(INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS FOR THIRD QUARTER ENDED 31 DECEMBER 2023

(The figures have not been audited)

	INDIVIDUAL QUARTER CURRENT PRECEDING YEAR YEAR QUARTER CORRESPONDING QUARTER		CUMULATI CURRENT YEAR TO DATE	IVE QUARTER PRECEDING YEAR CORRESPONDING PERIOD			
	31/12/23 RM'000	31/12/22 RM'000	31/12/23 RM'000	31/12/22 RM'000			
Revenue	61,862	70,728	189,737	143,911			
Operating expenses	(52,828)	(61,927)	(164,468)	(125,968)			
Other operating income	1,746	1,292	6,560	6,548			
Profit from operations	10,780	10,093	31,829	24,491			
Finance costs	(6,251)	(6,190)	(18,752)	(14,905)			
Share of results of associate	101	62	310	62			
Profit before taxation	4,630	3,965	13,387	9,648			
Taxation	(5,733)	(696)	(6,885)	(1,749)			
(Loss)/ profit after tax for the period	(1,103)	3,269	6,502	7,899			
Attributable to:-							
Owners of the Parent	(1,204)	3,151	5,857	7,668			
Non-controlling interests	101	118	645	231			
	(1,103)	3,269	6,502	7,899			
(Loss)/ earnings per share attributable to o	(Loss)/ earnings per share attributable to owners of the parent :						
Basic (sen)	(0.08)	0.23	0.39	0.57			

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 31 March 2023 and the notes to the Interim Financial Report).

(INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THIRD QUARTER ENDED 31 DECEMBER 2023

(The figures have not been audited)

	INDIVIDUA CURRENT YEAR QUARTER 31/12/23 RM'000	AL QUARTER PRECEDING YEAR CORRESPONDING QUARTER 31/12/22 RM'000	CUMULAT CURRENT YEAR TO DATE 31/12/23 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31/12/22 RM'000
(Loss)/ profit after tax for the period	(1,103)	3,269	6,502	7,899
Other comprehensive (loss)/ income :				
Other comprehensive (loss)/ income that will not be reclassified to profit or loss in subsequent periods (net of tax):				
Fair value (loss)/ gain on financial assets at fair value through other comprehensive income	(1,214)	9,711	2,671	8,254
Total comprehensive (loss)/ income for the period	(2,317)	12,980	9,173	16,153
Total comprehensive (loss)/ income attributable to :				
Owners of the parent	(2,418)	12,862	8,528	15,922
Non-controlling interests	101	118	645	231
	(2,317)	12,980	9,173	16,153
·				

(The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 March 2023 and the notes to the Interim Financial Report).

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2023

AS AT 31 DECEMBER 2023 (The figures have not been audited)

PIRANCIAL PERIOD BND STATE PERIOD BND PERIOD BN	(The figures have not been addited)	AS AT	AS AT
ASSETS PERIOD END 31/12/3 (RM/000) YEAR END 31/10/30/3 (RM/000) ASSETS ASSETS Property, plant and equipment (priventines) 17,321 18,347 Investriers - Land held for property development (priventines) 1,290,407 1,289,921 1,289,921 Investment properties (property development (priventines) 3,4755 36,157 1,289,921 1,289,221 1,289,221 1,289,221 1,289,221 1,289,221 1,289,		END OF	PRECEDING
ASSETS AMM000 ASSETS RM0000 ASSETS Property, plant and equipment Inventiones - Land hald for property development Investment properties 17,321 18,347 Investment properties 1,290,407 1,298,921 1,289,921 Intrastinct properties 1,299,921 1,289,921 1,289,921 Investment in associate 480 1,70 1,299,921 Investment in associate 480 1,70 1,70 1,299,921 1,128,921 1,738,763 1,70 1,299,921 1,128,932 1,173,738,763 1,175,1284 1,738,763 1,175,1284 1,738,763 1,175,1284 1,738,763 1,173,			
ASSETS RM*000 RM*000 Non Current Assets 17,321 18,347 Property plant and equipment Inventories Land held for property development Intregible assets 12,90,407 1,289,321 Investment properties Intragible assets 34,755 36,157 Investment in associate 480 170 Non-current financial assets 15,296 12,625 Deferred tax assets 1,787,284 1,738,763 Current Assets 1,751,284 1,738,763 Urrent Assets 1,761,284 1,738,763 Urrent Assets 160,062 170,254 Inventories - Completed properties and others 2,393 2,699 Inventories - Completed properties and others 2,393 2,699 Contract assets in respect of property development 111,613 80,151 Accrued incore 4,670 4,835 Contract assets in respect of property development 1,161,132 4,092 Prepayment 5,66 4,030 Tax recoverable 4,670 4,835 Other investments 3,457 4 </th <th></th> <th>_</th> <th></th>		_	
NON CURYENT ASSETS 17,321 18,347 Property, plant and equipment 392,836 381,354 Investment properties 1,290,407 1,289,921 Intrangible assets 34,755 36,157 Investment in associate 480 170 Non-current financial assets 1,529 12,625 Deformed tax assets 1,751,284 1738,763 Current Assets 1,751,284 1738,763 Univentories - Completed properties and others 2,393 2,699 Inventories - Completed properties and others 2,393 2,699 Contract assets in respect of property development 111,613 80,151 Accrued income 111,613 80,151 Contract assets in respect of property development 111,613 80,151 Accrued income 4,670 4,835 Contract assets in respect of property development 111,613 80,151 Tax recoverable 4,670 4,835 Cherrica Section 3,457 4 Carbination 3,457 4 Cash and bank bal			
Property, plant and equipment 17.321 18,347 Inventories - Land held for property development 392.836 331.354 Investment properties 1,290,407 1,289,921 Intangible assets 34,755 36,157 Investment in associate 480 170 Non-current financial assets 15,296 12,625 Deferred tax assets 189	ASSETS		
Inventionies - Land held for property development 1,290,407 1,289,921 Intangible assets 1,290,407 1,289,921 Intangible assets 34,755 36,157 Investment in associate 480 170 Investment in associate 15,296 12,625 Deferred tax assets 189			
Investment properties 1,290,407 1,289,921 Invastment in associate 34,755 36,157 Investment in associate 480 170 Non-current financial assets 15,296 12,625 189		•	·
Intangible assets 34,755 36,157 Non-current financial assets 15,296 12,625 Deferred tax assets 15,296 12,625 Deferred tax assets 1,751,284 1,736,763 189			•
Investment in associate		· ·	
Deferred tax assets 189 189 Current Assets 1,751,284 1,738,763 Inventories - Property development costs 160,062 170,254 Inventories - Completed properties and others 2,393 2,699 Trade & other receivables 49,758 50,853 Contract assets in respect of property development 111,613 80,151 Accrued income 1,123 4,992 Prepayment 566 0,303 Tax recoverable 4,670 4,835 Cash and bank balances 57,204 52,225 Cash and bank balances 5,142,130 2,107,906 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 301,321 301,321 Reserves 11,654 8,983 Retained profits 767,814 761,9257 Total Shareholder's equity 1,080,789 1,072,961 Non-Current Liabilities 244,495 243,699 Deferred tax liabilities 244,495 243,699 Lease liabilities 244,495 243,699 <td></td> <td>· ·</td> <td>·</td>		· ·	·
Current Assets	Non-current financial assets	15,296	12,625
Current Assets 160,062 170,254 Inventories - Property development costs 160,062 170,254 Inventories - Completed properties and others 2,393 2,699 17ade & other receivables 49,758 50,853	Deferred tax assets		
Inventories - Property development costs 160,062 170,254 Inventories - Completed properties and others 2,393 2,699 17046 & 6014 1,123 4,995 1,123 4,995 1,123 4,995 1,123 4,995 1,123 4,995 1,123 1,123 4,995 1,123	O manufacture	1,751,284	1,738,763
Inventories - Completed properties and others		160.062	170.254
Trade & other receivables 49,758 50,853 Contract assets in respect of property development 111,613 80,151 Accrued income 1,123 4,092 Prepayment 566 4,030 Tax recoverable 4,670 4,835 Other investments 3,457 4 Cash and bank balances 57,204 52,225 390,846 369,143 TOTAL ASSETS 2,142,130 2,107,906 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 301,321 301,321 Reserves 11,654 8,983 Retained profits 767,814 761,957 Total shareholder's equity 1,080,789 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities Deferred tax liabilities 244,495 243,699 Deferred tax liabilities 244,495 13,69 Loans and borrowings 113,169 113,169 <		· ·	·
Contract assets in respect of property development 111,613 80,151 Accrued income 1,123 4,092 Prepayment 566 4,030 Tax recoverable 4,670 4,835 Other investments 3,457 4 Cash and bank balances 57,204 52,225 390,846 369,143 TOTAL ASSETS 2,142,130 2,107,906 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Secure 2,142,130 2,107,906 Equity attributable to equity holders of the parent 11,654 8,983 Reserves 11,654 8,983 Retained profits 767,814 761,957 Total shareholder's equity 1,080,789 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities 244,495 243,699 Lease liabilities 244,495 243,699 Lease liabilities 625 152 Lease liabilities 10,062,241 130,8		· ·	·
Prepayment 566 4,030 Tax recoverable 4,670 4,835 Other investments 3,457 4 Cash and bank balances 57,204 52,225 TOTAL ASSETS 2,142,130 2,107,906 EQUITY AND LIABILITIES Sequity attributable to equity holders of the parent 301,321 301,321 Share capital 301,321 301,321 8,983 Reserves 11,654 8,983 1072,261 Reserves 11,684 767,814 761,957 Total shareholder's equity 1,080,789 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities 244,495 243,699 Leage liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 Lease liabilities 25,249 699,756 Current Liabilities 20 20 Lease liabilities 928 1,362 Provisions 22	Contract assets in respect of property development		•
Tax recoverable 4,670 4,835 Other investments 3,457 4 Cash and bank balances 57,204 52,225 TOTAL ASSETS 2,142,130 2,107,906 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share capital 301,321 301,321 Reserves 11,654 8,983 Retained profits 767,814 761,957 Total shareholder's equity 1,080,789 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities Deferred tax liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 Lease liabilities 625 152 Loans and borrowings 394,201 342,736 Current Liabilities 928 1,362 Lease liabilities 928 1,362 Loans and borrowings 170,617 173,946 Trade & other	Accrued income	1,123	4,092
Other investments 3,457 4 Cash and bank balances 57,204 52,225 390,846 369,143 TOTAL ASSETS 2,142,130 2,107,906 EQUITY AND LIABILITIES Sequity attributable to equity holders of the parent 301,321 301,321 Share capital 301,321 767,814 761,957 Reserves 11,654 8,983 Retained profits 767,814 761,957 Total shareholder's equity 1,080,789 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 Lease liabilities 625 152 Loans and borrowings 394,201 342,736 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Proyrisions 22,296 21,524 Prepayment from tenants 1,113 732			
Cash and bank balances 57,204 52,225 390,846 369,143 TOTAL ASSETS 2,142,130 2,107,906 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share capital 301,321 301,321 Reserves 11,654 8,983 Retained profits 767,814 761,957 Total shareholder's equity 1,080,789 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities 244,495 243,699 Lease liabilities 244,495 243,699 Lease liabilities 625 152 Lease liabilities 625 152 Loans and borrowings 394,201 342,736 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928		· ·	•
TOTAL ASSETS 2,142,130 2,107,906 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share capital 301,321 301,321 301,321 301,321 301,321 301,321 301,321 301,321 301,321 301,321 301,321 301,321 301,321 301,321 301,321 301,322 60,902 (1,565) Total shareholder's equity 1,080,7889 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869		· ·	=
TOTAL ASSETS 2,142,130 2,107,906 EQUITY AND LIABILITIES Equity attributable to equity holders of the parent Share capital 301,321 301,321 301,321 301,321 301,321 301,321 8,983 Reserves 11,654 8,983 Reserves 11,687 Total shareholder's equity 1,080,789 1,072,261 Total Equity 1,080,789 1,070,696 Non Current Liabilities 244,495 243,699 1,070,696 Non Current Liabilities 244,495 243,699 1070,696 Non Current Liabilities 244,495 243,699 109,706,696 Non Current Liabilities 244,495 243,699 109,706,699 Current Liabilities 244,495 243,699 109,706 Current Liabilities 10,061 10,061	Casil and bank balances		
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent 301,321 301,321 Share capital 301,321 301,321 Reserves 11,654 8,983 Retained profits 767,814 761,957 Total shareholder's equity 1,080,789 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities Deferred tax liabilities 244,495 243,699 Loage liabilities 625 152 Loans and borrowings 394,201 342,736 Lease liabilities 625 152 Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 -<			
Sana capital 301,321	TOTAL ASSETS	2,142,130	2,107,906
Sana capital 301,321	FOLITY AND LIABILITIES		
Share capital 301,321 301,321 Reserves 11,654 8,983 Retained profits 767,814 761,957 Total shareholder's equity 1,080,789 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities Deferred tax liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 Lease liabilities 625 152 Loans and borrowings 394,201 342,736 Current Liabilities 2 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Propress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 Total liabilities 2,142,130 2,107,906			
Reserves 11,654 8,983 Retained profits 767,814 761,957 Total shareholder's equity 1,080,789 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 113,169 Lease liabilities 625 152 152 Loans and borrowings 34,201 342,736 342,736 Trade & other payables 170,617 173,946 173,946 Trade & other payables 103,224 130,806 <t< td=""><td></td><td>301 321</td><td>301 321</td></t<>		301 321	301 321
Retained profits 767,814 761,957 Total shareholder's equity 1,080,789 1,072,261 Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities Deferred tax liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 113,169 Lease liabilities 625 152 Loans and borrowings 394,201 342,736 Total Equities 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 Total liabilities 2,142,130 2,107,906	·	·	•
Non-controlling interest (920) (1,565) Total Equity 1,079,869 1,070,696 Non Current Liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 Loans and borrowings 394,201 342,736 Current Liabilities 394,201 342,736 Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906		· ·	
Non Current Liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 Lease liabilities 625 152 Loans and borrowings 394,201 342,736 Current Liabilities Total liabilities Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906	Total shareholder's equity		
Non Current Liabilities Deferred tax liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 Lease liabilities 625 152 Loans and borrowings 394,201 342,736 Current Liabilities 752,490 699,756 Current Liabilities 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906			
Deferred tax liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 Lease liabilities 625 152 Loans and borrowings 394,201 342,736 Current Liabilities Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906	Total Equity	1,079,869	1,070,696
Deferred tax liabilities 244,495 243,699 Long term trade & other payables 113,169 113,169 Lease liabilities 625 152 Loans and borrowings 394,201 342,736 Current Liabilities Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906	Non Current Liabilities		
Lease liabilities 625 152 Loans and borrowings 394,201 342,736 Current Liabilities 752,490 699,756 Current Liabilities 170,617 173,946 Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906		244,495	243,699
Loans and borrowings 394,201 342,736 Current Liabilities 752,490 699,756 Current Liabilities 170,617 173,946 Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906	Long term trade & other payables	113,169	113,169
Current Liabilities 170,617 173,946 Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906			
Current Liabilities Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906	Loans and borrowings		
Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906		752,490	699,756
Loans and borrowings 170,617 173,946 Trade & other payables 103,224 130,806 Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906	Current Liabilities		
Lease liabilities 928 1,362 Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - 309,771 337,454 Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906		170,617	173,946
Provisions 22,296 21,524 Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - 309,771 337,454 Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906	Trade & other payables	•	
Prepayment from tenants 1,113 732 Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - 309,771 337,454 Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906			
Progress billings in respect of property development costs 6,477 9,084 Tax payable 5,116 - 309,771 337,454 Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906			
Tax payable 5,116 - 309,771 337,454 Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906		· ·	
Total liabilities 1,062,261 1,037,210 TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906			-
TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906			337,454
TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906			
TOTAL EQUITY AND LIABILITIES 2,142,130 2,107,906	Total liabilities	1,062,261	1,037,210
		· · ·	· · · · · · · · · · · · · · · · · · ·
	TOTAL EQUITY AND LIABILITIES	2,142,130	2,107,906
Net assets per share attributable to equity holders of the parent (Sen) 72.6 72.0			
	Net assets per share attributable to equity holders of the parent (Sen)	72.6	72.0

(INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THIRD QUARTER ENDED 31 DECEMBER 2023

	Att	ributable to Eq	uity Holde	rs of the Parent			
	Non	-distributable		Distributable		Non	
	Share	Other	ICULS	Retained		Controlling	Total
	Capital	Reserves		Profits	Total	Interest	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 April 2023	301,321	8,983	-	761,957	1,072,261	(1,565)	1,070,696
Total comprehensive income for the period	-	2,671	-	5,857	8,528	645	9,173
At 31 December 2023	301,321	11,654	-	767,814	1,080,789	(920)	1,079,869
At 1 April 2022	213,643	3,892	74,579	768,121	1,060,235	989	1,061,224
Total comprehensive income	-,-	.,	,	,	, ,		, ,
for the period	_	8,254	_	7,668	15,922	231	16,153
Expiry of Warrants	-	(978)	-	978	-	-	-
Conversion of ICULS	87,678	-	(74,579)	(13,099)	-	-	-
At 31 December 2022	301,321	11,168	-	763,668	1,076,157	1,220	1,077,377

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 31 March 2022 and the Notes to the Interim Financial Report)

(INCORPORATED IN MALAYSIA)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THIRD QUARTER ENDED 31 DECEMBER 2023

(The figures have not been audited)	04/40/00	04/40/00
	31/12/23 RM'000	31/12/22 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES	KW 000	KW 000
Profit before taxation	13,387	9,648
Adjustment for non-cash items :		
Non-cash items	7,383	184
Non-operating items	16,884	13,453
Operating profit before working capital changes	37,654	23,285
Changes in Working Capital :		
Increase in receivables	(26,116)	(69,636)
Movement in property development cost	10,596	(7,102)
Movement in stocks	306	1,724
(Decrease)/ Increase in payables	(29,017)	17,939
Cash used in operations	(6,577)	(33,790)
Interest and dividend received	10	8
Taxation paid	(1,337)	(1,593)
Taxation paid Taxation refund	527	3
Net cash used in operating activities	(7,377)	(35,372)
Net cash asea in operating activities	(1,011)	(00,072)
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest and dividend received	642	475
Other investments/placements	(3,380)	18,294
Pledged cash and short term deposits	2,204	(11,293)
Purchase property, plant & equipment (net of disposal)	(678)	(507)
Addition to Inventories - Land Held for Development	(2,748)	(6,488)
Proceeds from loan assets Investment in investment property (net of disposal)	- (486)	8,007
investment in investment property (net or disposal)	(400)	
Net cash (used in)/ generated from investing activities	(4,446)	8,488
CASH FLOWS FROM FINANCING ACTIVITIES		
Repayment of hire purchase payables (net)	(81)	(21)
Repayment of lease liabilities	(1,588)	(1,459)
Drawdown of Short & Long Term Loan	181,812	148,138
Repayment of bank borrowings and financing costs	(134,906)	(117,310)
Interest paid	(26,229)	(19,464)
ICULS Coupon paid	<u> </u>	(2,630)
Net cash generated from financing activities	19,008	7,254
NET CHANGES IN CASH & CASH EQUIVALENTS	7,185	(19,630)
CASH & CASH EQUIVALENTS AT THE BEGINNING OF THE PERIOD	21,345	29,852
CASH & CASH EQUIVALENTS AT THE END OF THE PERIOD	28,530	10,222
		-, -

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the financial statements for the year ended 31 March 2023 and Notes to the Interim Financial Report)

(INCORPORATED IN MALAYSIA)

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards ("MFRS") 134: Interim Financial Reporting and Chapter 9, Part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the year ended 31 March 2023. The explanatory notes attached to the interim financial statements 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 financial year ended 31 March 2023.

Adoption of new and amended standards

The accounting policies and methods of computation adopted in this interim financial statements are consistent with those adopted in the preparation of the audited financial statements for the year ended 31 March 2023, except for the adoption of the following amendments to Malaysian Financial Reporting Standards (MFRS) which are applicable for the Group's financial year beginning 1 April 2023:-

MFRS 17 Insurance Contracts
Amendments to MFRS 17 Insurance Contracts

Amendments to MFRS 17 Initial Application of MFRS 17 and MFRS 9 - Comparative Information

Amendments to MFRS 101 Classification of Liabilities as Current or Non-Current

Amendments to MFRS 101 Disclosure of Accounting Policies
Amendments to MFRS 108 Definition of Accounting Estimates

Amendments to MFRS 112 Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The adoption of the above amendments had no significant impact to the financial statements of the Group.

A2 Audit Qualification

The audit report of the preceding annual financial statements was not qualified.

A3 Seasonal or Cyclical Factors

The Group's activities are not affected by any seasonal or cyclical factors.

A4 Nature and Amount of Unusual Items

There were no items of an exceptional or unusual nature that have affected the assets, liabilities, equity, net income or cashflows of the Group during the current quarter.

A5 Changes in estimates

There are no significant changes in estimates in the current quarter.

(INCORPORATED IN MALAYSIA)

A6 Debt and Equity Securities

There were no other issuances, cancellations, repurchases, resale and repayment of debt and equity securities in the current quarter.

A7 Dividend

There were no dividend paid during the current quarter ended 31 December 2023.

A8 Material and subsequent Events

There were no material events subsequent to the third quarter ended 31 December 2023 up to the date of this report, which is likely to substantially affect the results of the operations of the Group.

A9 Effects of Changes in the Composition of the Group

On 19 December 2023, the Company had vide its wholly-owned subsidiary, Multizone Parking Sdn. Bhd. acquired 100% equity interest in Hasrat Imaginasi Sdn. Bhd. for a total cash consideration of RM2.00 from Razman bin Abdullah and Rostam Affandi bin Ahmad.

A10 Contingent Liabilities

Contingent liabilities of the Group as at the date of this report, are in respect of guarantees given to government bodies and service providers amounting to RM20,970,511.

A11 Capital Commitment

There was no capital commitment as at the date of this announcement.

A12 Related Party Transactions

There were no significant related party transactions as at the date of this announcement.

PART B : EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of Performance of the Operating Segments

CURRENT YEAR PRECEDING YEAR OUARTER PARCEDING OUARTER OUARTER AUTOLOGY CURRENT OUARTER OUARTER OUARTER AUTOLOGY CURRENT OUARTER OUARTER AUTOLOGY CURRENT OUARTER OUARTER AUTOLOGY CURRENT OUARTER AUTOLOGY CORRESPONDING PERIOD OUARTER AUTOLOGY CORRESPONDING O		INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
Revenue 31/12/23 RM'000 31/12/23 RM'000 31/12/23 RM'000 31/12/23 RM'000 PERIOD 31/12/22 RM'000 Revenue 8 8 11,013 7,979 Property development 38,606 51,649 126,161 89,838 Property investment 451 367 1,307 1,094 Mall operations 25,200 20,992 68,786 60,827 Carpark operations 2,720 2,501 7,660 7,351 Adjustments and eliminations (10,885) (8,765) (25,190) (23,178) Total revenue 61,862 70,728 189,737 143,911 Results 1 (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of as					
Revenue 31/12/23 RM'000 31/12/22 RM'000 31/12/23 RM'000 <th></th> <th>QUARTER</th> <th>CORRESPONDING</th> <th>TO DATE</th> <th>CORRESPONDING</th>		QUARTER	CORRESPONDING	TO DATE	CORRESPONDING
Revenue RM'000 RM'000 RM'000 RM'000 Revenue 1nvestment holding and others 5,770 3,984 11,013 7,979 Property development 38,606 51,649 126,161 89,838 Property investment 451 367 1,307 1,094 Mall operations 25,200 20,992 68,786 60,827 Carpark operations 2,720 2,501 7,660 7,351 Adjustments and eliminations (10,885) (8,765) (25,190) (23,178) Total revenue 61,862 70,728 189,737 143,911 Results Investment holding and others (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of result					
Newstment holding and others 5,770 3,984 11,013 7,979 Property development 38,606 51,649 126,161 89,838 Property investment 451 367 1,307 1,094 Mall operations 25,200 20,992 68,786 60,827 Carpark operations 2,720 2,501 7,660 7,351 Total revenue 61,862 70,728 189,737 143,911 Results					
Investment holding and others 5,770 3,984 11,013 7,979	Revenue	KM.000	KM-000	KM-000	KM:000
Property development 38,606 51,649 126,161 89,838 Property investment 451 367 1,307 1,094 Mall operations 25,200 20,992 68,786 60,827 Carpark operations 2,720 2,501 7,660 7,351 72,747 79,493 214,927 167,089 Adjustments and eliminations (10,885) (8,765) (25,190) (23,178) Total revenue 61,862 70,728 189,737 143,911 Results Investment holding and others (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 <td></td> <td>5 770</td> <td>2.004</td> <td>11 012</td> <td>7 979</td>		5 770	2.004	11 012	7 979
Property investment 451 367 1,307 1,094 Mall operations 25,200 20,992 68,786 60,827 Carpark operations 2,720 2,501 7,660 7,351 72,747 79,493 214,927 167,089 Adjustments and eliminations (10,885) (8,765) (25,190) (23,178) Total revenue 61,862 70,728 189,737 143,911 Results Investment holding and others (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525)	•	,	,	,	
Mall operations 25,200 20,992 68,786 60,827 Carpark operations 2,720 2,501 7,660 7,351 72,747 79,493 214,927 167,089 Adjustments and eliminations (10,885) (8,765) (25,190) (23,178) Total revenue 61,862 70,728 189,737 143,911 Results Investment holding and others (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Property development	38,606	51,649	126,161	89,838
Carpark operations 2,720 2,501 7,660 7,351 72,747 79,493 214,927 167,089 Adjustments and eliminations (10,885) (8,765) (25,190) (23,178) Total revenue 61,862 70,728 189,737 143,911 Results Investment holding and others (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Property investment	451	367	1,307	1,094
Adjustments and eliminations 72,747 79,493 214,927 167,089 Adjustments and eliminations (10,885) (8,765) (25,190) (23,178) Total revenue 61,862 70,728 189,737 143,911 Results Investment holding and others (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Mall operations	25,200	20,992	68,786	60,827
Adjustments and eliminations (10,885) (8,765) (25,190) (23,178) Total revenue 61,862 70,728 189,737 143,911 Results Investment holding and others (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Carpark operations	2,720	2,501	7,660	7,351
Results (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)		72,747	79,493	214,927	167,089
Results Investment holding and others (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Adjustments and eliminations	(10,885)	(8,765)	(25,190)	(23,178)
Investment holding and others (1,425) 6,578 (3,814) 38 Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Total revenue	61,862	70,728	189,737	143,911
Property development (3,097) (8,811) (7,629) (10,909) Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Results				
Property investment 172 184 486 359 Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Investment holding and others	(1,425)	6,578	(3,814)	38
Mall Operations 8,962 6,224 22,463 20,291 Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Property development	(3,097)	(8,811)	(7,629)	(10,909)
Carpark operations 1,533 1,253 4,195 3,547 Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Property investment	172	184	486	359
Share of results of associate 101 62 310 62 6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Mall Operations	8,962	6,224	22,463	20,291
6,246 5,490 16,011 13,388 Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Carpark operations	1,533	1,253	4,195	3,547
Adjustments and eliminations (1,616) (1,525) (2,624) (3,740)	Share of results of associate	101	62	310	62
		6,246	5,490	16,011	13,388
Profit before tax 4,630 3,965 13,387 9,648	Adjustments and eliminations	(1,616)	(1,525)	(2,624)	(3,740)
	Profit before tax	4,630	3,965	13,387	9,648

Current Quarter vs Previous Year Corresponding Quarter

For the current quarter under review, the Group recorded a lower revenue of RM61.9 million as compared to the preceding year's corresponding quarter of RM70.7 million. The decrease in the revenue was mainly due to slower sales momentum from the Property Development segment, but mitigated by the better revenue performance in the Mall operations.

The revenue from the Property Development segment decline by 25.2% to RM38.6 million in the current quarter from RM51.6 million in the preceding year's quarter mainly due to the slower sales recorded for the Dwitara Residences' condominium project at Surya, Petaling Jaya as the development has achieved more then 90% sales take-up rate as at the current guarter under review.

The revenue of the Mall division which is situated in Kota Kinabalu, Sabah was slightly higher by 20.0% to RM25.2 million from RM21.0 million in the previous year's corresponding quarter mainly attributed to the stronger retail rental income backed by the improving occupancy rate and renewal of expired tenancies at higher rental rates during the current quarter.

Despite the decline in revenue, the Group recorded a higher profit before tax of RM4.6 million in the current quarter as compared to RM4.0 million in the preceding year's corresponding quarter mainly due to the increase in the Mall division's revenue and gross profits, partially offset by the division's higher allowance for expected credit losses and lower profit recognition from the Property Development segment resulted from the decrease in sales.

B2 Comment on Financial Results (Current quarter compared with the preceding quarter)

	Current	Preceding	Variance
	Quarter	Quarter	
	31/12/23	30/9/23	
	RM'000	RM'000	RM'000
Profit before tax	4,630	2,931	1,699

For the current quarter, the Group recorded a higher profit before tax by RM1.7 million as compared to the preceding quarter mainly due to the higher gross profits generated from the Mall Operations underpinned by the improving occupancy rate and higher profit recognition for the Property Development division from the development project of Dwitara Residences' condominium at Surya, Petaling Jaya.

B3 Prospects

The Group currently has three active divisions contributing to the Group's results, namely Property Development, Mall Operations and Carpark Operations. The Group expects its outlook to remain challenging in light of the persistent global economic uncertainty alongside the ongoing global conflicts which is causing volatility in the currency market and escalation in prices around the world. Notwithstanding the above, the Group remains focused on navigating the uncertainties to improve business performance.

B4 Profit Forecast / Guarantee

There were no profit forecast or profit guarantee issued by the Group.

B5 Taxation

Taxation comprises:-	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT	PRECEDING	CURRENT	PRECEDING
	YEAR	YEAR	YEAR	YEAR
	QUARTER	CORRESPONDING	TODATE	CORRESPONDING
		QUARTER		PERIOD
	31/12/23	31/12/22	31/12/23	31/12/22
	RM'000	RM'000	RM'000	RM'000
Company Level				
- current taxation	-	-	-	-
- prior year	3	2	3	2
Subsidiary Companies				
- current taxation	(6,101)	(749)	(7,253)	(1,715)
- prior year	365	51	365	(36)
	(5,733)	(696)	(6,885)	(1,749)

The tax charge in the current quarter and current year-to-date arises from the operating and investment income of subsidiary companies.

The difference between the income tax expense at the statutory income tax rate and the income tax expense at the effective income tax rate of the Group is due to certain income not subject to tax, certain expenses not deductible for tax purposes, utilisation of previously unrecognised tax losses and deferred tax assets not recognised during the current quarter and current year-to-date.

(INCORPORATED IN MALAYSIA)

B6 Status of Corporate Proposals

There were no corporate proposals previously announced but not completed up to 22 February 2024, being the latest practicable date which is not earlier than 7 days from the date of issue of this quarterly report.

B7 Group Borrowings as at 31 December 2023 are as follows:

		RM'000
a) C	urrent	
S	ecured:-	
	Term loans and Revolving Credits	143,340
	Bank Overdaft	27,249
	Obligation under finance lease	28
		170,617
b) N	on-current	
S	ecured:-	
	Term loans	359,702
	Redeemable Preference Shares	34,008
	Obligation under finance lease	491
		394,201
Tatal	2	504.040
ı otal E	Borrowings	564,818

B8 Material Litigation

The Directors are not aware of any material litigation that would adversely affect the operations and financial affairs of the Group as at the date of this announcement.

B9 Proposed Dividend

The Directors do not recommend any dividend for the 3rd quarter ended 31 December 2023.

B10 (Loss)/ earnings Per Share

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT	PRECEDING	CURRENT	PRECEDING
	YEAR	YEAR	YEAR	YEAR
	QUARTER	CORRESPONDING	TODATE	CORRESPONDING
		QUARTER		PERIOD
	31/12/23	31/12/22	31/12/23	31/12/22
	RM'000	RM'000	RM'000	RM'000
Basic (loss)/ earnings per share				
Net (loss)/ profit attributable to owners				
of the parent	(1,204)	3,151	5,857	7,668
Weighted average no. of ordinary				
share in issue	1,488,847	1,355,535	1,488,847	1,355,535
	(2.22)			
Basic (loss)/ earnings per share (sen)	(0.08)	0.23	0.39	0.57

(INCORPORATED IN MALAYSIA)

B11 Profit Before Tax

The following amounts have been included in arriving at profit before tax:

	CURRENT YEAR QUARTER 31/12/23 RM'000	CURRENT YEAR TODATE 31/12/23 RM'000
Charging:		
Depreciation	1,108	3,261
Finance cost	6,251	18,752
Allowance of doubtful debts	1,954	1,957
And crediting:		
Interest income	212	550
Write back allowance for doubtful debts	7	181
Fair value gain on short term investment	27	73
Other income	1,503	5,765

The gain or loss on derivatives is not applicable to the Group as the Group's policy states that no trading in derivative financial instruments shall be undertaken.

Dated: 28 February 2024 Kuala Lumpur, Malaysia By order of the Board Beh Siew Siew Secretary