

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

INTERIM FINANCIAL REPORT
FOR THE SECOND QUARTER ENDED 31 DECEMBER 2023
(The figures are unaudited)

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

	QUARTER ENDED		CUMULATIVE 6 MONTHS	
	31.12.2023 RM'000	31.12.2022 RM'000	31.12.2023 RM'000	31.12.2022 RM'000
Revenue	6,499	29,836	25,569	53,854
Cost of sales	(5,799)	(20,487)	(19,927)	(36,766)
Gross profit	700	9,349	5,642	17,088
Other income	882	771	1,678	1,906
Administrative expenses	(3,051)	(2,836)	(5,833)	(5,878)
Other expenses	(1,710)	(5,023)	(3,282)	(6,459)
(Loss)/Profit before taxation	(3,179)	2,261	(1,795)	6,657
Taxation	(61)	(2,013)	(974)	(3,745)
(Loss)/Profit after taxation	(3,240)	248	(2,769)	2,912
(Loss)/Profit after taxation attributable to:				
Owners of the Company	(3,112)	(2,263)	(3,845)	(1,499)
Non-controlling interest	(128)	2,511	1,076	4,411
	(3,240)	248	(2,769)	2,912
Earnings per share attributable to owners of the Company:	Sen	Sen	Sen	Sen
Basic/Diluted	(0.42)	(0.31)	(0.52)	(0.20)

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 2023 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 DECEMBER 2023**

	QUARTER ENDED		CUMULATIVE 6 MONTHS	
	31.12.2023 RM'000	31.12.2022 RM'000	31.12.2023 RM'000	31.12.2022 RM'000
(Loss)/Profit after taxation	(3,240)	248	(2,769)	2,912
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	(197)	237	119	475
<i>Item that will be reclassified subsequently to profit or loss</i>				
Foreign currency translation differences	1,454	3,684	1,590	5,342
Total other comprehensive income	1,257	3,921	1,709	5,817
Total comprehensive (expense)/income for the financial period	(1,983)	4,169	(1,060)	8,729
Attributable to:				
Owners of the Company	1,257	3,921	1,709	5,817
Non-controlling interest	(3,240)	248	(2,769)	2,912
	(1,983)	4,169	(1,060)	8,729

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 2023 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 DECEMBER 2023**

	31.12.2023 RM'000	30.06.2023 RM'000 (Audited)
ASSETS		
Non-Current Assets		
Property, plant and equipment	42,841	32,048
Investment properties	30,308	30,307
Inventories	28,876	28,876
Other investments	120,582	120,463
Amount owing by ultimate holding company	15,000	15,000
Deferred tax assets	1,109	1,104
Goodwill	13	-
	238,729	227,798
Current Assets		
Inventories	112,184	115,825
Contract costs	870	806
Trade and other receivables	32,680	33,983
Contract assets	17,373	27,231
Amount owing by ultimate holding company	490	490
Amount owing by a related company	420	250
Current tax assets	4,668	2,428
Deposits, bank balances and cash	69,770	74,967
	238,455	255,980
Assets held for sale	165	165
	238,620	256,145
TOTAL ASSETS	477,349	483,943
EQUITY AND LIABILITIES		
Equity Attributable To Owners Of The Company		
Share capital	162,468	162,468
Treasury shares	(6,301)	(6,301)
Reserves	11,496	9,787
Retained profits	178,548	182,393
	346,211	348,347
Non-Controlling Interest	94,700	93,624
Total Equity	440,911	441,971
Non-Current Liabilities		
Employee benefits	49	49
Deferred tax liabilities	8,103	8,020
	8,152	8,069
Current Liabilities		
Trade and other payables	26,571	30,184
Dividend payable	-	3,704
Contract liabilities	1,702	-
Current tax liabilities	13	15
	28,286	33,903
Total Liabilities	36,438	41,972
TOTAL EQUITY AND LIABILITIES	477,349	483,943
	RM	RM
Net assets per share attributable to owners of the Company	0.47	0.47

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2023 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 DECEMBER 2023**

	Attributable to Owners of the Company				Total RM'000	Non- Controlling Interest	Total Equity	
	Share Capital RM'000	Treasury Shares RM'000	Non- Distributable	Distributable		RM'000	RM'000	RM'000
			Reserves RM'000	Retained Profits RM'000				
At 1 July 2023	162,468	(6,301)	9,787	182,393	348,347	93,624	441,971	
(Loss)/Profit for the financial period	-	-	-	(3,845)	(3,845)	1,076	(2,769)	
Foreign currency translation differences	-	-	1,590	-	1,590	-	1,590	
Fair value changes of equity instruments	-	-	119	-	119	-	119	
Total comprehensive income/ (expenses)	-	-	1,709	(3,845)	(2,136)	1,076	(1,060)	
At 31 December 2023	162,468	(6,301)	11,496	178,548	346,211	94,700	440,911	
At 1 July 2022	162,468	(6,301)	(7,849)	154,251	302,569	95,533	398,102	
(Loss)/Profit for the financial period	-	-	-	(1,499)	(1,499)	4,411	2,912	
Foreign currency translation differences	-	-	5,342	-	5,342	-	5,342	
Fair value changes of equity instruments	-	-	475	-	475	-	475	
Total comprehensive income/ (expenses)	-	-	5,817	(1,499)	4,318	4,411	8,729	
Dividend paid	-	-	-	(3,705)	(3,705)	(4,104)	(7,809)	
At 31 December 2022	162,468	(6,301)	(2,032)	149,047	303,182	95,840	399,022	

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2023 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 DECEMBER 2023**

	CUMULATIVE 6 MONTHS	
	31.12.2023 RM'000	31.12.2022 RM'000
Operating Activities		
(Loss)/Profit before taxation	(1,795)	6,657
Net adjustments	758	4,290
	<hr/>	<hr/>
Operating profit before working capital changes	(1,037)	10,947
Net changes in working capital	13,046	(8,462)
	<hr/>	<hr/>
Cash from/(for) operations	12,009	2,485
Interest received	1,036	951
Net tax paid	(3,220)	(3,810)
	<hr/>	<hr/>
Net cash from/(used) in operating activities	9,825	(374)
Investing Activities		
Acquisition of a subsidiary	(10,515)	-
Acquisition of property, plant and equipment	(536)	(425)
Advance to a related company	(170)	-
Dividend received	48	-
Investment properties	-	(75)
Withdrawal of term deposits with tenure of more than 3 months	1,558	5,800
	<hr/>	<hr/>
Net cash (used in)/from investing activities	(9,615)	5,300
Financing Activities		
Dividend paid	(3,705)	(3,705)
Dividend paid to non-controlling interest of a subsidiary	-	(4,104)
	<hr/>	<hr/>
Net cash used in financing activities	(3,705)	(7,809)
	<hr/>	<hr/>
Net (decrease)/increase in cash and cash equivalents	(3,495)	(2,883)
Cash and cash equivalents at beginning of financial period		
As previously reported	69,009	83,098
Effects of exchange rate changes	(144)	30
As restated	<hr/>	<hr/>
	68,865	83,128
	<hr/>	<hr/>
Cash and cash equivalents at end of financial period	<hr/> 65,370	<hr/> 80,245

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2023 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 2023. 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 2023.

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 2023, except for the following:

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: 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	1 January 2023
 Amendments to MFRS 112: International Tax Reform - Pillar Two Model Rules	 1 January 2023

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
Amendment to MFRS 16: Lease Liability in a Sale and Leaseback	1 January 2024
Amendment to MFRS 101: Classification of Liabilities as Current or Non-current	1 January 2024
Amendment to MFRS 101: Non-current Liabilities with Covenants	1 January 2024
Amendment to MFRS 107 and MFRS 7 : Supplier Finance Arrangements	1 January 2024
Amendment to MFRS 121 : Lack of Exchangeability	1 January 2025
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.

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

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 period ended 31 December 2023.

A6 Debt and Equity Securities

As at 31 December 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, share buy-backs and share cancellations for the financial period ended 31 December 2023.

A7 Dividend Paid

CURRENT YEAR TO DATE
RM'000

Second interim dividend of RM0.005 per ordinary share in respect of financial year ended 30 June 2023, paid on 5 July 2023

3,705

A8 Operating Segments

	Properties RM'000	Investment holding RM'000	Total RM'000	Elimination RM'000	Total RM'000
Revenue					
External revenue	25,522	47	25,569	-	25,569
	25,522	47	25,569	-	25,569
Segment Results					
Profit/(loss) before taxation	2,521	(4,316)	(1,795)	-	(1,795)
Taxation	(974)	-	(974)	-	(974)
Profit/(loss) after taxation	1,547	(4,316)	(2,769)	-	(2,769)
Assets					
Segment assets	335,787	135,785	471,572	-	471,572
Unallocated assets					5,777
Total assets					<u>477,349</u>

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

A8 Operating Segments (Cont'd)

Six months ended 31 December 2022

	Properties RM'000	Investment holding RM'000	Total RM'000	Elimination RM'000	Total RM'000
Revenue					
External revenue	53,830	24	53,854	-	53,854
Inter-segment revenue	-	67,768	67,768	(67,768)	-
	53,830	67,792	121,622	(67,768)	53,854
Segment Results					
Profit/(loss) before taxation	13,974	(7,317)	6,657	-	6,657
Taxation	(3,745)	-	(3,745)	-	(3,745)
Profit/(loss) after taxation	10,229	(7,317)	2,912	-	2,912
Assets					
Segment assets	319,668	115,880	435,548	-	435,548
Unallocated assets					1,766
Total assets					437,314

A9 Events Subsequent to the End of the Financial Period

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 period ended 31 December 2023.

A11 Contingent Liabilities

	AS AT	
	31.12.2023 RM'000	30.06.2023 RM'000
Bank guarantees issued by a subsidiary to third parties for utility services	239	377

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 6 MONTHS		Changes %
	31.12.2023 (Q2 FY24) RM'000	31.12.2022 (Q2 FY23) RM'000		31.12.2023 (6M FY24) RM'000	31.12.2022 (6M FY23) RM'000	
Revenue						
Properties	6,452	29,812	(78.4)	25,522	53,830	(52.6)
Investment holding	47	24	95.8	47	24	95.8
	6,499	29,836	(78.2)	25,569	53,854	(52.5)
(Loss)/Profit before taxation ("LBT/(PBT)")						
Properties	(986)	7,671	(112.9)	2,521	13,974	(82.0)
Investment holding	(2,193)	(5,410)	59.5	(4,316)	(7,317)	41.0
	(3,179)	2,261	(240.6)	(1,795)	6,657	(127.0)

Q2 FY24 vs Q2 FY23

The revenue in Q2 FY24 recorded a reduction from RM29.8 million (Q2 FY23) to RM6.5 million by RM23.3 million or 78.4%. The decrease was primarily due to slower progress in billing from the industrial park project (IP1) in Bandar Springhill, Negeri Sembilan. The phases E5-C (Aurora 2), E7-3 (Peony 2), and E5-B (Nebula), which contributed mostly to the revenue in Q2 FY23, are no longer a main contributor in the current period.

Consequently, due to the drop in revenue by RM23.3 million or 78.4% from the properties division as mentioned above, an LBT of RM3.2 million was recorded in Q2 FY24, lower by RM5.4 million as compared to a PBT of RM2.3 million for the corresponding quarter last year.

6M FY24 vs 6M FY23

The Group's revenue for 6M FY24 amounted to RM25.6 million, exhibiting a decrease of RM28.3 million or 52.5% compared to RM53.9 million in 6M FY23. The decrease was primarily due to slower progress in billing from the IP1 in Bandar Springhill, Negeri Sembilan. The phases E5-C (Aurora 2), E7-3 (Peony 2) and E5-B (Nebula), which contributed mostly to the revenue in 6M FY23, are no longer a main contributor in the current period.

The Group recorded an LBT of RM1.8 million in 6M FY24, from a PBT of RM6.7 million in 6M FY23. The decrease of RM8.5 million or 127.0% was mainly due to the lower revenue from the properties division, despite a lower net loss on foreign exchange recorded in 6M FY24.

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		
	31.12.2023 (Q2 FY24)	30.09.2023 (Q1 FY24)	Changes
	RM'000	RM'000	%
Revenue			
Properties	6,452	19,070	(66.2)
Investment holding	47	-	100.0
	6,499	19,070	(66)
(Loss)/Profit before taxation ("LBT/(PBT)")			
Properties	(986)	3,507	(128)
Investment holding	(2,193)	(2,123)	(3.3)
	(3,179)	1,384	(329.7)

The Group's revenue decreased from RM19.1 million in Q1 FY24 to RM6.5 million in Q2 FY24 by RM17.5 million. The decrease was mainly due to slower progress of billings from the industrial park project. Consequently, an LBT of RM3.2 million was recorded for the current quarter.

B3 Prospects for the Financial Year Ending 30 June 2024

West Synergy Sdn Bhd (WSSB) is preparing for several launches against the backdrop of steady growth in the real estate market. We anticipate strong demand particularly in the landed property segment with the support of government initiatives aimed at incentivising first-time buyers.

WSSB is also launching a new concept to Bandar Springhill's industrial landscape, known as Ortus Park which showcases 211 ultra-modern detached and semi-detached factory units.

Integral to our vision of a full-fledged township are essential amenities, such as an international school, a full-service hospital, and a planned hotel, aimed at enhancing the community's quality of life and attracting potential investors. In line with our long-term plans, WSSB is committed to transforming Bandar Springhill into a dynamic town featuring a diverse mix of residential, commercial and industrial properties.

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 6 MONTHS		Changes %
	31.12.2023	31.12.2022	RM'000		31.12.2023	31.12.2022	
	RM'000	RM'000			RM'000	RM'000	
Depreciation	(119)	(117)	(1.7)	(241)	(237)	(1.7)	
Dividend income	48	24	100.0	48	24	100.0	
Property, plant & equipment written off	-	(25)	100.0	-	(27)	100.0	
Interest income	853	704	21.2	1,506	1,424	5.8	
Loss on foreign exchange	(903)	(4,715)	80.8	(1,860)	(5,431)	65.8	
Rental income	169	151	11.9	349	325	7.4	

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:

	31.12.2023 RM'000	AS AT 30.06.2023 RM'000	Changes %
Not past due	7,264	14,065	(48.4)
Past due			
1 to 30 days	5,295	877	503.8
31 to 60 days	326	4,618	(92.9)
61 to 90 days	7,917	146	5,322.6
91 to 120 days	665	-	100.0
More than 120 days	1,019	113	801.8
	<u>22,486</u>	<u>19,819</u>	<u>13.5</u>

B7 Taxation

Taxation comprises:

	QUARTER ENDED		Changes	CUMULATIVE 6 MONTHS		Changes
	31.12.2023 RM'000	31.12.2022 RM'000	%	31.12.2023 RM'000	31.12.2022 RM'000	%
Current taxation	(17)	(1,938)	99.1	(979)	(3,497)	72.0
Deferred taxation	(44)	(75)	41.3	5	(248)	102.0
	<u>(61)</u>	<u>(2,013)</u>	<u>97.0</u>	<u>(974)</u>	<u>(3,745)</u>	<u>74.0</u>

The current tax charge for the financial period ended 31 December 2023 is lower 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, other than as disclosed below.

On 29 November 2023, the company announced that its indirect 60%-owned subsidiary, West Synergy Sdn Bhd entered into a joint venture agreement ("JVA") with Century Marque Sdn Bhd to jointly undertake a development of semi-detached factories and detached factories on a piece of freehold land held under Geran 159972, Lot 8318, Mukim Jimah, Daerah Port Dickson, Negeri Sembilan measuring approximately 25.23 hectares subject to and upon the terms and conditions of the JVA. The JVA has completed as at the reporting date.

B9 Earnings/(Loss) Per Share

- (a) Basic earnings per share

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

	QUARTER ENDED		CUMULATIVE 6 MONTHS	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
(Loss) for the financial period attributable to owners of the Company (RM'000)	(3,112)	(2,263)	(3,845)	(1,499)
Weighted average number of ordinary shares in issue ('000)	740,915	740,915	740,915	740,915
(Loss) per share (sen)	<u>(0.42)</u>	<u>(0.31)</u>	<u>(0.52)</u>	<u>(0.20)</u>

- (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 December 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 December 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

Second interim dividend of RM0.005 per ordinary share in respect of financial year ended 30 June 2023, paid on 5 July 2023

CURRENT YEAR TO DATE
RM'000
<u>3,705</u>

B15 Auditors' Report

The auditors' report on the financial statements for the financial year ended 30 June 2023 was unmodified.

BY ORDER OF THE BOARD
MUI PROPERTIES BERHAD

Lee Chik Siong
Wong Shuk Fuen
Joint Company Secretaries

Date: 22 February 2024