Registration No. 196901000152 (8482-D) (Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2023

Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Individual 3 Mont		Cummulativ 3 Mon	
	1.7.2023 1.7.2022		1.7.2023	1.7.2022
	To 30.9.2023 RM'000	To 30.9.2022 RM'000	To 30.9.2023 RM'000	To 30.9.2022 RM'000
Revenue	9,962	-	9,962	-
Operating Expenses	(11,635)	-	(11,635)	-
Other Expenses	(22)	-	(22)	-
Interest Income	53	-	53	-
Other Operating Income	126	-	126	-
Profit/(Loss) from Operations	(1,516)	-	(1,516)	-
Finance Costs	(242)	-	(242)	-
Profit/(Loss) before tax	(1,758)	-	(1,758)	-
Tax	(61)	-	(61)	-
Net profit/(loss) for the period	(1,819)	-	(1,819)	-
Other comprehensive income/(loss), net of tax Items that will not be reclassified subsequently to profit or loss - Financial assets at fair value through other				
comprehensive income	1,111	-	1,111	-
Other comprehensive income/(loss) for the period, net of tax	1,111	-	1,111	-
Total comprehensive income/(loss) for the period	(708)	-	(708)	-
Profit/(Loss) attributable to: Owners of the parent	(1,819)	-	(1,819)	
Total comprehensive income/(loss) attributable to: Owners of the parent	(708)	-	(708)	-
Earnings/(Loss) per share attributable to Owners of the parent: Basic/Diluted (sen)	(0.87)	-	(0.87)	-

Note:

The Group has changed its financial year end from 31 December to 30 June. The previous audited financial statements were for the period of Eighteen (18 months) from 1 January 2022 to 30 June 2023 and thereafter, the financial year end shall be 30 June for each subsequent year. As such, there will be no comparative financial information available for the preceding year corresponding periods.

(The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial period ended 30 June 2023).

Registration No. 196901000152 (8482-D)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2023

Unaudited Condensed Consolidated Statement of Financial Position

	As at 30.9.2023	As at 30.6.2023
ASSETS	RM'000	RM'000
Non-current assets		
Property, plant and equipment	5,803	6,089
Right-of-use assets	3,559	3,716
Investment properties	90,579	90,579
Inventories	5,067	5,392
Other investments	19,776	19,978
	124,784	125,754
Current assets		
Inventories	13,850	12,083
Trade and other receivables	7,128	5,952
Tax recoverable	236	287
Other investments	1,279	3,586
Deposits, bank and cash balances	10,567	12,415
	33,060	34,323
TOTAL ASSETS	157,844	160,077
EQUITY Capital and reserves attributable to the Owners of the parent		
Share capital	244,239	244,239
Reserves	1,588	207
Accumulated losses	(112,889)	(110,800)
TOTAL EQUITY	132,938	133,646
LIABILITIES		
Non-current liabilities		
Loans and borrowings	7,281	8,078
Deferred tax liabilities	1,678	1,619
Current liabilities	8,959	9,697
Trade and other payables	9,771	9,828
Loans and borrowings	6,176	6,906
Loans and borrowings	15,947	16,734
TOTAL LIABILITIES	24,906	26,431
		<u> </u>
TOTAL EQUITY AND LIABILITIES	157,844	160,077
Net assets per share (RM) attributable to		
Owners of the Parent	0.63	0.64

Note:

The Group has changed its financial year end from 31 December to 30 June. The previous audited financial statements were for the period of Eighteen (18 months) from 1 January 2022 to 30 June 2023 and thereafter, the financial year end shall be 30 June for each subsequent year. As such, there will be no comparative financial information available for the preceding year corresponding periods.

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial period ended 30 June 2023)

Registration No. 196901000152 (8482-D)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2023

Unaudited Condensed Consolidated Statement of Changes in Equity

	Attributable to Owners of the Parent				
3 months	Share Capital RM'000	Revaluation Reserve RM'000	Fair Value Reserve RM'000	Accumulated Losses RM'000	Total Equity RM'000
Ended 30 September 2023 At 1 July 2023	244,239	1.168	(961)	(110,800)	133,646
Profit/(Loss) for the period	-	-	-	(1,819)	(1,819)
Other comprehensive income/(loss) for the period	-	-	1,111	-	1,111
Total comprehensive income/(loss) for period	-	-	1,111	(1,819)	(708)
Transfer of loss on disposal of equity investments at fair value through Other Comprehensive Income to accumulated losses	-	-	270	(270)	-
At 30 September 2023	244,239	1,168	420	(112,889)	132,938

Note:

The Group has changed its financial year end from 31 December to 30 June. The previous audited financial statements were for the period of Eighteen (18 months) from 1 January 2022 to 30 June 2023 and thereafter, the financial year end shall be 30 June for each subsequent year. As such, there will be no comparative financial information available for the preceding year corresponding periods.

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial period ended 30 June 2023)

Registration No. 196901000152 (8482-D) (Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2023

Unaudited Consolidated Statement of Cash Flows

CASH FLOWS FROM OPERATING ACTIVITIES Profit/(Loss) before tax (1,758) Adjustments for: 0 Depreciation & amortisation 566 Other non-cash items (7) Dividend Income (11) Finance costs 242 Interest income (53) Operating profit/(loss) before working capital changes (1,021) Change in working capital: - Inventories (1,178) Trade and other receivables (1,178) Trade and other payables (56) Cash generated from/(used in) operations (3,696) Interest paid 48 Net cash from/(used in) operating activities (3,892) CASH FLOWS FROM INVESTING ACTIVITIES - Interest received 46 Proceeds from disposal of financial assets 3,639 Purchase of right-of-use assets (9) Purchase of right-of-use assets (9) Net dividend received 11 Net cash from/(used in) investing activities 3,572 CASH FLOWS FROM FINANCING ACTIVITIES - Loans and borrowings, net drawdown/(repayment)		3 Months Ended 30.9.2023 RM'000	3 Months Ended 30.9.2022 RM'000	
Adjustments for:Depreciation & amortisation566Other non-cash items(7)Dividend Income(11)Finance costs242Interest income(53)Operating profit/(loss) before working capital changes(1,021)Change in working capital:(1,441)Inventories(1,441)Trade and other receivables(1,178)Trade and other receivables(1,178)Cash generated from/(used in) operations(3,696)Interest paid(244)Tax paid48Net cash from/(used in) operating activities(3,892)CASH FLOWS FROM INVESTING ACTIVITIES(115)Interest received46Proceeds from disposal of financial assets3,639Purchase of right-of-use assets(9)Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	CASH FLOWS FROM OPERATING ACTIVITIES			
Adjustments for:Depreciation & amortisation566Other non-cash items(7)Dividend Income(11)Finance costs242Interest income(53)Operating profit/(loss) before working capital changes(1,021)Change in working capital:(1,441)Inventories(1,441)Trade and other receivables(1,178)Trade and other receivables(1,178)Cash generated from/(used in) operations(3,696)Interest paid(244)Tax paid48Net cash from/(used in) operating activities(3,892)CASH FLOWS FROM INVESTING ACTIVITIES(115)Interest received46Proceeds from disposal of financial assets3,639Purchase of right-of-use assets(9)Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Profit/(Loss) before tax	(1,758)	-	
Other non-cash items(7)-Dividend Income(11)-Finance costs242-Interest income(53)-Operating profit/(loss) before working capital changes(1,021)-Change in working capital:1-Inventories(1,441)-Trade and other receivables(1,178)-Cash generated from/(used in) operations(3,696)-Interest paid(244)-Tax paid48-Net cash from/(used in) operating activities(3,892)-CASH FLOWS FROM INVESTING ACTIVITIES46-Interest received46-Proceeds from disposal of financial assets3,639-Purchase of property, plant and equipment(115)-Purchase of right-of-use assets(9)-Net cash from/(used in) investing activities3,572-CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)-Repayment of lease liabilities(42)-	Adjustments for:			
Dividend Income(1)Finance costs242Interest income(53)Operating profit/(loss) before working capital changes(1,021)Change in working capital:(1,441)Inventories(1,178)Trade and other receivables(1,178)Trade and other payables(56)Cash generated from/(used in) operations(3,696)Interest paid(244)Tax paid48Net cash from/(used in) operating activities(3,892)CASH FLOWS FROM INVESTING ACTIVITIES46Interest received46Proceeds from disposal of financial assets3,639Purchase of right-of-use assets(9)Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Depreciation & amortisation	566	-	
Finance costs242Interest income(53)Operating profit/(loss) before working capital changes(1,021)Change in working capital:(1,178)Inventories(1,178)Inventories(1,178)Trade and other receivables(1,178)Trade and other payables(56)Cash generated from/(used in) operations(3,696)Interest paid(244)Tax paid48Net cash from/(used in) operating activities(3,892)CASH FLOWS FROM INVESTING ACTIVITIES46Interest received46Proceeds from disposal of financial assets3,639Purchase of property, plant and equipment(115)Purchase of right-of-use assets(9)Net dividend received11Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Other non-cash items	(7)	-	
Interest income(53)-Operating profit/(loss) before working capital changes(1,021)-Change in working capital:Inventories(1,441)-Inventories(1,178)Trade and other receivables(1,178)-Trade and other payables(56)-Cash generated from/(used in) operations(3,696)-Interest paid(244)-Tax paid48-Net cash from/(used in) operating activities(3,892)-CASH FLOWS FROM INVESTING ACTIVITIES46-Interest received46-Proceeds from disposal of financial assets3,639-Purchase of property, plant and equipment(115)-Purchase of right-of-use assets(9)-Net cash from/(used in) investing activities3,572-CASH FLOWS FROM FINANCING ACTIVITIES11-Loans and borrowings, net drawdown/(repayment)(1,560)-Repayment of lease liabilities(42)-	Dividend Income	(11)	-	
Operating profit/(loss) before working capital changes(1,021)Change in working capital:(1,021)Inventories(1,441)Trade and other receivables(1,178)Trade and other payables(56)Cash generated from/(used in) operations(3,696)Interest paid(244)Tax paid48Net cash from/(used in) operating activities(3,892)CASH FLOWS FROM INVESTING ACTIVITIESInterest received46Proceeds from disposal of financial assets3,639Purchase of property, plant and equipment(115)Purchase of right-of-use assets(9)Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Finance costs	242	-	
Change in working capital:Inventories(1,441)Trade and other receivables(1,178)Trade and other payables(56)Cash generated from/(used in) operations(3,696)Interest paid(244)Tax paid48Net cash from/(used in) operating activities(3,892)CASH FLOWS FROM INVESTING ACTIVITIESInterest received46Proceeds from disposal of financial assets3,639Purchase of property, plant and equipment(115)Purchase of right-of-use assets(9)Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIES3,572Loans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Interest income	(53)	-	
Inventories(1,441)-Trade and other receivables(1,178)-Trade and other payables(56)-Cash generated from/(used in) operations(3,696)-Interest paid(244)-Tax paid48-Net cash from/(used in) operating activities(3,892)-CASH FLOWS FROM INVESTING ACTIVITIES(3,639)-Interest received46-Proceeds from disposal of financial assets3,639-Purchase of property, plant and equipment(115)-Purchase of right-of-use assets(9)-Net cash from/(used in) investing activities3,572-CASH FLOWS FROM FINANCING ACTIVITIES3,572-Loans and borrowings, net drawdown/(repayment)(1,560)-Repayment of lease liabilities(42)-	Operating profit/(loss) before working capital changes	(1,021)	-	
Trade and other receivables(1,178)Trade and other payables(56)Cash generated from/(used in) operations(3,696)Interest paid(244)Tax paid48Net cash from/(used in) operating activities(3,892)CASH FLOWS FROM INVESTING ACTIVITIESInterest received46Proceeds from disposal of financial assets3,639Purchase of property, plant and equipment(115)Purchase of right-of-use assets(9)Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Change in working capital:			
Trade and other payables(56)-Cash generated from/(used in) operations(3,696)-Interest paid(244)-Tax paid48-Net cash from/(used in) operating activities(3,892)-CASH FLOWS FROM INVESTING ACTIVITIES(3,639)-Interest received46-Proceeds from disposal of financial assets3,639-Purchase of property, plant and equipment(115)-Purchase of right-of-use assets(9)-Net dividend received11-Net cash from/(used in) investing activities3,572-CASH FLOWS FROM FINANCING ACTIVITIES(1,560)-Loans and borrowings, net drawdown/(repayment)(1,560)-Repayment of lease liabilities(42)-	Inventories	(1,441)	-	
Cash generated from/(used in) operations(3,696)Interest paid(244)Tax paid48Net cash from/(used in) operating activities(3,892)CASH FLOWS FROM INVESTING ACTIVITIESInterest received46Proceeds from disposal of financial assets3,639Purchase of property, plant and equipment(115)Purchase of right-of-use assets(9)Net dividend received11Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Trade and other receivables	(1,178)	-	
Interest paid(244)-Tax paid48-Net cash from/(used in) operating activities(3,892)-CASH FLOWS FROM INVESTING ACTIVITIESInterest received46-Proceeds from disposal of financial assets3,639-Purchase of property, plant and equipment(115)-Purchase of right-of-use assets(9)-Net dividend received11-Net cash from/(used in) investing activities3,572-CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)-Repayment of lease liabilities(42)-			-	
Tax paid48-Net cash from/(used in) operating activities(3,892)-CASH FLOWS FROM INVESTING ACTIVITIESInterest received46Proceeds from disposal of financial assets3,639Purchase of property, plant and equipment(115)Purchase of right-of-use assets(9)Net dividend received11Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)		, ,	-	
Net cash from/(used in) operating activities(3,892)-CASH FLOWS FROM INVESTING ACTIVITIESInterest received46-Proceeds from disposal of financial assets3,639-Purchase of property, plant and equipment(115)-Purchase of right-of-use assets(9)-Net dividend received11-Net cash from/(used in) investing activities3,572-CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)-Repayment of lease liabilities(42)-	•	()	-	
CASH FLOWS FROM INVESTING ACTIVITIESInterest received46Proceeds from disposal of financial assets3,639Purchase of property, plant and equipment(115)Purchase of right-of-use assets(9)Net dividend received11Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	•		-	
Interest received46Proceeds from disposal of financial assets3,639Purchase of property, plant and equipment(115)Purchase of right-of-use assets(9)Net dividend received11Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Net cash from/(used in) operating activities	(3,892)	-	
Proceeds from disposal of financial assets3,639-Purchase of property, plant and equipment(115)-Purchase of right-of-use assets(9)-Net dividend received11-Net cash from/(used in) investing activities3,572-CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)-	CASH FLOWS FROM INVESTING ACTIVITIES			
Purchase of property, plant and equipment(115)Purchase of right-of-use assets(9)Net dividend received11Net cash from/(used in) investing activities3,572CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Interest received	46	-	
Purchase of right-of-use assets (9) - Net dividend received 11 - Net cash from/(used in) investing activities 3,572 - CASH FLOWS FROM FINANCING ACTIVITIES Loans and borrowings, net drawdown/(repayment) (1,560) - Repayment of lease liabilities (42) -	Proceeds from disposal of financial assets	3,639	-	
Net dividend received 11 - Net cash from/(used in) investing activities 3,572 - CASH FLOWS FROM FINANCING ACTIVITIES Loans and borrowings, net drawdown/(repayment) (1,560) - Repayment of lease liabilities (42) -	Purchase of property, plant and equipment	(115)	-	
Net cash from/(used in) investing activities 3,572 - CASH FLOWS FROM FINANCING ACTIVITIES (1,560) - Loans and borrowings, net drawdown/(repayment) (1,560) - Repayment of lease liabilities (42) -	Purchase of right-of-use assets	(9)	-	
CASH FLOWS FROM FINANCING ACTIVITIESLoans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Net dividend received	11	-	
Loans and borrowings, net drawdown/(repayment)(1,560)Repayment of lease liabilities(42)	Net cash from/(used in) investing activities	3,572	-	
Repayment of lease liabilities (42)	CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of lease liabilities (42)	Loans and borrowings, net drawdown/(repayment)	(1,560)	-	
		· · · · · · · · · · · · · · · · · · ·	-	
		(1,602)	-	
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS DURING THE FINANCIAL PERIOD (1,922) -		(1,922)	-	
CASH AND CASH EQUIVALENTS AT THE BEGINNING OFTHE FINANCIAL PERIOD11,762		11,762	-	
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD9,840		9,840	-	

Registration No. 196901000152 (8482-D) (Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2023

Unaudited Consolidated Statement of Cash Flows

	3 Months Ended 30.9.2023 RM'000	3 Months Ended 30.9.2022 RM'000
Cash and Cash Equivalents at the end of the financial period comprises:		
Deposits, bank and cash balances	10,567	-
Bank overdrafts	(727) <u>9,840</u>	-

Note:

The Group has changed its financial year end from 31 December to 30 June. The previous audited financial statements were for the period of Eighteen (18 months) from 1 January 2022 to 30 June 2023 and thereafter, the financial year end shall be 30 June for each subsequent year. As such, there will be no comparative financial information available for the preceding year corresponding periods.

Registration No. 196901000152 (8482-D)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2023

NOTES TO THE INTERIM FINANCIAL REPORT

A1 Basis of Preparation

The interim financial report is prepared in accordance with Malaysian Financial Reporting Standards 134 - Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The figures have not been audited.

The interim financial report should be read in conjuction with the Group's audited financial statements for the financial period ended 30 June 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 period ended 30 June 2023.

Change in Financial Year End

On 31 March 2023, the Company announced that the Board of Directors approved the change of the Company's financial year end from 31 December to 30 June. Due to the change, the Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income, Unaudited Condensed Consolidated Statement of Changes in Equity and Unaudited Consolidated Statement of Cash Flows for the financial period ended 30 September 2023 are not comparable with the individual and cummulative guarter previously reported.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those of the audited financial statements for the financial period ended 30 June 2023, except for the adoption of the following new standards and amendments to standards issued by Malaysian Accounting Standard Board ("MASB") which are effective for the financial period beginning on or after 1 January 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	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
Amendments to MFRS 112	International Tax Reform - Pillar Two Model Rules

The adoption of the above new standards and amendments to standards has no significant impact on the financial statements of the Group.

The Group has not early adopted the following new standards and amendments to standards that have been issued by MASB but not yet effective for the Group:

Effective for financial periods beginning on or after 1 January 2024:

Amendments to MFRS 16	Lease liability in a Sale and Leaseback
Amendments to MFRS 101	Non-current Liabilities with Covenants
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current
Amendments to MFRS 107	Supplier Financial Arrangements

Effective for financial periods beginning on or after 1 January 2025:

Amendments to MFRS 121 Lack of Exchangeability

Effective date deferred to a date to be determined by MASB:

Amendments to MFRS 10 & 128

Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

Registration No. 196901000152 (8482-D)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2023

NOTES TO THE INTERIM FINANCIAL REPORT

A1 Basis of Preparation (Cont'd)

The Group intend to adopt the above new standards and amendments to standards, if applicable, when they become effective.

The initial application of the abovementioned new standards and amendments to standards are not expected to have any significant impacts on the financial statements of the Group.

A2 Auditors Report of the Previous Audited Financial Statements

The auditors report of the previous audited financial statements was not qualified.

A3 Seasonality or Cyclicality of Interim Operations

The Group's operations were not significantly affected by any seasonal or cyclical factors.

A4 Unusual Items Affecting the Financial Statements

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their material effect in the current quarter under review.

A5 Changes in Accounting Estimates

There were no changes in estimates of amount reported in prior interim periods or prior financial period that have a material effect in the current quarter under review.

A6 Debt and Equity Securities

There were no issuance of debt and equity securities, share buy back, share cancellation, share held as treasury and resale of treasury share during the financial period ended 30 September 2023.

A7 Dividends Paid

No dividend has been paid during the financial period ended 30 September 2023.

Registration No. 196901000152 (8482-D)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2023

NOTES TO THE INTERIM FINANCIAL REPORT

A8 Segment Reporting

The Group is organised into three main business segments:

- (a) Property development
- develop and sale of residential and commercial properties
- (b) Property & investment holding

(c) Manufacturing & trading

investment in properties, carpark operation and holding company
manufacture of assorted wires and trading

3 months ended 30.09.2023	Property Development RM'000	Property & Investment Holding RM'000	Manufacturing & Trading RM'000	Elimination RM'000	Total RM'000
Segment Revenue					
External revenue	1,800	1,825	6,337	-	9,962
Intersegment revenue	-	1,400	-	(1,400)	-
	1,800	3,225	6,337	(1,400)	9,962
Segment Results					
Profit/(Loss) from operations	(471)	(188)	(344)	-	(1,003)
Interest Income	44	0	9	-	53
Finance costs	(0)	(128)	(114)	-	(242)
Depreciation & amortisation	(4)	(127)	(435)	-	(566)
Profit/(Loss) before tax	(431)	(443)	(884)	-	(1,758)
Taxation	(2)	(62)	3	-	(61)
Net profit/(loss) attributable					
to owners of the parent	(433)	(505)	(881)	-	(1,819)
Assets and Liabilities					
Segment assets	24,850	110,885	22,109	-	157,844
Segment liabilities	6,492	10,778	7,636	-	24,906

A9 Valuation of Property, Plant & Equipment

The valuation of property, plant and equipment have been brought forward, without amendments from the previous audited financial statements.

Registration No. 196901000152 (8482-D)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER AND FINANCIAL PERIOD ENDED 30 SEPTEMBER 2023

NOTES TO THE INTERIM FINANCIAL REPORT

A10 Material Events Subsequent to the End of the Interim Period

There were no material events subsequent to the current financial period ended 30 September 2023 up to the date of this report other than as announced by the Company on 19 May 2023 in relation to: (1) a notice of intention dated 18 April 2023 received from Honsin Apparel Sdn Bhd ("Honsin") and HIQ Media (Malaysia) Sdn Bhd ("HIQ Media") to move resolutions requiring special notice pursuant to Sections 206(3) and 322 of the Companies Act 2016; (2) a request for record of depositors dated 26 April 2023 and 17 May 2023; and (3) the Originating Summons No. WA-24NCC-269-05/2023 ("OS").

During the case management held on 18 May 2023, the Counsel for the Company, Messrs Gideon Tan Razali Zaini informed the Court that the 3rd to 7th defendants named in the OS (which are all the Directors of the Company) should not be named as parties to the OS and as such, the 3rd to 7th defendants reserve their rights and will apply to strike out the claim against them. Upon hearing the submissions from both parties, the Court gave the following directions:-

- (a) the Defendants to file affidavit in reply to OS by 30 May 2023;
- (b) the parties to file any interlocutory applications by 30 May 2023;
- (c) the parties to file and exchange written submissions for the OS by 20 June 2023; and
- (d) the hearing for the OS is fixed on 17 August 2023.

The Company had on 30 May 2023 filed a striking out application to the OS filed against the 3rd to 7th defendants, however, such application was dismissed by the Court on 17 August 2023. The Court had also in the same hearing allowed Honsin and HIQ Media to amend the OS. As at 17 August 2023, the Court has yet to make any finding of facts in relation to the OS and the main hearing to determine the rights of Honsin and HIQ Media to the record of depositors of the Company has been fixed on 11 September 2023.

The Court had during the hearing on 11 September 2023 reserved its decision and stated that its decision will only be delivered on 2 October 2023.

The Court during its decision which was given on 2 October 2023, allowed the Plaintiffs' Amended Originating Summons (Enclosure 39), and ordered the following:

- (i) a declaration that the Plaintiffs are entitled to the Record of Depositors of the Company ("ROD") as at 26 April 2023 and the ROD as at 17 May 2023 for the purposes of convening the proposed Extraordinary General Meeting ("EGM");
- (ii) an EGM of the Company may be convened pursuant to Section 314 of the Companies Act 2016 ("the Court Convened Meeting") within 50 days from the date of such order for the purpose of considering and if thought fit passing the resolutions set forth in the Plaintiff's notice dated 18 April 2023;
- (iii) the Company and the share registrar do, jointly and severally, provide the Plaintiffs with the ROD as at the next market day after the date of such order, within 3 market days immediately thereafter, in hardcopy only as furnished by Bursa Malaysia Depository Sdn Bhd ("BMDSB");
- (iv) the notice of the Court Convened Meeting may be issued by the Plaintiffs within 3 working days from the receipt of the ROD as required under (iii) above;
- (v) the Company and the Registrar do, jointly and severally, provide the Plaintiffs with the ROD as at a date not less than 3 market days before the Court Convened Meeting or any adjournment thereof at a time not less than 48 hours before the Court Convened Meeting or any adjournment in hardcopy only as furnished by BMDSB.

The Court also ordered that RM30,000 to be paid by the Company to the Plaintiffs as costs.

The counsels for the Defendants have orally applied to Court for a stay of the order and the Court has granted an interim stay of the order until 16 October 2023 and the Court has fixed for the hearing of the stay of the order on 16 October 2023.

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A10 Material Events Subsequent to the End of the Interim Period (Cont'd)

No orders were made by the Court against the Directors of the Company.

On 17 October 2023, the Court dismissed the Company's appeal for the stay of execution and ordered the Company to pay RM5,000 as costs to be awarded to the Plaintiffs. The Company had on even date filed a notice of motion to the Court of Appeal applying for a stay of execution of the order dated 2 October 2023 given by the High Court in relation to the OS. Upon hearing the submission from the parties on 27 October 2023, the Court of Appeal granted the Company a stay of execution of such High Court order dated 2 October 2023 pending a full appeal to be heard. The case management has been fixed on 2 January 2024.

The Company had on 11 October 2023 written to Securities Commission of Malaysia ("SC") to follow up on the complaint lodged on 23 March 2023 by the Company with SC and the Takeover and Mergers Panel of SC ("Takeover Panel") in respect of a breach of Section 218(2) of the Capital Market Services Act 2007 ("CMSA") and Rule 15 of Rules on Take-Overs, Mergers and Compulsory Acquisitions ("Take-Over Rules") against Honsin and HIQ Media as well as the persons who are acting in concert with them because the Company has cogent evidence that Honsin and HIQ Media and the persons acting in concert with them had failed to make a mandatory general offer to the Company's shareholders pursuant to Section 218(2) of the CMSA, when it is the obligations of Honsin, HIQ Media and the persons acting in concert with them because the company until the offer document is dispatched save and unless consent is granted by the SC. Such complaint was publicly announced via a press release dated 4 April 2023 and published by The Edge Markets. It was also reported by The Edge Markets on 10 April 2023 that the SC has received a complaint from the Company and the SC is currently looking into the matter. The decision from the SC and Takeover Panel is still pending as at the date of this report.

A11 Changes in the Composition of the Group

There were no changes in the composition of the Group during the current financial period ended 30 September 2023.

A12 Changes in Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities and contingent assets since 30 June 2023.

A13 Outstanding Commitments

There were no outstanding commitments for the financial period under review.

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A14 Related Party Transactions

The following related party transactions were carried out in the ordinary course of business and were established on terms and conditions that are not materially different from those obtainable in transactions with unrelated parties:

	3 months ended 30.9.2023 RM'000
Rental income received / receivable from related parties	263
Management fee paid/payable to related parties	311
Lease expenses paid/payable to related parties	5
Advisory fee paid to a related party	30

ADDITIONAL INFORMATION REQUIRED PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of Performance of the Company and its Principal Subsidiaries

Financial period ended 30.9.2023	Current /Cummulative Period		
	Revenue	Loss Before Tax	
	RM'000	RM'000	
Property Development	1,800	(431)	
Manufacturing & Trading	6,337	(884)	
Property & Investment Holding	1,825	(443)	
	9,962	(1,758)	

The Group registered a revenue of RM9.96 million and loss before tax of RM1.76 million in the current quarter ended 30 September 2023.

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NOTES TO THE INTERIM FINANCIAL REPORT

B2 Explanatory comments on Any Material Change in the Profit Before Tax for the Quarter Reported on as Compared with the Immediate Preceding Quarter

	Current Quarter 30.9.2023	Immediate Preceding Quarter 30.6.2023	Change	
	RM'000	RM'000	RM'000	%
Revenue	9,962	8,055	1,906	24%
Loss Before Tax	(1,758)	(2,502)	743	30%

During the 3 months ended 30 September 2023, the Group's revenue of RM9.96 million represents an increase of RM1.91 million or 24% from the RM8.06 million revenue recorded in the preceding 3 months ended 30 June 2023 mainly due to higher contribution from the manufacturing and trading and property development divisions.

The Group recorded a loss before tax of RM1.76 million in the current quarter, a lower loss of RM0.74 million as compared to a loss of RM2.50 million in the immediate preceding quarter mainly due to lower loss of the property development division and the manufacturing and trading division in the quarter under review.

B3 Commentary on Prospects

Bank Negara Malaysia has projected a moderate GDP growth of 4% in 2023 (2022: 8.7%) amid a weaker than expected global growth and more volatile financial market conditions.

The Group's car park business is expected to improve in line with the recovery in economic activities. The property glut situation is not expected to improve in the immediate future. In the short term, the Group will remain cautious and focus on selling the unsold units at Pinnacle Kelana Jaya and the continuation of its existing projects in Perak. The manufacturing division will strive to minimise its losses whilst the investment holding division's rental income and car park income are expected to improve in line with the strengthening of the economic performance.

Faced with the uncertainties surrounding the geopolitical tensions on the global growth and the corresponding rise in global commodity prices, rising inflation and high input costs amid prolonged supply chain distruption and more volatile global financial market conditions, the Group's result is not expected to improve.

B4 Explanatory Notes for Variance of Actual Profit from Forecast Profit / Profit Guarantee

Not applicable.

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B5 Taxation	3 months Ended 30.9.2023 RM'000
Taxation based on the results for the period:	
Malaysian taxation	2
Transfer to/(from) deferred taxation	59
	61
Under/(Over) provision of taxation in	
respect of prior year	-
	61

The disproportionate tax charge in the current period was mainly due to non availability of group relief in respect of losses incurred by the Company and certain subsidiary companies, certain expenses which are not deductible for tax purposes and certain income which are not subject to tax.

B6 Status of Corporate Proposals

No corporate proposal was undertaken by the Group in the financial period ended 30 September 2023.

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B7 Group Borrowings

	As at 30.9.2023 RM'000	As at 30.9.2022 RM'000
Current		
Secured (RM denominated):-		
- Lease liabilities (fixed interest rate)	132	113
- Term loan (floating interest rate)	3,112	3,006
- Trust receipt (floating interest rate)	205	-
- Revolving credit (floating interest rate)	2,000	3,000
- Bank overdrafts (floating interest rate)	727	1,533
	6,176	7,652
Non-current		
Secured (RM denominated):-		
- Lease liabilities (fixed interest rate)	169	80
- Term loan (floating interest rate)	7,112	10,228
- Term loan (hoating interest rate)	7,281	10,308
	1,201	10,000
Borrowings maturity:		
Less than one year	6,176	7,652
Later than one year and not later than two years	3,245	3,183
Later than two years and not later than five years	3,327	5,448
Later than five years	709	1,677
	13,457	17,960
The weighted average effective rates per annum are as follows:		
- Lease liabilities	5.76%	6.97%
- Term loan	6.87%	6.02%
- Revolving credit	5.91%	5.02%
- Bank overdrafts	8.05%	7.55%
The proportion of debts are as follows:		
- Fixed interest rate	2.2%	1.1%
- Floating interest rate	97.8%	98.9%

B8 Derivative Financial Instruments

There were no derivative financial instruments as at financial period ended 30 September 2023.

B9 Material Litigation

As at the date of this report, there is no pending material litigation for the Group other than as disclosed in A10.

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NOTES TO THE INTERIM FINANCIAL REPORT

B10 Dividends

The Directors do not recommend any payment of dividend for the financial period ended 30 September 2023.

B11 Profit/(Loss) From Operations

The following items have been charged/(credited) in arriving at profit/(loss) from operations:

		3 Months Ended 30.6.2023 RM'000
(a)	Other income including investment income	(103)
(b)	Depreciation and amortisation	566
(C)	Provision for and write-off/(write-back) of receivables	10
(d)	Loss/(Gain) on disposal of quoted investments	258
(e)	Foreign exchange loss/(gain)	(4)
(f)	Impairment/(reversal) of other investment	(7)

Other than the above, there were no loss/(gain) on derivatives, and exceptional items for the current quarter and financial period ended 30 September 2023.

B12 Earnings per Share

(a)	Basic Earnings per Share	3 Months Ended 30.9.2023 RM'000
()	Net profit/(loss) attributable to owners of the parent	(1,819)
	Weighted average number of shares in issue ('000)	209,940
	Basic earnings/(loss) per share (sen)	(0.87)

(b) Diluted Earnings per Share

There is no dilutive event as at 30 September 2023. Therefore, the diluted EPS is the same as the basic EPS.

By Order of the Board

Tan Siew Chin

Company Secretary Kuala Lumpur Date: 28 November 2023