



**SUNSURIA BERHAD**

Registration No.: 196801000641 (8235 - K)

**INTERIM FINANCIAL STATEMENTS**

**FOR THE SECOND QUARTER ENDED 31 MARCH 2022**

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
AND OTHER COMPREHENSIVE INCOME**

	Note	Individual Quarter		Year To Date	
		Current Year 31/03/2022 RM'000 (Unaudited)	Preceding Year 31/03/2021 RM'000 (Unaudited)	Current Year 31/03/2022 RM'000 (Unaudited)	Preceding Year 31/03/2021 RM'000 (Unaudited)
Revenue		74,109	62,951	179,841	110,888
Cost of sales		(48,211)	(40,840)	(124,624)	(72,115)
Gross profit		25,898	22,111	55,217	38,773
Investment Income		1,021	1,512	1,837	3,104
Other income		915	3,292	1,864	5,206
		27,834	26,915	58,918	47,083
Administrative and other expenses		(15,496)	(12,783)	(29,119)	(21,210)
Finance costs		(4,890)	(5,604)	(9,747)	(8,920)
Share of results in associates		-	2	-	2
Profit before taxation		7,448	8,530	20,052	16,955
Income tax expense	B5	(3,168)	(3,609)	(7,475)	(5,541)
Profit after taxation		4,280	4,921	12,577	11,414
Other comprehensive income		-	-	-	-
Total comprehensive income		4,280	4,921	12,577	11,414
<b>Profit after taxation attributable to:</b>					
Owners of the Company		2,719	5,118	10,317	10,442
Non-controlling interests		1,561	(197)	2,260	972
		4,280	4,921	12,577	11,414
<b>Total comprehensive income attributable to:</b>					
Owners of the Company		2,719	5,118	10,317	10,442
Non-controlling interests		1,561	(197)	2,260	972
		4,280	4,921	12,577	11,414
Basic earnings per share attributable to Owners of the Company (sen) :	B9	0.30	0.57	1.15	1.17

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 September 2021 and the accompanying explanatory notes attached to the interim financial statements.

**SUNSURIA BERHAD**

(Registration No.: 196801000641 (8235 - K))

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	As At 31/03/2022 RM'000 (Unaudited)	As At 30/09/2021 RM'000 (Audited)
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Investment in associates	562	562
Other investment	159	159
Property, plant and equipment	25,434	26,843
Investment properties	223,916	215,395
Trade receivables	-	-
Goodwill	14,737	14,737
Inventories - land held for property development	696,885	681,662
Deferred tax assets	15,968	15,959
Right-of-use assets	3,670	3,891
	<b>981,331</b>	<b>959,208</b>
<b>Current Assets</b>		
Inventories - completed units and others	103,278	139,396
Inventories - property development costs	305,088	308,750
Biological assets	15	14
Contract assets	150,883	189,414
Contract costs	26,821	22,222
Trade receivables	97,542	54,811
Other receivables, deposits and prepayments	46,568	30,315
Lease receivables	5	32
Amount owing by related parties	5,159	1,633
Amount owing by an associate	14,327	6,069
Current tax assets	11,426	13,729
Short-term investments	63,367	109,181
Fixed deposits with licensed banks	27,983	26,880
Cash and bank balances	218,897	122,715
	<b>1,071,359</b>	<b>1,025,161</b>
<b>TOTAL ASSETS</b>	<b>2,052,690</b>	<b>1,984,369</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Ordinary share capital	640,288	640,288
Reserves	399,971	389,898
Equity attributable to owners of the Company	<b>1,040,259</b>	1,030,186
Non-controlling interests	18,324	15,820
<b>TOTAL EQUITY</b>	<b>1,058,583</b>	<b>1,046,006</b>



**SUNSURIA BERHAD**

(Registration No.: 196801000641 (8235 - K))

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	As At 31/03/2022 RM'000 (Unaudited)	As At 30/09/2021 RM'000 (Audited)
<b><u>EQUITY AND LIABILITIES (CONTINUED)</u></b>		
<b>Non-Current Liabilities</b>		
Deferred tax liabilities	93,880	96,667
Long-term borrowings	440,172	484,844
Lease liabilities	2,901	3,428
	<u>536,953</u>	<u>584,939</u>
<b>Current Liabilities</b>		
Trade payables	71,460	53,461
Other payables, deposits received and accruals	118,712	115,077
Contract liabilities	59,925	24,946
Amount owing to related parties	80,275	81,680
Amount owing to associate	67,302	30,920
Short-term borrowings	57,260	45,193
Lease liabilities	1,579	1,135
Current tax liabilities	641	1,012
	<u>457,154</u>	<u>353,424</u>
<b>TOTAL LIABILITIES</b>	<b>994,107</b>	<b>938,363</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b><u>2,052,690</u></b>	<b><u>1,984,369</u></b>
<b>Net assets per share attributable to Owners of the Company (RM)</b>	<b><u>1.16</u></b>	<b><u>1.15</u></b>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 September 2021 and the accompanying explanatory notes attached to the interim financial statements.



**SUNSURIA BERHAD**

(Registration No.: 196801000641 (8235 - K))

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

	← Non-distributable →			Distributable			Total Equity RM'000
	Ordinary Share Capital	Warrant Reserve	Capital Reserve	Retained profits	Attributable to Owners of the Company	Non-controlling Interests	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<b>Balance as at 1 October 2021</b>	<b>640,288</b>	-	<b>815</b>	<b>389,083</b>	<b>1,030,186</b>	<b>15,820</b>	<b>1,046,006</b>
<b>Profit after taxation/Total comprehensive income</b>	-	-	-	<b>10,317</b>	<b>10,317</b>	<b>2,260</b>	<b>12,577</b>
<b>Adjustment from changes in non-controlling interest</b>	-	-	-	<b>(244)</b>	<b>(244)</b>	<b>244</b>	-
<b>Balance as at 31 December 2021 (unaudited)</b>	<b>640,288</b>	-	<b>815</b>	<b>399,156</b>	<b>1,040,259</b>	<b>18,324</b>	<b>1,058,583</b>

	← Non-distributable →			Distributable			Total Equity RM'000
	Ordinary Share Capital	Warrant Reserve	Capital Reserve	Retained profits	Attributable to Owners of the Company	Non-controlling Interests	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
Balance as at 1 October 2020	640,288	-	815	387,563	1,028,666	7,335	1,036,001
Profit after taxation/Total comprehensive income	-	-	-	10,442	10,442	972	11,414
Issuance of shares by subsidiary to non-controlling	-	-	-	-	-	4	4
Acquisition of a subsidiary	-	-	-	-	-	10,277	10,277
Dividends paid to equity holders of the Company	-	-	-	(17,918)	(17,918)	-	(17,918)
Dividends paid by subsidiaries to non-controlling interests	-	-	-	-	-	(24)	(24)
Balance as at 31 March 2021 (unaudited)	640,288	-	815	380,087	1,021,190	18,564	1,039,754

The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statements for the year ended 30 September 2021 and the accompanying explanatory notes attached to the interim financial statements.

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	6 months ended	
	31/03/2022 RM'000 (Unaudited)	31/03/2021 RM'000 (Unaudited)
<b>Cash Flows From/(For) Operating Activities</b>		
Profit before taxation	20,052	16,955
Adjustments for:		
Depreciation of:		
- property, plant and equipment	2,692	2,692
- investment properties	188	206
- right-of-use assets	841	512
Impairment loss on:		
- club membership	-	25
- property, plant and equipment	25	-
- right-of-use assets	39	-
Allowance for impairment losses on:		
- other receivables	60	-
Inventories write-down to net realisable value on completed units	176	-
Gain on disposal of:		
- property, plant and equipment	(42)	(20)
- assets classified as held for sale	-	(1,295)
Gain on derecognition of lease liabilities	(55)	(1,205)
Gain on bargain purchase	-	(2,258)
Finance costs	9,747	8,920
Investment income	(1,837)	(1,501)
Fair value (gain)/loss on biological assets	(1)	33
Share of results in associates	-	(2)
Short-term lease expenses	673	-
Low value asset lease expenses	12	-
Operating profit before working capital changes	<u>32,570</u>	<u>23,062</u>
Changes in working capital:		
Decrease in inventories - completed units and others	39,544	4,284
Decrease in inventories - property development costs	4,242	2,811
(Increase)/Decrease in trade and other receivables	(59,017)	3,509
Increase/(Decrease) in trade and other payables	21,634	(341)
Decrease/(Increase) in contract assets	38,531	(2,900)
Increase in contract costs	(4,599)	(162)
Increase in contract liabilities	34,979	892
(Decrease)/Increase in amount owing to related party	(1,405)	50
Increase in amount owing by related party	(3,526)	(478)
(Increase)/Decrease in amount owing by associate	(8,258)	173
Increase in amount owing to associate	36,382	-
Cash from operations	<u>131,077</u>	<u>30,900</u>
Interest paid	(13,640)	(10,733)
Income tax refunded	53	2,774
Income tax paid	(8,208)	(14,516)
Short term lease paid	(673)	-
Low value asset lease paid	(12)	-
Net cash from operating activities	<u>108,597</u>	<u>8,425</u>
<b>Cash Flows From/(For) Investing Activities</b>		
Acquisition of subsidiary, net of cash and cash equivalents acquired	-	1,609
Proceed from issuance of shares to non-controlling interest in subsidiary	-	4
Expenditure incurred on land held for property development	(15,223)	(6,026)
(Placement)/Withdrawal of deposits pledged with licensed banks	(1,104)	7,691
Investment income received	1,837	1,501
Acquisition of:		
- property, plant and equipment	(1,308)	(929)
- investment properties	(8,709)	(16,178)
Net sale proceeds from disposal of:		
- property, plant and equipment	42	82
- assets classified as held for sale	-	4,500
Advance to associate	-	(34)
Net cash for investing activities	<u>(24,465)</u>	<u>(7,780)</u>

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**  
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	6 months ended	
	31/03/2022	31/03/2021
	RM'000	RM'000
	(Unaudited)	(Unaudited)
<b>Cash Flows From/(For) Financing Activities</b>		
Drawdown of loan and borrowings	35,679	23,168
Repayment of loans and borrowings	(68,439)	(34,996)
Repayment of hire purchase obligations	(121)	(87)
Proceeds from issuance of Sukuk Wakalah	-	112,831
Payments for the principal portion of lease liabilities	(884)	(1,705)
Dividends paid to equity holders of the Company	-	(17,918)
Dividend paid to non-controlling interests	-	(24)
Net cash (for)/from financing activities	<u>(33,765)</u>	<u>81,269</u>
<b>Net change in cash &amp; cash equivalents</b>	<b>50,367</b>	<b>81,914</b>
<b>Cash &amp; cash equivalents at the beginning of the financial period</b>	<b>232,138</b>	<b>235,423</b>
<b>Cash &amp; cash equivalents at the end of the financial period</b>	<b><u>282,505</u></b>	<b><u>317,337</u></b>

Cash and cash equivalents at the end of the financial year comprise the following:

	6 months ended	
	31/03/2022	31/03/2021
	RM'000	RM'000
	(Unaudited)	(Unaudited)
Short-term investment	63,367	115,581
Fixed deposits with licensed banks	27,983	29,105
Cash and bank balances	<u>218,897</u>	<u>197,316</u>
	<b>310,247</b>	<b>342,002</b>
Less: Deposit pledged to licensed banks	<u>(27,742)</u>	<u>(24,665)</u>
Total Cash and cash equivalents for the year	<b><u>282,505</u></b>	<b><u>317,337</u></b>

**Notes :**

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 September 2021 and the accompanying explanatory notes attached to the interim financial statements.

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**  
**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD**  
**(“MFRS”) 134**

**A1. Basis of Preparation**

The unaudited interim financial report has been prepared in accordance with the reporting requirements as set out in the Malaysian Financial Reporting Standards (“MFRS”) No. 134 - Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 30 September 2021 which were prepared under the Malaysian Financial Reporting Standards. These 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 30 September 2021.

**A2. Changes in Accounting Policies**

The accounting policies and presentation adopted for this interim report are consistent with those adopted for the audited financials for the financial year ended 30 September 2021, except for the adoption of the following new MFRSs, Amendments to MFRSs and Issues Committee Interpretations (“IC Interpretations”) issued by Malaysia Accounting Standards Board (MASB) that are relevant to its operations and effective for annual financial periods beginning on or after 1 October 2021 as follows:

Amendments to MFRS 9, MFRS 139, Interest Rate Benchmark Reform - Phase 2
MFRS 7, MFRS 4 and MFRS 16
Amendments to MFRS 16                      Covid-19 Related Rent Concessions beyond 30 June 2021

The adoption of these MFRSs, amendments to MFRSs and IC Interpretation did not result in significant changes to the accounting policies of the Group and has no significant effect on the financial performance or position of the Group.

**Standards and Amendments and IC Interpretations in issue but not yet effective**

At the date of authorisation for issue of these financial statements, the new MFRSs, Amendments to MFRSs and IC Interpretations which were in issue but not yet effective and not early adopted by the Group are as listed below:

MFRS 17/Amendments to MFRS 17	Insurance contracts <sup>2</sup>
Amendments to MFRSs	Annual Improvements to MFRSs Standards 2018-2020 <sup>1</sup>
Amendments to MFRS 3	Reference to the Conceptual Framework <sup>1</sup>
Amendments to MFRS 4	Extension of the Temporary Exemption from Applying MFRS 9 <sup>2</sup>
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>3</sup>
Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current <sup>2</sup>
Amendments to MFRS 101	Disclosure on Accounting Policies <sup>2</sup>
Amendments to MFRS 108	Definition of Accounting Estimates <sup>2</sup>
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities from a Single Transactions <sup>2</sup>
Amendments to MFRS 116	Property, Plant and Equipment - Proceeds before Intended Use <sup>1</sup>
Amendments to MFRS 137	Onerous Contracts - Cost of Fulfilling a Contract <sup>1</sup>



**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**  
**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD**  
**(“MFRS”) 134**

**A2. Changes in Accounting Policies (continued)**

- <sup>1</sup> Effective for annual periods beginning on or after 1 January 2022, with earlier application permitted.
- <sup>2</sup> Effective for annual periods beginning on or after 1 January 2023, with earlier application permitted.
- <sup>3</sup> Effective date deferred to a date to be determined and announced.

The abovementioned new MFRSs, Amendments to MFRSs and IC Interpretations will be adopted in the annual financial statements of the Group when they become effective and the Directors anticipate that the adoption of these new MFRSs, Amendments to MFRS and IC Interpretations will have no material impact on the financial statements of the Group in the period of initial application.

**A3. Auditors' Report for the Financial Year Ended 30 September 2021**

The auditors' report on the financial statements for the financial year ended 30 September 2021 was not subject to any qualification.

**A4. Seasonality or Cyclical Factors**

The Group's operations during the financial period under review were not materially affected by any seasonal or cyclical factors.

**A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows**

There were no unusual items that affected the assets, liabilities, equity, net income or cash flows of the Group for the current quarter under review.

**A6. Material Changes in Estimates of Amounts**

There were no changes in estimates that have had any material effect on the results for the current quarter and current financial year under review.

**A7. Debts and Equity Securities**

There were no issuance, cancellation, repurchase, resale or repayment of debt and equity securities during the current quarter under review.

**A8. Dividends Paid and Distributed**

The Company did not pay any dividend for the quarter under review.

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**  
**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD**  
**(“MFRS”) 134**

**A9. Segmental Information**

Segmental information of the Group’s business segments are based on the internal reporting structure presented by the management of the Company. The Group’s business segments include property development, construction, investment holding and others.

The information by geographical location is not presented as the Group operates principally within Malaysia.

Business Segment Analysis (RM'000)	Quarter ended 31 March 2022				Year-to-date ended 31 March 2022			
	Property Development	Construction	Investment Holding and Others	Total	Property Development	Construction	Investment Holding and Others	Total
Revenue								
External revenue	73,307	207	595	<b>74,109</b>	178,101	248	1,492	<b>179,841</b>
Inter-segment revenue	-	38,416	8,837	<b>47,253</b>	542	65,608	15,652	<b>81,802</b>
Consolidation adjustments	72,307	38,623	9,432	<b>121,362</b>	178,643	65,856	17,144	<b>261,643</b>
<b>Consolidated Revenue</b>				<b>(47,253)</b>				<b>(81,802)</b>
				<b>74,109</b>				<b>179,841</b>
Results from Operation	21,922	(288)	(7,388)	<b>14,246</b>	47,753	(336)	(13,897)	<b>33,520</b>
- Depreciation	(1,235)	(60)	(613)	<b>(1,908)</b>	(2,526)	(117)	(1,078)	<b>(3,721)</b>
- Finance Cost	(3,185)	-	(1,705)	<b>(4,890)</b>	(6,291)	-	(3,456)	<b>(9,747)</b>
	17,502	(348)	(9,706)	<b>7,448</b>	38,936	(453)	(18,431)	<b>20,052</b>
<b>Consolidated Profit Before Taxation</b>				<b>7,448</b>				<b>20,052</b>

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**  
**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD**  
**(“MFRS”) 134**

**A9. Segmental Information (continued)**

Business Segment Analysis (RM'000)	Quarter ended 31 March 2021				Year-to-date ended 31 March 2021			
	Property Development	Construction	Investment Holding and Others	Total	Property Development	Construction	Investment Holding and Others	Total
Revenue								
External revenue	58,704	3,813	434	<b>62,951</b>	106,359	3,571	958	<b>110,888</b>
Inter-segment revenue	-	42,718	8,047	<b>50,765</b>	-	76,159	60,173	<b>136,332</b>
	58,704	46,531	8,481	<b>113,716</b>	106,359	79,730	61,131	<b>247,220</b>
Consolidation adjustments				<b>(50,765)</b>				<b>(136,332)</b>
<b>Consolidated Revenue</b>				<b>62,951</b>				<b>110,888</b>
Results from Operation	21,738	41	(5,837)	<b>15,942</b>	37,976	(65)	(8,628)	<b>29,283</b>
- Depreciation	(1,284)	(55)	(471)	<b>(1,810)</b>	(2,361)	(109)	(940)	<b>(3,410)</b>
- Finance Cost	(3,773)	-	(1,831)	<b>(5,604)</b>	(6,433)	-	(2,487)	<b>(8,920)</b>
	16,681	(14)	(8,139)	<b>8,528</b>	29,182	(174)	(12,055)	<b>16,953</b>
Share of results in associates				<b>2</b>				<b>2</b>
<b>Consolidated Profit Before Taxation</b>				<b>8,530</b>				<b>16,955</b>

**A10. Material Events Subsequent to the End of the Financial Period**

There was no material event subsequent to the end of the current quarter and up to the date of this report that has not been reflected in the interim financial statements except for the following:

Sunsuria Residence Sdn. Bhd., a wholly owned subsidiary of the Company, had on 22 April 2022 entered into a Sale and Purchase Agreement (“SPA”) to acquire a piece of vacant leasehold land held under H.S.(D) 5732, PT 10568, Mukim Ijok, Daerah Kuala Selangor, Negeri Selangor, measuring approximately 60.81 acres for a purchase price of RM74,168,740.80, upon the terms and conditions as stipulated in the SPA, for investment and/or development purpose.

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**  
**PART A – EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD**  
**(“MFRS”) 134**

**A11. Changes in the Composition of the Group**

- 1) On 10 January 2022, Intra House (London) Developments Ltd. was incorporated in the United Kingdom as a 75% owned subsidiary of Sunsuria Symphony Sdn. Bhd., who in turn is a wholly-owned subsidiary of Sunsuria Berhad.
- 2) On 6 April 2022, Crescent Eat Pty. Ltd. was incorporated in the Australia as a 100% owned subsidiary of Sunsuria Australia Pty. Ltd.. Sunsuria Australia Pty. Ltd. is a wholly-owned subsidiary of Sunsuria Symphony Sdn. Bhd., who in turn is a wholly owned subsidiary of Sunsuria Berhad.
- 3) On 25 April 2022, Sunsuria Guangxi Real Estate Development Co., Ltd. (“广西征阳置业开发有限公司”) was incorporated in Guang Xi, China as a 51% owned subsidiary of Sunsuria (HK) Limited. Sunsuria (HK) Limited is a wholly owned subsidiary of Sunsuria Arena, who in turn is a wholly owned subsidiary of Sunsuria Berhad.

Save as disclosed above, there were no other changes in the composition of the Group.

**A12. Changes in Contingent Liabilities or Contingent Assets**

There were no changes in contingent liabilities or contingent assets since the last audited financial position as at 30 September 2021.

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B1. Review of Performance**

	3 months ended			6 months ended		
	31/3/2022 RM'000	31/3/2021 RM'000	Changes (RM'000 / %)	31/3/2022 RM'000	31/3/2021 RM'000	Changes (RM'000 / %)
Revenue	<b>74,109</b>	62,951	11,158 / 18%	<b>179,841</b>	110,888	68,953 / 62%
Cost of sales	<b>(48,211)</b>	(40,840)	7,371 / 18%	<b>(124,624)</b>	(72,115)	52,509 / 73%
Gross profit	<b>25,898</b>	22,111	3,787 / 17%	<b>55,217</b>	38,773	16,444 / 42%
Profit before taxation	<b>7,448</b>	8,530	(1,082) / -13%	<b>20,052</b>	16,955	3,097 / 18%
Profit after taxation	<b>4,280</b>	4,921	(641) / -13%	<b>12,577</b>	11,414	1,163 / 10%
Profit attributable to owners of the Company	<b>2,719</b>	5,118	(2,399) / -47%	<b>10,317</b>	10,442	(125) / -1%

The Group's revenue and profit before taxation for the current year's second reporting quarter are RM74.11 million and RM7.45 million respectively as compared to the revenue of RM62.95 million and profit before taxation of RM8.53 million in the previous year's corresponding quarter.

The current quarter's revenue is mainly derived from the sales from Monet Garden coupled with contribution from the on-going projects of Tangerine Suites at Sunsuria City, Forum 2 at Setia Alam as well as Verdura Tower D and E of Bangsar Hill Park @ Lorong Maarof, Bangsar.

The Group's underlying profit before taxation of RM7.45 million for the current quarter is lower than preceding year's corresponding quarter. This is mainly due to increase in general overheads.

The Group reported an increase in revenue and profit before taxation in current reporting year to date as compared to the previous year's corresponding financial period due to the completion of Monet Springtime, sales of Monet Garden and work progress of Verdura Tower D and E of Bangsar Hill Park @ Lorong Maarof, Bangsar.

**B2. Variation of Results against the Preceding Quarter**

	Current Quarter 31/3/2022 RM'000	Immediate Preceding Quarter 31/12/2021 RM'000	Changes (RM'000 / %)
Revenue	<b>74,109</b>	105,732	(31,623) / -30%
Cost of sales	<b>(48,211)</b>	(76,413)	(28,202) / -37%
Gross profit	<b>25,898</b>	29,319	(3,421) / -12%
Profit before taxation	<b>7,448</b>	12,604	(5,156) / -41%
Profit after taxation	<b>4,280</b>	8,297	(4,017) / -48%
Profit after taxation attributable to owners of the Company	<b>2,719</b>	7,598	(4,879) / -64%

Quarter to quarter, the Group's current quarter revenue decreased from RM105.73 million to RM74.11 million and gross profit decreased from RM29.32 million to RM25.90 million. The decrease in revenue is mainly due to the completion of Monet Springtime in the preceding quarter coupled with higher sales of Monet Garden.

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B2. Variation of Results against the Preceding Quarter (continued)**

The revenue contribution for the current quarter is attributed mainly to the sales from Monet Garden coupled with contribution from the on-going projects of Tangerine Suites at Sunsuria City, Forum 2 at Setia Alam as well as Verdura Tower D and E of Bangsar Hill Park @ Lorong Maarof, Bangsar. Profit before taxation decreased from RM12.60 million to RM7.45 million as the Group incurred higher sales and marketing expenses to boost the sales and market awareness as well as increase in general overheads.

**B3. Prospects**

The local and global economic climates remain challenging due to the uncertainties caused by COVID - 19 pandemic. A further escalation of geopolitical tensions, especially between Russia and the West, could lead to further economic disruptions and higher prices.

On 1 April 2022, Malaysia has begun its transition towards the reopening of international borders. The Malaysian economy is expected to improve further in 2022, underpinned by stronger domestic demand and continued expansion in external demand. However, in light of the growing inflationary pressure, consumers are likely to remain cautious in terms of investment and spending. Moreover, labour shortage continues to be a concern in the property development segment.

The Group continues to remain resilient and prudent while continuing to source for new potential land bank with good commercial value as well as other opportunities to diversify within the property development segment.

**B4. Variance from Profit Forecast and Profit Guarantee**

Not applicable as there were no profit forecast and profit guarantee published.

**B5. Income tax expense**

The breakdown of the Malaysian income tax charge is as follows:

	Individual quarter		Year To Date	
	31/3/2022	31/3/2021	31/3/2022	31/3/2021
	RM'000	RM'000	RM'000	RM'000
Current Taxation	5,168	4,274	10,087	8,173
Deferred Taxation	(2,000)	(665)	(2,612)	(2,632)
	<u>3,168</u>	<u>3,609</u>	<u>7,475</u>	<u>5,541</u>

The effective tax rate of the Group for the current quarter and current financial year were higher than the statutory tax rate of 24% mainly due to certain expenses that are not deductible for tax purposes.

**B6. Corporate Proposals**

There were no other corporate proposals announced by the Company that have not been completed as at 30 May 2022 (being the latest practicable date), which is not earlier than 7 days from the date of issuance of these Interim Financial Statements.

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B7. Group Borrowings**

	As at 31/3/2022	As at 30/09/2021
	RM'000	RM'000
Secured short term borrowings	57,260	45,193
Secured long term borrowings	325,536	370,284
Unsecured Sukuk Wakalah	114,636	114,560
Total	<u>497,432</u>	<u>530,037</u>

The Group's borrowings as at 31 March 2022 were denominated in Ringgit Malaysia. There were no borrowings in foreign currency during the financial period under review.

**B8. Material Litigation**

There was no material litigation against the Group as at the reporting date.

**B9. Earnings per share (EPS)**

The basic EPS has been calculated by dividing the Group's net profit attributable to the ordinary equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

	Individual quarter		Year to date	
	31/3/2022	31/3/2021	31/3/2022	31/3/2021
Net profit attributable to owners of the Company (RM'000)	2,719	5,118	10,317	10,442
Weighted average number of ordinary shares in issues ('000)	895,917	895,917	895,917	895,917
Basic EPS (sen)	<u>0.30</u>	<u>0.57</u>	<u>1.15</u>	<u>1.17</u>

The diluted earnings per share of the Group is equal to the basic earnings per share as the Group does not have any dilutive ordinary shares in issue.

**INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 31 MARCH 2022**

**PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BHD**

**B10. Notes to the Statement of Comprehensive Income**

Description	Current quarter 31/3/2022 RM'000	Year-to-date 31/3/2022 RM'000
Profit for the period is arrived at after crediting/(charging) :		
- Interest income	1,021	1,837
- Interest expense	(4,890)	(9,747)
- Depreciation and amortisation	(1,908)	(3,721)
Impairment loss on:		
- property, plant and equipment	(22)	(25)
- right-of-use assets	5	(39)
Allowance for impairment loss on other receivables	(60)	(60)
Gain on disposal of property, plant and equipment	42	42
Gain on derecognition of lease liabilities	55	55
Inventories write-down to net realisable value on completed units	(88)	(176)

BY ORDER OF THE BOARD

Company Secretary  
30 May 2022