



**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))**

**Condensed Consolidated Statement of Comprehensive Income  
for the financial year ended 31 March 2024**

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	3 months ended		12 months ended	
	31/03/2024	31/03/2023	31/03/2024	31/03/2023
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>	48,917	92,209	216,623	249,179
Operating expenses	(44,965)	(71,132)	(173,430)	(196,690)
Other operating income	1,366	624	4,580	2,633
<b>Profit from operations</b>	5,318	21,701	47,773	55,122
Fair value changes through profit and loss	(344)	(328)	(1,365)	(7,638)
Finance costs	(2,750)	(2,196)	(10,128)	(7,066)
Share of results of joint ventures	(188)	(172)	(651)	4,595
Share of results of associate	(5,913)	(5,547)	(4,692)	(5,319)
<b>(Loss)/Profit before taxation</b>	(3,877)	13,458	30,937	39,694
Income tax expense	357	(4,635)	(8,773)	(13,189)
<b>(Loss)/Profit for the period</b>	(3,520)	8,823	22,164	26,505
<b>Other comprehensive (expense)/ income that will be subsequently reclassified to profit or loss :</b>				
Foreign currency translation differences from foreign operations	(234)	(1,046)	510	(1,789)
	(234)	(1,046)	510	(1,789)
<b>Total comprehensive (expense)/income for the period</b>	(3,754)	7,777	22,674	24,716
<b>(Loss)/Profit attributable to:</b>				
- Owners of the Company	(2,677)	9,660	23,414	26,721
- Non-controlling interests	(843)	(837)	(1,250)	(216)
	(3,520)	8,823	22,164	26,505
<b>Total comprehensive (expense)/income attributable to:</b>				26,505
- Owners of the Company	(2,910)	8,614	23,924	24,932
- Non-controlling interests	(843)	(837)	(1,250)	(216)
	(3,753)	7,777	22,674	24,716
<b>(Loss)/Earnings per share attributable to Owners of the Company (sen):</b>				
- Basic	(0.09)	0.32	0.79	0.90

*The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2023.*



**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))**

**Condensed Consolidated Statement of Financial Position  
as at 31 March 2024**

		(Unaudited) 31/03/2024 RM'000	(Audited) 31/3/2023 RM'000
<b>ASSETS</b>			
<b>Non-current Assets</b>			
Property, plant and equipment		136,893	135,954
Investment properties		93,386	94,662
Inventories	A14	578,504	662,250
Investment in joint ventures		16,874	16,370
Investment in associate		128,834	132,072
Deferred tax assets		21,112	15,535
Right-of-use assets		949	1,086
Other non-current assets		181	184
		<u>976,733</u>	<u>1,058,113</u>
<b>Current Assets</b>			
Inventories	A14	411,450	327,147
Trade and other receivables		40,521	55,086
Other current assets		2,950	1,400
Contract asset		63,745	94,973
Contract cost		40,118	12,001
Tax recoverable		2,239	1,158
Short term funds		139,797	44,188
Cash and bank balances		39,246	68,544
		<u>740,066</u>	<u>604,497</u>
<b>TOTAL ASSETS</b>		<b><u>1,716,799</u></b>	<b><u>1,662,610</u></b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to owners of the Company</b>			
Share capital		660,232	660,232
Retained profits		460,621	455,046
Other reserves		12,002	11,492
		<u>1,132,855</u>	<u>1,126,770</u>
<b>Non-controlling interests</b>		90,606	89,417
		<u>1,223,461</u>	<u>1,216,187</u>
<b>Non-current Liabilities</b>			
Provisions		33,532	26,376
Trade and other payables		197	199
Borrowings	B7	192,170	197,862
Deferred tax liabilities		24,544	24,439
Lease Liabilities		810	1,087
		<u>251,253</u>	<u>249,963</u>
<b>Current Liabilities</b>			
Provisions		5,143	5,624
Trade and other payables		185,665	142,270
Contract liabilities		26,300	13,894
Borrowings	B7	21,887	30,386
Tax payable		2,871	4,234
Lease Liabilities		219	52
		<u>242,085</u>	<u>196,460</u>
<b>Total Liabilities</b>		<u>493,338</u>	<u>446,423</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b><u>1,716,799</u></b>	<b><u>1,662,610</u></b>

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



LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))

Condensed Consolidated Statement of Changes in Equity

for the financial year ended 31 March 2024

	Attributable to owners of the Company						Total equity RM'000
	Non-distributable			Retained profits RM'000	Total RM'000	Non-Controlling interests RM'000	
	Share capital RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000				
<b>At 1 April 2023</b>	660,232	12,133	(641)	455,046	1,126,770	89,417	1,216,187
Total comprehensive income for the financial period	-	-	510	23,414	23,924	(1,250)	22,674
Dividend paid to a non-controlling interest	-	-	-	-	-	(1,250)	(1,250)
Dividend for the financial year ended 31 March 2023	-	-	-	(17,839)	(17,839)	-	(17,839)
Changes in ownership interests in a subsidiary				-	-	3,689	3,689
<b>At 31 March 2024</b>	<b>660,232</b>	<b>12,133</b>	<b>(131)</b>	<b>460,621</b>	<b>1,132,855</b>	<b>90,606</b>	<b>1,223,461</b>

Condensed Consolidated Statement of Changes in Equity  
for the financial year ended 31 March 2023

	Attributable to owners of the Company						Total equity RM'000
	Non-distributable			Retained profits RM'000	Total RM'000	Non-Controlling interests RM'000	
	Share capital RM'000	Capital reserve RM'000	Foreign Exchange Reserve RM'000				
<b>At 1 April 2022</b>	660,232	12,133	1,148	443,191	1,116,704	89,633	1,206,337
Total comprehensive income for the financial period	-	-	(1,789)	26,721	24,932	(216)	24,716
Dividend for the financial year ended 31 March 2022	-	-	-	(14,866)	(14,866)	-	(14,866)
<b>At 31 March 2023</b>	<b>660,232</b>	<b>12,133</b>	<b>(641)</b>	<b>455,046</b>	<b>1,126,770</b>	<b>89,417</b>	<b>1,216,187</b>

The Condensed Consolidated Statement of Change In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 March 2023.



	CUMULATIVE PERIOD	
	(Unaudited) 31/03/2024 RM'000	Audited 31/03/2023 RM'000
<b>Cash Flows From Operating Activities</b>		
Cash receipts from customers	290,524	207,757
Cash payments to suppliers and employees	(144,482)	(119,313)
Acquisition of land	-	(61,237)
Interest received	1,332	522
Dividend on short term funds	2,829	1,246
Tax paid, net	(16,698)	(14,211)
Other operating payments, net	(16,600)	(15,589)
<b>Net cash inflow from operating activities</b>	<u>116,905</u>	<u>(825)</u>
<b>Cash Flows From Investing Activities</b>		
Additional investment in associate	(1,454)	-
Additional investment in joint venture	(1,050)	(1,350)
Additional investment in subsidiaries	(2,850)	-
Addition to investment properties	(364)	(3,318)
Purchase of property, plant & equipment	(7,107)	(6,952)
(Placement)/Withdrawal of deposits with period more than 3 months	(1,467)	429
(Placement)of deposits pledged as security for bank guarantee facility	-	(2,895)
(Placement)/Withdrawal of short term funds	(94,246)	39,219
Dividend received from investment	13	19
Distribution of profit from a joint venture	542	3,955
<b>Net cash outflow from investing activities</b>	<u>(107,983)</u>	<u>29,107</u>
<b>Cash Flows From Financing Activities</b>		
Drawdown of bank borrowings	44,238	68,878
Repayment of bank borrowings	(55,767)	(41,691)
Dividend paid to shareholders	(17,839)	(14,866)
Equity injection from non-controlling interest	3,828	3,499
Dividend paid to a non-controlling interest of a subsidiary company	(1,250)	(3,499)
Interest payments	(11,502)	(8,856)
<b>Net cash outflow from financing activities</b>	<u>(38,292)</u>	<u>3,465</u>
<b>Net change in cash &amp; bank balances</b>	(29,370)	31,747
Effects of foreign exchange rate changes	71	(203)
Cash & bank balances at beginning of financial period	68,544	37,000
<b>Cash &amp; cash equivalents at end of financial period</b>	<u>39,246</u>	<u>68,544</u>

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

**PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134 – PARAGRAPH 16**

**Notes to the Interim Financial Report**

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”) 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad.

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

**A1. Basis of Preparation**

The significant accounting policies, methods of computation and basis of consolidation applied in these interim financial statements are consistent with those of the audited financial statements for the financial year ended 31 March 2023, except for the adoption of the following Amendments to MFRS that are effective for the Group’s financial year beginning 1 April 2023:-

- Amendments to MFRS 101, *Presentation of Financial Statements – Disclosures of Accounting Policies*
- Amendments to MFRS 108, *Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Accounting Estimates*
- Amendments to MFRS 112, *Income Taxes – Deferred Tax related to Assets and Liabilities arising from a Single Transaction and International Tax Reform – Pillar Two Model Rules*
- Amendments to MFRS 16, *Leases – Lease Liability in a Sale and Leaseback*
- Amendments to MFRS 101, *Presentation of Financial Statements – Non-current Liabilities with Covenants and Classification of Liabilities as Current or Non-current*

The adoption of the abovementioned amendments does not have any material financial impact on the interim financial statements of the Group.

**A2. Audit Qualification**

The audit report of the Group’s audited financial statements for the financial year ended 31 March 2023 was not subjected to any qualification.

**A3. Seasonality and Cyclical Factors**

The business operations of the Group were not materially affected by any seasonal and cyclical factors during the financial period under review.

**A4. Nature and Amounts of Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow**

There were no unusual items affecting assets, liabilities, equity, net income or cash flow during the financial period under review.

**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))****A5. Changes in Estimates of Amounts Reported in Prior Interim Periods of the Current Financial Period or Prior Financial Periods**

There were no changes in estimates of amounts reported in prior interim periods of the current financial period or prior financial periods that has any material effect in the current financial period.

**A6. Issuance and Repayment of Debt and Equity Securities**

There were no issuances, cancellations, repurchases, resales and repayments of debt and equity securities during the current financial period under review.

As at 31 March 2024, the number of ordinary shares in issue is 2,973,135,003.

**A7. Dividends Paid**

No dividend was paid nor declared by the Company during the financial quarter under review.

The single tier final dividend proposed in respect of the financial year ended 31 March 2023 of 0.6 Sen per ordinary share was approved on 19 September 2023 and paid on 18 October 2023.

**A8. Segmental Reporting**

The operating segment information for the financial period ended 31 March 2024 is as follows:

**Revenue for the 12 months ended 31 March 2024**

	<b>Properties RM'000</b>	<b>Education RM'000</b>	<b>Others RM'000</b>	<b>Elimination RM'000</b>	<b>Total RM'000</b>
Revenue from third parties	176,631	34,548	4,971	-	216,150
Interest & returns of short term funds and others	131	-	342	-	473
	<u>176,762</u>	<u>34,548</u>	<u>5,313</u>	<u>-</u>	<u>216,623</u>
Inter-segment revenue	112	-	57,170	(57,282)	-
Total revenue	<u>176,874</u>	<u>34,548</u>	<u>62,483</u>	<u>(57,282)</u>	<u>216,623</u>

**Segment results for the 12 months ended 31 March 2024**

	<b>Properties RM'000</b>	<b>Education RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>
Segment results	42,589	12,469	191	55,249
Non-reportable segment*				(7,476)
Loss on fair value changes through profit or loss				(1,365)
Finance costs				(10,128)
Share of results of joint ventures				(651)
Share of results of associate				(4,692)
Profit before taxation				<u>30,937</u>

\*Refers to investment holding and dormant companies.

**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))****Segment assets as at 31 March 2024**

	<b>Properties RM'000</b>	<b>Education RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>
Segment assets	1,312,539	88,849	115,022	1,516,410
Non-reportable segment*				31,330
Investment in joint ventures				16,874
Investment in associate				128,834
Deferred tax assets				21,112
Tax recoverable				2,239
Total assets				<u>1,716,799</u>

**Segment liabilities as at 31 March 2024**

	<b>Properties RM'000</b>	<b>Education RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>
Segment liabilities	386,574	43,659	1,000	431,233
Non-reportable segment*				34,690
Deferred tax liabilities				24,544
Tax payable				2,871
Total liabilities				<u>493,338</u>

\*Refers to investment holding and dormant companies

**A9. Other operating income**

	<b>Current Quarter RM'000</b>	<b>Cumulative Period RM'000</b>
Interest income	398	1,244
Gain on disposal of Property, Plant and Equipment	-	134
Dividends from short term funds	1,069	2,497
Others	(101)	705
	<u>1,366</u>	<u>4,580</u>

**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))****A10. Profit Before Taxation**

The following amounts have been included in arriving at profit before taxation:

	<b>Current Quarter RM'000</b>	<b>Cumulative Period RM'000</b>
Interest income	622	1,544
Dividends from short term funds	1,146	2,737
Loss on fair value changes through profit or loss on -contingent consideration	(344)	(1,365)
Depreciation and amortisation	(1,924)	(6,962)
Interest expenses #	(2,750)	(10,128)
	<hr/>	<hr/>

# Interest expenses incurred is as follows:

	<b>Current Quarter RM'000</b>	<b>Cumulative Period RM'000</b>
Interest expense on:		
- Bank borrowings	2,913	11,882
- Lease liabilities	12	66
	<hr/>	<hr/>
	2,925	11,948
Less:		
Interest expenses capitalised into qualifying asset	(175)	(1,820)
Interest expenses	<hr/>	<hr/>
	2,750	10,128
	<hr/>	<hr/>

**A11. Valuations of Property, Plant, and Equipment**

The valuations of land and buildings have been brought forward without amendment from the previous audited financial statements.

**A12. Material Events Subsequent to the End of the Financial Period**

There are no known material subsequent events up-till the date of this report which may affect the Group's financial position.



**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))****A13. Changes in the Composition of the Group**

There were no other significant changes in the composition of the Group for the current financial period ended 31 March 2024 except for Forward Victory Sdn. Bhd. (“FVSB”) which became a 90% subsidiary of the Group with the subscription of 10% equity stake by Venture Peak Sdn. Bhd. (“VPSB”), a wholly owned company by Group Managing Director, Low Gay Teck (“LGT”), as mentioned in B6.

**A14. Inventories**

	<b>31/03/2024</b>	<b>31/03/2023</b>
	<b>RM’000</b>	<b>(Audited) RM’000</b>
<b>Non-current</b>		
- Land held for property development	578,504	662,250
<b>Current</b>		
- Property development units in progress	328,710	262,032
- Completed development units	82,645	64,952
- Others	95	163
	<u>411,450</u>	<u>327,147</u>
	<u>989,954</u>	<u>989,397</u>

**A15. Capital Commitments**

	<b>31/03/2024</b>	<b>31/03/2023</b>
	<b>RM’000</b>	<b>(Audited) RM’000</b>
Approved and contracted for		
- Investment in joint venture	825	1,875
Approved but not contracted for		
- property, plant and equipment	238	252
	<u>1,063</u>	<u>2,127</u>

**A16. Others**

The Company has provided the following corporate guarantee to a financial institution for credit facilities granted to:-

	<b>31/03/2024</b>	<b>31/03/2023</b>
	<b>RM’000</b>	<b>RM’000</b>
- Associate company	12,174	13,258
	<u>12,174</u>	<u>13,258</u>

**PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

**B1. Review of Performance of the Company and its Principal Subsidiaries**

(a) For the quarter ended 31 March 2024

Quarter	Revenue		Operating profit	
	4QFY2024 RM'000	4QFY2023 RM'000	4QFY2024 RM'000	4QFY2023 RM'000
Property	38,110	83,374	4,041	21,118
Education	9,328	7,969	2,891	2,663
Others	1,479	866	(1,614)	(2,080)
<b>Total</b>	<b>48,917</b>	<b>92,209</b>	<b>5,318</b>	<b>21,701</b>
Loss on fair value changes			(344)	(328)
Finance costs			(2,750)	(2,196)
Share of results of joint ventures			(188)	(172)
Share of results of associated company			(5,913)	(5,547)
<b>(Loss)/Profit Before Tax</b>			<b>(3,877)</b>	<b>13,458</b>

For the quarter under review, the Group recorded a revenue of RM48.92 million (4QFY2023: RM92.21 million) and operating profit of RM5.32 million (4QFY2023: RM21.7 million) respectively. The Group's lower revenue and operating profit were mainly due to lower contribution from property division.

**Property division**

The property division registered a revenue of RM38.11 million (4QFY2023: RM83.37 million) and an operating profit of RM4.04 million (4QFY2023: RM21.12 million) respectively during the quarter.

The division's lower revenue and operating profit were mainly due to: (1) lower sales from Astoria, SenaParc and Seresta following the vacant possession and completion of Seresta in 2QFY2024; (2) lower contribution from its newly launched projects, Livista in Sri Damansara in 3QFY2024 and Wyn Residence in 4QFY2024, due to these projects being in their early stage of construction; and (3) there was also increase in overhead costs arising from increase in sales commission and promotional expenses for the recent launch of Wyn Residence and Livista.

**Education division**

The education division recorded a revenue of RM9.33 million (4QFY2023: RM7.97 million) and operating profit of RM2.89 million (4QFY2023: RM2.66 million). The improved revenue and profit were mainly due to the fees increase for both its private and international schools coupled with increase in international schools' student enrolment, against the corresponding quarter.

**Other divisions**

Other divisions recorded an operating loss of RM1.61 million (4QFY2023: operating loss of RM2.08 million) on the back of a revenue of RM1.48 million (4QFY2023: RM0.87 million). The division's lower operating loss was mainly due to the improved production for its plantation during the quarter.

For the quarter under review, the Group recorded a lower pre-tax loss of RM3.88 million (4QFY2023: RM13.46 million) mainly due to lower contribution from property division and also the following:-

- loss in share of results in joint venture of RM0.19 million (4QFY2023: loss of RM0.17 million) arising from no settlement in Hidden Valley Pty Ltd ("HVA") during the quarter;
- the share of loss from its associate Country Garden Properties (M) Sdn. Bhd. ("CGPM") due to the impairment of receivables and inventories.

**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))**(b) For the 12 months period ended 31 March 2024

Quarter	Revenue		Operating profit	
	YTD 4QFY2024 RM'000	YTD 4QFY2023 RM'000	YTD 4QFY2024 RM'000	YTD 4QFY2023 RM'000
Property	176,762	213,344	42,589	51,700
Education	34,548	30,335	12,469	11,363
Others	5,313	5,500	(7,285)	(7,941)
<b>Total</b>	<b>216,623</b>	<b>249,179</b>	<b>47,773</b>	<b>55,122</b>
Loss on fair value changes			(1,365)	(7,638)
Finance costs			(10,128)	(7,066)
Share of results of joint ventures			(651)	4,595
Share of results of associated company			(4,692)	(5,319)
<b>Profit Before Tax</b>			<b>30,937</b>	<b>39,694</b>

For the 12 months period under review, the Group registered a revenue of RM216.62 million (YTD4QFY2023: RM249.18 million) and an operating profit of RM47.77 million (YTD4QFY2023: RM55.12 million), a decrease from the corresponding period of preceding year. The decrease was mainly due to lower contribution from property division.

**Property division**

The property division recorded a revenue of RM176.76 million (YTD4QFY2023: RM213.34 million) and an operating profit of RM42.59 million (YTD4QFY2023: RM51.70 million) for the period. The lower revenue and operating profit for the period was mainly caused by lower sales from Astoria, SenaParc and completed units during the financial year.

**Education division**

The education division posted a revenue of RM34.55 million (YTD4QFY2023: RM30.34 million) and an operating profit of RM12.47 million (YTD4QFY2023: RM11.36 million) mainly due to the increased in fees and student enrolment as mentioned in (a).

**Other division**

Other divisions recorded a revenue of RM5.31 million (YTD4QFY2023: RM5.50 million) and operating loss of RM7.29 million (YTD4QFY2023: RM7.94 million), as compared to the corresponding period of the preceding year. The slightly lower operating losses was due to the improved production for its plantation.

The Group's pre-tax profit for the year stood at RM30.94million (YTD4QFY2023: RM39.69 million). The lower pretax profit was mainly due to lower contribution from property division and also the following: -

- the share of loss from its associate Country Garden Properties (M) Sdn. Bhd. ("CGPM") due to the impairment of receivables and inventories, mentioned in (a);
- No settlement in HVA during the period; and
- Higher finance cost charged out with the launching of Livista and Wyn Residence.

**B2. Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter**

Quarter	Revenue		Operating profit	
	4QFY2024 RM'000	3QFY2024 RM'000	4QFY2024 RM'000	3QFY2024 RM'000
Property	38,110	24,593	4,041	3,440
Education	9,328	8,682	2,891	3,042
Others	1,479	1,536	(1,614)	(1,060)
<b>Total</b>	<b>48,917</b>	<b>34,811</b>	<b>5,318</b>	<b>5,422</b>
Loss on fair value changes			(344)	(344)
Finance costs			(2,750)	(2,455)
Share of results of joint ventures			(188)	(212)
Share of results of associated company			(5,913)	2,131
<b>(Loss)/Profit Before Tax</b>			<b>(3,877)</b>	<b>4,542</b>

The Group's revenue for 4QFY2024 stood at RM48.92 million (3QFY2024: RM34.81 million) for the quarter as compared to the preceding quarter. The quarter's revenue was mainly contributed by the property division from the sales of Livista and also Wyn residence, which was launched in 3QFY2024 and 4QFY2024 respectively. The operating profit is lower mainly due to: (1) the increase of operating expenses in the property division arising from advertisement and promotion expenses in relation to the recent launch of Livista, (2) the increase of expenses in education division as a result of increased overhead arising from the increased students enrolment. The Group recorded a pre-tax loss of RM3.88 million (3QFY2024: RM4.54 million) mainly due to the share of losses from its associate Country Garden Properties (M) Sdn. Bhd. ("CGPM") arising impairment adjustments mentioned in B1(b).

**B3. Prospects**

The Malaysian economy grew at a higher rate of 4.2% in the first quarter of 2024 (4Q 2023: 2.9%), driven by stronger private expenditure and positive turnaround in exports. Headline inflation remained moderate at 1.7% during the quarter (4Q 2023: 1.6%).

Growth in 2024 will be driven by resilient domestic expenditure with additional support from the recovery in external demand. On the domestic front, continued employment and wage growth will support household spending. [Reference from Economic and Financial Developments in Malaysia in the 1st Quarter of 2024 dated 17 May 2024]

The outlook on Malaysia's economic performance as well as the real estate market is expected to be driven by factors such as a resilient labour market and positive consumer sentiments. Against this backdrop, the Group is cautiously optimistic that the sales of its recent property launches, is expected to contribute a satisfactory performance for 2024/2025.

**LAND & GENERAL BERHAD (COMPANY NO. 196401000184 (5507-H))**

**B4. Variance of actual results from forecast profits and shortfall in Profit Guarantee**

Not applicable.

**B5. Tax expense**

	Individual Quarter		Cumulative Period	
	31/03/2024	31/03/2023	31/03/2024	31/03/2023
	RM'000	RM'000	RM'000	RM'000
Current year:				
- Income tax	1,527	5,944	14,652	15,762
- Deferred tax	(1,124)	(1,191)	(3,434)	(1,226)
	403	4,753	11,218	14,536
Over provision in prior years				
- Income tax expense	17	(272)	(406)	(518)
- Deferred tax expense	(777)	154	(2,039)	(829)
	(760)	(118)	(2,445)	(1,347)
	(357)	4,635	8,773	13,189

The domestic income tax is calculated at the Malaysian statutory tax rate of 24% of the estimated chargeable income for the year.

The effective tax rate of the Group is higher than the statutory tax rate in the current financial year mainly due to certain expenses being non-deductible.

**B6. Corporate Development**

On 31 March 2023, the Company announced a business venture and shareholders' agreement ("BVSA") between Brilliant Forward Sdn Bhd, its' wholly owned subsidiary and LGT, Managing Director of the Company, to develop a parcel of leasehold land held under Pajakan Negeri 117,584, Lot 5240, Pekan Desa Puchong, Daerah Petaling, Negeri Selangor held by FVSB. Following the fulfilment of all conditions precedent, under the BVSA, VPSB, a wholly owned company by LGT, has subscribed for 28,000 ordinary shares of RM1.00 each and 3,800,000 Redeemable Convertible Preference Shares A of RM1.00 each representing 10% equity stake in FVSB. As LGT is a director of the Company, the entry into the BVSA is a related party transaction and shareholders' approval was sought and passed at the Extraordinary General Meeting on 19 September 2023.

There was no other corporate proposal announced for the current quarter.

**B7. Borrowings and Lease Liabilities**

The Group's total borrowings as at 31 March 2024 are as follows:

	Short Term RM'000	Long Term RM'000	Total RM'000
Secured:			
Term loans	15,198	167,928	183,126
Bridging loan	6,571	24,895	31,466
Hire purchase	118	423	541
	21,887	193,246	215,133
Less:			
Cost to obtain borrowings	-	(1,076)	(1,076)
<b>Total borrowings</b>	<b>21,887</b>	<b>192,170</b>	<b>214,057</b>

All denominated in the local currency.

**B8. Material Litigation**

On 11 March 2021, Sri Damansara Sdn Bhd (“SDSB”), a wholly-owned subsidiary of the Company received a Notice of Additional Assessment (Form JA) from Inland Revenue Board (“IRB”) in respect of Year of Assessment (“YA”) 2018, wherein a sum of RM6.69 million of additional taxes and penalties was sought by IRB in relation to the sale of a piece of land in the previous year where IRB is of the view that the sale is subject to income tax instead of real property gain tax.

SDSB is of the view that the said additional taxes and penalties levied by IRB are open to challenge and has hence, engaged tax solicitors to assist in challenging the said disputed additional taxes and penalties imposed by IRB.

**A. Judicial Review Application at the High Court of Malaya**

On 15 March 2021, SDSB filed an Application for Judicial Review to the High Court of Kuala Lumpur (“High Court”) in challenging the said notice of additional assessment and the Court had fixed the hearing for leave to commence judicial review on 21 April 2021. Nonetheless, during the hearing for leave to commence judicial review, the Court was informed that the IRB had filed an application to intervene in the judicial review proceedings. Thus, the hearing for the leave application was vacated and Court subsequently fixed the hearing date for the IRB’s application to intervene on 10 June 2021, which is to be disposed of first before the leave application is heard.

Due to the implementation of Full Movement Control Order and upon the Attorney General Chamber’s and the IRB’s requests to adjourn the hearing, the hearing for the IRB’s application to intervene was adjourned to 12 April 2022. However, the court vacated the hearing and the next hearing date was fixed on 18 July 2022. On 18 July 2022, IRB’s application to intervene under Enclosure 17 was struck off with no order as to cost. IRB appealed against the decision by the High Court judge and the matter was fixed at the Court of Appeal on 20 July 2023. However, IRB has withdrawn their appeal and filed a notice of discontinuance.

In the meantime, at the High Court on 8 December 2022, the judge had decided not to grant leave for SDSB to commence judicial review. Pursuant thereto, SDSB had instructed its solicitors to file an Appeal and Motion of Stay. The Motion of Stay at the Court of Appeal was heard and dismissed with cost on 9 February 2023. The judges were of the view that there was no reason to grant a stay as there is no execution proceedings. As for the appeal against the High Court’s decision in dismissing SDSB’s leave application, the Court of Appeal had directed parties to attend the hearing on 19 October 2023. However, the matter did not proceed as SDSB had filed a Notice of Discontinuance on 14 September 2023 in view of the out-of-court settlement between SDSB and the IRB. Both parties had signed the Settlement Agreement pursuant to Sections 101(2), 102(5)(a) and 102(6) of the Income Tax Act 1967 on 12 September 2023. Pursuant to the aforesaid Settlement Agreement, no additional tax liabilities and penalties shall be paid by SDSB relating to the compulsory acquisition of a parcel of land at its former Sri Damansara Club site and that all relevant legal proceedings were withdrawn by parties.

**B. Appeal at the Special Commissioners of Income Tax (“SCIT”)**

On 9 April 2021, SDSB had filed a notice of appeal (“Form Q”) to the IRB in respect of the Form JA for the YA 2018. On 22 September 2021, the Form Q was registered at the SCIT. Accordingly, the SCIT had fixed 22 October 2021 as the first case mention. Subsequently the Court had ordered parties to proceed with the filing of cause papers and attended the case management on 24 March 2022. Following the case management, the court had fixed the hearing date on 10 April 2023 and 11 April 2023. The examination in chief, cross examination and re- examination of SDSB’s witness was conducted on 10 April 2023. Thereafter SCIT adjourned the matter to 19 June 2023 whereby on this date IRB did not call their witness and closed their case. Pursuant thereto, the SCIT has instructed parties to file written submissions and thereafter parties to attend for clarification or decision on 10 November 2023.

However, on 12 September 2023, SDSB entered into a Settlement Agreement pursuant to Sections 101(2), 102(5)(a) and 102(6) of the Income Tax Act 1967 with the IRB. Pursuant to the aforesaid Settlement Agreement, no additional tax liabilities and penalties shall be paid by SDSB relating to the compulsory acquisition of a parcel of land at its former Sri Damansara Club site and that all relevant legal proceedings were withdrawn by parties.

**B9. Dividend Proposed**

The Board is pleased to propose a final single tier dividend payment of 0.7 sen per ordinary share (2023: 0.6 sen per ordinary share) in respect of the financial year ended 31 March 2024, for shareholders' approval at the forthcoming Annual General Meeting. The payment and entitlement dates will be announced at a later date.

**B10. (Loss)/Earnings per Share**

Basic

The basic (loss)/earnings per share is calculated by dividing the net (loss)/profit attributable to owners of the Company for the period by the weighted average number of ordinary shares outstanding during the period.

	Individual Quarter		Cumulative Period	
	31/03/2024	31/03/2023	31/03/2024	31/03/2023
(Loss)/Profit attributable to owners of the Company (RM'000)	(2,677)	9,660	23,414	26,721
Weighted average number of ordinary shares ('000)	2,973,135	2,973,135	2,973,135	2,973,135
Basic (loss)/earnings per share (sen)	(0.09)	0.32	0.79	0.90

29 May 2024