



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FIRST QUARTER ENDED 30 JUNE 2022 (Unaudited)**

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 30.06.2022 RM'000	Comparative quarter ended 30.06.2021 RM'000	Current three months ended 30.06.2022 RM'000	Comparative three months ended 30.06.2021 RM'000
Revenue	76,550	26,530	76,550	26,530
Cost of sales	(37,415)	(8,544)	(37,415)	(8,544)
Gross profit	39,135	17,986	39,135	17,986
Other income	1,776	7,676	1,776	7,676
Administrative expenses	(10,051)	(14,000)	(10,051)	(14,000)
Selling and marketing expenses	(611)	(411)	(611)	(411)
Other expenses	(23,199)	(7,545)	(23,199)	(7,545)
Operating profit	7,050	3,706	7,050	3,706
Finance costs	(4,957)	(8,679)	(4,957)	(8,679)
Share of results of joint ventures	1,081	(514)	1,081	(514)
Profit/(loss) before tax	3,174	(5,487)	3,174	(5,487)
Income tax expense	(2,319)	(2,733)	(2,319)	(2,733)
Profit/(loss) for the period	855	(8,220)	855	(8,220)
Other comprehensive expense to be reclassified to profit or loss in subsequent periods (net of tax):				
Foreign currency translation	5,277	(1,682)	5,277	(1,682)
Recycled foreign currency translation to profit or loss	-	1,385	-	1,385
Other comprehensive income/(loss) for the period	5,277	(297)	5,277	(297)
Total comprehensive income/(loss) for the period	6,132	(8,517)	6,132	(8,517)
Profit/(loss) attributable to:				
Owners of the parent	(1,649)	(9,098)	(1,649)	(9,098)
Non-controlling interests	2,504	878	2,504	878
Total comprehensive income/(loss) attributable to:				
Owners of the parent	3,628	(9,395)	3,628	(9,395)
Non-controlling interests	2,504	878	2,504	878
	6,132	(8,517)	6,132	(8,517)
Loss per share attributable to owners of the parent:				
Basic (sen)	(0.11)	(0.64)	(0.11)	(0.64)
Diluted (sen)	(0.11)	(0.64)	(0.11)	(0.64)

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 March 2022 and the accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2022(Unaudited)**

	AS AT 30.06.2022 RM'000	AS AT 31.03.2022 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	228,140	231,711
Right-of-use assets	27,427	28,684
Inventories	1,865,092	1,812,500
Investment properties	429,778	435,254
Intangible assets	34	35
Investment in joint ventures	118,869	120,386
Deferred tax assets	42,914	27,433
Trade and other receivables	2,181	2,176
	<u>2,714,435</u>	<u>2,658,179</u>
Current assets		
Inventories	428,997	458,404
Trade and other receivables	65,940	60,693
Prepayments	5,323	6,113
Tax recoverable	3,336	3,387
Contract assets	326	2,321
Contract cost assets	34,344	26,945
Cash and bank balances	144,881	137,991
	<u>683,147</u>	<u>695,854</u>
TOTAL ASSETS	<u>3,397,582</u>	<u>3,354,033</u>
EQUITY AND LIABILITIES		
Current liabilities		
Loans and borrowings	135,313	76,414
Trade and other payables	111,257	93,622
Contract liabilities	160,957	158,895
Lease liabilities	6,675	6,575
Provision for retirement benefits	26	26
Income tax payable	16,241	835
	<u>430,469</u>	<u>336,367</u>
Net current assets	<u>252,678</u>	<u>359,487</u>



**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2022(Unaudited)**

	AS AT 30.06.2022 RM'000	AS AT 31.03.2022 RM'000 (Audited)
EQUITY AND LIABILITIES (CONT'D)		
Non-current liabilities		
Loans and borrowings	1,053,907	1,106,957
Provisions	1,124	1,124
Trade and other payables	18,655	20,712
Contract liabilities	18,494	18,548
Lease liabilities	35,524	37,306
Provision for retirement benefits	521	504
Deferred tax liabilities	41,972	41,731
	<u>1,170,197</u>	<u>1,226,882</u>
TOTAL LIABILITIES	<u>1,600,666</u>	<u>1,563,249</u>
Net assets	<u>1,796,916</u>	<u>1,790,784</u>
Equity attributable to owners of the parent		
Share capital	1,535,185	1,535,185
Treasury shares	(28,160)	(28,160)
Reserves	250,211	246,583
	<u>1,757,236</u>	<u>1,753,608</u>
Non-controlling interests	<u>39,680</u>	<u>37,176</u>
Total Equity	<u>1,796,916</u>	<u>1,790,784</u>
TOTAL EQUITY AND LIABILITIES	<u>3,397,582</u>	<u>3,354,033</u>
Net assets per share attributable to owners of the parent (RM) - Based on number of shares net of treasury shares		
	<u>1.21</u>	<u>1.21</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 March 2022 and the accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL QUARTER ENDED 30 JUNE 2022 (Unaudited)**

	Attributable to owners of the parent							Non- controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	Treasury Shares RM'000	Foreign Currency Translation Reserve RM'000	Other Reserve RM'000	Retained Profits RM'000	Total RM'000			
Financial quarter ended 30 June 2022									
At 1 April 2022	1,535,185	(28,160)	(10,092)	106	256,569	1,753,608	37,176	1,790,784	
(Loss)/profit for the financial quarter	-	-	-	-	(1,649)	(1,649)	2,504	855	
Other comprehensive income	-	-	5,277	-	-	5,277	-	5,277	
Total comprehensive income/(loss) for the financial quarter	-	-	5,277	-	(1,649)	3,628	2,504	6,132	
At 30 June 2022	1,535,185	(28,160)	(4,815)	106	254,920	1,757,236	39,680	1,796,916	

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL QUARTER ENDED 30 JUNE 2021**

	Attributable to owners of the parent							Non-controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	<----- Non-Distributable ----->			Distributable		Total RM'000		
Treasury Shares RM'000		Foreign Currency Translation Reserve RM'000	Other Reserve RM'000	Retained Profits RM'000					
Financial quarter ended 30 June 2021									
At 1 April 2021	1,521,802	(28,160)	(17,055)	106	192,086	1,668,779	47,637	1,716,416	
(Loss)/profit for the financial quarter	-	-	-	-	(9,098)	(9,098)	878	(8,220)	
Other comprehensive loss	-	-	(297)	-	-	(297)	-	(297)	
Total comprehensive (loss)/income for the financial quarter	-	-	(297)	-	(9,098)	(9,395)	878	(8,517)	
At 30 June 2021	1,521,802	(28,160)	(17,352)	106	182,988	1,659,384	48,515	1,707,899	

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 March 2022 and the accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL QUARTER ENDED 30 JUNE 2022 (Unaudited)**

	Quarter ended 30.06.2022 RM'000	Quarter ended 30.06.2021 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/(loss) before tax	3,174	(5,487)
Adjustments for:-		
Allowances for expected credit losses on:		
- trade receivables	-	351
Amortisation of intangible assets	1	3
Depreciation of right-of-use assets	1,257	215
Depreciation of property, plant and equipment	4,268	4,406
Bad debts written off	35	-
Interest expense	4,939	8,613
Reversal of expected credit losses on:		
- trade receivables	(125)	-
Net gain on disposal of property, plant and equipment	-	(45)
Unrealised loss/(gain) on foreign exchange	22,811	(5,237)
Unwinding of discounts - net	(249)	(145)
Net fair value gain on other investments at fair value through profit or loss	-	(602)
Interest income	(673)	(1,154)
Share of results of joint ventures	(1,081)	514
Provision for retirement benefits	17	16
Operating profit before changes in working capital	<u>34,374</u>	<u>1,448</u>
Changes in working capital:-		
Inventories	(34,327)	(26,367)
Receivables	(28,958)	61,634
Payables	21,181	(194,439)
Contract cost assets	<u>10,853</u>	<u>1,087</u>
Cash flows from/(used in) operations	3,123	(156,637)
Interest received	4,615	3,148
Interest paid	(11,193)	(13,432)
Income taxes refunded	2,241	-
Income taxes paid	<u>(4,358)</u>	<u>(3,754)</u>
NET CASH FLOWS USED IN OPERATING ACTIVITIES	<u>(5,572)</u>	<u>(170,675)</u>



**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL QUARTER ENDED 30 JUNE 2022 (Unaudited)**

	Quarter ended 30.06.2022 RM'000	Quarter ended 30.06.2021 RM'000
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(864)	(824)
Purchase of investment properties:		
- subsequent expenditure	(139)	(3)
Proceeds from disposal of property, plant and equipment	-	51
Distribution from joint ventures	2,550	-
NET CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES	1,547	(776)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of borrowings	14,000	265,693
Repayment of borrowings	(6,350)	(205,376)
Repayment of obligations under finance lease	(11)	(120)
Repayment of lease liabilities	(2,001)	(254)
Placement of deposits with licensed banks	(9)	(51,722)
NET CASH FLOWS FROM FINANCING ACTIVITIES	5,629	8,221
Effects of exchange rate changes	5,277	(297)
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	6,881	(163,527)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF FINANCIAL YEAR	121,849	435,281
CASH AND CASH EQUIVALENTS AT THE END OF FINANCIAL QUARTER	128,730	271,754

For the purpose of statement of cash flows, cash and cash equivalents comprise the following:-

Cash and bank balances	144,881	337,592
Less: Restricted cash and bank balances	(16,151)	(65,838)
	128,730	271,754

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 March 2022 and the accompanying explanatory notes attached to the interim financial statements.

A. Explanatory Notes Pursuant to MFRS 134

1. Basis of preparation

The interim financial statements have been prepared on the historical cost convention except for investment properties which have been stated at fair value.

This interim financial report is unaudited and has been prepared in accordance with the requirements of Malaysian Financial Reporting Standards ("MFRS") 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 March 2022 and the explanatory notes. These explanatory notes provide an explanation of the 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 2022.

2. Changes in Accounting Policies

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements for the financial year ended 31 March 2022, except for the adoption of the following new MFRSs and Amendments to MFRSs which are applicable for the Group's financial period beginning 1 April 2022, as disclosed below:

Adoption of MFRSs and Amendments to MFRSs	Effective for annual periods beginning on or after
Annual Improvements to MFRSs 2018- 2020	1 January 2022
MFRS 3 : Reference to the Conceptual Framework (Amendments to MFRS 3)	1 January 2022
MFRS 116 : Proceeds before Intended Use (Amendments to MFRS 116)	1 January 2022
MFRS 137 : Cost of Fulfilling a Contract (Amendments to MFRS 137)	1 January 2022

Adoption of the above standards do not have any significant effect on the financial performance and position of the Group.

Standards issued but not yet effective	Effective for annual periods beginning on or after
MFRS 101 : Classification of Liabilities as Current or Non-current and Disclosure of Accounting Policies (Amendments to MFRS 101)	1 January 2023
MFRS 17 : Insurance Contracts	1 January 2023
MFRS 17 : Amendments to MFRS 17	1 January 2023
MFRS 17 : Initial Application of MFRS 17 and MFRS 9 - Comparative Information (Amendments to MFRS 17)	1 January 2023
MFRS 108 : Definition of Accounting Estimates (Amendments to MFRS 108)	1 January 2023
MFRS 112 : Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments to MFRS 112)	1 January 2023
MFRS 10 and MFRS 128 : Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

At the date of authorisation of these interim financial reports, the above MFRSs and Amendment to MFRSs were issued but not yet effective and have not been applied by the Group for the financial year ending 31 March 2023. The Group expects that the adoption of the standards above will have no material impact on the financial statements in the period of initial application.



A. Explanatory Notes Pursuant to MFRS 134 (cont'd)

3. Auditors' report on preceding audited financial statements

The auditors' report for the annual financial statements of the Group for the financial year ended 31 March 2022 was not subject to any qualification.

4. Seasonality or cyclicity of operations

The business of the Group is not affected in any material way by seasonal or cyclical factors or influence, apart from the general economic conditions in which it operates.

5. Exceptional or unusual items

There were no unusual items during the financial quarter ended 30 June 2022.

6. Changes in estimates

There were no material changes in estimates that have had a material effect in the financial quarter ended 30 June 2022.

7. Debt and equity securities

There were no issuance, cancellation, repurchases, resale and repayments of debt and equity securities in the Company during the financial quarter ended 30 June 2022.

8. Dividends paid

No dividend was paid during the current financial quarter.

9. Segmental information by business segment

<u>Quarter ended</u> <u>30 June 2022</u> RM'000	Properties	Hospitality	Investments and others	Elimination	Total
REVENUE					
External sales	57,429	18,414	707	-	76,550
Inter-segment sales	447	-	3,602	(4,049)	-
Total revenue	57,876	18,414	4,309		76,550
RESULTS					
Segment results	23,083	4,189	(16,608)	(3,614)	7,050
Share of results of joint ventures	1,081	-	-	-	1,081
Finance cost					(4,957)
Profit before tax					3,174



A. Explanatory Notes Pursuant to MFRS 134 (cont'd)

9. Segmental information by business segment (cont'd)

<u>Quarter ended</u> <u>30 June 2021</u> RM'000	Properties	Hospitality	Investments and others	Elimination	Total
REVENUE					
External sales	23,947	2,298	285	-	26,530
Inter-segment sales	468	-	101,952	(102,420)	-
Total revenue	<u>24,415</u>	<u>2,298</u>	<u>102,237</u>		<u>26,530</u>
RESULTS					
Segment results	12,105	(5,743)	98,919	(101,575)	3,706
Share of results of joint ventures	(514)	-	-	-	(514)
Finance cost					<u>(8,679)</u>
Loss before tax					<u>(5,487)</u>

For management purposes, the Group is organised into business units based on their products and services, and has three reportable operating segments as follows:

- (i) Properties - sales, development and investment in residential and commercial properties
- (ii) Hospitality - management and operation of hotel and serviced apartments
- (iii) Investments and others

Segment performance for the current financial quarter as compared to the previous period's corresponding financial quarter

(i) **Properties**

The properties segment recorded revenue of RM57.4 million in the financial quarter ended 30 June 2022 as compared to RM23.9 million in the previous financial quarter ended 30 June 2021, representing an increase of RM33.5 million or 140.2%. The increased revenue was mainly due to higher revenue recognition from the land reclamation of STP2A and the newly launched project, The Meg in the current financial quarter.

Joint venture ("JV") projects namely The Mews, Conlay, The Peak and Avira Garden Terraces contributed a total revenue of RM22.9 million in the financial quarter ended 30 June 2022 as compared to revenue of RM4.0 million achieved in the previous financial quarter ended 30 June 2021, representing an increased of RM18.9 million or 472.5%.

After incorporating revenue recognised from JV projects, the Group's properties segment recorded an aggregate revenue of RM80.3 million in the financial quarter ended 30 June 2022 as compared to an aggregate revenue of RM27.9 million in the financial quarter ended 30 June 2021.

The properties segment recorded operating profit of RM23.1 million for the current financial quarter as compared to operating profit of RM12.1 million in the financial quarter ended 30 June 2021. This represented an increase of RM11.0 million mainly due to higher revenue recognised.



A. Explanatory Notes Pursuant to MFRS 134 (cont'd)

9. Segmental information by business segment (cont'd)

Segment performance for the current financial quarter as compared to the previous period's corresponding financial quarter (cont'd)

(ii) Hospitality

The hospitality segment recorded revenue of RM18.4 million for the financial quarter ended 30 June 2022 as compared to RM2.3 million in the financial quarter ended 30 June 2021. This marked an increase of RM16.1 million or 700.0%. The increase in revenue mainly due to the uplifting of the travel ban for local and international tourists in the current financial quarter. In addition, E&O Residences was re-open in January 2022.

The segment recorded an operating profit of RM4.2 million in the financial quarter ended 30 June 2022 as compared to a loss of RM5.7 million in the financial quarter ended 30 June 2021. The improvement in operating profit in the current quarter was in line with the higher revenue generated.

(iii) Investments and others

The investments and others segment recorded an operating loss of RM16.6 million for the financial quarter ended 30 June 2022 as compared to operating profit of RM98.9 million in the financial quarter ended 30 June 2021, a decrease of RM115.5 million. The operating profit in the previous financial quarter was mainly due to dividend received from the subsidiaries which amounted to approximately RM100.0 million as compared to nil in the current financial quarter. The dividend income was eliminated on the Group basis. In the current financial quarter, the Group recorded an unrealised foreign exchange loss of RM22.8 million due to the weakening of Pound Sterling against the Ringgit Malaysia as compared to an unrealised foreign exchange gain of RM5.2 million in the previous corresponding financial quarter.

10. Valuation of investment properties

The Group adopts the fair value model for its investment properties.

During the current financial quarter, there were no changes on the fair value in the investment properties.

11. Material subsequent events

As at 17 August 2022 (the latest practicable date which is not earlier than 7 days from the issue of this quarterly report), there were no material subsequent events at the end of the financial quarter ended 30 June 2022.

12. Changes in composition of the Group

On 20 April 2022, Junjung Angkasa Sdn Bhd, a indirect wholly-owned subsidiary of E&O, had been voluntarily struck off from Companies Commission of Malaysia pursuant to Section 308 of Companies Act, 1965.

13. Contingent Liabilities

There were no contingent liabilities as at 17 August 2022 (the latest practicable date which is not earlier than 7 days from the issue of this quarterly report), except for the Company which has issued corporate guarantees to banks and financial institutions for banking facilities granted to certain subsidiaries as follows:

	RM'000
Corporate guarantees issued by the Company for banking facilities granted to subsidiaries	<u>1,156,033</u>



A. Explanatory Notes Pursuant to MFRS 134 (cont'd)

14. Capital Commitments

Capital commitments of the Group in respect of capital expenditure are as follows:

	As at 30.06.2022 RM'000	As at 31.03.2022 RM'000
Capital expenditure		
Approved and contracted for		
Land reclamation and infrastructure development	505,487	547,926
Approved but not contracted for		
Property, plant and equipment	220	451

15. Significant Related Party Transactions

Recurrent related party transactions conducted during the current financial quarter ended 30 June 2022 are in accordance with the shareholders' mandate obtained at the last Annual General Meeting of the Company.

B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements

1. Review of performance

The Group achieved revenue of RM76.6 million for the financial quarter ended 30 June 2022 as compared to RM26.5 million recorded in the financial quarter ended 30 June 2021. This represented an increase of RM50.1 million or 189.1%. The increase in revenue was mainly attributed to the properties segment which registered an increase of RM33.5 million and the hospitality segment which registered an increase of RM16.1 million.

The Group posted profit before tax of RM3.2 million for the financial quarter ended 30 June 2022 as compared to loss before tax of RM5.5 million in the financial quarter ended 30 June 2021. This represented an increased of RM8.7 million or 158.2%. The improvement in results in the current financial quarter was mainly due to higher revenue recognition from properties and hospitality segments, lower finance cost and higher share of results of joint ventures. However, the results were dampened by the unrealised foreign exchange loss of RM22.8 million as compared to unrealised foreign exchange gain of RM5.2 million in the previous corresponding financial quarter.

Further explanatory comments on the performance of each of the Group's business segments are provided in Note A9.

2. Variation of results against preceding quarter

	Current quarter ended 30.06.2022 RM'000	Immediate preceding quarter ended 31.03.2022 RM'000	Difference RM'000
Revenue	76,550	56,711	19,839
Gross profit	39,135	28,387	10,748
Operating profit	7,050	94,208	(87,158)
Profit before tax	3,174	87,970	(84,796)

B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)

2. Variation of results against preceding quarter (cont'd)

The Group recorded revenue of RM76.6 million and profit before tax of RM3.2 million for the current financial quarter ended 30 June 2022 as compared to revenue of RM56.7 million and profit before tax of RM88.0 million in the previous quarter. Higher revenue in the current quarter was mainly due to higher revenue recognition from the land reclamation, the newly launched project, The Meg and hospitality segment. Higher profit before tax in the previous quarter was mainly due to the fair value gain on investment properties of RM80.8 million and reversal of impairment on right-of-use asset of RM34.0 million which was offset by an unrealised foreign exchange loss of RM13.8 million.

3. Group's prospects

Our Penang development project, The Meg in Andaman Island continues to enjoy encouraging sales. We have recently soft launched The Peak; a 54 units low rise project in Damansara Heights, Kuala Lumpur. This premier project is expected to attract interest from discerning home purchasers.

Our hospitality properties are experiencing healthy levels of occupancy and improving average room rates due to the reviving business and travel activities in our key market areas. We are hopeful such levels will continue to be maintained.

4. Variance in profit forecast/profit guarantee

The Group did not issue any profit forecast/profit guarantee for the current financial quarter ended 30 June 2022.

5. Taxation

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 30.06.2022	Comparative quarter ended 30.06.2021	Current three months ended 30.06.2022	Comparative three months ended 30.06.2021
	RM'000	RM'000	RM'000	RM'000
Malaysian income tax				
- current	19,800	3,825	19,800	3,825
- in respect of prior years	(2,241)	-	(2,241)	-
Deferred tax	(15,240)	(1,092)	(15,240)	(1,092)
	<u>2,319</u>	<u>2,733</u>	<u>2,319</u>	<u>2,733</u>

The effective tax rate of the Group for the current financial quarter ended 30 June 2022 under review is higher than the statutory rate of 24% mainly due to certain expenses of the Group that are not tax deductible coupled with the recognition of deferred tax assets.

6. Additional disclosures

Included in the condensed consolidated statements of comprehensive income for the year are the following:

	Individual Quarter		Cumulative Quarter	
	Current quarter ended 30.06.2022	Comparative quarter ended 30.06.2021	Current three months ended 30.06.2022	Comparative three months ended 30.06.2021
	RM'000	RM'000	RM'000	RM'000
Interest income	673	1,154	673	1,154
Net of allowance for expected credit losses on receivables	125	(351)	125	(351)
Interest expense	(4,939)	(8,613)	(4,939)	(8,613)
Depreciation and amortisation	(5,526)	(4,624)	(5,526)	(4,624)
Bad debts written off	(35)	-	(35)	-
Unrealised (loss)/gain on foreign exchange	(22,811)	5,237	(22,811)	5,237
Net gain on disposal of property, plant and equipment	-	45	-	45
Unwinding of discounts - net	249	145	249	145
Fair value gain on other investments	-	602	-	602



B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)

7. Status of Corporate Proposals

- a) Corporate proposal announced but not completed as at 17 August 2022.

On 23 February 2022, the Company proposed to undertake a proposed renounceable rights issue of up to RM362,786,470 in nominal value of 5-year 3.80% irredeemable convertible unsecured loan stocks ("ICULS") at 100% of their nominal value of RM0.50 each on the basis of 1 ICULS for every 2 existing ordinary shares in the Company held on an entitlement date to be determined later ("Initial Proposed Rights Issue of ICULS").

On 20 June 2022, the Securities Commission Malaysia ("SC") granted its approval under Section 214(1) of the Capital Markets & Services Act 2007 for the issuance of the ICULS pursuant to the Initial Proposed Rights Issue of ICULS, subject to the compliance with the standard conditions and continuing obligations as stipulated in the SC's Guidelines on the Issuance of Corporate Bonds and Sukuk to Retail Investors.

On 15 August 2022, after further deliberation, the Board has resolved to revise certain key terms of the Initial Proposed Rights Issue of ICULS ("Revisions"). Pursuant to the Revisions, the Proposed Rights Issue of ICULS entails a renounceable rights issue of up to 1,088,359,412 5-year 3.80% ICULS on the basis of 3 ICULS for every 4 existing shares held on the entitlement date. The issue price and conversion price of the ICULS will be determined at a later date. The revised application of the Proposed Rights Issue of ICULS is expected to be submitted to SC within a month from the date of this announcement.

- b) Utilisation of proceeds from the First Tranche of RM1.3 billion Sukuk Murabahah as at 17 August 2022.

On 10 March 2020, the Sukuk Murabahah was successfully issued. The cash proceeds from the Sukuk Murabahah were utilised as follows:

	Proposed utilisation RM'000	Utilised to date RM'000	Deviations* RM'000	Balance to be utilised RM'000	Estimated Timeframe for utilisation
Loan repayment, development cost, infrastructure costs on STP2A, working capital	750,000	512,100	4,307	242,207	Within 42 months
Reclamation cost of STP 2B & 2C, working capital	200,000	33,000	-	167,000	Within 42 months
Repayment of intercompany amount	170,000	170,000	-	-	Within 12 months
Payment of land premium	180,000	175,693	(4,307)	-	Within 12 months
	<u>1,300,000</u>	<u>890,793</u>	<u>-</u>	<u>409,207</u>	

* All the payment of land premium have been fully paid. The balance of RM4.307 million will be utilised for infrastructure costs on STP2A.

B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)

8. Group Borrowings

a) The Group borrowings were as follows:-

	As at 30.06.2022 RM'000	As at 31.03.2022 RM'000
Short Term - Secured		
- Bank overdraft	-	-
- Revolving credit	90,000	40,000
- Term loan	45,266	36,368
- Obligations under finance leases	47	46
	<u>135,313</u>	<u>76,414</u>
Long Term - Secured		
- Revolving credit	-	50,000
- Term loan	203,420	221,068
- Obligations under finance leases	70	82
- Sukuk Murabahah	850,417	835,807
	<u>1,053,907</u>	<u>1,106,957</u>
	<u>1,189,220</u>	<u>1,183,371</u>

b) All the borrowings above were denominated in Ringgit Malaysia, except for the following:-

Short Term Term Loan - Secured Denominated in Pound Sterling (£'000)	4,514	2,847
Long Term Term Loan - Secured Denominated in Pound Sterling (£'000)	9,124	10,768
	<u>13,638</u>	<u>13,615</u>

9. Material Litigation

There were no material litigation which affect the financial position or business of the Group as at 17 August 2022.

10. Dividend

The Board of Directors do not recommend any dividend for the financial quarter ended 30 June 2022.



B. Explanatory Notes required by the Bursa Malaysia's Listing Requirements (cont'd)

11. Loss Per Share

	Individual Quarter		Cumulative Quarter	
	Current	Comparative	Current	Comparative
	quarter	quarter	three months	three months
	ended	ended	ended	ended
	30.06.2022	30.06.2021	30.06.2022	30.06.2021
Basic loss per share				
Loss attributable to owners of the parent (RM'000)	(1,649)	(9,098)	(1,649)	(9,098)
Weighted average number of ordinary shares in issue (unit '000)	1,451,146	1,431,349	1,451,146	1,431,349
Basic loss per share for the quarter (sen)	(0.11)	(0.64)	(0.11)	(0.64)

The Group has no potential ordinary shares in issue as at reporting date and therefore the diluted loss per share is the same as basic loss per share.

BY ORDER OF THE BOARD

Wong Yah Yee
Company Secretary

Kuala Lumpur
24 August 2022