

**MAXIM GLOBAL BERHAD [Reg No. 196801000620 (8184-W)]**  
**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE QUARTER AND FINANCIAL YEAR ENDED 31 DECEMBER 2023**  
(The figures have not been audited)

	Individual Quarter		Cumulative Quarter	
	3 months ended		12 months ended	
	31-12-2023	31-12-2022	31-12-2023	31-12-2022
	RM'000	RM'000	RM'000	RM'000
<b>Continuing Operations</b>				
Revenue	48,668	204,510	116,919	352,620
Cost of sales	<u>(36,269)</u>	<u>(176,520)</u>	<u>(90,588)</u>	<u>(309,065)</u>
Gross profit	12,399	27,990	26,331	43,555
Other operating income	1,738	19,883	8,274	21,863
Operating expenses	<u>(15,219)</u>	<u>(8,566)</u>	<u>(27,028)</u>	<u>(17,315)</u>
<b>Operating (loss)/profit</b>	<u>(1,082)</u>	<u>39,307</u>	<u>7,577</u>	<u>48,103</u>
Finance income	1,593	381	6,043	1,632
Finance costs	<u>(1,624)</u>	<u>(755)</u>	<u>(4,134)</u>	<u>(1,685)</u>
<b>(Loss)/Profit before taxation</b>	<u>(1,113)</u>	<u>38,933</u>	<u>9,486</u>	<u>48,050</u>
Taxation	<u>(1,928)</u>	<u>(8,404)</u>	<u>(1,306)</u>	<u>(12,015)</u>
<b>Net (loss)/profit for the financial period</b>	<u><b>(3,041)</b></u>	<u><b>30,529</b></u>	<u><b>8,180</b></u>	<u><b>36,035</b></u>
<b>Other comprehensive income/(loss), net of tax</b>				
<b>Items that will be reclassified subsequently</b>				
<b>to profit or loss, net of tax</b>				
- Foreign currency translation	204	635	(218)	532
<b>Total comprehensive (loss)/income for the financial period</b>	<u><b>(2,837)</b></u>	<u><b>31,164</b></u>	<u><b>7,962</b></u>	<u><b>36,567</b></u>
<b>Net (loss)/profit attributable to :</b>				
Owners of the Company	(4,282)	29,126	5,320	33,311
Non-controlling interests	<u>1,241</u>	<u>1,403</u>	<u>2,860</u>	<u>2,724</u>
	<u><b>(3,041)</b></u>	<u><b>30,529</b></u>	<u><b>8,180</b></u>	<u><b>36,035</b></u>
<b>Total comprehensive (loss)/income attributable to :</b>				
Owners of the Company	(4,078)	29,761	5,102	33,843
Non-controlling interests	<u>1,241</u>	<u>1,403</u>	<u>2,860</u>	<u>2,724</u>
	<u><b>(2,837)</b></u>	<u><b>31,164</b></u>	<u><b>7,962</b></u>	<u><b>36,567</b></u>
<b>Basic (loss)/earnings per ordinary share (sen)</b>				
- from continuing operations	(0.58)	4.65	0.80	5.32
- from discontinued operations	-	-	-	-
	<u><b>(0.58)</b></u>	<u><b>4.65</b></u>	<u><b>0.80</b></u>	<u><b>5.32</b></u>

Note: The comparative basic earning per share have restated to take into account the effects of the share consolidation undertaken and completed on 7 September 2023.

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2022 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 2023**

	(UNAUDITED) As At Financial Year Ended 31-12-2023 RM'000	(AUDITED) As At Financial Year Ended 31-12-2022 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	12,397	12,686
Other investment	70	68
Inventories - property development costs	71,476	8,042
Deferred tax assets	2,339	734
Other receivables	1,995	6,753
	<b>88,277</b>	<b>28,283</b>
<b>Current assets</b>		
Inventories - completed properties	6,781	-
Inventories - property development costs	347,982	244,500
Trade receivables	49,346	67,063
Contract assets	71,572	102,624
Other receivables, deposits and prepayments	15,156	76,889
Short-term investments	187,259	106,247
Tax recoverable	2,225	3
Deposits with licensed banks	124	100,149
Cash and bank balances	50,368	28,419
	<b>730,813</b>	<b>725,894</b>
<b>TOTAL ASSETS</b>	<b>819,090</b>	<b>754,177</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to Owners of the Company</b>		
Share capital	492,727	452,510
Share option reserve	-	645
Treasury shares	(155)	(155)
Reserves:		
- Translation reserve	1,646	1,864
Retained earnings	1,690	10,573
<b>Shareholders' funds</b>	<b>495,908</b>	<b>465,437</b>
Non-controlling interests	24,834	26,229
<b>TOTAL EQUITY</b>	<b>520,742</b>	<b>491,666</b>

**MAXIM GLOBAL BERHAD [Reg No. 196801000620 (8184-W)]**  
**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 DECEMBER 2023 - continued**

	<b>(UNAUDITED)</b>	<b>(AUDITED)</b>
	<b>As At</b>	<b>As At</b>
	<b>Financial</b>	<b>Financial</b>
	<b>Year Ended</b>	<b>Year Ended</b>
	<b>31-12-2023</b>	<b>31-12-2022</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Non-current liabilities</b>		
Deferred tax liabilities	2,665	409
Other payable	43,183	-
Lease liabilities	161	328
Bank borrowings	127,865	153,727
	173,874	154,464
<b>Current liabilities</b>		
Trade payables	45,919	58,077
Other payables, deposits and accruals	59,951	42,147
Lease liabilities	167	159
Bank borrowings	14,687	-
Tax payable	3,750	7,664
	124,474	108,047
<b>TOTAL LIABILITIES</b>	298,348	262,511
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>819,090</b>	<b>754,177</b>
	-	-
<b>Net assets per share attributable to ordinary equity holders of the Company (sen)</b>	67.5	74.3

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 comparative net assets per share have restated to take into account the effects of the share consolidation undertaken and completed on 7 September 2023.

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2022 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 2023**

(The figures have not been audited)

←----- Attributable to owners of the Company -----→

	Non-Distributable			Distributable		Total RM'000	Non-controlling Interests RM'000	Total Equity RM'000
	Treasury Shares RM'000	Share Option Reserve RM'000	Other Reserves RM'000	Retained Earnings/ (Accumulated Losses) RM'000	Total RM'000			
As at 1 January 2023	(155)	645	1,864	10,573	465,437	26,229	491,666	
Net profit for the financial year	-	-	-	5,320	5,320	2,860	8,180	
Realisation of foreign exchange translation reserve	-	-	(218)	-	(218)	-	(218)	
Total comprehensive income/(loss) for the financial year	-	-	(218)	5,320	5,102	2,860	7,962	
<b>Transactions with owners:-</b>								
Purchase of shares from non-controlling interests	-	-	-	-	-	(6,592)	(6,592)	
Issuance of shares pursuant to acquisition of subsidiaries	40,217	-	-	-	40,217	-	40,217	
Subscription of shares by non-controlling interests	-	-	-	-	-	2,337	2,337	
Changes in stake	-	-	-	(147)	(147)	-	(147)	
Employees' share option scheme on expiry	-	(645)	-	645	-	-	-	
Dividend paid	-	-	-	(14,701)	(14,701)	-	(14,701)	
As at 31 December 2023	(155)	(645)	-	(14,203)	25,369	(4,255)	21,114	
As at 1 January 2022	(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/(loss) for the financial year	-	-	532	33,311	33,843	2,724	36,567	
<b>Transactions with owners:-</b>								
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)	
As at 31 December 2022	(155)	645	1,864	10,573	465,437	26,229	491,666	

**12 months ended 31 December 2023**

As at 1 January 2023

Net profit for the financial year

Realisation of foreign exchange translation reserve

Total comprehensive income/(loss) for the financial year

**Transactions with owners:-**

Purchase of shares from non-controlling interests

Issuance of shares pursuant to acquisition of subsidiaries

Subscription of shares by non-controlling interests

Changes in stake

Employees' share option scheme on expiry

Dividend paid

As at 31 December 2023

**12 months ended 31 December 2022**

As at 1 January 2022

Net profit for the financial year

Realisation of foreign exchange translation reserve

Total comprehensive income/(loss) for the financial year

**Transactions with owners:-**

Subscription of shares by non-controlling interests

Employees' share option scheme

Dividend paid

As at 31 December 2022

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2022 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 2023**  
(The figures have not been audited)

	<b>(UNAUDITED)</b>	<b>(AUDITED)</b>
	<b>12 months ended</b>	
	<b>31-12-2023</b>	<b>31-12-2022</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>OPERATING ACTIVITIES</b>		
Profit before taxation	9,486	48,050
<u>Adjustments for:-</u>		
Depreciation	780	627
Finance cost	4,134	1,685
Finance income	(6,043)	(1,632)
Contingent consideration	5,000	-
Gain on unwinding discount on other receivable	(801)	(859)
Share options granted under ESOS	-	59
(Gain)/Loss on disposal of property, plant and equipment	(17)	4
Gain on early termination of lease contract	(5)	-
Property, plant and equipment written off	123	16
Impairment loss on other receivable	-	2,260
Unrealised (gain)/loss on foreign exchange	(106)	458
Unrealised (gain)/loss on other investment	(2)	9
Operating profit before working capital changes	12,549	50,677
<u>Changes in working capital:</u>		
Inventories - completed properties	-	292
Contract assets	32,195	135,097
Inventories - property development costs	6,830	126,092
Receivables	126,429	(46,029)
Payables	(175,717)	(179,785)
Cash generated from operations	2,286	86,344
Finance income received	5,920	1,530
Finance cost paid	(8,244)	(7,263)
Tax paid (net)	(9,052)	(21,360)
<b>Net cash (used in)/from operating activities</b>	<b>(9,090)</b>	<b>59,251</b>
<b>INVESTING ACTIVITIES</b>		
Contingent consideration paid	(5,000)	-
Acquisition of property, plant and equipment	(345)	(766)
Acquisition of subsidiary companies, net of cash and cash equivalents (Note 1)	43,372	-
Proceeds from disposal of property, plant and equipment	19	201
Withdrawal/(Placement) of deposits pledged with licensed banks	26	(67)
<b>Net cash from/(used in) investing activities</b>	<b>38,072</b>	<b>(632)</b>
<b>FINANCING ACTIVITIES</b>		
Repayment to Directors	-	(12,006)
Dividend paid	(14,701)	(12,527)
Drawn down of bank borrowings	30,005	41,189
Repayment of bank borrowings	(43,609)	(14,203)
Repayment of lease liabilities	(159)	(124)
Issuance of shares to non-controlling interests	2,337	21,155
<b>Net cash (used in)/from financing activities</b>	<b>(26,127)</b>	<b>23,484</b>
<b>NET CHANGES IN CASH AND CASH EQUIVALENTS</b>	<b>2,855</b>	<b>82,103</b>
<b>EFFECT OF FOREIGN EXCHANGE RATE CHANGES</b>	<b>107</b>	<b>-</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL YEAR</b>	<b>234,666</b>	<b>152,563</b>
<b>CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL YEAR</b>	<b>237,628</b>	<b>234,666</b>
<b>Cash and cash equivalents at the end of the financial period comprise the following:</b>		
Deposits with licensed banks	124	100,149
Short-term investments	187,259	106,247
Cash and bank balances	50,368	28,419
	237,751	234,815
Less: Deposits with licensed banks pledged as securities for banking facilities	(123)	(149)
	<b>237,628</b>	<b>234,666</b>
	-	-

**MAXIM GLOBAL BERHAD [Reg No. 196801000620 (8184-W)]**  
**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2023**  
(The figures have not been audited)

**NOTE 1 - ACQUISITION OF SUBSIDIARY COMPANIES**

(a) The fair value of the identifiable assets and liabilities arising from the acquisition of subsidiary companies are as follows:

	<b>RM'000</b>
Property, plant & equipment	365
Investment in an associate	6,739
Inventories - Property development costs	165,943
Deferred tax assets	1,542
Trade receivables	30,272
Contract assets (net)	1,143
Other receivables, deposits and prepayments	11,024
Short-term investments	25,131
Cash and bank balances	18,241
Other payables (amt due to vendor prior to acquisition)	(131,745)
Trade payables	(21,214)
Other payables, deposits and accruals	(8,286)
Bank borrowings (including lease liabilities)	(2,526)
Tax payable	(1,571)
Fair value of net assets	95,058
Less : Non-controlling interests	-
Group's share of net assets	95,058
Premium on acquisition	7,098
Total cost of acquisition	102,156

(b) The effects of the acquisition on cash flows are as follows:

Total consideration for equity interest acquired	102,156
Less: Non cash consideration	(40,217)
Less: Deferred payment (payable over a duration of three years)	(61,939)
Less: Cash and cash equivalents of subsidiary companies acquired	(43,372)
Net cash inflow on acquisition of subsidiary companies, net of cash and cash equivalents	(43,372)

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the audited financial statements for the year ended 31 December 2022 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 2023**

**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 2022.

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 2022, 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 2023.

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 2022 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 2.0 sen per ordinary shares for the financial year ended 31 December 2023 amounting to RM14,701,247.30 was paid on 22 December 2023.

## 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 Quarters 12 months ended			
	31/12/2023		31/12/2022		31/12/2023		31/12/2022	
	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
<b>Continuing Operations</b>								
• Property	48,668	6,752	204,510	23,945	116,919	17,316	352,620	33,382
• Investment holding	-	(7,794)	-	15,420	-	(9,526)	-	14,960
• Others	-	(40)	-	(58)	-	(213)	-	(239)
	<b>48,668</b>	<b>(1,082)</b>	<b>204,510</b>	<b>39,307</b>	<b>116,919</b>	<b>7,577</b>	<b>352,620</b>	<b>48,103</b>
Finance income	-	1,593	-	381	-	6,043	-	1,632
Finance costs	-	(1,624)	-	(755)	-	(4,134)	-	(1,685)
	<b>48,668</b>	<b>(1,113)</b>	<b>204,510</b>	<b>38,933</b>	<b>116,919</b>	<b>9,486</b>	<b>352,620</b>	<b>48,050</b>

## 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 except for the strike off of two inactive wholly-owned subsidiary companies, Benar Bangga Development Sdn Bhd and Pribumi Ehsan Sdn Bhd. The strike off of both entities were first approved by the Companies Commission of Malaysia under section 551 on 13 October 2023 with the final approval on 14 December 2023 and followed by gazetting on 12 January 2024.

**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.

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**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		Inc / (Dec) %	Preceding Quarter	Inc / (Dec) %	Cumulative Quarters		Inc / (Dec) %
	31/12/2023	31/12/2022				31/12/2023	31/12/2022	
<b>Revenue</b>								
• Property	48,668	204,510	-76%	27,960	74%	116,919	352,620	-67%
	<b>48,668</b>	<b>204,510</b>	-76%	<b>27,960</b>	74%	<b>116,919</b>	<b>352,620</b>	-67%
<b>(Loss)/Profit before tax</b>								
<b>Continuing Operations</b>								
• Property	6,752	23,945	-72%	4,038	67%	17,316	33,382	-48%
• Investment holding	(7,794)	15,420	-151%	(872)	794%	(9,526)	14,960	-164%
• Others	(40)	(58)	-31%	(58)	-31%	(213)	(239)	-11%
	<b>(1,082)</b>	<b>39,307</b>	-103%	<b>3,108</b>	-135%	<b>7,577</b>	<b>48,103</b>	-84%
Finance income	1,593	381	318%	898	77%	6,043	1,632	270%
Finance costs	(1,624)	(755)	115%	(1,006)	61%	(4,134)	(1,685)	145%
	<b>(1,113)</b>	<b>38,933</b>	-103%	<b>3,000</b>	-137%	<b>9,486</b>	<b>48,050</b>	-80%

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

**a) Overall Review of Group’s performance**

The delivery of vacant possession of Residensi Majestic Maxim located at Alam Damai, Cheras and Residensi Metro Kepong located at Taman Metropolitan, Kepong to its end purchasers in November 2022 and April 2023, respectively saw the end of both revenue and profit recognition from both mentioned projects during the quarter under review. Residensi Majestic Maxim’s final contribution to both revenue and profit was in the preceding year corresponding quarter where revenue contribution was RM174.5 million whilst Residensi Metro Kepong’s revenue contribution in the preceding year corresponding quarter was RM7.9 million. The foregoing was the main contributor towards the Group’s revenue declined by 76% to register at RM48.7 million vis-à-vis the preceding year corresponding quarter of RM204.5 million. However, the decline was arrested by the maiden contribution to revenue from two (2) new projects into the Group, namely Residensi Max at Jalan Kolam Air 6, Kuala Lumpur (which came into the Group after completion of the Proposed Acquisitions in August 2023) and Residensi Max II at Prima Setapak, Kuala Lumpur (which was launched in 3<sup>rd</sup> quarter 2023) of RM26.9 million and RM3.8 million, respectively, both are affordable homes project. Whilst ongoing project Residensi Maxim Risen at Taman Desa Aman has generated revenue for the current quarter of RM17.8 million vis-à-vis the preceding year corresponding quarter of RM21.8 million.

In line with the decline of revenue, the profit for the current quarter for Property segment declined by 72% to register profit before tax and interest of RM6.7 million vis-a vis the preceding year corresponding quarter of RM23.9 million. However, the profit for the current quarter from Property segment was set off against operating expenses for the Investment Holding and Others segments of RM7.79 million which is inclusive of a settlement of contingent consideration of RM5.0 million arising from the acquisition of Ribu Permata Development Sdn Bhd in prior years (obligation payable on the execution of the Privatisation Agreement on 27 November 2023 and announced to Bursa Malaysia Securities Berhad on 28 November 2023) and after finance income and cost of

RM1.59 million and RM1.62 million, respectively. The final result of the Group for the current quarter was a loss before interest and tax of RM1.11 million vis-à-vis profit before interest and tax of RM38.93 million reported in the preceding year corresponding quarter. Further, the preceding year corresponding quarter was augmented by the one-off real property gains tax recovery of RM19.0 million.

## b) Segmental Review

### • Property

This business segment presently comprised four (4) property development projects, namely, ongoing Residensi Maxim Risen in Taman Desa Aman, Cheras, Kuala Lumpur, newly acquired Residensi Max in Jalan Kolam Air 6, Kuala Lumpur and Residensi Max II in Prima Setapak, Kuala Lumpur which was launched in 3rd quarter of current year under review. The fourth property development project is the duly completed Residensi Metro Kepong in Taman Metropolitan Kepong, Kuala Lumpur which was delivered vacant possession in April 2023.

The summary of performance and progress are as below:-

	<b>Ongoing Project(s)</b>			<b>Completed Project</b>
	<u>Taman Desa Aman, Cheras, Kuala Lumpur</u>	<u>Jalan Kolam Air 6 Kuala Lumpur</u>	<u>Prima Setapak, Kuala Lumpur</u>	<u>Taman Metropolitan, Kepong, Kuala Lumpur</u>
Name of projects	Residensi Maxim Risen	Residensi Max	Residensi Max II	Residensi Metro Kepong
Net property sales ('000)	RM524,231	RM246,129	RM116,964	RM298,001
Unbilled sales ('000)	RM427,465	RM155,500	RM113,165	RM0
Percentage completion (cumulative)	18.5% (December 2022: 10.4%)	36.8% (December 2022: Not applicable as project company acquired in August 2023)	3.3% (December 2022: Not applicable as project launched in July 2023)	100% (handed over vacant possession in Apr 2023) (December 2022: 93.7%)
Operating profit/(loss) for the quarter ('000)	RM4,619 2022: RM5,529	RM3,975 2022: Not applicable	(RM268) 2022: Not applicable	RM179 2022: (RM764)

**Residensi Maxim Risen**, an Apartment Suite development project, located at Taman Desa Aman, Cheras, Kuala Lumpur with 100% take-up rate for all its 1,236 units of apartment suite. During the quarter under review, it has contributed a lower operating profit with a sum of RM4.62 million as compared to the preceding year corresponding quarter due to the higher incremental sales registered in the preceding year corresponding quarter (as compared to nil incremental sales in the current quarter under review) as the project was launched in the third quarter of the preceding financial year. The main building works has commenced since July 2023 and currently undertaking structural works for podium. The project has achieved percentage of completion at 18.5% as at the end of the quarter under review.

**Residensi Max**, a newly acquired affordable apartment development project, located at Jalan Kolam Air 6, Kuala Lumpur, with 100% take-up rate for all its 818 units apartment, contributing a maiden operating profit of RM3.98 million during the quarter under review. The development of this project is presently at the construction of main building works (commenced since December 2022). The project has achieved a cumulative percentage of completion at 36.8% as at the end of the quarter under review. The delivery of vacant possession is envisaged sometime in second half of financial year 2025.

**Residensi Max II**, an affordable apartment development project which consists of 2 blocks with a total units of 604, located at Prima Setapak, Kuala Lumpur. This project was launched in 3<sup>rd</sup> quarter 2023 whereby all sales registration are conducted and approved via the Residensi Wilayah, Jabatan Wilayah Persekutuan's online portal. To-date the registration was overwhelming with total registration exceeding 1,700 units, out of which 516 units have been approved by the authorities (of which 387 units or 64% has materialised with fully signed SPA). The project was undertaken in attaining one of the Group's corporate social responsibility's objectives and also in line with the Group's aim in assisting everyone to own a home. As at the end of the quarter under review, the percentage of completion was at 3.3%.

**Residensi Metro Kepong**, an affordable apartment development project, was handed over of vacant possession to end purchasers in April 2023. The small operating profit registered during the quarter under review was mainly due to savings in the development costs of the project.

### **Review on Performance – Quarter under review compared to Preceding Quarter**

The Group's revenue for the current quarter registered at RM48.7 million was 74% higher than the preceding quarter mainly due to the maiden contribution from Residensi Max, an affordable apartment development project under Butirjaya Maxim Development Sdn Bhd, a subsidiary acquired since 11 August 2023. Its revenue contribution was at RM26.9 million (vis-à-vis RM13.5 million in the preceding quarter). Likewise, Residensi Maxim Risen revenue contribution was higher at RM17.8 million (vis-à-vis RM13.1 million in the preceding quarter). Revenue from the abovementioned projects were the main contributor for the Group's Property business segment to achieve an increase in revenue of 74% and registered profit before tax and interest for current quarter at RM6.8 million which was 67% higher than the profit of preceding quarter at RM4.0 million.

As reported hereinabove under the Overall Review, the operating expenses for the Investment Holding and Others segments for the current quarter of RM7.79 million which is inclusive of a settlement of contingent consideration of RM5.0 million, has led to the current quarter registering a loss before tax at RM1.11 million vis-à-vis a profit before tax at RM3.0 million in the immediate preceding quarter despite the improved revenue.

## **16. Prospects**

With the challenging global environment, Bank Negara Malaysia expects Malaysia's economy to grow between 4% and 5% in 2024, largely due to a continuing strengthening of domestic demand. These positive trends are occurring despite the ongoing headwinds of global uncertainty and point to the economy's underlying resilience.

On the property sector, with the easing of inflationary pressures, the prospects of the property market are anticipated to improve. However, concerns regarding the rising construction costs lingers on, which may impact the property development and construction industry.

During the financial year under review, the Group has moved forward to further strengthen its market position and expand its property development business with the recently completed acquisition of Maxim Holdings Sdn Bhd group of companies. One of the landbank acquired under Maxim Holdings Sdn Bhd group of companies has been earmarked for launching a new development project in the second quarter of 2024. At the same time, the Group has continued to actively search for strategic landbank to be acquired to further expand the Group's property development business and activities on top of the Group's ongoing property development projects, namely Residensi Maxim Risen, Residensi Max and Residensi Max II, all these three

projects will lead towards contributing towards the Group's revenue and profitability in the next two to three years.

Premised on the above and supported by the Group's healthy financial position and disciplined financial management practice, the Group is cautiously optimistic of achieving improved financial performance in the forthcoming financial year.

#### 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)	
	31/12/2023 RM'000	31/12/2022 RM'000	31/12/2023 RM'000	31/12/2022 RM'000
Malaysian income tax:				
- Current tax	2,309	9,628	5,603	15,487
- (Over)/Under provision in prior year	250	1	(4,258)	7,136
	<u>2,559</u>	<u>9,629</u>	<u>1,345</u>	<u>22,623</u>
Deferred tax	<u>(631)</u>	<u>(1,225)</u>	<u>(39)</u>	<u>(10,608)</u>
Total taxation	<u>1,928</u>	<u>8,404</u>	<u>1,306</u>	<u>12,015</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 and other temporary timing differences.

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## 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>	Total Gross Proceeds from Disposal (RM'000)	Actual Utilisation up to 31 December 2023 (RM'000)	Balance (RM'000)	Timeframe for utilisation
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 36 months (revised from original 12 months)
4) Future investment in other complementary businesses and/or assets	113,000	69,000	44,000	By year 2025
5) Working capital purposes	8,450	8,450	-	Within 24 months
6) Estimated expenses in relation to the Disposal	20,300	20,300	-	Within 1 month
	173,200	126,561	46,639	

## 20. Group Borrowings and Debts Securities

Group borrowings are as follows:-

	As at 31/12/2023 RM'000	As at 31/12/2022 RM'000
(a) Current borrowings – secured		
Term loans	14,687	-
Lease liabilities	167	159
	<u>14,854</u>	<u>159</u>
(b) Non-current borrowings – secured		
Term loans	121,871	153,054
Bridging loan	5,994	673
Lease liabilities	161	328
	<u>128,026</u>	<u>154,055</u>

All the Group's borrowings are denominated in Malaysian currency and are secured. Total borrowings reduced by RM11.3 million as compared to the audited total borrowings as at 31 December 2022. The reduction was mainly due to part repayment of RM43.6 million vide collection from progress billings and set-off by drawdown of both term and bridging loans, totalling RM30.0 million, utilised towards part financing its property development project, Residensi Maxim Risen, Residensi Max and Residensi Max II. The above loans bear interest rates ranged from 4.78% - 7.17% per annum.

Bank borrowings are expected to increase in the following quarter of the forthcoming financial year under review with the progress of development of both the Group's Residensi Maxim Risen and Residensi Max II projects.

## 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 31/12/2023 RM'000	As at 31/12/2022 RM'000
Trade receivables	7,376	3,246
Trade receivables - held by stakeholders	41,970	63,817
Less : Allowance for Expected Credit Losses	-	-
	<u>49,346</u>	<u>67,063</u>

  

	As at 31/12/2023 RM'000	%	As at 31/12/2022 RM'000
Neither past due nor impaired	3,718	7.5%	33
Neither past due nor impaired - held by Stakeholders	41,970	85.1%	63,817
Past due 31 to 60 days not impaired	411	0.8%	2,371
Past due 61 to 90 days not impaired	52	0.1%	-
Past due > 91 days not impaired	3,195	6.5%	842
Past due > 91 days impaired	-	0.0%	-
	<u>49,346</u>	<u>100%</u>	<u>67,063</u>

Trade receivables (excluding the amounts held by stakeholders) increased by 127.2% or RM4.1 million as at 31 December 2023 mainly due to assumption of trade receivables of RM2.8 million from the newly acquired subsidiaries and higher unsettled progress billing issued to end-purchasers toward end of the quarter under review. The above sums held by stakeholders represents retention by legal firms appointed as stakeholders and will be released to the Group in accordance with the timeline indicated in the sale and purchase agreements, where a portion on the expiry of 8 months and the remainder on the expiry of 24 months after the date of vacant possession.

There are no trade receivables from related parties and there is no major customer that forms part of the trade receivables.

The normal credit terms granted to house buyers is 30 (2022: 30) calendar days. Interest is charged on overdue accounts at 10% (2022: 10%) per annum on a daily basis. Credit terms granted to other customers are assessed and approved on a case-by-case basis. The Group undertakes review of the recoverability of trade receivables and the allowance for expected credit losses, both periodically. 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 2023.

### **(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 2023 except as disclosed herein.

## **23. Material Litigation**

There was no other material litigation pending as at 22 February 2024 (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.

On 23 February 2023, PT TKU and PT MSM have submitted 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.

On 14 April 2023, the Solicitors of PT TKU and PT MSM notified that the Supreme Court responded to the Petition for Guidance and notified that the Supreme Court could not respond to the guidance sought on the basis that the Supreme Court can only provide guidance to State Institution. Disagreeing to the Supreme Court's decision, PT TKU and PT MSM have on 9 May 2023 filed a submission to the Supreme Court (through the Head of Administrative Court Chamber) to seek them to reconsider their decision vis-a-vis the subsisting Guidelines (known as "Decree of the Head of Supreme Court No. 213/KMA/SK/XII/2014 on Guidelines for the Implementation of the Chamber System at the Supreme Court of the Republic of Indonesia") which states that "The Head of the Supreme Court delegates the authority to answer guidance petitions submitted by **individuals or legal entities** to the Head of Chambers or relevant officials to be followed up by providing legal guidance". As at present, the Group has yet to receive the reply from the Supreme Court.

In a related matter, with reference to the Company's announcement on 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 above 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 2023: 2.0 sen per ordinary share single-tier dividend (31 December 2022: 2.0 sen per ordinary share single-tier dividend, after restated to take into account the share consolidation where two ordinary shares becomes one ordinary share undertaken and completed on 7 September 2023).

**25. (Loss)/Earnings Per Share**

a) Basic (Loss)/Earnings Per Share

	<b>Current Quarter 31/12/2023</b>	<b>Cumulative Quarter 31/12/2023</b>
Net (Loss)/Profit for the financial period attributable to equity holders of the Company (RM'000)	<u>(4,282)</u>	<u>5,320</u>
Weighted average number of ordinary shares issued (Unit'000)	<u>735,033</u>	<u>668,922</u>
Basic (loss)/earnings per ordinary share (sen)	<u>(0.58)</u>	<u>0.80</u>

**26. Additional Disclosures for (Loss)/Profit for the Financial Period**

	<b>Current Quarter 31/12/2023 RM'000</b>	<b>Cumulative Quarter 31/12/2023 RM'000</b>
<i>(Loss)/Profit for the financial period is arrived at after crediting: -</i>		
Finance income	1,593	6,043
Rental income	7	70
Gain on disposal of property, plant and equipment	-	17
Gain on unwinding discount of other receivable	146	801
Unrealised gain on foreign exchange	106	106
Unrealised gain on other investment	2	2
Fair value gain on short-term investments	<u>1,259</u>	<u>4,596</u>
<i>and after charging: -</i>		
Finance costs	771	2,999
Finance costs arising from unwinding discount of other payable	853	1,135
Contingent consideration	5,000	5,000
Rental of premises	51	177
Rental of equipment	3	11
Depreciation of property, plant and equipment	191	780
Property, plant and equipment written off	<u>123</u>	<u>123</u>

Other than the above, there was no material 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 28 February 2024.

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