

# **ORIENTAL HOLDINGS BERHAD**

**(Registration No. 196301000446 (5286-U))**

**(Incorporated in Malaysia)**

**FINANCIAL REPORT**

**31 MARCH 2024**

**ORIENTAL HOLDINGS BERHAD**  
**(Registration No. 196301000446 (5286-U))**  
**(Incorporated in Malaysia)**

**INTERIM FINANCIAL REPORT**  
**31 MARCH 2024**

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# ORIENTAL HOLDINGS BERHAD

(Registration No. 196301000446 (5286-U))

(Incorporated in Malaysia)

## CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2024

	As at End of Current Quarter 31 Mar 2024 RM'000 (Unaudited)	As at Preceding Financial Year End 31 Dec 2023 RM'000 (Audited)	Changes %
<b>Assets</b>			
Property, plant and equipment	2,546,046	2,136,537	19.2
Right-of-use assets	732,155	735,669	-0.5
Investment properties	1,086,659	1,078,701	0.7
Intangible assets	22,579	22,806	-1.0
Investments in associates	644,733	640,048	0.7
Other investments	435,102	510,179	-14.7
Deferred tax assets	136,915	136,953	0.0
Inventories	35,894	35,893	0.0
Other receivables	30,080	30,641	-1.8
<b>Total non-current assets</b>	<u>5,670,163</u>	<u>5,327,427</u>	6.4
Inventories	317,247	275,678	15.1
Biological assets	11,944	11,944	0.0
Trade and other receivables	929,652	550,932	68.7
Deferred tax assets	-	46,590	-100.0
Current tax assets	34,414	38,594	-10.8
Other investments	1,527,972	2,723,329	-43.9
Cash and cash equivalents	4,337,418	2,651,509	63.6
Assets classified as held for sale	-	31,034	-100.0
<b>Total current assets</b>	<u>7,158,647</u>	<u>6,329,610</u>	13.1
<b>Total assets</b>	<u><u>12,828,810</u></u>	<u><u>11,657,037</u></u>	10.1
<b>Equity</b>			
Share capital	620,462	620,462	0.0
Reserves	1,619,307	1,695,078	-4.5
Retained earnings	5,586,820	5,267,344	6.1
Treasury stocks	(249)	(249)	0.0
<b>Total equity attributable to stockholders of the Company</b>	<u>7,826,340</u>	<u>7,582,635</u>	3.2
<b>Non-controlling interests</b>	<u>535,765</u>	<u>527,699</u>	1.5
<b>Total equity</b>	<u><u>8,362,105</u></u>	<u><u>8,110,334</u></u>	3.1
<b>Liabilities</b>			
Borrowings	1,251,317	917,583	36.4
Lease liabilities	18,232	19,873	-8.3
Contract liabilities	49,269	39,570	24.5
Retirement benefits	31,487	31,183	1.0
Deferred tax liabilities	159,868	158,223	1.0
<b>Total non-current liabilities</b>	<u>1,510,173</u>	<u>1,166,432</u>	29.5
Borrowings	1,993,581	1,818,326	9.6
Lease liabilities	5,641	5,087	10.9
Current tax liabilities	137,720	126,895	8.5
Trade and other payables	817,444	416,854	96.1
Contract liabilities	2,146	13,109	-83.6
<b>Total current liabilities</b>	<u>2,956,532</u>	<u>2,380,271</u>	24.2
<b>Total liabilities</b>	<u>4,466,705</u>	<u>3,546,703</u>	25.9
<b>Total equity and liabilities</b>	<u><u>12,828,810</u></u>	<u><u>11,657,037</u></u>	10.1
Net assets per stock (sen)	1261.51	1222.23	3.2

The selected explanatory notes form an integral part of, and, should be read in conjunction with, this interim financial report.



## ORIENTAL HOLDINGS BERHAD

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### CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 MARCH 2024

	Individual Quarter		Changes %	Cumulative Quarters		Changes %
	Current Year Quarter 31 Mar 2024 RM'000 (Unaudited)	Preceding Year Quarter 31 Mar 2023 RM'000 (Unaudited)		Current Year To Date (One quarter to 31 Mar 2024) RM'000 (Unaudited)	Preceding Year To Date (One quarter to 31 Mar 2023) RM'000 (Unaudited)	
<b>Revenue</b>	1,189,327	964,409	23.3	1,189,327	964,409	23.3
<b>Results from operating activities</b>	427,555	144,366	196.2	427,555	144,366	196.2
Finance costs	(18,256)	(10,093)	80.9	(18,256)	(10,093)	80.9
Share of profits after tax of equity accounted associates	4,122	18,402	(77.6)	4,122	18,402	(77.6)
<b>Profit before taxation</b>	413,421	152,675	170.8	413,421	152,675	170.8
Tax expense	(85,499)	(21,206)	303.2	(85,499)	(21,206)	303.2
<b>Profit from continuing operations</b>	327,922	131,469	149.4	327,922	131,469	149.4
<b>Other comprehensive income/ (expense), net of tax</b>						
Foreign currency translation differences for foreign operations :						
- (loss)/ gain during the period	(12,132)	84,499	(114.4)	(12,132)	84,499	(114.4)
Foreign currency translation differences realised on liquidation of a subsidiary	-	2,409	(100.0)	-	2,409	(100.0)
Fair value (loss)/ gain of equity instruments designated at fair value through other comprehensive income	(63,749)	1,374	(4,739.7)	(63,749)	1,374	(4,739.7)
<b>Other comprehensive (expense)/ income for the period, net of tax</b>	(75,881)	88,282	(186.0)	(75,881)	88,282	(186.0)
<b>Total comprehensive income for the period</b>	252,041	219,751	14.7	252,041	219,751	14.7
<b>Profit attributable to:</b>						
Stockholders of the Company	319,476	94,236	239.0	319,476	94,236	239.0
Non-controlling interests	8,446	37,233	(77.3)	8,446	37,233	(77.3)
<b>Profit for the period</b>	327,922	131,469	149.4	327,922	131,469	149.4
<b>Total comprehensive income attributable to:</b>						
Stockholders of the Company	243,705	157,248	55.0	243,705	157,248	55.0
Non-controlling interests	8,336	62,503	(86.7)	8,336	62,503	(86.7)
<b>Total comprehensive income for the period</b>	252,041	219,751	14.7	252,041	219,751	14.7
<i>Weighted average number of stocks in issue ('000)</i>	620,362	620,362		620,362	620,362	
Basic earnings per stock (sen) (based on the weighted average number of stocks)	51.50	15.19	239.0	51.50	15.19	239.0

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## ORIENTAL HOLDINGS BERHAD

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### CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE PERIOD ENDED 31 MARCH 2024

	Individual Quarter		Cumulative Quarters	
	Current Year Quarter 31 Mar 2024 RM'000 (Unaudited)	Preceding Year Quarter 31 Mar 2023 RM'000 (Unaudited)	Current Year To Date (One quarter to 31 Mar 2024) RM'000 (Unaudited)	Preceding Year To Date (One quarter to 31 Mar 2023) RM'000 (Unaudited)
Included in the Total Comprehensive Expense/Income for the period are the followings :				
Interest income	(43,806)	(35,484)	(43,806)	(35,484)
Other income including investment income	(460)	(695)	(460)	(695)
Interest expense	18,256	10,093	18,256	10,093
Depreciation and amortisation	59,264	37,830	59,264	37,830
Bad debts written off	248	15	248	15
(Reversal of write down)/ Write down of inventories	(3,241)	511	(3,241)	511
Property, plant and equipment write off	24	2,310	24	2,310
(Gain)/ Loss on disposal of investments	(91)	181	(91)	181
Gain on liquidation of a subsidiary	-	(3,097)	-	(3,097)
Gain on disposal of property, plant and equipment	(335)	(2,710)	(335)	(2,710)
Gain on disposal of assets classified as held for sale	(209,848)	-	(209,848)	-
Provision of impairment loss on assets	-	1,248	-	1,248
Unrealised foreign exchange (gain)/ loss	(35,682)	(25,533)	(35,682)	(25,533)
Realised foreign exchange (gain)/ loss	(8,273)	534	(8,273)	534

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### CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 31 MARCH 2024

	← Attributable to stockholders of the Company →						Total	Non-controlling interests	Total equity
	Share capital	Translation reserve	Fair value reserve	Treasury stocks	Retained earnings	Capital reserve			
<i>In thousands of RM</i>									
At 1 January 2023	620,462	1,021,261	213,313	(249)	5,062,305	40,248	6,957,340	1,050,197	8,007,537
Foreign currency translation differences for foreign operations	-	59,945	-	-	-	-	59,945	24,554	84,499
Fair value of financial assets	-	-	658	-	-	-	658	716	1,374
Foreign currency translation differences realised on liquidation of a subsidiary	-	2,409	-	-	-	-	2,409	-	2,409
Total other comprehensive income for the period	-	62,354	658	-	-	-	63,012	25,270	88,282
Profit for the period	-	-	-	-	94,236	-	94,236	37,233	131,469
Total comprehensive income for the period	-	62,354	658	-	94,236	-	157,248	62,503	219,751
Liquidation of a subsidiary	-	-	-	-	-	-	-	(5,510)	(5,510)
Total transactions with owners	-	-	-	-	-	-	-	(5,510)	(5,510)
At 31 March 2023	620,462	1,083,615	213,971	(249)	5,156,541	40,248	7,114,588	1,107,190	8,221,778
<i>In thousands of RM</i>									
At 1 January 2024	620,462	1,268,408	386,422	(249)	5,267,344	40,248	7,582,635	527,699	8,110,334
Foreign currency translation differences for foreign operations	-	(12,022)	-	-	-	-	(12,022)	(110)	(12,132)
Fair value of financial assets	-	-	(63,749)	-	-	-	(63,749)	-	(63,749)
Total other comprehensive expense for the period	-	(12,022)	(63,749)	-	-	-	(75,771)	(110)	(75,881)
Profit for the period	-	-	-	-	319,476	-	319,476	8,446	327,922
Total comprehensive income for the period	-	(12,022)	(63,749)	-	319,476	-	243,705	8,336	252,041
Acquisition of non-controlling interest in a subsidiary	-	-	-	-	-	-	-	(270)	(270)
Total transactions with owners	-	-	-	-	-	-	-	(270)	(270)
At 31 March 2024	620,462	1,256,386	322,673	(249)	5,586,820	40,248	7,826,340	535,765	8,362,105

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## ORIENTAL HOLDINGS BERHAD

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### CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED 31 MARCH 2024

	Current Year To Date (One quarter to 31 Mar 2024) RM'000 (Unaudited)	Preceding Year To Date (One quarter to 31 Mar 2023) RM'000 (Unaudited)
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before tax	413,421	152,675
Adjustments for:		
Non-cash items	65,477	10,691
Non-operating items	(240,540)	(50,114)
Operating profit before working capital changes	238,358	113,252
Changes in working capital	(19,892)	(60,904)
Cash flows from operating activities	218,466	52,348
Dividend received, net	420	537
Tax paid	(22,679)	(26,158)
Payment of retirement benefits	(469)	(124)
<i>Net cash flows from operating activities</i>	195,738	26,603
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Capital expenditure	(504,154)	(55,138)
Proceeds from disposal of assets classified as held for sale	240,318	-
Purchase of investments	(315,588)	(67,514)
Proceeds from disposal of investments	282,112	16,209
Interest received	48,635	33,419
Net cash outflow on liquidation of a subsidiary	-	(15)
Decrease in short term investments, net	1,242,856	303,628
<i>Net cash flows from investing activities</i>	994,179	230,589

**CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd)**

	<b>Current Year To Date (One quarter to 31 Mar 2024) RM'000 (Unaudited)</b>	<b>Current Year To Date (One quarter to 31 Mar 2023) RM'000 (Unaudited)</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Bank borrowings (net)	519,468	(101,217)
Lease liabilities (net)	(7,286)	(1,416)
Fixed deposits pledged for banking facilities	(45,041)	(29,284)
Interest paid	(20,593)	(13,943)
<i>Net cash flows from/ (used in) financing activities</i>	446,548	(145,860)
Net increase in cash and cash equivalents	1,636,465	111,332
Cash and cash equivalents at 1 January	1,872,866	2,514,868
Effects of exchange rates on cash and cash equivalents	4,403	100,514
Cash and cash equivalents at 31 March (Note 1)	<u>3,513,734</u>	<u>2,726,714</u>

**NOTE**

1 Cash and cash equivalents consist of: -

	<b>RM'000</b>	<b>RM'000</b>
Cash and bank balances	828,822	693,784
Fixed deposits	3,133,314	2,539,049
Unit trust money market funds	375,282	108,940
	<u>4,337,418</u>	<u>3,341,773</u>
Less:		
Deposits pledged	(823,684)	(615,059)
	<u>3,513,734</u>	<u>2,726,714</u>

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**SELECTED EXPLANATORY NOTES**  
**TO THE INTERIM FINANCIAL REPORT**  
**31 MARCH 2024 (Cont'd)**

**1. Basis of Preparation**

The interim financial report is unaudited and has been prepared in compliance with MFRS 134, Interim Financial Reporting and the additional disclosure requirements as in Part A of Appendix 9B of the Revised Listing Requirements.

The interim financial report should be read in conjunction with the most recent annual audited financial statements of the Group for the year ended 31 December 2023. These explanatory notes 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 year ended 31 December 2023.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with the most recent annual audited financial statements for the year ended 31 December 2023.

The adoption of the following amendments and annual improvements to existing accounting standards that came into effect on or after 1 January 2024 which are applicable to the Group, did not have any significant financial impact on the condensed consolidated interim financial statements upon their initial application.

***MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2024***

- Amendments to MFRS 16, *Leases – Lease Liability in a Sale and Leaseback*
- Amendments to MFRS 101, *Presentation of Financial Statements – Non-current Liabilities with Covenants and Classification of Liabilities as Current or Non-current*
- Amendments to MFRS 107, *Statement of Cash Flows* and MFRS 7, *Financial Instruments: Disclosures – Supplier Finance Arrangements*

**MFRSs, Amendments to MFRSs and IC Interpretations issued but not yet effective:**

***MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2025***

- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

***MFRSs, interpretations and amendments effective for annual periods beginning on or after a date yet to be confirmed***

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The Group will adopt the above pronouncements when they become effective in the respective financial periods. These pronouncements are not expected to have a material impact on the financial statements of the Group upon their initial recognition.

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**SELECTED EXPLANATORY NOTES**  
**TO THE INTERIM FINANCIAL REPORT**  
**31 MARCH 2024 (Cont'd)**

**2. Auditors' Qualification**

There's no qualification on the audit report of the preceding annual financial statements of Oriental Holdings Berhad.

**3. Seasonal Cyclical Factors**

Majority of the business operations of the Group are generally in tandem with the prevailing economic conditions where the Group operates with the exception of a few sectors. Commodity price is the most significant determinant of the level of profitability for the plantation sector although seasonal factor such as climatic condition also plays a part in determining the production level.

**4. Exceptional Items**

There were no material exceptional items for the period under review.

**5. Changes in Estimates**

There were no material changes in estimates of amounts reported in prior financial period.

**6. Debt and Equity Securities**

There were no issuance and repayment of debt and equity stocks, stock buy-backs, stock cancellations, stocks held as treasury stocks and resale of treasury stocks for the current financial period to date.

**7. Dividends Paid**

Since the end of the previous financial year, there was no dividend paid during the current quarter.

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**SELECTED EXPLANATORY NOTES  
TO THE INTERIM FINANCIAL REPORT  
31 MARCH 2024 (Cont'd)**

**8. Segment Revenue and Results**

	<b>Automotive and related products RM'000</b>	<b>Plastic products RM'000</b>	<b>Hotels and resorts RM'000</b>	<b>Plantation RM'000</b>	<b>Investment holding RM'000</b>	<b>Investment properties &amp; trading of building material products RM'000</b>	<b>Healthcare RM'000</b>	<b>Total of all segments RM'000</b>	<b>Reconciliation/ Elimination RM'000</b>	<b>Notes</b>	<b>Total per consolidated financial statements RM'000</b>
<b>31 March 2024</b>											
Revenue from external customers	697,656	73,291	78,767	176,446	1,181	129,917	32,069	1,189,327	-		1,189,327
Inter-segment revenue	633	27	-	-	-	-	-	660	(660)		-
Total revenue	<u>698,289</u>	<u>73,318</u>	<u>78,767</u>	<u>176,446</u>	<u>1,181</u>	<u>129,917</u>	<u>32,069</u>	<u>1,189,987</u>	<u>(660)</u>		<u>1,189,327</u>
<b>Results</b>											
Segment profit	<u>62,310</u>	<u>8,782</u>	<u>242,402</u>	<u>66,095</u>	<u>31,296</u>	<u>11,754</u>	<u>4,916</u>	<u>427,555</u>	<u>(14,134)</u>	<b>A</b>	<u>413,421</u>
<b>Assets</b>											
Segment assets	<u>3,529,036</u>	<u>358,963</u>	<u>1,490,435</u>	<u>4,071,235</u>	<u>1,170,099</u>	<u>1,152,467</u>	<u>240,513</u>	<u>12,012,748</u>	<u>816,062</u>	<b>B</b>	<u>12,828,810</u>

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**SELECTED EXPLANATORY NOTES**  
**TO THE INTERIM FINANCIAL REPORT**  
**31 MARCH 2024 (Cont'd)**

**8. Segment Revenue and Results (Cont'd)**

*Notes Nature of reconciliations to arrive at amounts reported in the consolidated interim financial report*

A The following items are added to/ (deducted from) segment profit to arrive at “Profit before tax” presented in the condensed consolidated statement of profit or loss and other comprehensive income:

	31 March 2024
	RM'000
Share of results of associates	4,122
Finance costs	(18,256)
	(14,134)

B The following items are added to segment assets to arrive at total assets reported in the condensed consolidated statement of financial position:

	31 March 2024
	RM'000
Investment in associates	644,733
Current tax assets	34,414
Deferred tax assets	136,915
	816,062

**9. Material Post Balance Sheet Events**

There were no material events subsequent to the end of the period under review which have not been reflected in this interim financial report.

**10. Changes in Group's Composition**

There were no changes in the composition of the Group during the current financial period to-date other than the following:-

- (i) On 1 February 2024, Kah Motor Company Sdn. Berhad, a wholly-owned subsidiary of the Company acquired an additional 1% interest in Boon Siew (Borneo) Sendirian Berhad (“BSB”), a 99% owned subsidiary, from non-controlling interests for a total purchase consideration of RM270,000 in cash. Subsequent to the acquisition, BSB became a wholly-owned subsidiary of the Company.
- (ii) On 27 March 2024, the Company incorporated a wholly-owned subsidiary named Kah Progression Auto Sdn. Bhd. The initial issued share capital is 1 ordinary share at an issue price of RM1. The intended principal activities of Kah Progression Auto Sdn. Bhd. are retailing of motor vehicles, sale of spare parts and servicing.

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**SELECTED EXPLANATORY NOTES**  
**TO THE INTERIM FINANCIAL REPORT**  
**31 MARCH 2024 (Cont'd)**

**11. Changes in Contingent Liabilities and Assets and Changes in Material Litigations**

There were no contingent liabilities and assets at the end of the reporting period.

Neither the Company nor any of its subsidiaries is engaged in any material litigation, either as plaintiff or defendant and the Directors are not aware of any proceedings pending or threatened, against the Company or any of its subsidiaries or of any facts likely to give rise to any proceedings which might materially affect the position or business of the Company or any of its subsidiaries, financially or otherwise.

**12. Review of Group's Performance**

Overall Review

The Group recorded year to date revenue of RM 1,189.3 million, an increase of 23.3% as compared to RM 964.4 million in the corresponding period last year. The increase in revenue was mainly due to higher contribution from automotive segment attributed to higher number of cars sold especially from the retail operations in Malaysia.

The Group recorded an operating profit of RM 427.6 million (Q1FY23 : RM 144.4 million), increased by RM 283.2 million and profit before tax of RM 413.4 million compared to RM 152.7 million in the corresponding period last year mainly attributed to gain on disposal of Bayview Eden Melbourne Hotel in Australia of RM 209.8 million which was completed in March 2024.

Segmental Analysis

Performance for each operating segment is as follows:-

The revenue and operating profit from the automotive segment increased by 40.3% to RM 697.7 million and 59.3% to RM 62.3 million respectively.

For the retail operations in Singapore, revenue and operating profit increased by 49.0% and 64.4% respectively. Higher operating profit was mainly due to higher number of cars sold by 68.6% driven by the increase in Certificate of Entitlement ("COE") quotas.

For the retail operations in Malaysia, revenue increased by RM 82.3 million while recorded higher operating profit by RM 1.0 million attributed to higher number of cars sold by 28.1% spurred by high demand for Civic and HR-V models as well as the newly launched model namely WR-V in the second half of 2023.

The plantation segment generated a revenue of RM 176.4 million, an increase of 8.5% compared to corresponding period last year of RM 162.6 million and recorded an operating profit of RM 66.1 million (Q1FY23 : RM 76.7 million). Higher revenue was attributed to the higher in FFB selling price by 6.3% (Q1FY24 : RM 738/MT; Q1FY23 : RM 694/MT). While lower operating profit was attributable to the lower realised and unrealised foreign exchange gain of RM 16.3 million (Q1FY23 : RM 32.1 million) on the IDR against the JPY denominated borrowings.

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**31 MARCH 2024 (Cont'd)**

**12. Review of Group's Performance (Cont'd)**

The plastic segment recorded a decrease in revenue of 14.7% to RM 73.3 million (Q1FY23 : RM 85.9 million) and operating profit decreased by 12.9% to RM 8.8 million (Q1FY23 : RM 10.1 million). Lower operating profit was attributed to lower sales orders from domestic automotive customers with high fixed overhead costs.

Hotels and resorts segment recorded an increase in revenue of 32.4% to RM 78.8 million (Q1FY23 : RM 59.5 million) while recorded a significant increase in operating profit to RM 242.4 million (Q1FY23 : RM 12.5 million). Higher revenue was mainly due to overall higher average occupancy rates and average room rates especially from New Zealand and Australia hotels with the recovery of business travel and leisure demand. Significant increase in operating profit was mainly attributed to gain on disposal of Bayview Eden Melbourne Hotel in Australia of RM 209.8 million. Excluded the gain on disposal, operating profit in Q1FY24 increased by 160.8%.

Revenue from the investment holding segment decreased by 20.0% to RM 1.2 million (Q1FY23 : RM 1.5 million) and recorded an operating profit of RM 31.3 million (Q1FY23 : operating loss of RM 0.5 million). Lower revenue was mainly due to lower dividend income received from other investments. Turnaround into operating profit was attributed to realised and unrealised foreign exchange gain of RM 22.3 million (Q1FY23 : realised and unrealised foreign exchange loss of RM 5.1 million) on the USD against the SGD denominated borrowings.

The investment properties and trading of building material products segment recorded a slight decrease of 0.5% in revenue to RM 129.9 million (Q1FY23 : RM 130.5 million) in tandem with lower sales volume amid operating in a competitive market. Higher operating profit of RM 11.8 million (Q1FY23 : RM 3.9 million) was attributed to recognition of the net capital gain on land titles received for Melaka reclaimed land.

Healthcare segment's revenue increased by 18.5% to RM 32.1 million (Q1FY23 : RM 27.1 million) and operating profit increased to RM 4.9 million (Q1FY23 : RM 2.6 million) attributed to improvement in gross profit margin from higher operating theatre cases despite lower number of patients by 5.7%.

**13. Material Change in Profit/ Loss Before Taxation ("PBT"/ "LBT") reported as compared with the immediate preceding quarter**

*Overall Review*

The Group's revenue for the first quarter of 2024 was RM 1,189.3 million, a decrease of RM 110.4 million or 8.5% from RM 1,299.7 million in Q4FY23 with overall decline in revenue from all business segments.

The Group recorded an operating profit of RM 427.6 million (Q4FY23 : operating loss of RM 0.3 million), increased by RM 427.9 million and profit before tax of RM 413.4 million compared to loss before tax of RM 56.8 million for Q4FY23 mainly attributed from higher operating profit from hotels and resorts and plantation segments.

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**13. Material Change in Profit/ Loss Before Taxation (“PBT”/ “LBT”) reported as compared with the immediate preceding quarter (Cont'd)**

*Segmental Analysis*

Performances of each operating segment as compared to the immediate preceding quarter are as follows:-

Revenue from the automotive segment decreased slightly by 1.1% to RM 697.7 million (Q4FY23 : RM 705.7 million) and operating profit increased by 47.6% to RM 62.3 million (Q4FY23 : RM 42.2 million). The decrease in revenue was mainly attributed to lower number of cars sold by 8.9% from retail operations in Malaysia. The increase in operating profit was mainly from retail operations in Singapore attributed to higher realised and unrealised foreign exchange gain and interest income.

The plantation segment generated a revenue of RM 176.4 million, a decrease of 28.2% compared to immediate preceding quarter of RM 245.8 million and recorded an operating profit of RM 66.1 million (Q4FY23 : operating loss of RM 42.9 million). Lower revenue was attributed to the decrease in CPO and PK sales volume by 41.7% and 37.5% respectively while operating profit was attributed to the higher realised and unrealised foreign exchange gain of RM 16.3 million (Q4FY23 : realised and unrealised foreign exchange loss of RM 46.3 million) on the IDR against the JPY denominated borrowings and higher gross profit margin.

Revenue from the plastic segment decreased slightly by 1.7% to RM 73.3 million (Q4FY23 : RM 74.6 million) and operating profit increased slightly by 4.8% to RM 8.8 million (Q4FY23 : RM 8.4 million). Improvement in operating profit was attributed to higher gross profit margin with improvement in cost management.

Hotels and resorts segment recorded an increase in revenue of 1.3% to RM 78.8 million (Q4FY23 : RM 77.8 million) and recorded an operating profit of RM 242.4 million (Q4FY23 : RM 8.0 million). Higher revenue was mainly due to higher average occupancy rates especially from New Zealand and Thailand hotels. Significant increase in operating profit was mainly attributed to gain on disposal of Bayview Eden Melbourne Hotel in Australia of RM 209.8 million. Excluded the gain on disposal, operating profit in Q1FY24 increased by 307.5%.

Revenue from the investment holding segment decreased to RM 1.2 million (Q4FY23 : RM 29.9 million) and recorded an operating profit of RM 31.3 million (Q4FY23 : operating loss of RM 4.2 million). Lower revenue was mainly attributed to lower dividend income from other investments. Despite lower dividend income from other investments, operating profit was attributed to realised and unrealised foreign exchange gain of RM 22.3 million (Q4FY23 : realised and unrealised foreign exchange loss of RM 20.4 million) on the USD against the SGD denominated borrowings.

The investment properties and trading of building material products segment recorded a 2.5% decrease in revenue to RM 129.9 million (Q4FY23 : RM 133.2 million) in tandem with lower sales volume. Operating profit of RM 11.8 million (Q4FY23 : operating loss of RM 18.5 million) was attributed to recognition of the net capital gain on land titles received for Melaka reclaimed land with no provision for impairment loss of investment properties in Australia (Q4FY23 : impairment loss of RM 17.4 million).

Healthcare segment's revenue decreased slightly by 1.5% to RM 32.1 million (Q4FY23 : RM 32.6 million) and operating profit decreased to RM 4.9 million (Q4FY23 : RM 6.6 million) attributed to lower number of patients by 4.6%.

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**14. Current Year Prospects**

The global real GDP growth is projected at 3.2 per cent for 2024 and 2025 - the same rate as in 2023. The 2024 forecast was revised upward by 0.1 percentage point from the earlier prediction, largely due to a significant upward revision in the US outlook.

The automotive segment will continue to contribute to the Group's performance under competitive market conditions with strong and aggressive promotional campaigns by the industry players. The automotive industry is subject to rapid changes driven by technological advancements, regulatory shifts, market demands, interest rates and global events. Management will continue staying well-informed as the automotive industry navigates the uncertainties that lie ahead in 2024.

Malaysia Automotive Association ("MAA") has projected 2024 Total Industry Volume ("TIV") at 740,000 units, a drop of 7.5% year-on-year, after registering an all-time high of 799,731 units in 2023. MAA reported March 2024 TIV at 71,100 units, settling the first quarter of 2024 TIV strongly at 202,200 units with sales mainly driven by existing order backlogs, improved supply chains, attractive new model launches and continued strong demand.

In Singapore, car deregistrations in the first quarter of 2024 recorded the highest in nearly three years leading to more COE becoming available for bidding in the coming quota periods to meet the pent up demand that has been building over the last two years of the COVID-19 pandemic. 9,604 cars were deregistered in the first three months of 2024, a 72.9 per cent jump from the 5,555 deregistrations during the same period in 2023 which was also the highest since the second quarter of 2021 when 10,468 cars were scrapped, an advantage to retail operations in Singapore.

The plastic segment continues to face competitive environment from other industry players i.e., automotive sector although the sector is seeing positive signs of recovery. Management will continue to exercise cost rationalisation and productivity improvement.

The plantation segment's management will take necessary steps to ensure that all estates and mills remain efficient, cost effective and competitive. The forex exposure of the borrowings will be closely monitored and managed.

2024 outlook for the hotel industry points towards a cautious optimism, underpinned by economic recovery, evolving consumer preferences and investment strategies. Heightened awareness around environmental issue is influencing traveller choices, with hotels adopting green practices gaining favour, reflecting a broader industry move towards sustainability and responsible tourism. The hotels and resorts segment will continue to uphold longstanding commitment to maintain and promote high standards of ethics and integrity across the segment while embracing sustainability and technological integration.

The healthcare segment will continue to focus on strengthening brand awareness and positioning the hospital for sustainable growth.

The Board will continue to demonstrate resilience by placing emphasis on improving our efficiency and look forward to seek business opportunities to add synergy to existing business.



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**15. Variance of Actual Profit from Forecast Profit/Profit Guarantee**

Not Applicable.

**16. Taxation**

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31 Mar 24 RM'000 (Unaudited)	Preceding Year Quarter 31 Mar 23 RM'000 (Unaudited)	Current Year To date 31 Mar 24 RM'000 (Unaudited)	Preceding Year To date 31 Mar 23 RM'000 (Unaudited)
Current taxation				
Malaysian taxation				
- Based on profit for the period	4,811	2,358	4,811	2,358
- Under/ (Over) provision in respect of prior period	420	(278)	420	(278)
	5,231	2,080	5,231	2,080
Foreign taxation				
- Based on profit for the period	33,153	19,733	33,153	19,733
	38,384	21,813	38,384	21,813
Deferred taxation				
- Current period	46,856	773	46,856	773
- Under/ (Over) provision in respect of prior period	259	(1,380)	259	(1,380)
	47,115	(607)	47,115	(607)
	85,499	21,206	85,499	21,206

**17. Status of Corporate Proposals**

There were no corporate proposals that have been announced by the Company but not completed at the date of this announcement save for the Stock Buy-Back which was approved by the stockholders at the Annual General Meeting on 15 June 2023 for the buy-back of up to 10% or up to 62,039,363 ordinary stocks. There were no stocks buy-back for the period to date.

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**18. Group Borrowings**

	Interest rate %	Borrowings denominated in		Source Currency	RM Equivalent RM'000	Total RM'000
		Ringgit	Foreign Currencies			
Short Term		RM'000			RM'000	RM'000
		I			II	I + II
Hire purchase financing	4.3 - 7.5	680		-	-	680
Borrowings – secured						
-Revolving credit	0.8 - 1.5	-	JPY 11.805 billion		367,748	367,748
	4.9 - 5.0	-	SGD 0.176 billion		615,510	615,510
	2.5	-	CHF 0.100 billion		515,425	515,425
-Term loans	4.8 - 6.0	346	SGD 0.002 billion		7,685	8,031
Borrowings – unsecured						
-Bankers acceptance	3.9 - 4.3	64,104		-	-	64,104
-Revolving credit	4.2 - 5.0	130,681	SGD 0.077 billion		271,445	402,126
	1.2	-	JPY 0.640 billion		19,957	19,957
		<u>195,811</u>			<u>1,797,770</u>	<u>1,993,581</u>
<b>Long Term</b>						
Hire purchase financing	4.3 - 7.5	1,308		-	-	1,308
Term loans – secured	4.8 - 6.0	2,157	SGD 0.062 billion		215,660	217,817
Revolving credit	4.2 - 4.4	1,032,192		-	-	1,032,192
- unsecured		<u>1,035,657</u>			<u>215,660</u>	<u>1,251,317</u>
<b>Total Borrowings</b>		<u><b>1,231,468</b></u>			<u><b>2,013,430</b></u>	<u><b>3,244,898</b></u>

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**19. Trade receivables**

The ageing analysis of trade receivables (included under trade and other receivables category) as at 31 March 2024 is as follows:

	<b>RM'000</b>	<b>%</b>
Not past due	323,751	88.5
Past due less than 3 months	38,542	10.5
Past due 3-6 months	2,393	0.6
Past due 6-12 months	779	0.2
Past due more than 1 year	579	0.2
	<u>366,044</u>	<u>100.0</u>

The Group did not impair the past due trade receivables but monitor these receivables closely. No bad and past due debts are anticipated that could materially affect the financial results and financial position of the Group as a whole.

**20. Changes in Material Litigations**

Not applicable.

**21. Dividend Proposed**

A final single tier dividend of 20 sen per ordinary stock totalling RM124,072,366 have been recommended by the Directors in respect of the year ended 31 December 2023 payable on 18 July 2024, subject to approval of the stockholders at the forthcoming Annual General Meeting.

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**22. Basic Earnings per Stock**

The basic earnings per stock are computed based on the net profit for the year divided by the weighted average number of stocks in issue.

	Individual Quarter		Cumulative Quarters	
	Current Year Quarter 31 Mar 24 RM'000 (Unaudited)	Preceding Year Quarter 31 Mar 23 RM'000 (Unaudited)	Current Year To Date (One quarter to 31 Mar 24) RM'000 (Unaudited)	Preceding Year To Date (One quarter to 31 Mar 23) RM'000 (Unaudited)
Net profit for the period attributable to Stockholders of the Company (RM'000)	<u>319,476</u>	<u>94,236</u>	<u>319,476</u>	<u>94,236</u>
<i>Weighted average number of stocks in issue ('000)</i>	620,362	620,362	620,362	620,362
Basic earnings per stock (sen)	<u>51.50</u>	<u>15.19</u>	<u>51.50</u>	<u>15.19</u>

By Order of the Board

**ONG TZE-EN**  
**Company Secretary**

**DATED THIS 28 MAY 2024**