

MAXIM GLOBAL BERHAD [Reg No. 196801000620 (8184-W)]
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE QUARTER AND FINANCIAL YEAR ENDED 31 DECEMBER 2022

(The figures have not been audited)

	Individual Quarter		Cumulative Quarter	
	3 months ended		12 months ended	
	31-12-2022	31-12-2021	31-12-2022	31-12-2021
	RM'000	RM'000	RM'000	RM'000
Continuing Operations				
Revenue	204,510	57,706	352,620	363,607
Cost of sales	<u>(176,520)</u>	<u>(52,310)</u>	<u>(309,065)</u>	<u>(323,912)</u>
Gross profit	27,990	5,396	43,555	39,695
Other operating income	19,906	274	21,886	13,703
Operating expenses	<u>(8,581)</u>	<u>(4,015)</u>	<u>(17,330)</u>	<u>(16,597)</u>
Operating profit	39,315	1,655	48,111	36,801
Finance income	381	555	1,632	1,916
Finance costs	<u>(763)</u>	<u>(137)</u>	<u>(1,693)</u>	<u>(669)</u>
Profit before taxation	38,933	2,073	48,050	38,048
Taxation	<u>(8,404)</u>	<u>(550)</u>	<u>(12,015)</u>	<u>(10,571)</u>
Net profit for the financial period	<u>30,529</u>	<u>1,523</u>	<u>36,035</u>	<u>27,477</u>
Other comprehensive income/(loss), net of tax				
Items that will be reclassified subsequently to profit or loss, net of tax				
- Foreign currency translation	635	(43)	532	(201)
Total comprehensive income for the financial period	<u>31,164</u>	<u>1,480</u>	<u>36,567</u>	<u>27,276</u>
Net profit/(loss) attributable to :				
Owners of the Company	29,126	1,589	33,311	28,138
Non-controlling interests	<u>1,403</u>	<u>(66)</u>	<u>2,724</u>	<u>(661)</u>
	<u>30,529</u>	<u>1,523</u>	<u>36,035</u>	<u>27,477</u>
Total comprehensive income/(loss) attributable to :				
Owners of the Company	29,761	1,546	33,843	27,937
Non-controlling interests	<u>1,403</u>	<u>(66)</u>	<u>2,724</u>	<u>(661)</u>
	<u>31,164</u>	<u>1,480</u>	<u>36,567</u>	<u>27,276</u>
Basic earnings per ordinary share (sen)				
- from continuing operations	2.33	0.13	2.66	2.25
- from discontinued operations	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>2.33</u>	<u>0.13</u>	<u>2.66</u>	<u>2.25</u>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.)

MAXIM GLOBAL BERHAD [Reg No. 196801000620 (8184-W)]
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2022

	(UNAUDITED)	(AUDITED)
	As At	As At
	Financial	Financial
	Year Ended	Year Ended
	31-12-2022	31-12-2021
	RM'000	RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	12,686	12,268
Other investment	68	77
Inventories - property development costs	8,432	7,960
Deferred tax assets	734	284
Other receivables	54,952	52,015
	76,872	72,604
Current assets		
Inventories - completed properties	-	292
Inventories - property development costs	244,500	365,287
Trade receivables	67,063	43,770
Contract assets	102,624	237,721
Other receivables, deposits and prepayments	28,300	9,999
Short-term investments	106,247	113,072
Tax recoverable	3	4,651
Deposits with licensed banks	100,149	82
Cash and bank balances	28,419	39,491
	677,305	814,365
TOTAL ASSETS	754,177	886,969
EQUITY AND LIABILITIES		
Equity attributable to Owners of the Company		
Share capital	452,510	452,510
Share option reserve	645	586
Treasury shares	(155)	(155)
Reserves:		
- Translation reserve	1,864	1,332
Retained earnings/(Accumulated losses)	10,573	(10,211)
Shareholders' funds	465,437	444,062
Non-controlling interests	26,229	2,350
TOTAL EQUITY	491,666	446,412

MAXIM GLOBAL BERHAD [Reg No. 196801000620 (8184-W)]
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2022 - continued

	(UNAUDITED)	(AUDITED)
	As At	As At
	Financial	Financial
	Year Ended	Year Ended
	31-12-2022	31-12-2021
	RM'000	RM'000
Non-current liabilities		
Other payables	-	16,873
Deferred tax liabilities	409	10,561
Lease liabilities	328	11
Bank borrowings	153,727	126,275
	154,464	153,720
Current liabilities		
Trade payables	58,077	85,608
Other payables, deposits and accruals	42,147	181,237
Amount due to directors	-	8,378
Lease liabilities	159	100
Bank borrowings	-	466
Tax payable	7,664	11,048
	108,047	286,837
TOTAL LIABILITIES	262,511	440,557
TOTAL EQUITY AND LIABILITIES	754,177	886,969
	-	-
Net assets per share attributable to ordinary equity holders of the Company (sen)	37.2	35.4

Note: Net assets per share is calculated based on total assets minus total liabilities divided by the total number of ordinary shares in issue.

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.)

MAXIM GLOBAL BERHAD [Reg No. 196801000620 (8184-W)]
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022
(The figures have not been audited)

	←----- Attributable to owners of the Company -----→					Total RM'000	Non-controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	Treasury Shares RM'000	Non-Distributable Share Option Reserve RM'000	Other Reserves RM'000	Distributable (Accumulated Losses) /Retained Earnings RM'000			
12 months ended 31 December 2022								
As at 1 January 2022	452,510	(155)	586	1,332	(10,211)	444,062	2,350	446,412
Net profit for the financial year	-	-	-	-	33,311	33,311	2,724	36,035
Realisation of foreign exchange translation reserve	-	-	-	532	-	532	-	532
Total comprehensive income for the financial year	-	-	-	532	33,311	33,843	2,724	36,567
Transactions with owners:-								
Subscription of shares by non-controlling interests	-	-	-	-	-	-	21,155	21,155
Employees' share option scheme	-	-	59	-	-	59	-	59
Dividend paid	-	-	-	-	(12,527)	(12,527)	-	(12,527)
	-	-	59	-	(12,527)	(12,468)	21,155	8,687
As at 31 December 2022	452,510	(155)	645	1,864	10,573	465,437	26,229	491,666
								-
12 months ended 31 December 2021								
As at 1 January 2021	452,510	(155)	528	1,533	(25,822)	428,594	2,249	430,843
Net profit/(loss) for the financial year	-	-	-	-	28,138	28,138	(661)	27,477
Realisation of foreign exchange translation reserve	-	-	-	(201)	-	(201)	-	(201)
Total comprehensive income/(loss) for the financial year	-	-	-	(201)	28,138	27,937	(661)	27,276
Transactions with owners:-								
Subscription of shares by non-controlling interests	-	-	-	-	-	-	762	762
Employees' share option scheme	-	-	58	-	-	58	-	58
Dividend paid	-	-	-	-	(12,527)	(12,527)	-	(12,527)
Total transactions with owners:-	-	-	58	-	(12,527)	(12,469)	762	(11,707)
As at 31 December 2021	452,510	(155)	586	1,332	(10,211)	444,062	2,350	446,412

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.)

MAXIM GLOBAL BERHAD [Reg No. 196801000620 (8184-W)]
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022
(The figures have not been audited)

	Financial year ended	
	31-12-2022	31-12-2021
	RM'000	RM'000
OPERATING ACTIVITIES		
Profit before taxation	48,050	38,048
<u>Adjustments for:-</u>		
Depreciation	627	666
Impairment of property, plant and equipment	-	3
Finance cost	1,693	669
Finance income	(1,632)	(1,916)
Gain on dilution of interests in subsidiary companies	-	(6)
Gain on unwinding discount on other receivable	(859)	(913)
Share options granted under ESOS	59	58
Loss/(Gain) on disposal of property, plant and equipment	4	(76)
Property, plant and equipment written off	16	65
Impairment loss on other receivable	2,260	-
Unrealised loss/(gain) on foreign exchange	458	(137)
Unrealised loss on other investment	9	-
Operating profit before working capital changes	50,685	36,461
<u>Changes in working capital:</u>		
Inventories - completed properties	292	(292)
Contract assets	134,762	70,671
Inventories - property development costs	125,894	(92,774)
Receivables	(46,288)	32,879
Payables	(179,531)	(47,327)
Cash generated from/(used in) operations	85,814	(382)
Finance income received	1,530	1,816
Finance cost paid	(7,270)	(6,892)
Tax paid (net)	(21,360)	(30,190)
Net cash from/(used in) operating activities	58,714	(35,648)
INVESTING ACTIVITIES		
Acquisition of property, plant and equipment (Note 1)	(766)	(98)
Proceeds from disposal of property, plant and equipment	201	82
(Placement)/Withdrawal of deposits pledged with licensed banks	(67)	1,235
Net cash (used in)/generated from investing activities	(632)	1,219
FINANCING ACTIVITIES		
Repayment to Directors	(12,006)	(6,353)
Dividend paid	(12,527)	(12,527)
Drawn down of bank borrowings	41,189	158,348
Repayment of bank borrowings	(14,203)	(65,565)
Repayment of lease liabilities	(124)	(143)
Issuance of shares to non-controlling interests	21,155	767
Net cash from financing activities	23,484	74,527
NET CHANGES IN CASH AND CASH EQUIVALENTS	81,566	40,098
EFFECT OF FOREIGN EXCHANGE RATE CHANGES	537	(209)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL YEAR	152,563	112,674
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL YEAR	234,666	152,563
Cash and cash equivalents at the end of the financial year comprise the following:		
Deposits with licensed banks	100,149	82
Short-term investments	106,247	113,072
Cash and bank balances	28,419	39,491
	234,815	152,645
Less: Deposits with licensed banks pledged as securities for banking facilities	(149)	(82)
	234,666	152,563

NOTE 1 - PURCHASE OF PROPERTY, PLANT AND EQUIPMENT

During the financial year, the Group acquired property, plant and equipment with an aggregate cost of RM1,266,000 of which RM500,000 was acquired under hire purchase arrangements by the Group. Cash payment made by the Group for the acquisition of property, plant and equipment amounted to RM766,000.

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.)

**Notes to the Condensed Consolidated Interim Financial Statements
For the financial quarter ended 31 December 2022**

1. Basis of Preparation and Accounting Policies

The interim financial statements have been prepared under the historical cost convention.

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysia Financial Reporting Standards (“MFRSs”) 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the annual audited financial statements of the Group for the financial year ended 31 December 2021.

The accounting policies and methods of computation adopted for the interim financial statements are consistent with those adopted for the annual audited financial statements for the financial year ended 31 December 2021, except for the mandatory adoption of the new MFRSs, amendments or improvements to MFRSs and New IC interpretations (“IC Int.”) that have been issued by the Malaysian Accounting Standards Board (“MASB”) which take effects on and/or after 1 January 2022.

The adoption of the new standards, amendments or improvements to MFRSs and new IC Int. is not expected to have significant impact on the financial statements of the Group upon their initial application.

2. Auditors’ Report on Preceding Annual Financial Statements

The auditors’ report on the annual financial statements of the Group for the financial year ended 31 December 2021 was not subject to any qualification.

3. Seasonal or Cyclical Factors

The business of the Group was not affected by any significant seasonal or cyclical factors during the financial quarter under review.

4. 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 of the Group during the financial quarter under review.

5. Material Changes in Estimates

There were no significant changes made in the estimates of amounts reported in prior financial years.

6. Changes in Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during quarter under review.

7. Dividends Paid

A first interim single-tier dividend of 1.0 sen per ordinary shares for financial year ended 31 December 2022, amounting to RM12,526,748.47 was paid on 18 November 2022.

8. Segmental Reporting

The segments are reported in a manner that is consistent with the internal reporting provided to the chief operating decision maker. Segmental information is presented in respect of the Group's business segment as follows:

Business Activity	Current Quarter 3 months ended				Cumulative Quarter 12 months ended			
	31/12/2022		31/12/2021		31/12/2022		31/12/2021	
	Revenue RM'000	Profit/(Loss) Before Taxation RM'000	Revenue RM'000	Profit/(Loss) Before Taxation RM'000	Revenue RM'000	Profit/(Loss) Before Taxation RM'000	Revenue RM'000	Profit/(Loss) Before Taxation RM'000
Continuing Operations								
• Property	204,510	23,953	57,706	2,548	352,620	33,390	363,599	27,429
• Industrial supplies	-	(26)	-	(25)	-	(104)	8	(111)
• Investment holding	-	15,420	-	(837)	-	14,960	-	9,615
• Others	-	(32)	-	(31)	-	(135)	-	(132)
	204,510	39,315	57,706	1,655	352,620	48,111	363,607	36,801
Finance income	-	381	-	555	-	1,632	-	1,916
Finance costs	-	(763)	-	(137)	-	(1,693)	-	(669)
	204,510	38,933	57,706	2,073	352,620	48,050	363,607	38,048

9. Carrying Amount of Revalued Assets

There were no valuations of property, plant and equipment brought forward from the preceding financial year financial statements. The property, plant and equipment are stated at their historical cost less accumulated depreciation and accumulated impairment as at end of the quarter under review.

10. Subsequent Material Events

There were no material events subsequent to the end of the quarter under review to the date of announcement which were likely to substantially affect the results and the operations of the Group.

11. Changes in Composition of the Group

There were no changes in the composition of the Group during the quarter under review.

12. Changes in Contingent Liabilities and Contingent Assets

There were no material contingent liabilities or contingent assets as at end of the quarter under review till the date of announcement of this quarterly report.

13. Capital and Other Commitments

There were no material authorised capital and other commitments not provided for in the interim financial statements as at end of the quarter under review.

14. Significant Related Party Transactions

There are no significant related party transactions in the quarter under review.

Additional Explanatory Notes in compliance with Part A of Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

15. Review of Performance

The performance of the Group by operating segments are analysed below:

in RM'000	Current Quarter			Preceding Quarter		Cumulative Quarter		
	31/12/2022	31/12/2021	Incl/(Dec) %	30/9/2022	Incl/(Dec) %	31/12/2022	31/12/2021	Incl/(Dec) %
Revenue								
• Property	204,510	57,706	254%	62,435	228%	352,620	363,599	-3%
• Industrial supplies	-	-	0%	-	0%	-	8	-100%
	204,510	57,706	254%	62,435	228%	352,620	363,607	-3%
Profit before tax								
Continuing Operations								
• Property	23,953	2,548	840%	7,396	224%	33,390	27,429	22%
• Industrial supplies	(26)	(25)	4%	(26)	0%	(104)	(111)	-6%
• Investment holding	15,420	(837)	-1942%	81	18937%	14,960	9,615	56%
• Others	(32)	(31)	3%	(32)	0%	(135)	(132)	2%
	39,315	1,655	2276%	7,419	430%	48,111	36,801	31%
Finance income	381	555	-31%	212	80%	1,632	1,916	-15%
Finance costs	(763)	(137)	457%	(653)	17%	(1,693)	(669)	153%
	38,933	2,073	1778%	6,978	458%	48,050	38,048	26%

Review on Performance –Quarter under review compared to Preceding Year Corresponding Quarter

a) Overall Review of Group's performance

The current quarter marks another significant milestone for the Group with the delivery of vacant possession of Residensi Majestic Maxim property development project located at Alam Damai, Cheras to its end-purchasers in November 2022, which also led to the end of both revenue and profit recognition from the aforesaid project since the acquisition by the Group in November 2020. In the same quarter also saw the delivery of vacant possession of phase 4 of Ganggarak Permai, the final phase of the property development project located in Labuan FT.

The Group's revenue grew substantially by 254% to register at RM204.5 million vis-à-vis the preceding year corresponding quarter, mainly derived from the property business segment which was directly attributed to the revenue recognised of RM174.5 million under Residensi Majestic Maxim with the recognition of its remaining revenue following the delivery of vacant possession and further aided by the revenue of RM21.8 million reported by Residensi Maxim Risen, the Group's property development project at Taman Desa Aman, Cheras, Kuala Lumpur, launched in the current financial year in July 2022.

Meanwhile, no contribution from industrial supplies as the trading of building materials was affected by the competitiveness of the business.

The strong revenue achieved by Residensi Majestic Maxim and Residensi Maxim Risen during the quarter under review, have supported the property business segment registering profit before interest and tax contribution of RM23.9 million. In addition, investment holding segment contributed profit

before interest and tax of RM15.4 million, mainly due to recovery of capital gains tax of RM19.0 million, set-offed by impairment loss on other receivable of RM2.3 million.

Overall, the Group profit before interest and tax for the current quarter under review have improved by RM37.7 million vis-à-vis profit before interest and tax of RM1.7 million reported in the preceding year corresponding quarter.

b) Segmental Review

• Property

This business segment presently comprised of four (4) property development projects, namely, Ganggarak Permai in Ganggarak, Labuan FT, Residensi Metro Kepong in Taman Metropolitan, Kepong, Kuala Lumpur, Residensi Majestic Maxim in Alam Damai, Cheras, Kuala Lumpur and Residensi Maxim Risen in Taman Desa Aman, Cheras, Kuala Lumpur.

The summary of performance and progress are as below:-

	<u>Ganggarak, Labuan FT</u>	<u>Taman Metropolitan, Kepong</u>		<u>Alam Damai, Cheras</u>	<u>Taman Desa Aman, Cheras</u>
Name of projects	Ganggarak Permai	Mizumi Residences	Residensi Metro Kepong	Residensi Majestic Maxim	Residensi Maxim Risen
Net property sales ('000)	RM73,575	RM684,236	RM296,946	RM921,495	RM417,241
Unbilled sales ('000)	RM0	RM0	RM18,720	RM0	RM373,794
Percentage completion (cumulative)	Phase 3 – 100% (handover vacant possession in Aug 2022) (December 2021: 98.9%) Phase 4 – 100% (handover vacant possession in Nov 2022) (December 2021: 97.7%)	100.0% (handover vacant possession in September 2021)	93.7% (December 2021: 68.5%)	100% (handover vacant possession in Nov 2022) (December 2021: 86.8%)	10.4% (December 2021: Not applicable as project launched in July 2022)
Operating (loss)/profit for the quarter ('000)	(RM403) 2021: (RM130)	(RM764) 2021: (RM180)		RM19,841 2021: RM3,071	RM5,529 2021: Not applicable

Ganggarak Permai's phases 3 and 4, both recorded an operating loss of RM0.4 million for the quarter under review vis-à-vis operating loss of RM0.1 million in the preceding year corresponding quarter, mainly due to the cost incurred in attending to the handling over of completed units and undertaking of defects works. During the quarter under review, saw the handing over of vacant possession to end purchasers of phase 4, the final phase of the entire property development project in Labuan FT.

Residensi Metro Kepong, as reported previously, registered a 100% take-up rate for all its 1,520 units of apartment. Further, the project has achieved a cumulative percentage of completion at 93.7% as at the end of the quarter under review whilst the quarter under review attained lower percentage of completion at 2.6% vis-à-vis Q4 2021 at 6.4%, the lower progress as the project is at its advance stage of completion. The delivery of vacant possession is ahead of its contractual delivery term and is envisaged sometime in the second quarter of financial year 2023.

As mentioned under section a) above, **Residensi Majestic Maxim** delivered vacant possession to end purchasers in November 2022. The completion of Residensi Majestic Maxim and its 100% sold

position have led to a sharp increase of operating profit at RM19.8 million vis-à-vis RM3.1 million registered in the preceding year corresponding quarter mainly due to full recognition of revenue and profit of the project, after taking into consideration the adjustment made for the amortisation of property development cost at Group level amounting to RM31.9 million vis-à-vis Q4 2021 of RM7.9 million.

Residensi Maxim Risen, an Apartment Suite development project, sitting on a leasehold land size of 2.60 acres, located at Taman Desa Aman, Cheras, Kuala Lumpur where the gross development value is approximately RM562 million was one of the main contributor to the Group's operating profit during the quarter under review of a sum of RM5.5 million. It consists of two (2) blocks, Tower A (54-storeys) and Tower B (47-storeys) with a combined total of 1,236 units and launched in July 2022. Residensi Maxim Risen registered a satisfactory take-up rate where the total sold and booked units registered at approximately 96.6% out of total available 1,236 units. Further, the project has achieved percentage of completion at 10.4% as at the end of the quarter under review whilst current quarter attained 2.3%.

Review on Performance - Quarter under review compared to Preceding Quarter

The Group's revenue for the quarter under review registered at RM204.5 million or 228% higher than the preceding quarter mainly due to higher revenue posted by Residensi Majestic Maxim by RM159.3 million (as per reasons mentioned above). The high contribution from Residensi Majestic Maxim along with the recovery of capital gains tax of RM19.0 million, resulted in the Group's profit before interest and tax at RM39.3 million, about five fold of the preceding quarter profit before interest and tax at RM7.4 million.

16. Prospects

Malaysia economy is gradually recovering since the reopening of international borders on 1st April 2022 and is anticipated to continue improving in the year 2023. However, the Group is cautious of the headwinds from rising global inflationary pressure which may led to the increase in the procurement prices of building materials and in turn translated to higher construction cost. This was further augmented by higher cost of borrowing due to the increase in the overnight policy rate in Malaysia during the year 2022.

Against the above backdrop and the challenging residential property market, the Group's Property Development & Construction business segment is moving forward cautiously but yet optimistic.

Residensi Metro Kepong, the Group's affordable housing project located in Taman Metropolitan, Kepong will contribute revenue to the Group at least until second quarter of financial year 2023 but profit contribution will not be significant in view of its nature of development.

On the other hand, the Group's recently launched property development project, Residensi Maxim Risen located at Taman Desa Aman, Cheras, Kuala Lumpur will contribute positively to the Group's revenue and profits for the next three years on the back of the encouraging responses.

In addition, the Group targets to launch another affordable housing development in the Klang Valley in the forthcoming financial year 2023. This is part of the Group's sustainability initiatives in assisting everyone in owning a home. Meantime, the Group has initiated works on its other existing land banks in hand with a view of launching at the appropriate time and at the same time, the Group is actively looking for new land banks to be acquired as the Group continue to see the positive outlook in the property industry and the demand from market remain sustainable.

Overall, on the back of challenging business conditions in the property sector and in anticipation of positive measures to be offered under Budget 2023 in spurring the property sector, the Group endeavours to partly leverage on this by undertaking the development of mid-range and affordable homes within strategic locations in the Klang Valley. The Group believes this will remain the favourite in the medium-term. Further, driven by fundamental market dynamics and supported by the abundant market liquidity, this will pave the way for the recovery in the economic activities and consumer confidence, both expected to spur the demand for properties in moving forward.

17. Profit Forecast and Profit Guarantee

There is no profit forecast and profit guarantee that is applicable to the Group.

18. Taxation

Taxation comprises the following:

	Current Quarter (3 months ended)		Cumulative Quarter (12 months ended)	
	31/12/2022 RM'000	31/12/2021 RM'000	31/12/2022 RM'000	31/12/2021 RM'000
Malaysian income tax:				
- Current tax	9,629	19,616	15,488	33,104
- Under/(Over) provision in prior year	1	1	7,136	3,519
	<u>9,630</u>	<u>19,617</u>	<u>22,624</u>	<u>36,623</u>
Deferred tax	(1,226)	(19,067)	(10,609)	(26,052)
Total taxation	<u>8,404</u>	<u>550</u>	<u>12,015</u>	<u>10,571</u>

Included in the income tax figure for the quarter under review is the net adjustment for deferred tax charges in respect of depreciation of property, plant and equipment, fair value adjustment to inventories - property development costs and other temporary timing difference.

19. Corporate Proposals

Status of Corporate Proposals Announced

Status of Utilisation of Proceeds arising from Disposal of 100% Equity Interest in PIPP and TPMC

During the previous financial year ended 31 December 2020, the gross proceeds arising from the disposal of 100% equity interest in Pulau Indah Power Plant Sdn Bhd (“PIPP”) and Tadmax PMC Sdn Bhd (“TPMC”) amounted to RM173.2 million (“Disposal”). The utilisation of gross proceeds from the Disposal up to end of the quarter under review is set out below:-

<u>Details of Utilisation</u>	<u>Total Gross Proceeds from Disposal (RM'000)</u>	<u>Actual Utilisation up to 31 Dec 2022 (RM'000)</u>	<u>Balance (RM'000)</u>	<u>Timeframe for utilisation</u>
1) Payment on the unfinanced portion of the purchase price of Alam Damai Land 1	9,000	9,000	-	Within 3 months
2) Payment on the unfinanced portion of the purchase price of Alam Damai Land 2	11,450	11,450	-	Within 3 months
3) Payment on the unfinanced portion of the purchase price, development charges and development cost of land in Taman Desa Aman, Cheras, Kuala Lumpur	11,000	8,361	2,639	Within 12 months
4) Future investment in other complementary businesses and/or assets (Note 1)	113,000	33,631	79,369	-
5) Working capital purposes	8,450	8,450	-	Within 24 months
6) Estimated expenses in relation to the Proposal	20,300	20,300	-	Within 1 month
	<u>173,200</u>	<u>91,192</u>	<u>82,008</u>	

Note 1 - A sum of RM49.0 million will be received in December 2023.

20. Group Borrowings and Debts Securities

Group borrowings are as follows:-

	As at 31/12/2022 RM'000	As at 31/12/2021 RM'000
(a) Current borrowings – secured		
Term loan	-	466
Lease liabilities	159	100
	<u>159</u>	<u>566</u>
(b) Non-current borrowings – secured		
Term loans	153,054	126,275
Bridging loan	673	-
Lease liabilities	328	11
	<u>154,055</u>	<u>126,286</u>

All the Group’s borrowings are denominated in Malaysian currency and are secured. Total loans increased by RM27.4 million as compared to the preceding year corresponding quarter mainly due to term loans facility drawdown totalling of RM41.2 million to part finance of both, the acquisition of a piece of leasehold land and the property development costs by the Company’s subsidiaries, set off by

the full settlement of the term loan facility of RM4.2 million and the early retirement of part of another term loan facility by RM10.0 million. The above loans bear interest rates ranged from 4.78% - 6.07% per annum.

Bank borrowings are expected to increase in the forthcoming financial year 2023 with the progress of development of the Group's Residensi Maxim Risen project.

21. Trade Receivables

The trade receivables and corresponding ageing of the Group as at end of the quarter under review are as follows:-

	As at 31/12/2022 RM'000	As at 31/12/2021 RM'000	
Trade receivables	67,063	43,838	
Less : Allowance for Expected Credit Losses	-	(68)	
	<u>67,063</u>	<u>43,770</u>	
	As at 31/12/2022 RM'000	%	As at 31/12/2021 RM'000
Neither past due nor impaired	63,850	95.2%	40,749
Past due 31 to 60 days not impaired	2,371	3.5%	1,018
Past due 61 to 90 days not impaired	-	0.0%	49
Past due > 91 days not impaired	842	1.3%	1,954
Past due > 91 days impaired	-	0.0%	68
	<u>67,063</u>	<u>100%</u>	<u>43,838</u>

Trade receivables increased by 53.2% vis-à-vis the sum of RM43.8 million as at 31 December 2021 mainly due to inclusion of retention sums held under stakeholder accounts of RM63.8 million (2021: RM37.0 million) and will be released in due time pursuant to the Housing Development (Control and Licensing) Act, 1966.

There are no trade receivables from related parties and there is no major customer from the trade receivables.

The trade receivables (except for the retention sums and amounts due from house buyers) are non-interest bearing and are generally ranged from 30 to 60 days term. However, for house buyers, the normal credit terms is 30 (2021: 30) calendar days and interest is charged on overdue accounts at 10% (2021: 10%) per annum on a daily basis. The Group undertakes periodic review of the recoverability of trade receivables and the allowance for expected credit losses. On the latter, the Group concluded that the allowance for expected credit losses is not required as at the end of the quarter under review.

22. Financial Instruments

(a) Derivatives

There were no outstanding derivatives as at 31 December 2022.

(b) Gain/(Loss) arising from fair value changes in financial assets and liabilities

There is no gain/(loss) arising from fair value changes in financial assets and liabilities during the quarter ended 31 December 2022 except as disclosed herein.

23. Material Litigation

There was no other material litigation pending as at 17 February 2023 (being the latest practicable date which shall not be earlier than 7 days from the date of issue of this quarterly report) except as below:-

With reference to the Company's announcement of 12 October 2021, two of the Group's 90% owned subsidiary companies incorporated in the Republic of Indonesia, PT Trimegah Karya Utama ("PT TKU") and PT Manunggal Sukses Mandiri ("PT MSM") had filed applications for Judicial Review (known as "Judicial Review Petition" or "Peninjauan Kembali") to the Supreme Court of the Republic of Indonesia for direction/hearing of the Injunction Requests petition which seeks the Boven Digoel Regency to repeal and nullify the decision on the revocation of licence, to comply and uphold the decision of the Ministry of Law and Human Rights, and to affirm that PT TKU and PT MSM are still the license holders and legal owners of the assets. On 19 July 2022, PT TKU and PT MSM were advised by its Solicitors that the Supreme Court had rejected the Judicial Review Petition.

As announced on 7 December 2022, the Solicitors for PT TKU and PT MSM have advised that the foregoing decision of the Supreme Court of the Republic of Indonesia was final and binding and no remedy, other course of actions or appeals are available.

PT TKU and PT MSM are now preparing a submission of a Petition for Guidance to the Supreme Court (known as *Fatwa Mahkamah Agung*) seeking guidance on the adjudication of Fictive Positive (applied by both PT TKU and PT MSM at its application for Injunction Requests on 24 March 2021, filed with the Administrative Courts at Kota Jayapura in the Province of Papua, Republic of Indonesia), where the Supreme Court (under Judicial Review Petition) had in its recent judgment informed that Fictive Positive is no longer under the jurisdiction of the State Administrative Courts following the enactment of the Job Creation Law and its derivative regulations (despite other precedent rulings in other administrative courts in the Republic of Indonesia applying Fictive Positive). Further, the Job Creation Law was subsequently ruled formally flawed and inadmissible by the Republic of Indonesia's Constitutional Courts.

In a related matter, with reference to the Company's announcement of 24 February 2022 pertaining to the receipt of letters of revocation of concession license from the Ministry of Environment and Forestry, both PT TKU and PT MSM have on 20 April 2022 filed letters of clarification to the Ministry of Environment and Forestry of the Republic of Indonesia with the letters being copied to the President of the Republic of Indonesia. The letters of clarification sought the Ministry of Environment and Forestry of the Republic of Indonesia to reconsider the revocation of our Concession License considering that the inactivity and site abandonment were as a direct result of the Group's earlier attempts to commence activities was thwarted by the refusal of the Regency of Boven Digoel to issue the required licenses to commence business. As at present, the Group has yet to receive any decision from the Ministry of Environment and Forestry.

In relation to the actions taken, the Group does not expect any material financial impact to the Group's earnings of the financial year under review nor any impact on the Group's core operational business of Property Development & Construction as the investments were fully impaired in financial year 2020.

24. Dividend

- (a) No dividend has been declared or proposed for the current financial quarter under review.
- (b) Total dividend declared for the financial year ended 31 December 2022: 1.0 sen per ordinary share single-tier dividend (31 December 2021: 1.0 sen per ordinary share single-tier dividend).

25. Earnings Per Share

- a) Basic Earnings Per Share

	Current Quarter 31/12/2022	Cumulative Quarter 31/12/2022
Net Profit for the financial period attributable to equity holders of the Company (RM'000)	29,126	33,311
Weighted average number of ordinary shares issued (Unit'000)	1,252,675	1,252,675
Basic earnings per ordinary share (sen)	2.33	2.66

26. Additional Disclosures for Profit for the Financial Period

	Current Quarter 31/12/2022 RM'000	Cumulative Quarter 31/12/2022 RM'000
<i>Profit for the financial period is arrived at after crediting: -</i>		
Finance income	381	1,632
Rental income	25	100
Gain on disposal of property, plant and equipment	23	23
Gain on unwinding discount of other receivable	216	859
Fair value gain on short term investments	544	1,642
Recovery of capital gains tax	19,026	19,026
<i>and after charging: -</i>		
Finance costs	763	1,693
Rental of premises	30	143
Rental of equipment	3	12
Depreciation of property, plant and equipment	170	627
Impairment loss on other receivable	2,260	2,260
Loss on disposal of property, plant and equipment	-	27
Unrealised loss on other investment	9	9
Unrealised loss on foreign exchange	458	458
Property, plant and equipment written off	15	16

Other than the above, there was no provision for and write-off of receivables, provision for and write-off of inventories, gain or loss on disposal of quoted or unquoted investments or properties, gain or loss on derivatives, and exceptional items included in the results for the quarter under review.

27. Authorisation for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors passed on 23 February 2023.