current Quarter Ended 31 Mar 2024 RM'000	Preceding Corresponding Quarter Ended 31 Mar 2023 RM'000	Changes + / (-) %	Current Year To Date Ended 31 Mar 2024 RM'000	Preceding Corresponding Year To Date Ended 31 Mar 2023 RM'000	Changes + / (-) %
Revenue						
Property	13,037	24,166	(46%)	13,037	24,166	(46%)
Plantation	5,933	5,391	10%	5,933	5,391	10%
Others	2,063	1,654	25%	2,063	1,654	25%
Total reportable segment	21,033	31,211	(33%)	21,033	31,211	(33%)
Inter-segment elimination	(2,062)	(1,632)	(26%)	(2,062)	(1,632)	(26%)
Consolidated	18,971	29,579	(36%)	18,971	29,579	(36%)
Profit Before Taxation						
Property	4,941	10,572	(53%)	4,941	10,572	(53%)
Plantation	2,466	2,120	16%	2,466	2,120	16%
Others	1,065	1,421	(25%)	1,065	1,421	(25%)
Total reportable segment	8,472	14,113	(40%)	8,472	14,113	(40%)
Inter-segment elimination	-	-	-	-	-	-
Consolidated	8,472	14,113	(40%)	8,472	14,113	(40%)

(a) Property

1Q'24 vs 1Q'23 and 3M'24 vs 3M'23

Property segment's revenue for the quarter/period ended 31 March 2024 decreased by 46% to RM13.0 million while profit before taxation decreased by 53% to RM4.9 million as compared to preceding corresponding quarter/period.

Lower revenue mainly due to lower construction progress, as compared to preceding corresponding quarter for Bromelia and Andira Place projects, which achieved 94% and 91% completion as at end of the quarter/period under review. This was however, partially offset by revenue generated from Dahlia, a newly launched residential project.

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

13 Review of performance (Cont'd)

(b) Plantation

1Q'24 vs 1Q'23 and 3M'24 vs 3M'23

Revenue for the current quarter/period under review increased by 10% to RM5.9 million and profit before taxation increased by 16% to RM2.5 million as compared to preceding corresponding quarter/period.

Higher revenue and profit before taxation for the current quarter/period under review were primarily attributable to higher production of fresh fruit bunches (“FFB”).

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

	Current Quarter Ended 31 Mar 2024 RM'000	Preceding Quarter Ended 31 Dec 2023 RM'000	Changes + / (-) %
Revenue	18,971	36,257	(48%)
Profit Before Taxation	8,472	16,569	(49%)

Revenue for the current quarter of RM19.0 million was lower than the preceding quarter of RM36.3 million by RM17.3 million or 48%, mainly due to lower revenue from Property segment by RM16.4 million and the Plantation Segment of RM0.9 million.

The lower revenue recorded by the Property segment as compared to the preceding quarter was mainly attributable to lower revenue recognition from Bromelia and Andira Place following lower construction progress and lower sale of completed units. However, it was partially offset by higher revenue recognised from Dahlia.

The lower revenue generated by the Plantation segment as compared to the preceding quarter was mainly attributable to lower FFB production, partially offset by higher crude palm oil (“CPO”) price leading to higher average FFB selling price.

Profit before taxation for the current quarter of RM8.5 million was lower than the preceding quarter of RM16.6 million by 49%, in line with lower revenue recorded in the current quarter under review.

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

15 Commentary on prospects

The performance of the Group's property segment for 2024 will be driven by the construction progress of its ongoing projects, namely Bromelia, Andira Place and Dahlia, which had achieved 100%, 96% and 100% sales respectively. In particular, the Group expects vacant possession for Bromelia and Andira Place to take place this year. Besides, the Group currently has 2 projects in the pipeline for launching, one of which is a residential project (referred as Erica project) while another is a commercial project.

During the quarter under review, the Erica project was awarded with the first Platinum rated landed home scheme certified by GreenRE in Malaysia, GreenRE Platinum Certification (Provisional) under the Residential Building and Landed Home (RES v3.2) category. This certification marks an encouraging milestone for the Group in its sustainability roadmap and is hoped to augur well with our brand positioning and the impending launch of the Erica project. Supplementing this milestone progress is the successful recertification of the Malaysian Sustainable Palm Oil ("MSPO") certifications for both estates, after a continuous 5 years of annual renewal from initial certifications in 2019. This reinforces the Group's foundation in sustainable practices for oil palm plantation.

The Group's plantation segment performance will be influenced by CPO price volatility and optimization of labour productivity. While the CPO price has trended upwards in the current quarter under review, it is forecasted to moderate in the second half of the year. In contending such challenge, the Group proactively implements yield enhancement initiatives, focusing on manpower productivity and mechanization, along with investment in technologies, such as soil management system, drones and plantation management system. Nevertheless, FFB production may be impacted by unpredictable weather conditions and the El-Nino effect. The Group continues to develop its durian plantation activities as part of its diversification strategy.

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 2024 RM'000	Current Year To Date Ended 31 Mar 2024 RM'000
Malaysian income tax :		
Current tax	2,129	2,129
Deferred tax	40	40
	<u>2,169</u>	<u>2,169</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.

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 2024 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 2023.

22 Dividends

No interim dividend has been declared for the current quarter ended 31 March 2024.

The first and final tax exempt dividend of 20.0 sen per ordinary share for the financial year ended 31 December 2023 (“Final Dividend”) was approved by the shareholders at the Company’s 113th Annual General Meeting held on 29 May 2024. The entitlement and payment dates for the Final Dividend are 6 June 2024 and 20 June 2024, 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 2024	Current Year To date Ended 31 Mar 2024
Profit net of tax (RM'000)	6,303	6,303
Weighted average number of ordinary shares in issue ('000)	74,853	74,853
Basic earnings per share (sen)	8.42	8.42

(b) Diluted earnings per share

Not applicable.

24 Disclosure requirements to the Statement of Comprehensive Income

	Current Quarter Ended 31 Mar 2024 RM'000	Current Year To Date Ended 31 Mar 2024 RM'000
(a) Dividend income	1	1
(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	-	-
(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 2023 was not qualified.

26 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors on 29 May 2024.