

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

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 October 2022

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS For the three months ended 31 October 2022

3 MONTHS ENDED

	3 1/10/1/11	IIS ENDED
	Current	Preceding year
	year	corresponding
	quarter	quarter
	•	
	31.10.2022	31.10.2021
	RM'000	RM'000
	KW 000	KWI 000
Revenue	1,029,876	928,172
Tie (en ac	1,020,010	720,172
Onevating profit	143,386	133,217
Operating profit	143,380	133,217
	(0.00.0)	(1.2.2.5)
Interest expense	(8,036)	(4,336)
Investing results	1,357	1,538
Profit before tax	136,707	130,419
Tront before tax	130,707	150,417
T4'	(22, 202)	(22.210)
Taxation	(23,293)	(22,219)
Profit for the quarter / period	113,414	108,200
Profit attributable to:		
Owners of the Company	107,175	102,874
owners of the company	107,173	102,074
NT (1111 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	6.220	5.226
Non-controlling interests	6,239	5,326
Profit for the quarter / period	113,414	108,200
Earnings per share attributable to owners		
of the Company (sen per share)		
7	6.91	6.63
- Basic	0.91	0.03
- Diluted	37/4	((2
- Diluted	N/A	6.62

(The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2022)



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

QUARTERLY REPORT

Quarterly report on consolidated results for the financial quarter ended 31 October 2022

The figures have not been audited.

3 MONTHS ENDED

120,263

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME For the three months ended 31 October 2022

Current Preceding year year corresponding quarter quarter 31.10.2022 31.10.2021 RM'000 RM'000 108,200 **Profit for the quarter / period** 113,414 Other comprehensive income/(loss), net of income tax: Items that may be reclassified subsequently to profit or loss: - Foreign currency translation of foreign operations 6,849 (5,981)Other comprehensive income/(loss) for the quarter / period, net of income tax 6,849 (5,981)**Total comprehensive income for the quarter /** period, net of income tax 120,263 102,219 **Total comprehensive income for the quarter /** period attributable to: Owners of the Company 114,883 99,169 Non-controlling interests 5,380 3,050

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2022)

102,219



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

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION As at 31 October 2022

	AS AT CURRENT FINANCIAL QUARTER ENDED 31.10.2022 RM'000	AS AT PRECEDING FINANCIAL YEAR ENDED 31.7.2022 RM'000
ASSETS	(Unaudited)	(Audited)
Non-current assets		,
Property, plant and equipment	1,563,767	1,463,755
Right-of-use assets	6,120	4,917
Land held for property development	1,665,900	1,650,472
Investment in joint venture	17,100	16,133
Investment in associate	85,881	86,689
Other investments	22,682	22,634
Deferred tax assets	8,428	7,279
Goodwill	328,861	330,423
333 4 11 11	3,698,739	3,582,302
Current assets	, ,	
Property development costs	380,372	379,859
Inventories	324,452	449,350
Trade and other receivables	929,718	871,867
Cash and cash equivalents	89,466	191,177
•	1,724,008	1,892,253
TOTAL ASSETS	5,422,747	5,474,555
POLITEN AND LIABILITY		
EQUITY AND LIABILITIES		
Capital and reserves	504.500	5 04 5 00
Share capital	704,799	704,799
Reserves	2,519,680	2,404,797
Equity attributable to owners of the Company	3,224,479	3,109,596
Non-controlling interests	219,188	198,062
Total equity	3,443,667	3,307,658
Non-current liabilities		
Borrowings	250,000	250,000
Lease liabilities	3,993	3,208
Retirement benefits obligations	45,667	45,943
Deferred tax liabilities	91,404	85,723
Deferred the machines	391,064	384,874
	251,001	20.,07.
Current liabilities		
Borrowings	921,239	921,475
Lease liabilities	3,762	2,662
Trade and other payables	632,605	820,319
Tax liabilities	30,410	37,567
	1,588,016	1,782,023
Total liabilities	1,979,080	2,166,897
TOTAL EQUITY AND LIABILITIES	5,422,747	5,474,555
Net assets per share attributable to owners of the Company (RM)	2.08	2.00



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

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE THREE MONTHS ENDED 31 OCTOBER 2022

		 -		Reserv	ves				
				on-distributable		Distributable			
			_	Foreign			Attributable		
	~	-	Property	currency	0.7		to owners	Non-	
	Share	Treasury	revaluation	translation	Other	Retained	of the	controlling	Total
	capital	shares	surplus	reserve	reserves	earnings	Company	interests	equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 August 2022	704,799	(1)	90,719	18,168	494	2,295,417	3,109,596	198,062	3,307,658
Profit for the period	-	-	-	-	-	107,175	107,175	6,239	113,414
Other comprehensive income for the period	-	-	-	7,708	-	-	7,708	(859)	6,849
Total comprehensive income for the period	-	-	-	7,708	-	107,175	114,883	5,380	120,263
Non-controlling interests arising from									
acquisition of a subsidiary	-	-	-	-	-	-	-	15,746	15,746
As at 31 October 2022	704,799	(1)	90,719	25,876	494	2,402,592	3,224,479	219,188	3,443,667
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	-	-	-	-	-	102,874	102,874	5,326	108,200
Other comprehensive loss for the period	-	-	-	(3,705)	-	-	(3,705)	(2,276)	(5,981)
Total comprehensive income for the period	-	-	-	(3,705)	-	102,874	99,169	3,050	102,219
Acquisition of additional interest in an existing subsidiary	-	-	-	-	-	(60,767)	(60,767)	(26,484)	(87,251)
As at 31 October 2021	703,250	(1)	90,719	6,973	461	2,132,663	2,934,065	178,111	3,112,176



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

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW

For the three months ended 31 October 2022

CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES 136,707 130,419 Adjustments 35,704 22,455 Operating profits before working capital changes 172,411 152,874 Movement in working capital: 134,589 75,008 Decrease in inventories 55,163 37,903 Increase in receivables (31,763) (35,185) Decrease in payables (200,385) (36,951) Cash generated from operations 130,015 193,649 Taxation paid (28,509) (33,013) Gratuity and retirement benefits paid (1,664) (124) Net cash from operating activities 99,842 160,512 CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES 460,013 - Acquisition of a subsidiary, net of cash and cash equivalents acquired (60,103) - Purchase of property, plant and equipment (92,229) (16,223) Purchase of property, plant and equipment (92,755) (27,049) Purchase of property, plant and equipment (62,794) (182,188) Deposit paid for purchase of land held for property development		3 MONTHS ENDED 31.10.2022 RM'000	3 MONTHS ENDED 31.10.2021 RM'000
Profit before taxation 136,707 130,419 Adjustments 35,704 22,455 Operating profits before working capital changes 172,411 152,874 Movement in working capital: 35,704 22,455 Decrease in inventories 134,589 75,008 Decrease in development properties 55,163 37,903 Increase in receivables (200,385) (36,951) Decrease in payables (200,385) (36,951) Cash generated from operations 130,015 193,649 Taxation paid (28,509) (33,013) Gratuity and retirement benefits paid (1,664) (124) Net cash from operating activities 99,842 160,512 CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES (60,103) - Acquisition of a subsidiary, net of eash and eash equivalents acquired (60,103) - Purchase of property, plant and equipment (29,292) (16,223) Purchase of additheld for property development (62,794) (182,188) Deposit paid for purchase of land held for property development (62,794) (182,	CASH FLOWS FROM/(USED IN) OPERATING ACTIVITIES		
Operating profits before working capital: 172,411 152,874 Movement in working capital: 134,589 75,008 Decrease in inventories 55,163 37,903 Decrease in development properties 55,163 37,903 Increase in receivables (31,763) (35,185) Decrease in payables (200,385) (36,951) Cash generated from operations 130,015 193,649 Taxation paid (28,509) (33,013) Gratuity and retirement benefits paid (1,664) (124) Net cash from operating activities 99,842 160,512 CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES Acquisition of a subsidiary, net of cash and cash equivalents acquired (60,103) - Purchase of additional interest in an existing subsidiary - (87,251) Purchase of property, plant and equipment (9,575) (27,049) Purchase of property development (62,794) (182,188) Deposit paid for purchase of plant and equipment 9 6 Pividend income received 1,198 3,098 Inte	· · · · · · · · · · · · · · · · · · ·	136,707	130,419
Movement in working capital: Decrease in inventories 134,589 75,008 Decrease in development properties 55,163 37,903 Increase in development properties (31,763) (35,185) Decrease in payables (200,385) (36,951) Cash generated from operations 130,015 193,649 Taxation paid (28,509) (33,013) Gratuity and retirement benefits paid (1,664) (124) Net cash from operating activities 99,842 160,512 CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES 4 (60,103) - (87,251) Acquisition of a subsidiary, net of cash and cash equivalents acquired (60,103) - (87,251) Purchase of property, plant and equipment (9,292) (16,223) Deposit paid for purchase of plant and equipment (9,575) (27,049) Purchase of land held for property development - (20,756) (27,049) Purchase of fland held for property development 9 6 Deposit paid for purchase of land held for property development 9 6 Proceeds from disposal of property, plant and equipment	Adjustments	35,704	22,455
Decrease in inventories	Operating profits before working capital changes	172,411	152,874
Decrease in development properties 55,163 37,903 Increase in receivables (31,763) (35,185) Decrease in payables (200,385) (36,951) Cash generated from operations 130,015 193,649 Taxation paid (28,509) (33,013) Gratuity and retirement benefits paid (1,664) (124) Net cash from operating activities 99,842 160,512 CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES - (87,251) Acquisition of a subsidiary, net of cash and cash equivalents acquired (60,103) - Purchase of additional interest in an existing subsidiary - (87,251) Purchase of property, plant and equipment (29,292) (16,223) Deposit paid for purchase of plant and equipment (9,575) (27,049) Purchase of land held for property development - (20,756) Proceeds from disposal of property, plant and equipment 9 6 Dividend income received (1,198 3,098 Interest received (62,794) (32,685) Vet cash used in investing activities (16,625)<	Movement in working capital:		
Increase in receivables C200,385 C200,	Decrease in inventories	134,589	75,008
Decrease in payables (200,385) (36,951) Cash generated from operations 130,015 193,649 Taxation paid (28,509) (33,013) Gratuity and retirement benefits paid (1,664) (124) Net cash from operating activities 99,842 160,512 CASH FLOWS FROM/(USED IN) INVESTING ACTIVITES Capable of a subsidiary, net of cash and cash equivalents acquired (60,103) - Purchase of additional interest in an existing subsidiary - (87,251) Purchase of property, plant and equipment (9,575) (27,049) Deposit paid for purchase of plant and equipment (62,794) (182,188) Deposit paid for purchase of land held for property development - (20,756) Proceeds from disposal of property, plant and equipment 9 6 Deposit paid for purchase of land held for property development 1,198 3,098 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES (16,255) (2,781) Net repayment of term loans (16,255) (2,781) Net (repayment) //draw/down of short	Decrease in development properties	55,163	37,903
Cash generated from operations 130,015 193,649 Taxation paid (28,509) (33,013) Gratuity and retirement benefits paid (1,664) (124) Net cash from operating activities 99,842 160,512 CASH FLOWS FROM/(USED IN) INVESTING ACTIVITES Secondary of a subsidiary, net of cash and cash equivalents acquired Purchase of additional interest in an existing subsidiary 687,251 Purchase of property, plant and equipment (29,292) (16,223) Deposit paid for purchase of plant and equipment (9,575) (27,049) Purchase of land held for property development - (20,756) (27,949) Purchase of land held for property development - (20,756) 66 Proceeds from disposal of property, plant and equipment 9 6 Dividend income received 1,198 3,098 Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES (16,255) (2,781) Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings			
Taxation paid (28,509) (33,013) Gratuity and retirement benefits paid (1,664) (124) Net cash from operating activities 99,842 160,512 CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES Sequisition of a subsidiary, net of cash and cash equivalents acquired (60,103) - Purchase of additional interest in an existing subsidiary - (87,251) Purchase of property, plant and equipment (9,575) (27,049) Purchase of land held for property development (62,794) (182,188) Deposit paid for purchase of land held for property development - (20,756) Proceeds from disposal of property, plant and equipment 9 6 Proceeds from disposal of property, plant and equipment 9 6 Dividend income received 1,198 3,098 Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES (16,255) (2,781) Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings (14,931			
Gratuity and retirement benefits paid (1,664) (124) Net cash from operating activities 99,842 160,512 CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES Acquisition of a subsidiary, net of cash and cash equivalents acquired (60,103) - Purchase of additional interest in an existing subsidiary - (87,251) Purchase of property, plant and equipment (29,292) (16,223) Deposit paid for purchase of plant and equipment (9,575) (27,049) Purchase of land held for property development - (20,756) Proceeds from disposal of property, plant and equipment 9 6 Deposit paid for purchase of land held for property development 9 6 Proceeds from disposal of property, plant and equipment 9 6 Deposit paid for purchase of land held for property development 9 6 Proceeds from disposal of property, plant and equipment 9 6 Deposit paid for purchase of land held for property development 9 6 Net cash used in investing activities (1,182) 3,098 Interest received 6 666 678	Cash generated from operations	130,015	193,649
Net cash from operating activities 99,842 160,512 CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES Acquisition of a subsidiary, net of cash and cash equivalents acquired (60,103) - Purchase of additional interest in an existing subsidiary - (87,251) Purchase of property, plant and equipment (29,292) (16,223) Deposit paid for purchase of plant and equipment (62,794) (182,188) Deposit paid for purchase of land held for property development - (20,756) Proceeds from disposal of property, plant and equipment 9 6 Dividend income received 1,198 3,098 Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES (16,255) (2,781) Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings (14,931) 102,189 Repayment of lease liabilities (816) (697) Finance cost paid (9,660) (6,102) Net cash (used in)/from financing activities (101,711)	Taxation paid	(28,509)	(33,013)
CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES Acquisition of a subsidiary, net of cash and cash equivalents acquired (60,103) - Purchase of additional interest in an existing subsidiary - (87,251) Purchase of property, plant and equipment (29,292) (16,223) Deposit paid for purchase of plant and equipment (9,575) (27,049) Purchase of land held for property development - (20,756) Proceeds from disposal of property, plant and equipment 9 6 Dividend income received 1,198 3,098 Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES (16,255) (2,781) Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings (14,931) 102,189 Repayment of lease liabilities (816) (697) Finance cost paid (9,660) (6,102) Net cash (used in)/from financing activities (101,711) (76,564) CASH AND CASH EQUIVALENTS AT BEGINNING OF THE	Gratuity and retirement benefits paid	(1,664)	(124)
Acquisition of a subsidiary, net of cash and cash equivalents acquired Purchase of additional interest in an existing subsidiary - (87,251) Purchase of property, plant and equipment (29,292) (16,223) Deposit paid for purchase of plant and equipment (9,575) (27,049) Purchase of land held for property development (62,794) (182,188) Deposit paid for purchase of land held for property development - (20,756) Proceeds from disposal of property, plant and equipment 9 6 Dividend income received 1,198 3,098 Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings (14,931) 102,189 Repayment of lease liabilities (816) (697) Finance cost paid (9,660) (6,102) Net cash (used in)/from financing activities (41,662) 92,609 NET CHANGE IN CASH AND CASH EQUIVALENTS (101,711) (76,564) CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD 191,177 243,308 CASH AND CASH EQUIVALENTS AT END OF THE PERIOD 89,466 166,744 Cash and cash equivalents in the cash flow statement comprise : Cash and bank balances 78,277 113,366 Short term deposits 11,189 53,378	Net cash from operating activities	99,842	160,512
Acquisition of a subsidiary, net of cash and cash equivalents acquired Purchase of additional interest in an existing subsidiary - (87,251) Purchase of property, plant and equipment (29,292) (16,223) Deposit paid for purchase of plant and equipment (9,575) (27,049) Purchase of land held for property development (62,794) (182,188) Deposit paid for purchase of land held for property development - (20,756) Proceeds from disposal of property, plant and equipment 9 6 Dividend income received 1,198 3,098 Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings (14,931) 102,189 Repayment of lease liabilities (816) (697) Finance cost paid (9,660) (6,102) Net cash (used in)/from financing activities (41,662) 92,609 NET CHANGE IN CASH AND CASH EQUIVALENTS (101,711) (76,564) CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD 191,177 243,308 CASH AND CASH EQUIVALENTS AT END OF THE PERIOD 89,466 166,744 Cash and cash equivalents in the cash flow statement comprise : Cash and bank balances 78,277 113,366 Short term deposits 11,189 53,378	CASH FLOWS FROM/(USED IN) INVESTING ACTIVITIES		
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Purchase of property, plant and equipment (29,292) (16,223) Deposit paid for purchase of plant and equipment (9,575) (27,049) Purchase of land held for property development (62,794) (182,188) Deposit paid for purchase of land held for property development - (20,756) Proceeds from disposal of property, plant and equipment 9 6 Dividend income received 1,198 3,098 Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings (14,931) 102,189 Repayment of lease liabilities (816) (697) Finance cost paid (9,660) (6,102) Net cash (used in)/from financing activities (41,662) 92,609 NET CHANGE IN CASH AND CASH EQUIVALENTS (101,711) (76,564) CASH AND CASH EQUIVALENTS AT END OF THE PERIOD 89,466 166,744 Cash and cash equivalents in the cash flow statement comprise : Cash and		-	(87,251)
Purchase of land held for property development (62,794) (182,188) Deposit paid for purchase of land held for property development - (20,756) Proceeds from disposal of property, plant and equipment 9 6 Dividend income received 1,198 3,098 Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES (16,255) (2,781) Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings (14,931) 102,189 Repayment of lease liabilities (816) (697) Finance cost paid (9,660) (6,102) Net cash (used in)/from financing activities (101,711) (76,564) NET CHANGE IN CASH AND CASH EQUIVALENTS (101,711) (76,564) CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD 191,177 243,308 CASH AND CASH EQUIVALENTS AT END OF THE PERIOD 89,466 166,744 Cash and cash equivalents in the cash flow statement comprise: 78,277 113,366	· · · · · · · · · · · · · · · · · · ·	(29,292)	
Deposit paid for purchase of land held for property development	Deposit paid for purchase of plant and equipment	(9,575)	(27,049)
Proceeds from disposal of property, plant and equipment 9 6 Dividend income received 1,198 3,098 Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings (14,931) 102,189 Repayment of lease liabilities (816) (697) Finance cost paid (9,660) (6,102) Net cash (used in)/from financing activities (41,662) 92,609 NET CHANGE IN CASH AND CASH EQUIVALENTS (101,711) (76,564) CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD 191,177 243,308 CASH AND CASH EQUIVALENTS AT END OF THE PERIOD 89,466 166,744 Cash and cash equivalents in the cash flow statement comprise : 78,277 113,366 Cash and bank balances 78,277 113,366 Short term deposits 11,189 53,378		(62,794)	(182,188)
Dividend income received 1,198 3,098 Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings (14,931) 102,189 Repayment of lease liabilities (816) (697) Finance cost paid (9,660) (6,102) Net cash (used in)/from financing activities (41,662) 92,609 NET CHANGE IN CASH AND CASH EQUIVALENTS (101,711) (76,564) CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD 191,177 243,308 CASH AND CASH EQUIVALENTS AT END OF THE PERIOD 89,466 166,744 Cash and cash equivalents in the cash flow statement comprise : Cash and bank balances 78,277 113,366 Short term deposits 11,189 53,378		-	(20,756)
Interest received 666 678 Net cash used in investing activities (159,891) (329,685) CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Secondary of term loans (16,255) (2,781) Net repayment of term loans (14,931) 102,189 Repayment of lease liabilities (816) (697) Finance cost paid (9,660) (6,102) Net cash (used in)/from financing activities (41,662) 92,609 NET CHANGE IN CASH AND CASH EQUIVALENTS (101,711) (76,564) CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD 191,177 243,308 CASH AND CASH EQUIVALENTS AT END OF THE PERIOD 89,466 166,744 Cash and cash equivalents in the cash flow statement comprise : 78,277 113,366 Short term deposits 11,189 53,378			•
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CASH FLOWS FROM/(USED IN) FINANCING ACTIVITIES Net repayment of term loans (16,255) (2,781) Net (repayment)/drawdown of short term borrowings (14,931) 102,189 Repayment of lease liabilities (816) (697) Finance cost paid (9,660) (6,102) Net cash (used in)/from financing activities (41,662) 92,609 NET CHANGE IN CASH AND CASH EQUIVALENTS (101,711) (76,564) CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD 191,177 243,308 CASH AND CASH EQUIVALENTS AT END OF THE PERIOD 89,466 166,744 Cash and cash equivalents in the cash flow statement comprise : Cash and bank balances 78,277 113,366 Short term deposits 11,189 53,378			
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Cash and bank balances 78,277 113,366 Short term deposits 11,189 53,378	CASH AND CASH EQUIVALENTS AT END OF THE PERIOD	89,466	166,744
Short term deposits 11,189 53,378	Cash and cash equivalents in the cash flow statement comprise:		
Short term deposits 11,189 53,378	Cash and bank balances	78,277	113,366
89,466 166,744			

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the year ended 31 July 2022)

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

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FINANCIAL QUARTER ENDED 31 OCTOBER 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 2022 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 2022.

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 2022, except for the adoption of the following amendments to MFRSs that are effective for financial statements beginning on 1 August 2022, as disclosed below:

Amendments to MFRS 3 Reference to Conceptual Framework

Amendments to MFRS 116 Property, Plant and Equipment - Proceeds before

Intended Use

Amendments to MFRS 137 Onerous Contracts - Cost of Fulfilling a Contract
Amendments to MFRSs Annual Improvements to MFRS Standards 2018-2020

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 2022 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.

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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 quarter under review.

As at 31 October 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

There was no dividend paid by the Company in the current financial year-to-date ended 31 October 2022.

A8 Segment information

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

3 months ended 31 October 2022

	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	715,960	313,916	1,029,876
Results			
Operating profit	56,927	86,459	143,386
Investing results Interest expense Profit before taxation		_	1,357 (8,036) 136,707
Fiont before taxation		_	130,707
3 months ended 31 October 2021		ъ.	
	Packaging RM'000	Property Development RM'000	Total RM'000
Revenue	678,095	250,077	928,172
Results Operating profit	64,738	68,479	133,217
Investing results Interest expense Profit before taxation		_	1,538 (4,336) 130,419
FIGHT DETOTE TAXALIGH		_	130,419

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

A9 Disclosure items

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

	3 months ended	
	31.10.2022	31.10.2021
	RM'000	RM'000
(a) Interest income	(601)	(678)
(b) Other income	(1,242)	(1,117)
(c) Interest expense	7,955	4,243
(d) Interest on lease liabilities	81	93
(e) Depreciation of property, plant and equipment	29,499	27,844
(f) Depreciation of right-of-use assets	934	822
(g) Net provision of receivables	156	383
(h) Net provision of inventories	1,202	416
(i) Gain on disposal of property, plant and equipment	(9)	(6)
(j) Property, plant and equipment written off	32	- -
(k) Net foreign exchange loss/(gain)	4,209	(13,590)
(l) Fair value gain of money market deposits	(65)	-

In the current financial quarter and current financial year-to-date ended 31 October 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, except for the following and as disclosed in Note B6:

Share Grant Plan

On 2 December 2022, the Company issued and allotted 63,800 new ordinary shares to the eligible employees of Scientex Berhad's group of companies pursuant to the Scientex Berhad Share Grant Plan.

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

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, except for the followings:

Acquisition of Taisei Lamick Malaysia Sdn Bhd ("TLM")

On 2 September 2022, the Company announced that Scientex Packaging Film Sdn Bhd ("SPF"), a wholly-owned subsidiary of the Company, has entered into a share sale agreement ("SSA") with Taisei Lamick Co. Ltd ("Vendor") for the proposed acquisition of 8,100 ordinary shares in TLM, representing approximately 80.2% equity interest in TLM for a total purchase consideration of RM63,779,503 to be satisfied entirely via cash, subject to the terms and conditions contained in the SSA ("Proposed Acquisition"). The SSA has become unconditional on 23 September 2022 and the completion of the Proposed Acquisition took place on 30 September 2022 in accordance with the terms and conditions of the SSA. Pursuant thereto, TLM has become a subsidiary of SPF.

The provisional fair value of the identifiable assets and liabilities of TLM as at the date of acquisition were as follows:

	Provisional fair value recognised on acquisition RM'000
Assets	
Property, plant and equipment	86,571
Right-of-use assets	155
Other investments	48
Inventories	10,893
Trade and other receivables	15,027
Cash and bank balance	3,677
	116,371
Liabilities	
Trade and other payables	(12,050)
Borrowings	(24,640)
Finance lease liabilities	(155)
	(36,845)
Net identifiable assets	79,526
Fair value of net identifiable assets	79,526
Non-controlling interest	(15,746)
Cost of business combination	63,780
Cash outflow on acquisition was as follows:	
Total purchase consideration	63,780
Cash and cash equivalents of subsidiary acquired	(3,677)
Net cash outflow of the Group	60,103
	

Provisional accounting of acquisition

During the current financial quarter, the fair value of TLM's identifiable assets and liabilities were determined on provision basis. Any difference arising from this acquisition will be adjusted accordingly on a retrospective basis should there be any change to the basis.

From the date of acquisition, TLM has contributed approximately RM5,117,000 of revenue and net profit of RM196,000 to the Group.

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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 31.10.2022 RM'000	As at 31.10.2021 RM'000
Approved and contracted for:		
Purchase of plant and machinery	75,199	135,018
Balance payment for purchase of land held for development	653,138	875,142
	728,337	1,010,160

A15 Related party transactions

The Group's related party transactions in the current financial quarter and current financial year-to-date ended 31 October 2022 were as follows:

	3 months ended	
	31.10.2022 31.10	
	RM'000	RM'000
Purchase of goods from associated companies	42,033	44,345
Sales of goods to associated company	(92)	-
Rental income from associated company	(139)	(139)
Rental income from jointly controlled entity	(232)	(232)

(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 31 OCTOBER 2022

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

B1 Review of performance

	3 MONTHS ENDED		
	Current year quarter 31.10.2022 RM'000	Preceding year corresponding quarter 31.10.2021 RM'000	Changes
Revenue	1,029,876	928,172	11.0%
Operating profit	143,386	133,217	7.6%
Profit attributable to owners of the Company	107,175	102,874	4.2%

Current quarter review

For the current financial quarter ended 31 October 2022, the Group recorded revenue of RM1.03 billion, an increase of 11.0% compared to RM928.2 million recorded in the preceding year corresponding quarter. The Group's operating profit stood at RM143.4 million, reflecting an increase of 7.6% compared to RM133.2 million achieved in the preceding year corresponding quarter.

Packaging revenue was RM716.0 million compared to RM678.1 million recorded in the preceding year corresponding quarter. The increase in revenue was contributed from consumer packaging products. The consumer packaging segment saw improved margins with softening raw material prices. On the other hand, the Group's industrial packaging products experienced lower sales due to softening of demand as global customers turned cautious about global trade sentiments. Packaging's operating profit decreased from RM64.7 million to RM56.9 million due to reduced demand for industrial packaging products coupled with overall higher operating costs.

Property revenue was RM313.9 million, an increase of 25.5% compared to RM250.1 million recorded in the preceding year corresponding quarter. The higher revenue was mainly contributed by the development projects located in Taman Pulai Mutiara 1 & 2, Johor and Scientex Jasin and Scientex Bandar Jasin, Melaka. In addition, the higher revenue was also contributed by the strong demand received from the new launches. In tandem with the higher revenue recorded, operating profit increased to RM86.5 million compared to RM68.5 million recorded in the preceding year corresponding quarter.

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

	Current quarter	Preceding quarter	
	31.10.2022	31.7.2022	Changes
	RM'000	RM'000	%
Revenue Profit before tax	1,029,876	1,111,295	-7.3%
	136,707	173,568	-21.2%
Profit attributable to owners of the Company	107,175	124,984	-14.2%

The Group's revenue for the current financial quarter decreased to RM1.03 billion compared to RM1.11 billion recorded in the preceding financial quarter. The decrease in revenue was mainly due to lower revenue recorded by the Property division. In line with the lower sales achieved by the Property division, the Group's profit before tax stood at RM136.7 million for the current financial quarter, compared to RM173.6 million recorded in the preceding financial quarter.

B3 Current financial year prospects

Packaging division continues to face heightened global uncertainties and operational challenges caused by the global supply chain disruptions and elevated inflation which may affect global demand in the near term. The Group foresees that global demand for its products may weaken in the light of global uncertainties and elevated operating costs. The Group adopts a vigilant and pro-active stance to monitor such external developments closely as they continue to evolve to ensure that appropriate and timely responses may be taken to mitigate its effects. The Group is committed to strengthen its operational and supply chain efficiencies, manage rising production costs and upgrade its capabilities to maintain its competitiveness.

The Group's expansion plans, which is tailored for longer term growth, remains generally on track. The Group will continue to embrace innovation with a view towards product differentiation with the development of value-added products in collaboration with our customers seeking functional yet sustainable and recyclable packaging solutions.

In view of a perceivable slowdown in the world economy, the Group remains cautious that overall demand for its products will continue to be within expectations for the current financial year.

Property division continues to see stable demand for its affordable housing. The Group strives to acquire competitively priced landbanks at strategic locations to ensure that land costs remain competitive as part of its efforts to address rising operational costs. The Group continues to monitor and maintain its on-going efforts to balance rising operational costs with its product affordability.

Despite the series of interest rate hikes by Bank Negara Malaysia, the Group does not expect such increases to negatively impact demand for the Group's products which continue to be affordably priced in spite of the higher costs of construction which are actively being managed by the Group through its on-going costs management initiatives.

For the current financial quarter, the Division saw strong take-up rates for its new property launches in Scientex Tasek Gelugor in Penang, Scientex Jasin in Melaka and Taman Pulai Mutiara 2 and Scientex Kota Tinggi in Johor. For this financial year, the Group plans to launch several new phases across its developments in Peninsular Malaysia by leveraging on its branding, affordable pricing and strategic locations.

Barring unforeseen circumstances, the Group is cautiously optimistic that the coming financial year will be another year of stable performance.

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.

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

B5 Taxation

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

	3 months	3 months ended		
	31.10.2022 RM'000	31.10.2021 RM'000		
In respect of current quarter:				
- Income tax	18,775	22,996		
- Deferred taxation	4,518	(777)		
	23,293	22,219		

The Group's effective tax rate for the current financial quarter 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 and as disclosed in Note A12: -

(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 ("SPSB"), a wholly-owned subsidiary of the Company entered into a SPA with Seriemas Development Sdn Bhd ("Vendor") 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 ("Lands") for a total purchase consideration of RM207.6 million. On 15 June 2022, the Vendor and SPSB have entered into a Supplemental Agreement to extend the conditional period to 24 November 2022 to enable Vendor to obtain the approvals of Estate Land Board, subdivision of Lot 4567 into four (4) subdivided titles and issuance of four (4) separate titles for Lot 4567 in accordance with the revised subdivisional plan; and for SPSB to obtain the outcome of appeal to Economic Planning Unit.

On 9 November 2022, SPSB has agreed with the Vendor as follows: -

- To jointly invest in a dormant company called Scientex Jenjarom Sdn Bhd (formerly known as Scientex Distribution Sdn Bhd) ("SJSB") with SPSB holding 70% and the Vendor holding the remaining 30% of the shares of SJSB ("Proposed Joint Venture"); and
- b) A Shareholders' Agreement ("SHA") has been signed between the Vendor, SPSB and SJSB to regulate their relationship as shareholders and with SJSB as new purchaser of the Lands;
- c) Contemporaneously with the execution of the SHA,
 - (i) the Vendor and SPSB have signed a Deed of Rescission and Revocation to terminate the SPA;
 - (ii) the Vendor and SJSB have signed a new Sale & Purchase Agreement for the sale by the Vendor of the Lands to SJSB as purchaser at the same purchase consideration of RM207.6 million.

The Proposed Joint Venture is expected to be completed in the first half of year 2023.

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B7 Borrowings and debt securities

As at 31 October 2022	Long term RM'000	Short term RM'000	Total borrowings RM'000
Secured Denominated in RM - Sukuk Murabahah	250,000	50,000	300,000
Unsecured Denominated in USD - Trade financing	-	209,854	209,854
Denominated in JPY - Trade financing	-	71,392	71,392
Denominated in RM - Trade financing	-	589,993	589,993
Total	250,000	921,239	1,171,239

As at 31 October 2021	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 - Term loan - Trade financing		2,435 458,329	2,435 458,329
Denominated in JPY - Trade financing	-	79,423	79,423
Denominated in AUD - Trade financing	-	30,638	30,638
Denominated in RM - Term loan - Trade financing	596	1,404 287,066	2,000 287,066
Total	300,596	909,295	1,209,891

B8 Material litigation

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

B9 Dividend

In respect of the financial year ended 31 July 2022, the Board of Directors recommended a single tier final dividend of 5 sen per ordinary share (single tier final dividend for financial year 2021 of 5 sen per ordinary share). The dividend has been approved by shareholders at the Annual General Meeting held on 8 December 2022 and is payable on 9 January 2023.

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B10 Earnings per share

	3 month		is ended	
(i) Basic earnings per share		31.10.2022	31.10.2021	
Profit attributable to owners				
of the Company	(RM'000)	107,175	102,874	
Weighted average number of				
ordinary shares in issue	(000)	1,551,000	1,550,656	
Basic earnings per share	(sen)	6.91	6.63	
		3 mon	3 months ended	
(ii) Diluted earnings per share		31.10.2022	31.10.2021	
Profit attributable to owners				
of the Company	(RM'000)	N/A	102,874	
Weighted average number of				
ordinary shares in issue	(000)	N/A	1,550,656	
Effect of dilution - warrants	(000)	N/A	4,414	
Adjusted weighted average number	r			
of ordinary shares	('000)	N/A	1,555,070	
Diluted earnings per share	(sen)	N/A	6.62	

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 shares 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

8 December 2022