

(Company No: 196801000264 [7867-P]) (Incorporated in Malaysia)

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 30 April 2022

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS For the nine months ended 30 April 2022

	INDIVIDUA	L QUARTER	CUMULATI	VE QUARTER	
	Current	Preceding year	Current	Preceding year	
	year	corresponding	year	corresponding	
	quarter	quarter	to date	period	
	30.4.2022	30.4.2021	30.4.2022	30.4.2021	
	RM'000	RM'000	RM'000	RM'000	
-	10,1000	1441 000	14,1000	1441 000	
Revenue	993,844	976,798	2,874,023	2,685,602	
Revenue	773,044	970,790	2,074,023	2,003,002	
Operating profit	123,302	148,589	382,384	424,519	
Interest expense	(5,013)	(2,951)	(14,254)	(7,618)	
Investing results	1,972	3,262	6,609	9,551	
Profit before tax	120,261	148,900	374,739	426,452	
Taxation	(25,650)	(32,310)	(72,995)	(88,885)	
Profit for the quarter / period	94,611	116,590	301,744	337,567	
Profit attributable to:					
Owners of the Company	88,330	109,880	284,890	314,579	
Non-controlling interests	6,281	6,710	16,854	22,988	
Profit for the quarter / period	94,611	116,590	301,744	337,567	
Earnings per share attributable to owners of the Company (sen per share)					
- Basic	5.70	7.09	18.37	20.30	
- Diluted	N/A	N/A	18.33	N/A	

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2021)



(Company No: 196801000264 [7867-P]) (Incorporated in Malaysia)

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 30 April 2022

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOMEFor the nine months ended 30 April 2022

	INDIVIDUA	L QUARTER	CUMULATIVE QUARTER		
	Current	Preceding year	Current	Preceding year	
	year	corresponding	year	corresponding	
	quarter	quarter	to date	period	
	30.4.2022	30.4.2021	30.4.2022	30.4.2021	
	RM'000	RM'000	RM'000	RM'000	
Profit for the quarter / period	94,611	116,590	301,744	337,567	
Other comprehensive income/(loss), net of income tax: Items that may be reclassified subsequently to profit or loss:					
- Foreign currency translation of foreign operations	6,854	(6,157)	1,466	(15,492)	
Other comprehensive income/(loss) for the quarter / period, net of income tax	6,854	(6,157)	1,466	(15,492)	
Total comprehensive income for the quarter /					
period, net of income tax	101,465	110,433	303,210	322,075	
Total comprehensive income for the quarter / period attributable to:					
Owners of the Company	94,668	108,583	288,606	305,444	
• •					
Non-controlling interests	6,797	1,850	14,604	16,631	
	101,465	110,433	303,210	322,075	

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2021)



(Company No: 196801000264 [7867-P]) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION As at 30 April 2022

As at 30 April 2022		
	AS AT	AS AT
	CURRENT	PRECEDING
	FINANCIAL	FINANCIAL
	QUARTER ENDED	YEAR ENDED
	30.4.2022	31.7.2021
	RM'000	RM'000
ASSETS	(Unaudited)	(Audited)
Non-current assets		
Property, plant and equipment	1,394,367	1,382,668
Right-of-use assets	5,425	5,126
Investment properties	16,900	16,900
Land held for property development	1,667,665	1,283,660
Investment in joint venture	15,616	14,149
Investment in associate	86,071	85,224
Other investments	24,525	24,525
Deferred tax assets	15,394	15,552
Goodwill	329,842	332,176
	3,555,805	3,159,980
Current assets	447.000	411 522
Property development costs	447,223	411,533
Inventories	371,495	386,958
Trade and other receivables	946,313	898,054
Cash and cash equivalents	115,447	243,308
	1,880,478	1,939,853
TOTAL ASSETS	5,436,283	5,099,833
FOUNDATION AND A LABOR MINER		
EQUITY AND LIABILITIES		
Capital and reserves	704 700	702.250
Share capital	704,799	703,250
Reserves	2,338,019	2,192,413
Equity attributable to owners of the Company	3,042,818	2,895,663
Non-controlling interests Total equity	178,838 3,221,656	201,545 3,097,208
Total equity	3,221,030	3,097,208
Non-current liabilities		
Borrowings	300,000	300,950
Lease liabilities	3,247	3,363
Retirement benefits obligations	44,560	42,145
Deferred tax liabilities	84,069	84,905
	431,876	431,363
Current liabilities		
Borrowings	995,121	818,847
Lease liabilities	2,883	4,617
Trade and other payables	752,468	708,209
Tax liabilities	32,279	39,589
	1,782,751	1,571,262
Total liabilities	2,214,627	2,002,625
TOTAL EQUITY AND LIABILITIES	5,436,283	5,099,833
Net assets per share attributable to owners of the Company (RM)	1.96	1.87

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2021)



(Company No: 196801000264 [7867-P]) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE NINE MONTHS ENDED 30 APRIL 2022

		TOK THE	WINE MONTHS	ENDED 30 ATT	XIL 2022				
		-		Reserv on-distributable -		Distributable			
		Г	110	Foreign	11	Distributable	Attributable	butable	
	Share capital RM'000	Treasury shares RM'000	Property revaluation surplus RM'000	currency translation reserve RM'000	Other reserves RM'000	Retained earnings RM'000	to owners of the Company RM'000	Non- controlling interests RM'000	Total equity RM'000
As at 1 August 2021	703,250	(1)	90,719	10,678	461	2,090,556	2,895,663	201,545	3,097,208
Profit for the period	-	-	-	-	-	284,890	284,890	16,854	301,744
Other comprehensive income for the period	-	-	-	3,716	-	-	3,716	(2,250)	1,466
Total comprehensive income for the period	-	-	-	3,716	-	284,890	288,606	14,604	303,210
Acquisition of additional interest in an existing subsidiary	-	-	-	-	-	(65,450)	(65,450)	(28,057)	(93,507)
Issuance of ordinary shares pursuant to: Share Grant Plan	1,442	-	-	-	-	-	1,442	-	1,442
Exercise of warrants	107	-	-	-	-	-	107	-	107
Dividends	-	-	-	-	-	(77,550)	(77,550)	(9,254)	(86,804)
As at 30 April 2022	704,799	(1)	90,719	14,394	461	2,232,446	3,042,818	178,838	3,221,656
As at 1 August 2020	691,782	(1)	90,719	15,465	461	1,762,966	2,561,392	194,260	2,755,652
Profit for the period	-	-	-	-	-	314,579	314,579	22,988	337,567
Other comprehensive loss for the period	-	-	-	(9,135)	-	-	(9,135)	(6,357)	(15,492)
Total comprehensive income for the period	-	-	-	(9,135)	-	314,579	305,444	16,631	322,075
Issuance of ordinary shares pursuant to Share Grant Plan	11,203	-	-	-	-	-	11,203	-	11,203
Expenses in relation to bonus issue and issuance of free warrants	-	-	-	-	-	(449)	(449)	-	(449)
Dividends	-	-	-	-	-	(67,192)	(67,192)	(7,008)	(74,200)
As at 30 April 2021	702,985	(1)	90,719	6,330	461	2,009,904	2,810,398	203,883	3,014,281

(The Condensed Consolidated Statement Of Changes In Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2021)



(Company No: 196801000264 [7867-P]) (Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW

For the nine months ended 30 April 2022

	9 MONTHS ENDED 30.4.2022 RM'000	9 MONTHS ENDED 30.4.2021 RM'000
CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Profit before taxation	374,739	426,452
Adjustments	105,752	90,806
Operating profits before working capital changes	480,491	517,258
Movement in working capital:		
Decrease in inventories	14,337	60,549
Decrease in development properties	54,171	120,551
Increase in receivables	(18,816)	(157,201)
Increase in payables	40,969	10,149
Cash generated from operations	571,152	551,306
Taxation paid	(90,094)	(60,602)
Gratuity and retirement benefits paid	(816)	(2,176)
Net cash from operating activities	480,242	488,528
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
Investment in an associate	=	(20,000)
Purchase of additional interest in an existing subsidiary	(93,507)	-
Purchase of property, plant and equipment	(134,029)	(68,264)
Deposit paid for purchase of plant and equipment	(20,791)	(20,572)
Purchase of land held for development	(415,512)	(546,299)
Deposit paid for purchase of land held for development	(27,442)	(44,906)
Proceeds from disposal of property, plant and equipment	21,524	265
Capital reduction from investment in joint venture	=	12,500
Dividend income received	4,349	3,566
Interest received	1,478	2,167
Net cash used in investing activities	(663,930)	(681,543)
CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES		
Dividends paid to: Shareholders of the Company	(77,550)	(67,192)
	(9,254)	, , ,
Non-controlling shareholders of subsidiaries Proceeds from exercise of warrants in the Company	(9,234)	(7,008)
Expenses incurred in relation to bonus issue and	107	-
issuance of free warrants	-	(449)
Net repayment of term loans	(6,161)	(9,158)
Net drawdown/(repayment) of short term borrowings	170,588	(6,566)
Repayment of lease liabilities	(2,516)	(2,099)
Finance cost paid	(19,387)	(14,268)
Net cash from/(used in) financing activities	55,827	(106,740)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(127,861)	(299,755)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD	243,308	413,244
CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	115,447	113,489
Cash and cash equivalents in the cash flow statement comprise :		
Cash and bank balances	99,883	87,763
Short term deposits	15,564	25,726
	115,447	113,489

(Company No: 196801000264 [7867-P]) (Incorporated in Malaysia)

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FINANCIAL QUARTER ENDED 30 APRIL 2022

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

A1 Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with MFRS 134 Interim Financial Reporting and paragraph 9.22 and Appendix 9B of Bursa Malaysia Securities Berhad Main Market Listing Requirements.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 July 2021 which were prepared under Malaysian Financial Reporting Standards ("MFRS"). These 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 July 2021.

The accounting policies adopted in the preparation of the interim financial statements are consistent with those adopted for the annual audited financial statements for the financial year ended 31 July 2021, except for the adoption of the following amendments to MFRSs that are effective for financial statements beginning on 1 August 2021, as disclosed below:

Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16 Amendments to MFRS 16

Interest Rate Benchmark Reform – Phase 2 COVID-19 – Related Rent Concessions beyond 30 June 2021

The adoption of the above amendments to MFRSs are not expected to have significant impact on the financial statements of the Group.

A2 Audit report

The Group's preceding annual financial statements for the financial year ended 31 July 2021 was not qualified.

A3 Seasonal or cyclical factors

The business operations of the Group for the current financial quarter under review were not materially affected by any seasonal or cyclical factors.

A4 Unusual items affecting assets, liabilities, equity, net income or cash flows

There were no material items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence for the current financial quarter under review.

A5 Material changes in estimates

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

(Company No: 196801000264 [7867-P]) (Incorporated in Malaysia)

A6 Changes in debts and equity securities

There were no issuance and repayment of debts and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares for the current financial period under review, except for the followings:-

Share Grant Plan

On 2 December 2021, the Company issued and allotted 319,000 new ordinary shares to the eligible employees of Scientex Berhad's group of companies, pursuant to the Scientex Berhad Share Grant Plan.

Conversion of Warrants to Ordinary Shares

During the current financial period under review, the Company issued 24,738 new ordinary shares pursuant to the exercise of 24,738 warrants at the exercise price of RM4.30 per warrant.

As at 30 April 2022, the total number of issued shares of the Company was 1,550,999,867 ordinary shares, out of which 100 ordinary shares were held as treasury shares. The total number of unexercised warrants was 103,286,327.

A7 Dividends paid

The amount of dividend paid by the Company since 31 July 2021 was as follows:

RM'000

In respect of the financial year ended 31 July 2021:

Single tier final dividend of 5 sen per ordinary share declared on 8 December 2021 and paid on 13 January 2022

77,550

A8 Segment information

Segment information is presented in respect of the Group's business segments.

9 months ended 30 April 2022

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	2,120,547	753,476	2,874,023
Results Operating profit	175,405	206,979	382,384
Investing results Interest expense Profit before taxation		_	6,609 (14,254) 374,739

(Company No: 196801000264 [7867-P]) (Incorporated in Malaysia)

A8 Segment information (Cont'd)

9 months ended 30 April 2021

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	1,874,060	811,542	2,685,602
Results Operating profit	196,129	228,390	424,519
Investing results Interest expense Profit before taxation		_	9,551 (7,618) 426,452

A9 Disclosure items

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

	3 months	3 months ended		is ended
	30.4.2022	30.4.2021	30.4.2022	30.4.2021
	RM'000	RM'000	RM'000	RM'000
(a) Interest income	(324)	(547)	(1,478)	(2,167)
(b) Other income	(1,217)	(1,242)	(3,661)	(2,888)
(c) Interest expense	4,927	2,831	13,987	7,252
(d) Interest on lease liabilities	86	120	267	366
(e) Depreciation of property, plant and equipment	27,807	26,592	83,455	80,131
(f) Depreciation of right-of-use assets	1,046	1,172	2,747	2,725
(g) Net provision/(write back) of receivables	(92)	46	(12)	(152)
(h) Net provision of inventories	684	135	1,126	216
(i) Gain on disposal of property, plant and equipment	(1,633)	(98)	(1,685)	(176)
(j) Property, plant and equipment written off	2	32	3	201
(k) Net foreign exchange loss/(gain)	10,811	3,124	3,939	(12,121)

In the current financial quarter and current financial year-to-date ended 30 April 2022, there were no:

- Impairment of assets;
- Gain or loss on disposal of quoted or unquoted investments;
- Gain or loss on derivatives; and
- Any other material items not disclosed above.

A10 Valuation of property, plant and equipment and investment properties

The valuation of property, plant and equipment and investment property were brought forward without any amendments from the preceding annual financial statements.

A11 Events subsequent to the end of the reporting period

There were no material events subsequent to the end of the current financial quarter which have not been reflected in the financial statements for the said period as at the date of this report.

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A12 Changes in the composition of the Group

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

A13 Contingent liabilities

There were no contingent liabilities or assets for the Group as at the end of the current financial quarter under review.

A14 Capital commitments

As at the end of the current financial quarter under review, the capital commitments not recognised in the financial statements were as follows:

	As at	As at
	30.4.2022	30.4.2021
	RM'000	RM'000
Approved and contracted for:		
Purchase of plant and machinery	116,704	152,396
Balance payment for purchase of land held for development	713,305	404,157
	830,009	556,553

A15 Related party transactions

The Group's related party transactions in the current financial quarter and current financial year-to-date ended 30 April 2022 were as follows:

	3 months ended		9 month	ns ended
	30.4.2022 30.4.2021		30.4.2022	30.4.2021
	RM'000	RM'000	RM'000	RM'000
Purchase of goods from associated companies	49,111	46,175	137,854	105,154
Sales of goods to associated company	(252)	(95)	(422)	(200)
Rental income from associated company	(139)	(139)	(418)	(278)
Rental income from jointly controlled entity	(232)	(232)	(695)	(695)

(Company No: 196801000264 [7867-P]) (Incorporated in Malaysia)

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD INTERIM FINANCIAL REPORT FOR THE FINANCIAL QUARTER ENDED 30 APRIL 2022

PART B: EXPLANATORY NOTES PURSUANT TO MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of performance

	INDIVIDUAI	QUARTER		CUMULATI	VE QUARTER	
	Current year quarter 30.4.2022	Preceding year corresponding quarter 30.4.2021	Changes	Current year quarter 30.4.2022	Preceding year corresponding quarter 30.4.2021	Changes
	RM'000	RM'000	%0	RM'000	RM'000	%0
Revenue	993,844	976,798	1.7%	2,874,023	2,685,602	7.0%
Operating profit	123,302	148,589	-17.0%	382,384	424,519	-9.9%
Profit attributable to owners of the Company	88,330	109,880	-19.6%	284,890	314,579	-9.4%

(i) <u>Current quarter review</u>

For the current financial quarter ended 30 April 2022, the Group recorded revenue of RM993.8 million, an increase of 1.7% compared to RM976.8 million recorded in the preceding year corresponding quarter. However, the Group's operating profit stood at RM123.3 million, a decrease of 17.0% compared to RM148.6 million in the preceding year corresponding quarter.

Packaging revenue was RM749.7 million compared to RM671.5 million recorded in the preceding year corresponding quarter. The increase in revenue was contributed from both its industrial and consumer packaging products, driven mainly by its export markets as well as increase in average selling price. However, operating profit stood at RM57.0 million compared to RM64.5 million recorded in the preceding year corresponding quarter due to challenges of rising raw material prices and freight costs mainly under the consumer packaging products.

Property revenue was RM244.2 million, a decrease of 20.0% compared to RM305.3 million recorded in the preceding year corresponding quarter. The lower revenue was mainly attributed to the deferment of Certificate of Completion & Compliance ("CCC") for our projects in Johor and Melaka due to material shortages for power supply infrastructure. In line with the lower revenue recorded, operating profit for the current financial quarter stood at RM66.3 million compared to RM84.0 million recorded in the preceding year corresponding quarter.

(ii) 9-month review

For the 9-month financial period ended 30 April 2022, the Group recorded revenue of RM2.87 billion compared to the preceding year corresponding period of RM2.69 billion. Operating profit stood at RM382.4 million compared to the preceding year corresponding period of RM424.5 million.

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B1 Review of performance (Cont'd)

(ii) 9-month review (Cont'd)

Packaging revenue stood at RM2.12 billion for the period under review, reflecting an increase of 13.2% compared to the preceding year corresponding period of RM1.87 billion. The higher sales recorded was contributed from both its industrial and consumer packaging products' domestic and export markets. However, operating profit stood at RM175.4 million, a decrease compared to RM196.1 million in the preceding year corresponding period. The decrease was mainly due to the lower contributions from the Group's converting business under the consumer packaging segment which was impacted by the higher raw material prices and freight costs.

Property revenue stood at RM753.5 million for the period under review, a decrease compared to the preceding year corresponding period of RM811.5 million. The decrease in revenue was mainly due to reasons as mentioned in the current quarter review as well as delay in obtaining permits and approvals from the relevant authorities for new launches. In line with the lower revenue recorded, operating profit stood at RM207.0 million compared to the preceding year corresponding period of RM228.4 million.

B2 Variations of the quarterly results as compared to the results of the preceding quarter

	Current	Preceding	
	quarter	quarter	
	30.4.2022	31.1.2022	Changes
	RM'000	RM'000	%
Revenue	993,844	952,007	4.4%
Profit before tax	120,261	124,059	-3.1%
Profit attributable to owners of the Company	88,330	93,686	-5.7%

The Group's revenue for the current financial quarter stood at RM993.8 million compared to RM952.0 million recorded in the preceding financial quarter. The increase in revenue was mainly contributed by the packaging division. The Group's profit before tax stood at RM120.3 million for the current financial quarter as compared to RM124.1 million in the preceding financial quarter due to lower operating profit reported in the property division.

B3 Current financial year prospects

Packaging Division continues to face operational challenges due to factors such as the ongoing geopolitical tension, global supply chain challenges, shortage of labour and rising inflationary pressures which have led to volatility in raw material prices and elevated operational costs. While overall demand for our packaging products has remained stable, the Group closely monitors all these developments as it continues to strengthen and enhance its operational and supply chain efficiencies and expand its capacity in areas of competitive strengths to maintain its competitive edge and manage rising costs.

As part of its growth strategy, the Group's ongoing capacity and capability expansion plans remain on track. Our new robotic stretch film plant is expected to be commissioned in the second half of 2022. In addition, innovating sustainable and value added products in line with customer needs and market trend remains as one of our core focus as we seek to expand our market presence.

As the country transitions into the endemic phase of Covid-19, the Group will remain vigilant in ensuring the safety and health of its employees. Barring unforeseen developments, the Group remains on track to deliver another profitable performance in this financial year.

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B3 Current financial year prospects (Cont'd)

Property Division continues to see favourable demand for its affordable housing with the easing of restriction and reopening of its international border. Its showhouses have seen an uptick in the number of visitors especially in the Johor Region with the reopening of Malaysia-Singapore border. However, the Division was affected by slower progress due to labour shortages, deferment of CCC in certain projects due to shortage of materials for the installation of power supply infrastructure as well as delay in obtaining permits and approvals for new product launches from the relevant authorities. In addition, with the increase in material cost, the Group is also constantly reviewing the pricing of its products whilst maintaining its product affordability.

Against this backdrop, the Division has adopted a cautious approach towards its scheduled new launches. For the coming quarter, the Division has planned to launch several new phases in its existing projects in Selangor, Melaka, Johor and the maiden launch of its projects in Seremban, Negeri Sembilan and Sungai Petani, Kedah respectively. The Group will continue to leverage on its brand and strategic locations to meet demand for our affordable homes throughout the Peninsular.

B4 Variations of actual profit from forecast profit

This note is not applicable as the Group did not issue and publish any profit forecast for the current financial quarter under review.

B5 Taxation

Details of tax expense for the current financial quarter and current financial year-to-date were as follows:

	3 months ended		9 months ended	
	30.4.2022 RM'000	30.4.2021 RM'000	30.4.2022 RM'000	30.4.2021 RM'000
In respect of current quarter:				
- Income tax	25,250	31,647	73,832	88,564
- Deferred taxation	400	663	(837)	321
	25,650	32,310	72,995	88,885

The Group's effective tax rate for the current financial quarter and current financial year-to-date is lower than the statutory income tax rate mainly due to the utilisation of tax incentives by certain subsidiaries of the Group.

B6 Status of corporate proposals

There were no material corporate proposals announced and not completed as at the date of this report, except for the following:-

(i) Proposed acquisition of lands in the State of Johor

On 7 May 2021, the Company announced that Scientex Quatari Sdn Bhd, a wholly-owned subsidiary of the Company, entered into a conditional Sale and Purchase Agreement ("SPA") with Pelangi Sdn Bhd for the proposed acquisition of eight (8) pieces of freehold lands, all situated in Mukim Tebrau, District of Johor Bahru, State of Johor, measuring in aggregate area of approximately 959.7 acres for a total purchase consideration of RM518.1 million. The proposed acquisition will be completed in stages up to the first half of year 2024.

(ii) Proposed acquisition of lands in the State of Selangor

On 30 August 2021, the Company announced that Scientex Park (M) Sdn Bhd, a wholly-owned subsidiary of the Company entered into a SPA with Seriemas Development Sdn Bhd for the proposed acquisition of five (5) pieces of freehold agricultural lands all situated in the State of Selangor, measuring an aggregate area of approximately 250.8 acres for a total purchase consideration of RM207.6 million. The proposed acquisition is expected to be completed in the second half of year 2022.

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B7 Borrowings and debt securities

As at 30 April 2022	Long term RM'000	Short term RM'000	Total borrowings RM'000
Secured Denominated in RM - Sukuk Murabahah	300,000	50,000	350,000
Unsecured Denominated in USD - Trade financing	-	431,211	431,211
Denominated in JPY - Trade financing	-	37,422	37,422
Denominated in AUD - Trade financing	-	37,382	37,382
Denominated in RM - Term loan - Trade financing	-	1,302 437,804	1,302 437,804
Total	300,000	995,121	1,295,121

As at 30 April 2021	Long term RM'000	Short term RM'000	Total borrowings RM'000
Secured Denominated in RM - Sukuk Murabahah	350,000	-	350,000
Unsecured Denominated in USD - Term loan - Trade financing	- -	7,235 326,516	7,235 326,516
Denominated in JPY - Trade financing	-	73,910	73,910
Denominated in AUD - Trade financing	-	18,921	18,921
Denominated in RM - Term loan - Trade financing	1,303	1,590 241,405	2,893 241,405
Total	351,303	669,577	1,020,880

B8 Material litigation

There was no material litigation involving any member of the Group as at the date of this report.

(Company No: 196801000264 [7867-P]) (Incorporated in Malaysia)

B9 Dividend

In respect of the financial year ending 31 July 2022, the Board of Directors declared a single tier interim dividend of 4 sen per ordinary share (single tier interim dividend for financial year 2021 of 4 sen per ordinary share), payable on 22 July 2022.

B10 Earnings per share

		3 months ended		9 months ended	
(i) Basic earnings per share		30.4.2022	30.4.2021	30.4.2022	30.4.2021
Profit attributable to owners of the Company Weighted average number of	(RM'000)	88,330	109,880	284,890	314,579
ordinary shares in issue	('000)	1,551,000	1,550,594	1,550,843	1,549,845
Basic earnings per share	(sen)	5.70	7.09	18.37	20.30
(ii) Diluted earnings per share		3 months 30.4.2022	ended 30.4.2021	9 montl 30.4.2022	as ended 30.4.2021
		3 months ended		9 months ended	
Profit attributable to owners					
of the Company Weighted average number of	(RM'000)	N/A	N/A	284,890	N/A
ordinary shares in issue	('000)	N/A	N/A	1,550,843	N/A
Effect of dilution - warrants	('000)	N/A	N/A	3,482	N/A
Adjusted weighted average	` _				
number of ordinary shares	('000)	N/A	N/A	1,554,325	N/A
Diluted earnings per share	(sen)	N/A	N/A	18.33	N/A

Diluted earnings per ordinary share is not presented for the current financial quarter as the warrants are anti-dilutive where the average market price of ordinary share during the current financial quarter does not exceed the exercise price of the warrants.

By Order of the Board

Tung Wei Yen (MAICSA 7062671) Ong Ling Hui (MAICSA 7065599) Company Secretaries

13 June 2022