

BERJAYA ASSETS BERHAD
(REGISTRATION NO.: 196001000237) (3907-W)

20 November 2024

UNAUDITED (Q1) INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 30 SEPTEMBER 2024

<u>Table of Contents</u>	Page
Condensed Consolidated Statement of Financial Position	1 - 2
Condensed Consolidated Statement of Profit or Loss	3
Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	4
Condensed Consolidated Statement of Changes in Equity	5
Condensed Consolidated Statement of Cash Flows	6
Notes to the Unaudited Interim Financial Report	7 - 10
Additional Information Required by the Main Market Listing Requirements of Bursa Malaysia Securities Berhad	11 - 17

BERJAYA ASSETS BERHAD
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 30 SEPTEMBER 2024
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	At 30/09/2024	Group At 30/06/2024 (Audited)
	RM'000	RM'000
NON-CURRENT ASSETS		
Property, plant and equipment	217,447	219,405
Right-of-use assets	9,731	10,269
Investment properties	2,105,189	2,106,881
Inventories - land held for development	105,000	105,000
Associated companies	12,401	11,012
Joint ventures	14,532	14,430
Other investments	77,809	77,023
Intangible assets	8,357	8,632
Receivables	3,307	3,307
	<u>2,553,773</u>	<u>2,555,959</u>
CURRENT ASSETS		
Inventories - property development cost	48,638	49,551
Inventories - others	187,293	187,455
Receivables	37,469	37,760
Tax recoverable	97	158
Deposits with licensed banks	28,943	26,199
Cash and bank balances	18,671	19,385
	<u>321,111</u>	<u>320,508</u>
Assets classified as held for sale	204,636	220,653
	<u>525,747</u>	<u>541,161</u>
TOTAL ASSETS	<u><u>3,079,520</u></u>	<u><u>3,097,120</u></u>
EQUITY		
Share capital	1,538,122	1,538,122
Reserves :		
Foreign currency translation reserve	12,210	24,475
Fair value through other comprehensive income ("FVTOCI") reserve	(39,947)	(40,735)
Retained earnings	365,258	362,510
	<u>337,521</u>	<u>346,250</u>
Equity attributable to owners of the Company	1,875,643	1,884,372
Non-controlling interests	(23,425)	(23,220)
Total equity	<u>1,852,218</u>	<u>1,861,152</u>

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**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 30 SEPTEMBER 2024
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)**

	At 30/09/2024	Group At 30/06/2024 (Audited)
	RM'000	RM'000
NON-CURRENT LIABILITIES		
Long term bank borrowings	386,022	392,106
Senior medium term notes	39,907	39,893
Hire purchase liabilities	1,085	1,090
Other long term liabilities	176,237	177,414
Lease liabilities	8,616	8,644
Deferred tax liabilities	160,198	160,240
	772,065	779,387
CURRENT LIABILITIES		
Payables	204,412	203,153
Short term bank borrowings	159,832	164,855
Senior medium term notes	79,875	79,828
Hire purchase liabilities	369	403
Lease liabilities	399	348
Provisions	73	73
Contract liabilities	6,399	6,319
Tax payable	3,878	1,602
	455,237	456,581
Total liabilities	1,227,302	1,235,968
TOTAL EQUITY AND LIABILITIES	3,079,520	3,097,120
<i>Net assets per share attributable to ordinary owners of the Company (sen)</i>	73	74

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 June 2024.

BERJAYA ASSETS BERHAD
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 30 SEPTEMBER 2024
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**

		CURRENT QUARTER ENDED	
		30/09/2024	30/09/2023
	Note	RM'000	RM'000
Revenue		65,340	56,391
Operating expenses		(51,580)	(43,503)
Profit from operations		<u>13,760</u>	<u>12,888</u>
Other income		4,752	1,700
Other expenses		(277)	(276)
Share of results from associated companies		1,389	367
Share of results from joint ventures		653	277
Finance costs		<u>(15,605)</u>	<u>(15,128)</u>
Profit/(Loss) before tax		4,672	(172)
Taxation	B5	<u>(3,005)</u>	<u>(2,904)</u>
Profit/(Loss) net of tax		<u>1,667</u>	<u>(3,076)</u>
Attributable to:			
- Owners of the Company		2,748	(2,261)
- Non-controlling interests		<u>(1,081)</u>	<u>(815)</u>
		<u>1,667</u>	<u>(3,076)</u>
Earnings/(Loss) per share (sen):			
Basic	B10	<u>0.11</u>	<u>(0.09)</u>

The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 30 June 2024.

BERJAYA ASSETS BERHAD
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 30 SEPTEMBER 2024
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME**

	CURRENT QUARTER ENDED	
	30/09/2024	30/09/2023
	RM'000	0 RM'000
Profit/(Loss) net of tax	1,667	(3,076)
<u>Other comprehensive income:</u>		
<u>Item that may be subsequently reclassified to profit or loss</u>		
Currency translation difference	(11,389)	(3,363)
<u>Item that will not be subsequently reclassified to profit or loss</u>		
Net changes in fair value of investments at fair value through other comprehensive income ("FVTOCI")	788	2,965
Total comprehensive income	<u>(8,934)</u>	<u>(3,474)</u>
Attributable to:		
- Owners of the Company	(8,729)	(2,600)
- Non-controlling interests	<u>(205)</u>	<u>(874)</u>
	<u>(8,934)</u>	<u>(3,474)</u>

The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 June 2024.

BERJAYA ASSETS BERHAD
(REGISTRATION NO.: 196001000237) (3907-W)

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 30 SEPTEMBER 2024
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

----- Attributable to the owners of the Company -----

	<--- Non - distributable --->			Distributable			
	Share Capital RM'000	FVTOCI Reserve RM'000	Foreign Currency Translation Reserve RM'000	Retained Earnings RM'000	Equity Funds RM'000	Non- controlling Interests RM'000	Total Equity RM'000
At 1 July 2024	1,538,122	(40,735)	24,475	362,510	1,884,372	(23,220)	1,861,152
Total comprehensive income	-	788	(12,265)	2,748	(8,729)	(205)	(8,934)
At 30 September 2024	<u>1,538,122</u>	<u>(39,947)</u>	<u>12,210</u>	<u>365,258</u>	<u>1,875,643</u>	<u>(23,425)</u>	<u>1,852,218</u>
At 1 July 2023	1,538,122	(87,470)	22,522	422,692	1,895,866	(6,026)	1,889,840
Transfer upon disposal of FVTOCI investment	-	13,731	-	(13,731)	-	-	-
Total comprehensive income	-	2,965	(3,304)	(2,261)	(2,600)	(874)	(3,474)
At 30 September 2023	<u>1,538,122</u>	<u>(70,774)</u>	<u>19,218</u>	<u>406,700</u>	<u>1,893,266</u>	<u>(6,900)</u>	<u>1,886,366</u>

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2024.

BERJAYA ASSETS BERHAD
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 30 SEPTEMBER 2024
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	CURRENT QUARTER	
	ENDED	
	30/09/2024	30/09/2023
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from operations	82,096	58,332
Payments for operating expenses	(66,425)	(46,155)
Tax refunds	1,296	64
Payment of taxes	(1,799)	(1,884)
Other payments	(793)	(606)
Net cash generated from operating activities	<u>14,375</u>	<u>9,751</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Sales of plant and machinery	-	13
Sales of other investments	-	28,595
Acquisition of plant and machinery	(425)	(81)
Additions to investment properties	(42)	(164)
Interest received	223	199
Dividend received	1	33
Other payments	-	(4,000)
Net cash (used in)/generated from investing activities	<u>(243)</u>	<u>24,595</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of bank and other borrowings	14,255	-
Repayment of borrowings and loans	(19,973)	(17,546)
Interest paid	(10,321)	(10,534)
Payment of hire purchase liabilities	(158)	(86)
Payment of lease liabilities	(297)	(227)
Placement with banks as security pledged for borrowings	<u>(4,792)</u>	<u>(7,835)</u>
Net cash used in financing activities	<u>(21,286)</u>	<u>(36,228)</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	(7,154)	(1,882)
EFFECTS OF EXCHANGE RATE CHANGES	(17)	(11)
OPENING CASH AND CASH EQUIVALENTS	30,212	22,235
CLOSING CASH AND CASH EQUIVALENTS	<u>23,041</u>	<u>20,342</u>
The closing cash and cash equivalents comprise the following:		
Deposits with licensed banks	28,943	27,263
Cash and bank balances	<u>18,671</u>	<u>28,232</u>
	47,614	55,495
Less:		
Bank overdrafts	(4,409)	(9,990)
Cash and cash equivalents restricted in usage	<u>(20,164)</u>	<u>(25,163)</u>
	<u>23,041</u>	<u>20,342</u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2024.

NOTES:

- A1 The interim financial report is not audited and has been prepared in compliance with Malaysian Financial Reporting Standards (MFRS) 134 - Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and comply with the requirements of Companies Act 2016 ("CA 2016").

The interim financial report should be read in conjunction with the audited financial statements of the Company for the year ended 30 June 2024, which were prepared under Malaysian Financial Reporting Standards. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions which are significant for understanding the changes in the financial position and performance of the Company since the year ended 30 June 2024.

The accounting policies and methods of computations used in the preparation of the financial statements are consistent with those adopted in the audited financial statements for the year ended 30 June 2024, except for the adoption of new Malaysian Financial Reporting Standards ("MFRSs"), Amendments to MFRSs and Annual Improvements to MFRSs which were effective for the financial periods beginning 1 January 2024.

The Group has not early adopted new or revised standards and amendments to standards that have been issued but not yet effective for the accounting period beginning 1 July 2024.

The initial application of the Amendments to MFRSs, is not expected to have any significant financial impact to the financial statements of the Group upon their first adoption except for the changes in presentation and disclosure of financial information.

- A2 The audit report of the Company's most recent annual audited financial statements did not contain any qualification.
- A3 Our principal business operations are not significantly affected by any seasonal or cyclical factors except for the gaming and recreation businesses that may be favourably impacted by the festive and school holiday seasons respectively.

NOTES (CONTINUED)

- A4 (a) There were no other unusual items as a result of their nature, size or incidence that had affected the financial statements for the financial quarter ended 30 September 2024.
- (b) There were no material changes in estimates of amounts reported in the current financial period ended 30 September 2024.
- A5 There were no issuance and repayment of debts and equity securities, share buy-back, share cancellation, shares held as treasury shares and resale of treasury shares for the financial quarter ended 30 September 2024.
- A6 The Company did not pay any dividend in the financial period ended 30 September 2024.

NOTES (CONTINUED)

A7 Segmental information for the financial quarter ended 30 September 2024:

	External RM '000	Inter - segment RM '000	Total RM '000
REVENUE			
Property development and investment	37,887	-	37,887
Gaming and related activities	15,989	310	16,299
Hotel, recreation and others	11,464	-	11,464
Elimination : Inter-segment revenue	-	(310)	(310)
Total revenue	<u>65,340</u>	<u>-</u>	<u>65,340</u>
RESULTS			RM '000
Property development and investment			16,642
Gaming and related activities			689
Hotel, recreation and others			<u>(2,551)</u>
			14,780
Unallocated corporate expenses			<u>(1,020)</u>
Profit from operations			13,760
Other income			
- property development and investment			1,009
- gaming and related activities			27
- hotel and recreation			422
- unallocated			3,294
			<u>4,752</u>
			18,512
Other expenses			
- gaming and related activities			<u>(277)</u>
			18,235
Share of results after tax from associated companies			1,389
Share of results after tax from joint ventures			653
Finance costs			<u>(15,605)</u>
Profit before tax			4,672
Taxation			<u>(3,005)</u>
Profit for the quarter			<u>1,667</u>

NOTES (CONTINUED)

- A8 There were no material events subsequent to the end of this current quarter that have not been reflected in the financial statements for this current financial quarter.
- A9 There were no material changes in the composition of the Group for the financial quarter ended 30 September 2024 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.
- A10 There were no material changes in contingent liabilities or contingent assets since the last audited statement of financial position as at 30 June 2024.
- A11 There are no changes in capital commitments since the last audited statement of financial position as at 30 June 2024.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD****B1 Review of group performance**

The main operating businesses of the Group are number forecast operation ("NFO") in Sarawak, property development and investment and the operations of hotel and recreation business. The key factors (other than general economic conditions) affecting the performance of the main operating businesses in the Group are as follows:

Property development and investment

- demographic of population, location of the properties, costs of building materials and related services, lending guidelines and interests rates of the financial institutions, rental rates, age and condition of investment properties and the quality of property management.

Hotel and recreation

- room rates, seasonal festive periods and school holidays, locations of the hotel and restaurants, tourism/currency exchange/dining out trends, energy/raw material/other supplies costs, quality of rooms/amenities/service and customer perception.

NFO in Sarawak

- disposable income of the general public, luck factor, illegal gaming and the number of draws in the financial period.

The performance of the Group's operating businesses may be affected should the imposition of restrictive measures be introduced in response to any future pandemic.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B1 Review of group performance (Contd)

The summary results of the Group are as follows:

	3-Month Ended		
	30/09/2024	30/09/2023	+ / (-)
	RM'000	RM'000	%
Revenue	65,340	56,391	16
Profit from operations	13,760	12,888	7
Profit/(Loss) before tax	4,672	(172)	2,816

For the Quarter

The Group registered revenue of RM65.3 million and pre-tax profit of RM4.7 million in the current quarter ended 30 September 2024 as compared to revenue of RM56.4 million and pre-tax loss of RM0.2 million reported in the previous year corresponding quarter.

The Group's revenue was higher in the current quarter under review mainly due to the following:

- (i) higher revenue reported from the property investment business segment due to improvement in occupancy rates and the sales of property from Times Square 2 project recorded in the current quarter;
- (ii) higher revenue reported from the hotel and recreation business segment due to improved hotel occupancy rate and contribution from food and beverage segment; and
- (iii) higher revenue from the jetty operations due to increased ferry slots and higher demand for high speed diesel during the public and school holidays.

These have offset the impact of lower revenue from gaming business segment due to lower number of draws in the current quarter under review.

The Group reported a turn-around pre-tax profit in the current quarter under review primarily due to:

- (i) the improved profit contribution from the property investment and development business segment as well as the hotel and recreation business segment in line with the higher revenue; and
- (ii) the shares of profit from associated and joint venture companies.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**
B2 First Quarter vs Preceding Year's Fourth Quarter

	3-Month Ended		
	30/09/2024	30/06/2024	+ / (-)
	RM'000	RM'000	%
Revenue	65,340	64,391	1
Profit from operations	13,760	9,479	45
Profit/(Loss) before tax	4,672	(30,157)	115

For the current quarter under review, the Group registered revenue of RM65.3 million which was slightly higher than the revenue of RM64.4 million in the preceding quarter ended 30 June 2024. Whereas the Group recorded a pre-tax profit of RM4.7 million in this quarter under review as compared to pre-tax loss of RM30.2 million reported for the preceding quarter.

The Group reported a slightly higher revenue compared to the preceding quarter primarily due to:

- (i) higher revenue reported from property investment business segment due to higher sales recognition from Times Square 2 project in line with the increased percentage of completion; and
- (ii) higher revenue reported from hotel and recreation business segment due to higher room occupancy rate and improved contribution from food and beverage in the current quarter under review.

These have mitigated the impact of lower revenue from gaming business segment due to lower number of draws conducted in the current quarter under review.

The Group reported a turn-around pre-tax profit in the current quarter under review as compared to the pre-tax loss of the preceding quarter mainly due to the improved profit contribution from the operations.

In the preceding quarter, the Group had incurred an unfavorable net fair value loss of investment properties amounting to RM22.5 million and the impairment loss on land held for development amounting to RM3.2 million.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B3 Future Prospects

The global economic growth is expected to be impacted by the geopolitical tensions, inflationary pressures, interest costs and rising energy costs. Despite these challenges, the domestic economy is anticipated to recover at a moderate pace.

Whilst the Directors are cautiously optimistic on the recovery of the domestic economy, the operating results of the Group for the remaining quarters of the financial year ending 30 June 2025 is expected to be satisfactory.

B4 There is no profit forecast or profit guarantee for the financial quarter ended 30 September 2024.

B5 The income tax expenses for the financial quarter ended 30 September 2024 are detailed as follows:

	Current Quarter ended 30/09/2024 RM'000
Malaysian taxation:	
Current period provision	2,840
Deferred tax	(42)
Withholding tax	207
	3,005

The disproportionate tax charge of the Group for the financial quarter ended 30 September 2024 was mainly due to certain expenses being disallowed for tax purposes, as well as non-availability of the Group tax relief in respect of losses incurred by certain subsidiary companies.

B6 There is no corporate exercise announced by the Group but not completed as at the date of this announcement.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B7 The Group borrowings as at 30 September 2024 are as follows:

Secured:	RM'000
Short term bank borrowings	
- Denominated in Ringgit Malaysia	149,031
- Denominated in GBP (£1,953,000) *	10,801
	159,832
Senior medium term notes	79,875
	239,707
Long term bank borrowings	
- Denominated in Ringgit Malaysia	267,826
- Denominated in GBP (£21,371,000) *	118,196
	386,022
Senior medium term notes	39,907
	425,929
Total borrowings	665,636

* *Converted at the exchange rate prevailing as at 30 September 2024.*

B8 There is no pending material litigation since the date of the last audited statement of financial position to the date of this announcement, other than as disclosed below.

Reference is made to Note 42 of the audited financial statements of the Group for the financial year ended 30 June 2024.

BTSSB Tax Litigation

The hearing for MOF Judicial Review at the Court of Appeal was concluded on 21 May 2024 and the Court of Appeal fixed 6 September 2024 for the Decision. On 6 September 2024, the Court of Appeal re-scheduled the date for the Decision to 25 November 2024.

As for the tax appeals at the SCIT, the next mention date is fixed on 27 February 2025.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B8 There is no pending material litigation since the date of the last audited statement of financial position to the date of this announcement, other than as disclosed below.

Reference is made to Note 42 of the audited financial statements of the Group for the financial year ended 30 June 2024.

VCSB Litigation

The trial dates for VCSB Litigation has been fixed on 12, 13, 18 and 20 February 2025. The Judge has fixed the final case management on 14 January 2025.

The above litigations are still on-going.

B9 The Board does not recommend any dividend in the current quarter ended 30 September 2024 (previous year's quarter ended 30 September 2023: Nil).

B10 The earnings/(loss) per share is calculated by dividing profit/(loss) attributable to owners of the Company by the weighted average number of ordinary shares in issue:

	<u>Current Quarter Ended</u>			
	30/09/2024	30/09/2023	30/09/2024	30/09/2023
	RM'000	RM'000	Sen	Sen
Profit/(Loss) for the quarter	<u>2,748</u>	<u>(2,261)</u>		
Weighted average number of ordinary shares ('000)	<u>2,558,276</u>	<u>2,558,276</u>		
Earnings/(Loss) per share			<u>0.11</u>	<u>(0.09)</u>

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B11 Profit/(Loss) before tax is stated after charging/(crediting):

	Current Quarter ended 30/09/2024 RM'000
Interest income	(232)
Dividend income	(1)
Other income excluding dividend and interest income	(4,519)
Depreciation of property, plant and equipment	2,383
Amortisation of intangible assets	<u>275</u>