

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT
FOR THE THIRD QUARTER ENDED 31 MARCH 2023

(The figures are unaudited)

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2023

	QUARTER ENDED		CUMULATIVE 9 MONTHS	
	31.03.2023 RM'000	31.03.2022 RM'000	31.03.2023 RM'000	31.03.2022 RM'000
Revenue	26,145	27,223	79,999	73,252
Cost of sales	(17,125)	(17,336)	(53,891)	(48,661)
Gross profit	9,020	9,887	26,108	24,591
Other income	1,589	3,516	2,645	2,373
Administrative expenses	(4,279)	(3,228)	(10,157)	(7,401)
Other expenses	(513)	(550)	(6,122)	(993)
Profit before taxation	5,817	9,625	12,474	18,570
Taxation	(1,986)	(1,707)	(5,731)	(4,740)
Profit after taxation	3,831	7,918	6,743	13,830
Profit after taxation attributable to:				
Owners of the Company	1,798	3,386	299	6,679
Non-controlling interest	2,033	4,532	6,444	7,151
	3,831	7,918	6,743	13,830
Earnings per share attributable to owners of the Company:	Sen	Sen	Sen	Sen
Basic/Diluted	0.24	0.46	0.04	0.90

The Condensed Consolidated Statements of Profit or Loss should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENTS OF OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2023**

	QUARTER ENDED		CUMULATIVE 9 MONTHS	
	31.03.2023 RM'000	31.03.2022 RM'000	31.03.2023 RM'000	31.03.2022 RM'000
Profit after taxation	3,831	7,918	6,743	13,830
Other comprehensive income net of tax:				
<i>Item that will not be reclassified subsequently to profit or loss</i>				
Fair value changes of equity instruments	158	118	633	119
<i>Item that will be reclassified subsequently to profit or loss</i>				
Foreign currency translation differences	(386)	(2,509)	4,956	(358)
Other comprehensive (expense)/income	(228)	(2,391)	5,589	(239)
Total comprehensive income	3,603	5,527	12,332	13,591
Attributable to:				
Owners of the Company	1,570	995	5,888	6,440
Non-controlling interest	2,033	4,532	6,444	7,151
	3,603	5,527	12,332	13,591

The Condensed Consolidated Statements of Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 MARCH 2023**

	31.3.2023	30.06.2022
	RM'000	RM'000
		(Audited)
ASSETS		
Non-Current Assets		
Property, plant and equipment	7,878	7,768
Investment properties	30,472	30,397
Inventories	33,930	33,930
Other investments	87,518	86,885
Amount owing by ultimate holding company	16,009	15,542
Deferred tax assets	1,253	1,268
	<u>177,060</u>	<u>175,790</u>
Current Assets		
Inventories	108,688	92,313
Contract costs	1,260	1,490
Trade and other receivables	9,611	16,388
Contract assets	77,764	46,567
Amount owing by ultimate holding company	490	490
Current tax assets	530	433
Deposits, bank balances and cash	74,907	88,898
	<u>273,250</u>	<u>246,579</u>
TOTAL ASSETS	<u>450,310</u>	<u>422,369</u>
EQUITY AND LIABILITIES		
Equity Attributable To Owners Of The Company		
Share capital	162,468	162,468
Treasury shares	(6,301)	(6,301)
Reserves	(2,260)	(7,849)
Retained profits	150,845	154,251
	<u>304,752</u>	<u>302,569</u>
Non-Controlling Interest	97,873	95,533
Total Equity	<u>402,625</u>	<u>398,102</u>
Non-Current Liabilities		
Employee benefits	46	46
Current Liabilities		
Trade and other payables	47,639	24,216
Current tax liabilities	-	5
	<u>47,639</u>	<u>24,221</u>
Total Liabilities	<u>47,685</u>	<u>24,267</u>
TOTAL EQUITY AND LIABILITIES	<u>450,310</u>	<u>422,369</u>
	RM	RM
Net assets per share attributable to owners of the Company	0.41	0.41

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2023**

	Attributable to Owners of the Company				Non-Controlling Interest	Total Equity	
	Share Capital RM'000	Treasury Shares RM'000	Non-Distributable		Total RM'000	RM'000	
			Reserves RM'000	Retained Profits RM'000			RM'000
At 1 July 2022	162,468	(6,301)	(7,849)	154,251	302,569	95,533	398,102
Profit for the financial period	-	-	-	299	299	6,444	6,743
Foreign currency translation differences	-	-	4,956	-	4,956	-	4,956
Fair value changes of equity instruments	-	-	633	-	633	-	633
Total comprehensive income	-	-	5,589	299	5,888	6,444	12,332
Dividend paid	-	-	-	(3,705)	(3,705)	(4,104)	(7,809)
At 31 March 2023	162,468	(6,301)	(2,260)	150,845	304,752	97,873	402,625
At 1 July 2021	162,468	(6,301)	(6,298)	140,945	290,814	91,157	381,971
Profit for the financial period	-	-	-	6,679	6,679	7,151	13,830
Foreign currency translation differences	-	-	(358)	-	(358)	-	(358)
Fair value changes of equity instruments	-	-	119	-	119	-	119
Total comprehensive (expense) /income	-	-	(239)	6,679	6,440	7,151	13,591
Dividend paid	-	-	-	(3,334)	(3,334)	(4,104)	(7,438)
At 31 March 2022	162,468	(6,301)	(6,537)	144,290	293,920	94,204	388,124

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2023**

	CUMULATIVE 9 MONTHS	
	31.03.2023 RM'000	31.03.2022 RM'000
Operating Activities		
Profit before taxation	12,474	18,570
Net adjustments	3,010	(1,854)
Operating profit before working capital changes	15,484	16,716
Net changes in working capital	(17,165)	(10,305)
Cash (for)/from operations	(1,681)	6,411
Interest received	1,928	1,501
Net tax paid	(5,819)	(5,039)
Net cash (for)/from operating activities	(5,572)	2,873
Investing Activities		
Dividend received	24	-
Investment properties	(75)	-
Proceeds from disposal of property, plant and equipment	-	3
Purchase of property, plant and equipment	(551)	(8)
Withdrawal/(Placement) of term deposit with tenure of more than 3 months	5,800	(19,893)
Net cash from/(for) investing activities	5,198	(19,898)
Financing Activities		
Dividend paid	(3,705)	(3,334)
Dividend paid to non-controlling interest of a subsidiary	(4,104)	(4,104)
Net cash for financing activities	(7,809)	(7,438)
Net decrease in cash and cash equivalents	(8,183)	(24,463)
Cash and cash equivalents at beginning of financial period		
As previously reported	83,098	83,996
Effects of exchange rate changes	(8)	223
As restated	83,090	84,219
Cash and cash equivalents at end of financial period	74,907	59,756

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

A. NOTES TO THE INTERIM FINANCIAL REPORT

A1 Basis of Preparation

The condensed consolidated financial statements ("Condensed Report") has been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134 *Interim Financial Reporting*, paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and the requirements of the Companies Act 2016 in Malaysia. The Condensed Report, other than for financial instruments had been prepared under the historical cost convention. Certain financial instruments are carried at fair value in accordance with MFRS 9 *Financial Instruments*.

The Condensed Report should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022. The explanatory notes attached to the Condensed Report provide an explanation of events and transactions that are significant for an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2022.

A2 Significant Accounting Policies

The accounting standards adopted in the preparation of the Condensed Report are consistent with those adopted in the preparation of the Group's audited financial statements for the financial year ended 30 June 2022, except for the following:

MFRSs and/or IC Interpretations (Including The Consequential Amendments)	Effective date
Amendments to MFRS 116: Property, Plant and Equipment - Proceeds before Intended Use	1 January 2022
Amendments to MFRS 3: Reference to the Conceptual Framework	1 January 2022
Amendments to MFRS 137: Onerous Contracts - Cost of Fulfilling a Contract	1 January 2022
Annual Improvements to MFRS Standards 2018 - 2020	1 January 2022

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) did not have any material impact on the Group's financial statements.

The Group has not applied in advance the following accounting standards and/or interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board (MASB) but are not yet effective for the current financial year:

MFRSs and/or IC Interpretations (Including The Consequential Amendments)	Effective date
MFRS 17: Insurance Contracts	1 January 2023
Amendments to MFRS 17: Insurance Contracts	1 January 2023
Amendments to MFRS 17: Initial Application of MFRS 17 and MFRS 9 - Comparative Information	1 January 2023
Amendment to MFRS 101: Classification of Liabilities as Current or Non-current and Disclosure of Accounting Policies	1 January 2023
Amendments to MFRS 108: Definition of Accounting Estimates	1 January 2023
Amendments to MFRS 112: Deferred Tax related to Assets and Liabilities arising from a Single Transaction	1 January 2023
Amendment to MFRS 16: Lease Liability in a Sale and Leaseback	1 January 2024
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group upon their initial application.

A3 Seasonal or Cyclical Factors

The business operations of the Group comprising mainly the development of Bandar Springhill in Negeri Sembilan are not affected by any seasonal factors.

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

A4 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

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

A5 Changes in Estimates

There were no changes in estimates of amounts reported in prior financial year, which may have a material effect during the financial period ended 31 March 2023.

A6 Debt and Equity Securities

As at 31 March 2023, the number of treasury shares held is 23,145,300 ordinary shares.

There were no issuances, repurchases and repayments of debt and equity securities during the current quarter and year ended 31 March 2023.

A7 Dividend Paid

Interim single tier dividend of 0.50 sen per ordinary share in respect of financial year ending 30 June 2023, paid on 21 September 2022

RM'000

3,705

A8 Operating Segments

Nine months ended 31 March 2023

	Properties RM'000	Investment holding RM'000	Total RM'000	Elimination RM'000	Total RM'000
Revenue					
External revenue	79,975	24	79,999	-	79,999
Inter-segment revenue	-	67,768	67,768	(67,768)	-
	<u>79,975</u>	<u>67,792</u>	<u>147,767</u>	<u>(67,768)</u>	<u>79,999</u>
Segment Results					
Profit/(loss) before taxation	20,859	(8,385)	12,474	-	12,474
Taxation	(5,731)	-	(5,731)	-	(5,731)
Profit/(loss) after taxation	<u>15,128</u>	<u>(8,385)</u>	<u>6,743</u>	<u>-</u>	<u>6,743</u>
Assets					
Segment assets	<u>333,864</u>	<u>114,663</u>	<u>448,527</u>	<u>-</u>	<u>448,527</u>
Unallocated assets					<u>1,783</u>
Total assets					<u>450,310</u>

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

A8 Operating Segments (Cont'd)

Nine months ended 31 March 2022

	Properties RM'000	Investment holding RM'000	Total RM'000	Elimination RM'000	Total RM'000
Revenue					
External revenue	73,212	40	73,252	-	73,252
Inter-segment revenue	-	12,306	12,306	(12,306)	-
	73,212	12,346	85,558	(12,306)	73,252
Segment Results					
Profit/(loss) before taxation	21,697	(3,127)	18,570	-	18,570
Taxation	(4,281)	(459)	(4,740)	-	(4,740)
Profit/(loss) after taxation	17,416	(3,586)	13,830	-	13,830
Assets					
Segment assets	306,920	108,721	415,641	-	415,641
Unallocated assets					1,595
Total assets					417,236

A9 Events Subsequent to the End of the Financial Period

There are no material events subsequent to the financial period ended 31 March 2023 that have not been reflected in the financial statements for the said period as of this report's date.

A10 Changes in the Composition of the Group

There were no changes in the composition of the Group during the financial period ended 31 March 2023, other than as disclosed below.

On 19 September 2022, the Company announced that MUI Property Services Sdn Bhd ('MPSB'), a wholly-owned dormant subsidiary of the Company, was placed under members' voluntary winding-up pursuant to Section 439 (1) (b) of Companies Act 2016. The winding-up of MPSB did not have any material financial or operational effect on the earnings and net assets of the Group for the financial year ending 30 June 2023.

A11 Contingent Liabilities

	AS AT	
	31.03.2023 RM'000	30.06.2022 RM'000
Bank guarantees issued by a subsidiary to third parties for utility services	377	267

A12 Capital Commitments

There are no material capital commitments as at the date of this report.

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

B. ADDITIONAL INFORMATION REQUIRED PURSUANT TO BURSA SECURITIES MAIN MARKET LISTING REQUIREMENTS

B1 Review of Performance of the Company and its Principal Subsidiaries

	QUARTER ENDED		Changes %	CUMULATIVE 9 MONTHS		Changes %
	31.03.2023 (Q3 FY23) RM'000	31.03.2022 (Q3 FY22) RM'000		31.03.2023 (9M FY23) RM'000	31.03.2022 (9M FY22) RM'000	
Revenue						
Properties	26,145	27,223	(4)	79,975	73,212	9
Investment holding	-	-	-	24	40	(40)
	26,145	27,223	(4)	79,999	73,252	9
Profit before taxation ("PBT")						
Properties	6,885	8,226	(16)	20,859	21,697	(4)
Investment holding	(1,068)	1,399	(176)	(8,385)	(3,127)	(168)
	5,817	9,625	(40)	12,474	18,570	(33)

Q3 FY23 vs Q3 FY22

The revenue in Q3 FY23 declined by RM1.1 million or 4% compared to Q3 FY22, primarily due to lower revenue from Phase E6 (Aurora & Nova), which was nearing completion. However, this decline was largely offset by higher progress billing from Phases IP-1 (Industrial Park) and E7-3 (Peony 2).

The Group's PBT for Q3 FY23 was lower by RM3.8 million compared to RM9.6 million in Q3 FY22, mainly due to a decrease in net gain on foreign exchange in the investment holding segment. Additionally, the higher operating costs in the properties segment also contributed to the decrease in PBT.

9M FY23 vs 9M FY22

The Group's revenue for 9M FY23 reached RM80.0 million, showing an increase of RM6.8 million compared to RM73.2 million in 9M FY22. This increase was primarily due to higher progress billings from the ongoing development of phases in Bandar Springhill, Negeri Sembilan, particularly E7-3 (Peony 2) and IP-1 (Industrial Park).

However, the Group's PBT for 9M FY23 decreased from RM18.6 million in 9M FY22 to RM12.5 million, reflecting a decline of RM6.1 million mainly due to higher losses on foreign exchange in the investment holding segment.

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

B2 Material Changes in the Quarterly Results Compared with the Results of the Preceding Quarter

	QUARTER ENDED		Changes %
	31.03.2023 (Q3 FY23) RM'000	31.12.2022 (Q2 FY23) RM'000	
	Revenue		
Properties	26,145	29,812	(12)
Investment holding	-	24	(100)
	26,145	29,836	(12)
Profit before taxation ("PBT")			
Properties	6,885	7,671	(10)
Investment holding	(1,068)	(5,410)	80
	5,817	2,261	157

The properties segment's revenue saw a decrease of RM3.7 million, from RM29.8 million in Q2 FY23 to RM26.1 million in Q3 FY23. This decline was mainly attributed to lower progress billings for the ongoing Phases of E5-C (Aurora 2), E5-B (Nebula), and E7-3 (Peony 2).

In contrast, the Group experienced a higher PBT of RM5.8 million in Q3 FY23 compared to RM2.3 million in Q2 FY23, primarily as a result of the appreciation of the Canadian Dollar against the Ringgit Malaysia. This appreciation played a significant role in mitigating the impact of the exchange loss in the previous quarter.

B3 Prospects for the Financial Year Ending 30 June 2023

Based on year to date 31 March 2023 results, the Group's sales for FY 2023 are expected to be sustained in the final quarter in spite of a challenging economic environment. The financial results however will be adversely impacted by foreign exchange losses due to the weakening of the Ringgit Malaysia and increased operating costs.

B4 Variance of Actual Profit from Forecast Profit

Not applicable.

B5 Profit Before Taxation

Included in the profit before taxation were the followings items:

	QUARTER ENDED		Changes %	CUMULATIVE 9 MONTHS		Changes %
	31.03.2023 RM'000	31.03.2022 RM'000		31.03.2023 RM'000	31.03.2022 RM'000	
	Depreciation	(87)		(124)	29.8	
Dividend income	-	-	-	24	40	(40.0)
Gain on disposal of property, plant & equipment	-	-	-	-	3	(100.0)
Property, plant & equipment written off	-	-	-	(27)	-	(100.0)
Interest income	970	602	61.1	2,394	1,501	59.5
Net gain/(loss) on foreign exchange	283	2,867	(90.1)	(5,148)	641	(903.1)
Rental income	21	272	(92.3)	346	490	(29.4)

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

B6 Trade Receivables

- (a) Trade receivables are generally on 30 to 90 days terms.
- (b) The ageing analysis of trade receivables of the Group is as follows:

	31.03.2023 RM'000	AS AT 30.06.2022 RM'000	Changes %
Not past due	3,896	9,055	(57.0)
Past due			
1 to 30 days	279	1,093	(74.5)
31 to 60 days	135	827	(83.7)
61 to 90 days	405	414	(2.2)
91 to 120 days	25	223	(88.8)
More than 120 days	88	1,860	(95.3)
	4,828	13,472	(64.2)

B7 Taxation

Taxation comprises:

	QUARTER ENDED		Changes %	CUMULATIVE 9 MONTHS		Changes %
	31.03.2023 RM'000	31.03.2022 RM'000		31.03.2023 RM'000	31.03.2022 RM'000	
Current taxation	(2,163)	(1,825)	(18.5)	(5,660)	(4,483)	(26.3)
Over provision for prior year	(56)	4	(1,500.0)	(56)	4	(1,500.0)
Deferred taxation	233	114	104.4	(15)	(261)	94.3
	(1,986)	(1,707)	(16.3)	(5,731)	(4,740)	(20.9)

The current tax charge for the financial period ended 31 March 2023 is higher than the statutory rate of tax applicable mainly due to losses incurred by certain subsidiaries where no group relief are available.

B8 Status of Corporate Proposals

The Group has not announced any corporate proposals which have not been completed as at the date of this report.

B9 Earnings Per Share

- (a) Basic earnings per share

The basic earnings per share is calculated by dividing the profit attributable to owners of the Company with the weighted average number of shares in issue during the financial period as follows:

	QUARTER ENDED		CUMULATIVE 9 MONTHS	
	31.03.2023	31.03.2022	31.03.2023	31.03.2022
Profit for the financial period attributable to owners of the Company (RM'000)	1,798	3,386	299	6,679
Weighted average number of ordinary shares in issue ('000)	740,915	740,915	740,915	740,915
Earnings per share (sen)	0.24	0.46	0.04	0.90

- (b) Diluted earnings per share is not disclosed as there is no dilutive potential ordinary shares.

MUI PROPERTIES BERHAD
Registration No. 196501000314 (6113-W)
(Incorporated in Malaysia)

B10 Group Borrowings

As at 31 March 2023, there were no group borrowings.

B11 Derivative Financial Instruments

There are no derivative financial instruments as at the date of this report.

B12 Fair Value Changes of Financial Liabilities

As at 31 March 2023, the Group did not have any financial liabilities measured at fair value through profit or loss.

B13 Material Litigation

There is no material litigation as at the date of this report.

B14 Dividend

On 25 August 2022, the Company announced the first interim single tier dividend of 0.50 sen per ordinary share, amounting to RM3,705,000 in respect of the financial year ending 30 June 2023. The dividend was paid on 21 September 2022 to shareholders whose names appeared in the record of depositors on 12 September 2022.

On 24 May 2023, the Company announced the second interim single tier dividend of 0.50 sen per ordinary share, amounting to RM3,705,000 in respect of the financial year ending 30 June 2023. The dividend will be paid on 5 July 2023 to shareholders whose names appeared in the record of depositors on 26 June 2023.

B15 Auditors' Report

The auditors' report on the financial statements for the financial year ended 30 June 2022 was unmodified.

BY ORDER OF THE BOARD
MUI PROPERTIES BERHAD

Lee Chik Siong
Wong Shuk Fuen
Joint Company Secretaries

Date: 24 May 2023