		INDIVIDUAL		INDIVIDUAL	CHANGES	CUMULATIVE QUARTER		CUMULATIVE	CHANGES
		Current Year Quarter	Preceding Year Corresponding Quarter	Amount	%	Current Year To Date	Preceding Year Corresponding Period	Amount	%
		31/3/2024	31/3/2023		,,,	31/3/2024	31/3/2023		~
		RM'000	RM'000	RM'000		RM'000	RM'000	RM'000	
									-
1	Revenue	6,122	7,142	(1,020)	-14%	28,488	N/A	N/A	N/A
2	Profit From Continuing Operations Before Tax	5,891	8,810	(2,919)	-33%	24.085	N/A	N/A	N/A
Ē	Transferrance Continuing Operations Delicito Tax	0,001	0,010	(2,010)	5075	21,000	1471	1,07.	1.07
3	Profit From Continuing Operations for the Period	5,807	8,997	(3,190)	-35%	23,017	N/A	N/A	N/A
	Profit for the Period and Other Comprehensive Income Attributable to Owners of the Company	6,343	8,997	(2,654)	-29%	24,292	N/A	N/A	N/A
5	Basic earnings per share (sen)	2.54	3.60	(1.06)	8%	9.72	N/A	N/A	N/A
6	Proposed/Declared dividend per share (sen)	-	-			-	-		

$Summary\ of\ Financial\ review\ for\ current\ quarter\ compared\ with\ immediate\ preceding\ quarter$

		INDIV	IDUAL	Individual changes	
		Current Year Quarter	Immediate Preceeding Quarter	Amount	%
		31/3/2024 RM'000	31/12/2023 RM'000	RM'000	
1	Revenue	6,122	6,502	(380)	-5.8%
2	Profit Before Tax	5,891	6,681	(790)	-12%
3	Profit for the Period	5,807	6,397	(590)	-9%
4	Profit for the Period and Other Comprehensive Income Attributable to Owners of the Company	6,343	7,136	(793)	-11%
5	Basic Profit per share (sen)	2.54	2.85	(0.31)	-11%
6	Proposed/Declared dividend per share (sen)	-	-	-	-

		As At End Of Current Quarter	As At Preceding Financial Year End
7	Net assets per share attributable to ordinary equity holders		
	of the parent (RM)	1.01	0.91

ADDITIONAL INFORMATION

		INDIVIDUAI	L QUARTER		CUMULATIVE QU	TIVE QUARTER	
			Preceding Year			Preceding Year	
		Current Year	Corresponding		Current Year To	Corresponding	
		Quarter	Quarter		Date	Period	
		31/3/2024	31/3/2023		31/3/2024	31/3/2023	
		RM'000	RM'000		RM'000	RM'000	
1	Gross interest income	711	603		2,820	N/A	
2	Gross interest expenses	(41)	(4)		(78)	N/A	

FCW HOLDINGS BERHAD (Company No. : 3116 K)
CONDENSED CONSOLIDATED STATEMENT OF PROFIT AND LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2024
(Unaudited)

(ciraculos)	FY 2023/24 Current Quarter Ended 31-Mar RM'000	FY 2022/23 Comparative Quarter Ended 31-Mar RM'000	FY 2023/24 Current 12 Months Cumulative To Date RM'000	FY 2022/23 Comparative 12 Months Cumulative To Date RM'000
Revenue	6,122	7,142	28,488	N/A
Cost of Sales	(4,633)	(5,494)	(22,038)	N/A
Gross Profit Other Income	1,489 734	1,648 641	6,450 2,939	N/A N/A
Other Items of Expenses				
Administrative Expenses	(1,322)	(1,016)	(3,894)	N/A
Marketing Expenses	(7)	(8)	(92)	N/A
Other Expenses	(1,218)	(1,015)	(4,056)	N/A
Share of Results of a Joint Venture	6,256	8,564	22,816	N/A
Profit From Continuing Operations	5,932	8,814	24,163	N/A
Finance Costs	(41)	(4)	(78)	N/A
Profit From Continuing Operations Before Tax	5,891	8,810	24,085	N/A
Taxation	(84)	187	(1,068)	N/A
Profit From Continuing Operations After Tax	5,807	8,997	23,017	N/A
Other Comprehensive Income				N/A
Total Comprehensive Income for the year	5,807	8,997	23,017	N/A
Profit for the Period and Other Comprehensive Income Attributable to) :			
Owners of the Company	6,343	8,997	24,292	N/A
Non-controlling Interests	(536) 5,807	8,997	(1,275) 23,017	N/A N/A
Earnings per share Attributable to Owners of the Company (sen per share)				
- Basic	2.54	3.60	9.72	N/A

The Financial year end of the Company has been changed from 30 June to 31st March. Accordingly, there are no comparatives for the cumulative results to be presented in this Condensed Consolidated Statement of Profit and Loss and Other Comprehensive Income.

The Condensed Consolidated Statement of Profit and Loss and Other Comprehensive Income should be read in conjunction with the Annual Financial Report for the year ended 31 March 2023.

FCW HOLDINGS BERHAD (Company No. : 3116 K) CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2024 (Unaudited)

	As At 31-Mar 2024 RM'000	As At 31-Mar 2023 RM'000 (Audited)
Non Current Assets Property, plant and equipment Investment property Interests in a jointly controlled entity Other Investment Deferred tax asset Receivables Right of use assets - ROU	96,725 3,100 57,710 776 934 46,216 224 205,685	97,931 3,100 35,262 751 934 43,823 54 181,855
Current Assets Inventories Receivables Non Receivables Tax recoverable Cash and cash equivalents Assets classified as held for sale	5,251 5,275 5,717 1,877 36,105 54,225	6,184 7,247 - 1,874 33,569 48,874 - 48,874
Total Assets	259,910	230,729
Share Capital Reserves Shareholders' Equity Non-controlling interests Total equity	124,997 129,514 254,511 (1,305) 253,206	124,997 101,404 226,401 (23) 226,378
Non Current Liabilities Loans and borrowings Deferred tax liabilities Lease Liabilities -ROU	2,774 224 225 3,223	209 58 267
Current Liabilities Payables Other Payables	2,747 734 3,481	3,495 589 4,084
Total Equity And Liabilities	259,910	230,729
Net assets per share attributable to ordinary equity holders of the Company (RM)	1.01	0.91

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Report for the year ended 31 March 2023.

FCW HOLDINGS BERHAD (Company No. : 3116 K)
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2024
(Unaudited)

CASH FLOW FROM OPERATING ACTIVITIES Profit before tax 24,085 N/A Adjustments for:	(Chadanca)	FY2023/24 12 Months ended 31-Mar-24 RM' 000	FY2022/23 12 Months ended 31-Mar-23 RM' 000
Adjustments for: Non-cash items	CASH FLOW FROM OPERATING ACTIVITIES	TAIN OOO	TXIVI OOO
Non-cash items	Profit before tax	24,085	N/A
Non-cash items	Adjustments for:		
Non-operating items (2,742) N/A 163 N/A 163 N/A Net changes in current assets (2,812) N/A Net changes in liabilities (52) N/A Net changes in liabilities (52) N/A Net changes in liabilities (52) N/A Net changes in liabilities (2,701) N/A Net cash used in operations (2,701) N/A Net rest expense paid (78) N/A Net cash (used in) / generated from operating activities (1,071) N/A Net cash (used in) / generated from operating activities (1,030) N/A Net cash (used in) / generated from equipment (352) N/A Net cash (used in) / generated from operating activities (2,393) N/A Net cash of property, plant and equipment (352) N/A N/A Net cash of property, plant and equipment (78) N/A N/A Net of their investment (25) N/A N/A Net cash generated from investment (25) N/A Net cash generated from investing activities (170) N/A Net cash generated from financing activities (170) N/A Net CASH AND CASH EQUIVALENTS (170)		1,636	N/A
163	Share of results of a joint venture	(22,816)	N/A
Net changes in current assets	Non-operating items	(2,742)	N/A
Net changes in liabilities (52) N/A Cash used in operations (2,701) N/A Interest income received 2,820 N/A Interest expense paid (78) N/A Tax paid (1,071) N/A Net cash (used in) / generated from operating activities (1,030) N/A CASH FLOW FROM INVESTING ACTIVITIES Proceed from disposal of property plant and equipment (352) N/A Advance to a joint venture (2,393) N/A Purchase of property, plant and equipment (78) N/A Right of use assets -ROU (170) N/A Placement of other investment (25) N/A Placement of other investment in subsidiaries (URSB)-45% 3,360 N/A Acquisition of minority interest 450 N/A Net cash generated from investing activities 792 N/A CASH FLOW FROM FINANCING ACTIVITIES 2,774 N/A Net cash generated from financing activities 2,774 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A		163	N/A
Cash used in operations (2,701) N/A Interest income received 2,820 N/A Interest expense paid (78) N/A Tax paid (1,071) N/A Net cash (used in) / generated from operating activities (1,030) N/A CASH FLOW FROM INVESTING ACTIVITIES Proceed from disposal of property plant and equipment (352) N/A Advance to a joint venture (2,393) N/A Purchase of property, plant and equipment (78) N/A Right of use assets -ROU (170) N/A Placement of other investment (25) N/A Disposal of investment in subsidiaries (URSB)-45% 3,360 N/A Acquisition of minority interest 450 N/A Net cash generated from investing activities 792 N/A CASH FLOW FROM FINANCING ACTIVITIES 2,774 N/A Net cash generated from financing activities 2,774 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A<	Net changes in current assets	(2,812)	N/A
Interest income received 2,820 N/A Interest expense paid (78) N/A Tax paid (1,071) N/A Net cash (used in) / generated from operating activities (1,030) N/A CASH FLOW FROM INVESTING ACTIVITIES Proceed from disposal of property plant and equipment (352) N/A Advance to a joint venture (2,393) N/A Purchase of property, plant and equipment (78) N/A Right of use assets -ROU (170) N/A Placement of other investment (25) N/A Disposal of investment in subsidiaries (URSB)-45% 3,360 N/A Acquisition of minority interest 450 N/A Net cash generated from investing activities 792 N/A CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders 2,774 N/A Net cash generated from financing activities 2,774 N/A Net cash generated from financing activities 2,774 N/A Net CASH AND CASH EQUIVALENTS 2,536 N/A	Net changes in liabilities	(52)	N/A
Interest expense paid (78) N/A Tax paid (1,071) N/A Net cash (used in) / generated from operating activities (1,030) N/A CASH FLOW FROM INVESTING ACTIVITIES Proceed from disposal of property plant and equipment (2,393) N/A Advance to a joint venture (2,393) N/A Purchase of property, plant and equipment (78) N/A Right of use assets -ROU (170) N/A Placement of other investment (25) N/A Disposal of investment in subsidiaries (URSB)-45% 3,360 N/A Acquisition of minority interest 450 N/A Net cash generated from investing activities 792 N/A CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders 2,774 N/A Net cash generated from financing activities 2,536 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	Cash used in operations	(2,701)	N/A
Tax paid Net cash (used in) / generated from operating activities CASH FLOW FROM INVESTING ACTIVITIES Proceed from disposal of property plant and equipment Advance to a joint venture (2,393) N/A Purchase of property, plant and equipment (78) N/A Right of use assets -ROU (170) N/A Placement of other investment (25) N/A Disposal of investment in subsidiaries (URSB)-45% Acquisition of minority interest At50 N/A Net cash generated from investing activities CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders Net cash generated from financing activities 2,774 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	Interest income received	2,820	N/A
Net cash (used in) / generated from operating activities (1,030) N/A CASH FLOW FROM INVESTING ACTIVITIES Proceed from disposal of property plant and equipment (2,393) N/A Advance to a joint venture (2,393) N/A Purchase of property, plant and equipment (78) N/A Right of use assets -ROU (170) N/A Placement of other investment (25) N/A Disposal of investment in subsidiaries (URSB)-45% 3,360 N/A Acquisition of minority interest 450 N/A Net cash generated from investing activities 792 N/A CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders 2,774 N/A Net cash generated from financing activities 2,536 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	Interest expense paid	(78)	N/A
CASH FLOW FROM INVESTING ACTIVITIES Proceed from disposal of property plant and equipment (2,393) N/A Advance to a joint venture (2,393) N/A Purchase of property, plant and equipment (78) N/A Right of use assets -ROU (170) N/A Placement of other investment (25) N/A Disposal of investment in subsidiaries (URSB)-45% 3,360 N/A Acquisition of minority interest 450 N/A Net cash generated from investing activities 792 N/A CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders 2,774 N/A Net cash generated from financing activities 2,536 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	Tax paid	(1,071)	N/A
Proceed from disposal of property plant and equipment Advance to a joint venture Purchase of property, plant and equipment Right of use assets -ROU Placement of other investment Disposal of investment in subsidiaries (URSB)-45% Acquisition of minority interest Net cash generated from investing activities CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders Net cash generated from financing activities Advance from financing activities NET CHANGE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	Net cash (used in) / generated from operating activities	(1,030)	N/A
Proceed from disposal of property plant and equipment Advance to a joint venture Purchase of property, plant and equipment Right of use assets -ROU Placement of other investment Disposal of investment in subsidiaries (URSB)-45% Acquisition of minority interest Net cash generated from investing activities CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders Net cash generated from financing activities Advance from financing activities NET CHANGE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	CASH FLOW FROM INVESTING ACTIVITIES		
Advance to a joint venture Purchase of property, plant and equipment Right of use assets -ROU Placement of other investment Disposal of investment in subsidiaries (URSB)-45% Acquisition of minority interest Net cash generated from investing activities CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders Net cash generated from financing activities Advance from financing activities 2,774 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A		(352)	N/A
Purchase of property, plant and equipment Right of use assets -ROU Placement of other investment Disposal of investment in subsidiaries (URSB)-45% Acquisition of minority interest Net cash generated from investing activities CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders Net cash generated from financing activities Advance from shareholders Net cash generated from financing activities 2,774 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	· · · · · · · · · · · · · · · · · · ·		
Right of use assets -ROU Placement of other investment Placement of other investment Disposal of investment in subsidiaries (URSB)-45% Acquisition of minority interest Net cash generated from investing activities CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders Net cash generated from financing activities Net cash generated from financing activities NET CHANGE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A			
Placement of other investment Disposal of investment in subsidiaries (URSB)-45% Acquisition of minority interest Net cash generated from investing activities CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders Net cash generated from financing activities 2,774 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A		. ,	N/A
Disposal of investment in subsidiaries (URSB)-45% Acquisition of minority interest Net cash generated from investing activities CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders Net cash generated from financing activities ACTIVITIES Advance from shareholders Net cash generated from financing activities NET CHANGE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	•	, ,	N/A
Acquisition of minority interest 450 N/A Net cash generated from investing activities 792 N/A CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders 2,774 N/A Net cash generated from financing activities 2,774 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	Disposal of investment in subsidiaries (URSB)-45%	. ,	N/A
CASH FLOW FROM FINANCING ACTIVITIES Advance from shareholders Net cash generated from financing activities NET CHANGE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A		450	N/A
Advance from shareholders Net cash generated from financing activities NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	Net cash generated from investing activities	792	N/A
Advance from shareholders Net cash generated from financing activities NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A	CASH FLOW FROM FINANCING ACTIVITIES		
Net cash generated from financing activities 2,774 N/A NET CHANGE IN CASH AND CASH EQUIVALENTS 2,536 N/A CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A		2.774	N/A
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD 33,569 N/A			
		2,536	N/A
CASH AND CASH EQUIVALENTS AT END OF PERIOD 36,105 N/A	CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	33,569	N/A
	CASH AND CASH EQUIVALENTS AT END OF PERIOD	36,105	N/A

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Report for the year ended 31 March 2023.

FCW HOLDINGS BERHAD (Company No. : 3116 K)
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2024
(Unaudited)

		Attributable	to Shareholders	of the Company			
	No	on-Distributabl		Distributable			
	Share Capital	Capital Reserve	Reserves Premium paid on acquisition of NCI	Accumulated Profit	Sub-Total	Non- controlling Interests	Grand-Total Equity
Financial Period ended 31 March 2024	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1st April 2023	124,997	2,704	(1,145)	99,845	226,401	(23)	226,378
Total comprehensive income for the period	-			24,292	24,292 -	(1,275)	23,017
Change in ownership	-	-	-	3,818	3,818	(457)	3,361
Subscription of share in a subsidiary by non-controlling interest	-	-	-	-	-	450	450
At 31 March 2024	124,997	2,704	(1,145)	127,955	254,511	(1,305)	253,206
Year Ended 31 March 2023							
At 1st July 2022	124,997	2,704	(1,145)	79,303	205,859	(23)	205,836
Total comprehensive income for the period				20,542	- 20,542 -	-	- 20,542 -
At 31 March 2023	124,997	2,704	(1,145)	99,845	226,401	(23)	226,378

The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Annual Financial Report for the year ended 31 March 2023.

QUARTERLY REPORT ON CONSOLIDATED RESULTSFor the Current Quarter Ended 31 March 2024

PART A. NOTES TO THE INTERIM FINANCIAL REPORT

1. Basis of Preparation

The unaudited financial statements have been prepared in accordance with MFRS 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The unaudited interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 March 2023. The 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 March 2023.

Adoption of Malaysian Financial Reporting Standard ("MFRS") and amendments / improvements to MFRSs

(a) Adoption of amendments/improvements to MFRSs

The Group and the Company have adopted the following applicable new MFRS and amendments to MFRSs for the current financial year:

New MFRS

MFRS 17 Insurance Contracts

Amendments to MFRSs

MFRS 101 Presentation of Financial Statements

MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors

MFRS 112 Income Taxes

The adoption of the above new MFRS and amendments 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, except as discussed below:

Amendments to MFRS 101 Presentation of Financial Statements

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

Accordingly, the Group and the Company disclosed their material accounting policy information in these financial statements. However, the amendments did not result in changes to the accounting policies of the Group and of the Company.

PART A. NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

Amendments to MFRSs that have been issued, but are yet to be effective

The Group and the Company have not adopted the following amendments to MFRSs that have been issues, but yet to be effective:

Effective for financial periods beginning on or after

Amendments to MFRSs		
MFRS 7	Financial Instruments: Disclosures	1 January 2024
MFRS 10	Consolidated Financial Statements	Deferred
MFRS 16	Leases	1 January 2024
MFRS 101	Presentation of Financial Statements	1 January 2024
MFRS 107	Statement of Cash Flows	1 January 2024
MFRS 121	The Effects of Changes in Foreign Exchange	1 January 2025
	Rates	
MFRS 128	Investments in Associates and Joint	Deferred
	Ventures	

The Company plans to adopt the above applicable new MFRS and amendments/improvements to MFRSs when they become effective. A brief discussion on the above significant new MFRS and amendments/improvements to MFRSs that may be applicable to the Company are summarised below.

Amendments to MFRS 16 Leases

The amendments clarify how an entity should subsequently measure the leaseback liability that arise in a sale and leaseback transaction. Although MFRS 16 includes requirements on how to account for a sale and leaseback at the date the transaction takes place, it has not specified how to measure the sale and leaseback transaction when reporting after that date.

The amendments add subsequent measurement requirements for the right-of-use assets and lease liability arising from a sale and leaseback transaction by clarifying that a seller-lessee in a sale and leaseback transaction shall apply paragraphs 29 to 35 of MFRS 16 to the right-of-use asset arising from the leaseback and paragraphs 36 to 46 of MFRS 16 to the lease liability arising from the leaseback. The amendments will not change the accounting for leases other than those arising in a sale and leaseback transaction.

Amendments to MFRS 101 Presentation of Financial Statements

The amendments include specifying that an entity's right to defer settlement of a liability for at least twelve months after the reporting period must have substance and must exist at the end of the reporting period; clarifying that classification of liability is unaffected by the likelihood of the entity to exercise its right to defer settlement of the liability for at least twelve months after the reporting period; clarifying how lending conditions affect classification of a liability; and clarifying requirements for classifying liabilities of an entity will or may settle by issuing its own equity instruments.

The latest amendments to MFRS 101 clarify how conditions with which an entity must comply within 12 months after the reporting period affect the classification of a liability. As such, the amendments specify that covenants to be complied with after the reporting date do not affect the classification of debt as current or non-current at the reporting date. Instead, the amendments require an entity to disclose information about these covenants in the notes to the financial statements

PART A. NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

2. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the Company's financial statements for the year ended 31 March 2023 was not subject to any qualification.

3. Seasonal or Cyclical Factors

The operations of the Group are not subject to any seasonal or cyclical factors.

4. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows of the Group.

5. Material Changes in Estimates of Amount Reported Previously Affecting Current Interim Period

There were no changes in estimates of amount reported in prior financial years which have a material effect in the current interim period.

6. Dividend Paid

There were no dividends paid during the current interim financial period.

7. Segmental Information

S	31-03-24	31-03-23	31-03-24	31-03-23
(RM'000)	3 Mth Qtr	3 Mth Qtr	12 Mth Cum	12 Mth Cum
Segment Revenue				
Contract Manufacturing	5,670	6,675	26,656	N/A
Rental	452	467	1,832	N/A
Total	6,122	7,142	28,488	N/A
Segment Results Contract Manufacturing Share of Results of a Property Development Joint Venture	10 6,256	199 8,564	660 22,816	N/A N/A
Others	(374)	47	610	N/A
Total	5,891	8,810	24,085	N/A

PART A. NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

8. Status of Corporate Proposal

On 5 October 2023, Mercury Securities Sdn Bhd had, on behalf of our Board, announced that Urban Reach Sdn Bhd ("URSB"), a 55%-owned subsidiary of our Company, had on even date entered into a conditional sale and purchase agreement ("SPA") with JKB Development Sdn Bhd ("Vendor") for the proposed acquisition of a leasehold land held under No. Hakmilik 1029, Lot 30487, Jalan Genting Kelang, Mukim Setapak, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan KL, measuring approximately 14,294 square meters ("Land"), at a cash consideration of RM43.08 million ("Proposed Acquisition").

Upon execution of the SPA, URSB has paid 10% of the Purchase Consideration as deposit to Vendor. The remaining 90% of the Purchase Consideration is to be paid to the solicitors of the SPA (as stakeholders) within 3 months from the date the SPA becoming unconditional ("Completion Period") or such extended Completion Period as may be mutually agreed by the parties to the SPA.

The Proposed Acquisition is conditional upon the following conditions precedent ("CP") being obtained and fulfilled on or before 5 February 2024 ("Cut-off Date"):

- (i) Approval of the Company's non-interested shareholders on the Proposed Acquisition;
- (ii) Approval of the non-interested shareholders of the Vendor's holding Company for the disposal of the Land; and
- (iii) Approval of the State Authority on the transfer of the Land to be obtained by the Vendor.

As of the date of this report, all CP had been fulfilled and the SPA had become unconditional on 22 March2024. The SPA are expected to be completed within 3 months from the unconditional date.

9. Subsequent Events

Please refer to item 8 above for information.

10. Capital Commitments

The Group has no material capital commitment in respect of property, plant and equipment as at 31 March 2024.

PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

1. Performance review

Due to the change in financial year-end from 30 June to 31 March, comparison of the quarterly segmental information for the quarter under review (January - March 2024) was made against the previous year's corresponding quarter ended January - March 2023, and there is no comparison for the year-to-date performance.

Contract Manufacturing

Current quarter

The contract manufacturing segment posted a 15% decrease in revenue from RM6.6 million for the previous year's corresponding quarter to RM5.7 million for the current quarter. The decrease in sales was mainly due to higher inflationary pressures and rising interest rate that depressed consumer spending. As such, the segment's profit before tax for the current quarter was recorded at RM10,000 compared to profit before tax at RM199,000 for the corresponding quarter in previous year mainly due to decrease in sales.

Property Development

Current quarter

The current quarter reported profit after tax at RM6.3 million compared to that of RM8.6 million for the corresponding quarter last financial year was mainly due to lower progress billings from Phase 2 of the Riana Dutamas Project.

Others

Current quarter

The current quarter reported loss before tax at RM374,000 compared to Profit before tax at RM47,000 in the corresponding quarter last financial year. The decrease was mainly due to professional fee incurred for the due diligence exercise.

2. Comparison with preceding quarter's result

Profit before tax from continuing operations for the current quarter, recorded at RM5.9 million was lower than that of the preceding quarter of RM6.7 million due to the lower contribution from Phase 2 of Riana Dutamas Project in the current quarter.

3. Commentary of Prospects

The on-going subdued economic sentiment, along with elevated inflation, will persist in impacting the sales and profit margins of the contract manufacturing division. However, Phase 2 of Riana Dutamas in the property segment has shown promising sales performance. Furthermore, the Group plans to launch Phase 3 of Riana Dutamas in near future. As a result, the Group holds an optimistic outlook on its property segment for the 2025 financial year.

4. Variance on profit forecast

Not applicable

PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D)

5. Items included in the Consolidated Statement of Comprehensive Income

Total comprehensive income for the period is arrived at after charging/ (crediting) the following items:

	31-03-24	31-03-23	31-03-24	31-03-23
	3-months	3-months	12-months	12-months
	Quarter	Quarter	Cumulative	Cumulative
	RM'000	RM'000	RM'000	RM'000
(Gain)/loss on disposal of property, plant				
& equipment	-	-	-	N/A
Interest income	(711)	(603)	(2,820)	N/A
Other income	(2)	-	(57)	N/A
Interest expenses	41	4	78	N/A
Depreciation and amortisation	447	419	1,636	N/A
(Gain)/ loss on foreign exchange	(10)	-	(52)	N/A
Loss on disposal at investment Reversal of provision for diminution in	-	-	-	N/A
investment	-	-	-	N/A

6. Tax

	3-months Qtr Mar'24	3-months Qtr Mar'24
	RM'000	RM'000
Income Tax: - Current year	113	(163)
Deferred Tax - Current year	(29)	(24)
	84	(187)
Profit / loss before taxation:	<u>5,891</u>	<u>8,810</u>
Tax at applicable rate of 24%	1,414	2,114
Effect of share of results of joint venture	(1,501)	(2,055)
Non-deductible expenses	3	(246)
	84	(187)

PART B. NOTES PER BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS (CONT'D

7. Group Borrowings and Debt Securities

The Group has no borrowings and it did not issue any debt securities.

8. Material Litigation

The Group does not have any litigation which would materially affect its financial position.

9. Dividend Declared/Recommended

There were no dividends declared or recommended during the current financial quarter.

10. Earnings Per Share

Basic earnings per share

Basic earnings per share amounts are calculated by dividing profit for the period attributable to ordinary equity holders of the parent by the weighted average number of ordinary shares in issue during the period.

	Individual Quarter		Cumulative Quarter	
	31-03-24	31-03-23	31-03-24	31-03-23
	RM'000	RM'000	RM'000	RM'000
Net profit attributable to shareholders	6,343	8,997	24,292	N/A
Weighted average number of ordinary shares in issue	249,994	249,994	249,994	N/A
ordinary shares in issue	210,001	210,001	219,991	1 1/11
Basic earnings per share (sen)	2.54	3.60	9.72	N/A

By Order of the Board

Dato' Thor Poh Seng Executive Director

30 May 2024 Kuala Lumpur