

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

**INTERIM FINANCIAL REPORT**  
**FOR THE FOURTH QUARTER ENDED 30 JUNE 2023**

(The figures are unaudited)

**CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS**  
**FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023**

	QUARTER ENDED		CUMULATIVE 12 MONTHS	
	30.06.2023 RM'000	30.06.2022 RM'000	30.06.2023 RM'000	30.06.2022 RM'000 (Audited)
Revenue	3,055	14,364	83,054	87,616
Cost of sales	(4,080)	(8,379)	(57,971)	(57,040)
Gross profit/(loss)	(1,025)	5,985	25,083	30,576
Other income	42,539	10,194	45,184	12,567
Administrative expenses	(2,144)	(3,347)	(12,301)	(10,748)
Other expenses	(4,559)	(409)	(10,681)	(1,402)
Profit before taxation	34,811	12,423	47,285	30,993
Taxation	(263)	(1,133)	(5,994)	(5,873)
Profit after taxation	34,548	11,290	41,291	25,120
Profit after taxation attributable to:				
Owners of the Company	35,254	9,961	35,553	16,640
Non-controlling interest	(706)	1,329	5,738	8,480
	34,548	11,290	41,291	25,120
Earnings per share attributable to owners of the Company:	<b>Sen</b>	<b>Sen</b>	<b>Sen</b>	<b>Sen</b>
Basic/Diluted	4.76	1.34	4.80	2.25

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.

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**CONDENSED CONSOLIDATED STATEMENTS OF OTHER COMPREHENSIVE INCOME  
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023**

	<u>QUARTER ENDED</u>		<u>CUMULATIVE 12 MONTHS</u>	
	30.06.2023 RM'000	30.06.2022 RM'000	30.06.2023 RM'000	30.06.2022 RM'000
Profit after taxation	34,548	11,290	41,291	25,120
Other comprehensive income net of tax:				
<i><u>Item that will not be reclassified subsequently to profit or loss</u></i>				
Fair value changes of equity instruments	(237)	(40)	396	79
Revaluation of land and buildings	19,640	-	19,640	-
<i><u>Item that will be reclassified subsequently to profit or loss</u></i>				
Foreign currency translation differences	(6,794)	(1,272)	(1,838)	(1,630)
Other comprehensive income/(expense)	12,609	(1,312)	18,198	(1,551)
Total comprehensive income	<u>47,157</u>	<u>9,978</u>	<u>59,489</u>	<u>23,569</u>
Attributable to:				
Owners of the Company	47,863	8,649	53,751	15,089
Non-controlling interest	(706)	1,329	5,738	8,480
	<u>47,157</u>	<u>9,978</u>	<u>59,489</u>	<u>23,569</u>

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**  
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**CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
AS AT 30 JUNE 2023**

	<b>30.06.2023</b>	<b>30.06.2022</b>
	<b>RM'000</b>	<b>RM'000</b>
		<b>(Audited)</b>
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	32,048	7,768
Investment properties	30,307	30,397
Inventories	28,876	33,930
Other investments	120,463	86,885
Amount owing by ultimate holding company	15,000	15,542
Deferred tax assets	1,104	1,268
	227,798	175,790
<b>Current Assets</b>		
Inventories	115,825	92,313
Contract costs	806	1,490
Trade and other receivables	34,234	16,388
Contract assets	27,231	46,567
Short-term investments	11,143	-
Amount owing by ultimate holding company	490	490
Current tax assets	2,427	433
Deposits, bank balances and cash	63,824	88,898
	255,980	246,579
Assets classified as held for sale	165	-
	256,145	246,579
<b>TOTAL ASSETS</b>	483,943	422,369
<b>EQUITY AND LIABILITIES</b>		
<b>Equity Attributable To Owners Of The Company</b>		
Share capital	162,468	162,468
Treasury shares	(6,301)	(6,301)
Reserves	9,788	(7,849)
Retained profits	182,394	154,251
	348,349	302,569
<b>Non-Controlling Interest</b>	93,624	95,533
<b>Total Equity</b>	441,973	398,102
<b>Non-Current Liabilities</b>	8,068	46
<b>Current Liabilities</b>		
Trade and other payables	33,887	24,216
Current tax liabilities	15	5
	33,902	24,221
<b>Total Liabilities</b>	41,970	24,267
<b>TOTAL EQUITY AND LIABILITIES</b>	483,943	422,369
	<b>RM</b>	<b>RM</b>
Net assets per share attributable to owners of the Company	0.47	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.

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**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY  
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2023**

	Attributable to Owners of the Company				Total	Non- Controlling Interest	Total Equity	
	Share Capital RM'000	Treasury Shares RM'000	Non- Distributable					Total RM'000
			Reserves RM'000	Distributable Retained Profits 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	-	-	-	35,553	35,553	5,738	41,291	
Foreign currency translation differences	-	-	(1,838)	-	(1,838)	-	(1,838)	
Fair value changes of equity instruments	-	-	396	-	396	-	396	
Revaluation of land and buildings	-	-	19,079	-	19,079	561	19,640	
Total comprehensive income	-	-	17,637	35,553	53,190	6,299	59,489	
Dividend paid	-	-	-	(7,410)	(7,410)	(8,208)	(15,618)	
<b>At 30 June 2023</b>	<b>162,468</b>	<b>(6,301)</b>	<b>9,788</b>	<b>182,394</b>	<b>348,349</b>	<b>93,624</b>	<b>441,973</b>	
At 1 July 2021	162,468	(6,301)	(6,298)	140,945	290,814	91,157	381,971	
Profit for the financial period	-	-	-	16,640	16,640	8,480	25,120	
Foreign currency translation differences	-	-	(1,630)	-	(1,630)	-	(1,630)	
Fair value changes of equity instruments	-	-	79	-	79	-	79	
Total comprehensive income /(expense)	-	-	(1,551)	16,640	15,089	8,480	23,569	
Dividend paid	-	-	-	(3,334)	(3,334)	(4,104)	(7,438)	
<b>At 30 June 2022</b>	<b>162,468</b>	<b>(6,301)</b>	<b>(7,849)</b>	<b>154,251</b>	<b>302,569</b>	<b>95,533</b>	<b>398,102</b>	

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.

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**CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2023**

	<b>CUMULATIVE 12 MONTHS</b>	
	<b>30.06.2023 RM'000</b>	<b>30.06.2022 RM'000 (Audited)</b>
<b>Operating Activities</b>		
Profit before taxation	47,285	30,993
Net adjustments	(30,502)	(11,635)
Operating profit before working capital changes	16,783	19,358
Net changes in working capital	(6,088)	(7,721)
Cash from operations	10,695	11,637
Interest received	3,097	1,491
Net tax paid	(7,823)	(6,415)
Net cash from operating activities	5,969	6,713
<b>Investing Activities</b>		
Dividend received	24	40
Investment properties	(75)	(14)
Proceeds from disposal of property, plant and equipment	-	3
Purchase of property, plant and equipment	(591)	(160)
Advance to ultimate holding company	-	(490)
Withdrawal of term deposit with tenure of more than 3 months	5,800	327
Net cash from/(for) investing activities	5,158	(294)
<b>Financing Activities</b>		
Dividend paid	(7,410)	(3,334)
Dividend paid to non-controlling interest of a subsidiary	(8,208)	(4,104)
Net cash for financing activities	(15,618)	(7,438)
Net decrease in cash and cash equivalents	(4,491)	(1,019)
Cash and cash equivalents at beginning of financial period		
As previously reported	83,098	83,996
Effects of exchange rate changes	(3,640)	121
As restated	79,458	84,117
<b>Cash and cash equivalents at end of financial period</b>	<b>74,967</b>	<b>83,098</b>

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.

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**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:

<b>MFRSs and/or IC Interpretations (Including The Consequential Amendments)</b>	<b>Effective date</b>
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:

<b>MFRSs and/or IC Interpretations (Including The Consequential Amendments)</b>	<b>Effective date</b>
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.

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**A2 Significant Accounting Policies (CONT'D)**

**Revaluation of land and building (property, plant and equipment)**

The Group re-assessed its accounting policy for property, plant and equipment with respect to measurement of certain classes of property, plant and equipment after initial recognition. The Group has previously measured all property, plant and equipment using the cost model whereby, after initial recognition of the asset classified as property, plant and equipment, the asset was carried at cost less accumulated depreciation and accumulated impairment losses.

During the financial year ended 30 June 2023, the Group elected to change the method of accounting for land and building classified as property, plant and equipment, as the Group believes that the revaluation model more effectively demonstrates the carrying value of the land and building. In addition, the activity in the property markets in which these assets are located provides observable market data on which reliable fair value estimates can be derived.

After initial recognition, the Group uses the revaluation model, whereby land and building will be measured at fair value at the date of the revaluation less any subsequent accumulated impairment losses. The Group applied the revaluation model prospectively.

The impacts due to recognition of land and buildings in property, plant and equipment at revaluation model is as detailed below:

	<b>Property, plant and equipment RM'000</b>
<b>Carrying amount as at 1 July 2022 *</b>	7,768
Revaluation recognised due to change in accounting policy of land and buildings from cost model to revaluation model	19,079
<b>Revaluation amount as at 1 July 2022</b>	<b>26,847</b>

\* The Group changed the accounting policy with respect to measurement of land and building during the financial year ended 30 June 2023, therefore the fair value of the land and buildings was not measured at 1 July 2021 and 30 June 2022.

**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.

**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 year ended 30 June 2023.

**A6 Debt and Equity Securities**

As at 30 June 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 30 June 2023.

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**A7 Dividend Paid**

**RM'000**

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	3,705
Second interim single tier dividend of 0.50 sen per ordinary share in respect of financial year ending 30 June 2023, paid on 5 July 2023	3,705

**A8 Operating Segments**

**Twelve months ended 30 June 2023**

	Properties RM'000	Investment holding RM'000	Total RM'000	Elimination RM'000	Total RM'000
<b>Revenue</b>					
External revenue	83,030	24	83,054	-	83,054
Inter-segment revenue	-	80,080	80,080	(80,080)	-
	83,030	80,104	163,134	(80,080)	83,054
<b>Segment Results</b>					
Profit/(loss) before taxation	15,793	31,492	47,285	-	47,285
Taxation	(5,983)	(11)	(5,994)	-	(5,994)
Profit/(loss) after taxation	9,810	31,481	41,291	-	41,291
<b>Assets</b>					
Segment assets	326,729	153,683	480,412	-	480,412
Unallocated assets					3,531
Total assets					483,943

**Twelve months ended 30 June 2022**

	Properties RM'000	Investment holding RM'000	Total RM'000	Elimination RM'000	Total RM'000
<b>Revenue</b>					
External revenue	87,576	40	87,616	-	87,616
Inter-segment revenue	-	12,306	12,306	(12,306)	-
	87,576	12,346	99,922	(12,306)	87,616
<b>Segment Results</b>					
Profit/(loss) before taxation	26,050	4,943	30,993	-	30,993
Taxation	(5,847)	(26)	(5,873)	-	(5,873)
Profit/(loss) after taxation	20,203	4,917	25,120	-	25,120
<b>Assets</b>					
Segment assets	304,993	115,676	420,669	-	420,669
Unallocated assets					1,700
Total assets					422,369



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**A9 Events Subsequent to the End of the Financial Year**

On 26 June 2023, the Company announced that Cesuco Trading Limited, a wholly-owned subsidiary of the Company entered into a share purchase agreement ("SPA") with LVH Hospitality Management Limited for the acquisition of 1,000 ordinary shares representing the entire issued share capital of Flamepro Limited for a total purchase consideration of GBP1,750,000 ("Proposed Acquisition").

The Proposed Acquisition has been completed on 3 July 2023 in accordance with the terms and conditions of the SPA.

**A10 Changes in the Composition of the Group**

There were no changes in the composition of the Group during the financial year ended 30 June 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 ended 30 June 2023.

**A11 Contingent Liabilities**

	AS AT	
	30.06.2023	30.06.2022
	RM'000	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.

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**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 12 MONTHS		Changes %
	30.06.2023 (Q4 FY23) RM'000	30.06.2022 (Q4 FY22) RM'000		30.06.2023 (FY23) RM'000	30.06.2022 (FY22) RM'000	
<b>Revenue</b>						
Properties	3,055	14,364	(79)	83,030	87,576	(5)
Investment holding	-	-	-	24	40	(40)
	<b>3,055</b>	<b>14,364</b>	<b>(79)</b>	<b>83,054</b>	<b>87,616</b>	<b>(5)</b>
<b>Profit/(Loss) before taxation ("PBT"/"LBT")</b>						
Properties	(5,066)	4,353	(216)	15,793	26,050	(39)
Investment holding	39,877	8,070	394	31,492	4,943	537
	<b>34,811</b>	<b>12,423</b>	<b>180</b>	<b>47,285</b>	<b>30,993</b>	<b>53</b>

**Q4 FY23 vs Q4 FY22**

The revenue in Q4 FY23 saw a reduction of RM11.3 million or 79% compared to Q4 FY22, largely stemming from decreased revenue from Phase E6 (Aurora & Nova), which was completed in Q4 FY23. The near completion of Phases E5-B (Nebula) and E5-C (Aurora 2) also contributed significantly to the drop in revenue. The revenue for the current quarter was mainly derived from phase E7-3 (Peony 2).

The Group's PBT for Q4 FY23 increased by RM22.4 million compared to RM12.4 million in Q4 FY22, mainly due to the fair value gain on an unquoted investment and higher net gain on foreign exchange in the investment holding segment.

**FY23 vs FY22**

The Group's revenue for FY23 amounted to RM83.1 million, exhibiting a decrease of RM4.6 million compared to RM87.6 million in FY22. This decrease was primarily due to lower progress billings from the ongoing development of phases in Bandar Springhill, Negeri Sembilan. Additionally, Phase E6 (Aurora & Nova) was the main revenue contributor for FY22 and was completed in Q4 FY23.

The Group's PBT increased from RM31.0 million (FY22) to RM47.3 million (FY23), an increase of RM16.3 million mainly due to fair value gain on an unquoted investment and higher net gain on foreign exchange in the investment holding segment.

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

	QUARTER ENDED		Changes %
	30.06.2023 (Q4 FY23) RM'000	31.03.2023 (Q3 FY23) RM'000	
	<b>Revenue</b>		
Properties	3,055	26,145	(88)
Investment holding	-	-	-
	<b>3,055</b>	<b>26,145</b>	<b>(88)</b>
<b>Profit/Loss before taxation ("PBT"/"LBT")</b>			
Properties	(5,066)	6,885	(174)
Investment holding	39,877	(1,068)	3,834
	<b>34,811</b>	<b>5,817</b>	<b>498</b>

The properties segment's revenue saw a decrease of RM23.1 million, from RM26.1 million in Q3 FY23 to RM3.1 million in Q4 FY23. This decline was mainly due to lower progress billings for Phase IP-1 (Industrial Park 1).

The Group experienced a higher PBT of RM34.8 million in Q4 FY23 compared to RM5.8 million in Q3 FY23, primarily due to the fair value gain on an unquoted investment and higher net gain on foreign exchange.

**B3 Prospects for the Financial Year Ending 30 June 2024**

The real estate market, particularly the landed property segment, continues to be positioned for steady growth. West Synergy Sdn Bhd ("WSSB") is confident of increased revenue driven by new launches and unbilled sales. However, management is cautiously mindful of inflationary pressure on construction costs.

WSSB is committed to continuing its strategic planning and development of the remaining 800 acres of landbank for an integrated township in Bandar Springhill. This will comprise mixed developments of residential, commercial and industrial segments, supported by services and amenities including an international school, a full serviced hospital and a planned hotel.

The Group's property division remains confident of WSSB's performance in the development of Bandar Springhill, Negeri Sembilan.

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**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			CUMULATIVE 12 MONTHS		
	30.06.2023 RM'000	30.06.2022 RM'000	Changes %	30.06.2023 RM'000	30.06.2022 RM'000	Changes %
Depreciation	(55)	(102)	46.1	(379)	(390)	2.8
Dividend income	-	-	-	24	40	(40.0)
Gain on disposal of property, plant & equipment	-	-	-	-	3	(100.0)
Property, plant & equipment written off	-	-	-	(27)	-	(100.0)
Fair value gain/(loss) on other investments	26,809	2,210	1,113.1	26,809	2,210	1,113.1
Interest income	702	532	32.0	3,096	2,033	52.3
Impairment on property, plant & equipment	(4,027)	-	(100.0)	(4,027)	-	(100.0)
Net gain/(loss) on foreign exchange	15,009	7,444	101.6	9,818	8,085	21.4
Rental income	346	81	327.2	692	571	21.2

**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:

	30.06.2023 RM'000	AS AT 30.06.2022 RM'000	Changes %
Not past due	14,065	9,055	55.3
Past due			
1 to 30 days	877	1,093	(19.8)
31 to 60 days	4,618	827	458.4
61 to 90 days	146	414	(64.7)
91 to 120 days	-	223	(100.0)
More than 120 days	113	1,860	(93.9)
	19,819	13,472	47.1

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**B7 Taxation**

Taxation comprises:

	QUARTER ENDED		Changes %	CUMULATIVE 12 MONTHS		Changes %
	30.06.2023 RM'000	30.06.2022 RM'000		30.06.2023 RM'000	30.06.2022 RM'000	
Current taxation	(122)	(900)	86.4	(5,782)	(5,383)	(7.4)
Over provision for prior year	(1)	-	(100.0)	(57)	4	(1,525.0)
Deferred taxation	(140)	(233)	39.9	(155)	(494)	68.6
	(263)	(1,133)	76.8	(5,994)	(5,873)	(2.1)

The current tax charge for the financial year ended 30 June 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 12 MONTHS	
	30.06.2023	30.06.2022	30.06.2023	30.06.2022
Profit for the financial period attributable to owners of the Company (RM'000)	35,254	9,961	35,553	16,640
Weighted average number of ordinary shares in issue ('000)	740,915	740,915	740,915	740,915
Earnings per share (sen)	4.76	1.34	4.80	2.25

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

**B10 Group Borrowings**

As at 30 June 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 30 June 2023, the Group did not have any financial liabilities measured at fair value through profit or loss.

**MUI PROPERTIES BERHAD**  
Registration No. 196501000314 (6113-W)  
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**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 ended 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 ended 30 June 2023. The dividend was 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: 29 August 2023**