



PRESS RELEASE
20 February 2024

Land & General Berhad
Building Value for Tomorrow

L&G REVENUE AND PROFIT BEFORE TAX FOR THE 3RD QUARTER YEAR-TO-DATE FY2024 INCREASED BY 6.8% AND 45.3% YEAR-ON-YEAR

	3rd Quarter ended		Financial year to-date	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Revenue	34,811	61,683	167,706	156,970
Operating expenses	(30,908)	(47,634)	(128,465)	(125,558)
Other operating income	1,519	727	3,214	2,009
Profit from operations	5,422	14,776	42,455	33,421
Fair value change	(344)	(328)	(1,021)	(7,310)
Finance costs	(2,455)	(2,197)	(7,378)	(4,870)
Share of results of joint ventures	(212)	293	(463)	4,767
Share of results of associates	2,131	(570)	1,221	228
Profit before taxation	4,542	11,974	34,814	26,236

3rd Quarter Results

- The Group recorded revenues for the 3rd quarter FY2024 of RM34.8 million which represented a decrease of 43.6% against the corresponding quarter of the preceding year of RM61.7 million due to decreased revenue from the Property division.
- Operating profit for the Group for the 3rd quarter FY2024 of RM5.4 million was 63.3% lower than the corresponding quarter in the preceding year of RM14.8 million. The lower operating profit and margins for the quarter was mainly contributed by its Property division.
- The Group reported a profit before tax of RM4.5 million for the 3rd quarter which decreased by 62.1% compared with the corresponding quarter last year of RM12.0 million mainly due to lower revenue and profit margin following the completion of Seresta project.

Financial Year to-date

- The Group recorded revenue of RM167.7 million for the financial period ended 31 December 2023 representing a 6.8% increase against the preceding financial period ended 31 December 2022 of RM157.0 million.
- The Group recorded higher revenue contribution mainly driven by its Property and Education division.
- Operating profit for the Group for the financial period of RM42.5 million increased by 27.0% against the corresponding period mainly due to higher contribution from both revenue and profit margins mainly from its Property division over the period.
- As a result, profit before tax for the financial period ended 31 December 2023 was higher at RM34.8 million representing an increase of 32.7% compared with the corresponding period last year.

Prospects

The fourth quarter GDP of the Malaysian economy for 2023 expanded by 3% (3Q 2023:3.3%) with support from household spending growth while exports remained subdued due to weakness in external demand. Headline inflation continued to decline to 1.6% during the quarter (3Q 2023:2%). GDP for 2024 is expected to be supported by resilient domestic expenditure, the tech upcycle, stronger external demand and continued improvement in the tourism sector. On the real estate market outlook, the Group is of the view that the property market in 2024 is expected to perform similar to 2023 with buyers' sentiment remaining cautious. Amidst the continued challenges of increasing construction and material costs, the Group remains optimistic on a satisfactory performance for the financial year ending 31 March 2024 with the remaining quarter results supported largely from the sales from its recently launched projects namely, Livista in Sri Damansara and Wyn Residence in Puchong.

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