

<u>Part A – Explanatory Notes Pursuant To Malaysian Financial Reporting Standard (MFRS) 134</u> <u>"Interim Financial Reporting"</u>

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 of the Bursa Malaysia Listing Requirements.

The interim financial report has been prepared on a condensed basis and as such it should be read in conjunction with the audited annual financial statements for the financial year ended 31 May 2022.

The following are accounting standards, amendments and interpretations that have been issued by the Malaysian Accounting Standards Board ("MASB") but have not been adopted by the Group and the Company:

MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2023

- MFRS 17, Insurance Contracts
- Amendments to MFRS 17, *Insurance Contracts Initial application of MFRS 17 and MFRS* 9 – Comparative Information
- Amendments to MFRS 101, Presentation of Financial Statements Classification of Liabilities as Current or Non-current and Disclosures of Accounting Policies
- Amendments to MFRS 108, Accounting Policies, Changes in Accounting Estimates and Errors Definition of Accounting Estimates
- Amendments to MFRS 112, Income Taxes Deferred Tax related to Assets and Liabilities arising from a Single Transaction

MFRSs, interpretations and amendments effective for annual periods beginning on or after a date yet to be confirmed

• Amendments to MFRS 10, Consolidated Financial Statements and MFRS 128, Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The Group and the Company plans to apply the abovementioned accounting standards, interpretations and amendments:

• from the annual period beginning on 1 June 2023 for the accounting standard and amendments that are effective for annual periods beginning on or after 1 January 2023, except for MFRS 17 and amendments to MFRS 17 which are not applicable to the Group and the Company.

The initial application of the abovementioned accounting standards, amendments or interpretations are not expected to have any material financial impact to the current period and prior period financial statements of the Group and the Company.



A2. Auditors' Report On Preceding Annual Financial Statements

The audit report in respect of the financial statements of the Group for the preceding year was not subject to any qualification.

A3. Seasonal Or Cyclical Factors

The Group's results were not materially affected by any major seasonal or cyclical factors in the current quarter.

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income Or Cash Flows

There were no unusual nature and amount of items affecting assets, liabilities, equity, net income or cash flow of the Group during the quarter under review.

A5. Changes in Estimates

There were no material changes in estimates during the quarter under review.

A6. Issuance and Repayment of Debt and Equity Securities

There were no new debts and equity security issued during the current quarter.

A7. Dividends Paid

No dividends were paid during the quarter under review.



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A8. *Operating segments*

			Integrated hotel	Current Quarter
			Operations and Property	Ended 28.02.2023
	Manufacturing	Trading	investment	Total
	RM'000	RM'000	RM'000	RM'000
Segment profit/(loss)	(170)	549	(99)	280
Included in the measure of Segment profit are: -				
Revenue from External customers	10,567	140,983	1,425	152,975
Depreciation and amortisation	368	68	332	768

Current Ouarter

Reconciliation of reportable segment profit: -

	ended 28.02.2023 RM'000
Profit	
Total profit/(loss) for reportable segments	280
Unallocated expenses	(154)
Unallocated income	27
Interest expenses	(8)
Interest income	3
Consolidated profit/(loss) before tax	148

A9. Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment has been brought forward without amendment from the previous financial year.



A10. Capital Commitments

Authorised capital expenditure for property, plant and equipment not provided for in the financial statements were as follows:-

	As at 28 February 2023 RM'000	As at 31 May 2022 RM'000
Property, plant and equipment		
- contracted	58	315
- not contracted	465	445
Total	523	760

A11. Events Subsequent to the End of the Interim Period

There were no material events subsequent to the end of the current reporting period until the date of this report, which are expected to have a material operational or financial impact on the Group.

A12. Changes in the Composition of the Group

There were no changes in the composition of the Group for the current quarter under review.

A13. Changes in Contingent Liabilities Or Contingent Assets

	As at 28 February 2023 RM'000	As at 31 May 2022 RM'000
Bank guarantees in favour of third		
parties for utilities	380	440



<u>Part B – Explanatory Notes Pursuant to Paragraph 9.22 of the Bursa Malaysia Securities</u> <u>Exchange Listing Requirements</u>

B1. Review Of Performance

	Individu	al quarter	Cumulative quarter		
	28.02.2023 RM'000	28.02.2022 RM'000	28.02.2023 RM'000	28.02.2022 RM'000	
Revenue					
Manufacturing	10,567	10,084	34,823	28,470	
Trading	140,983	72,007	439,658	200,866	
Integrated hotel operations					
and property investment	1,425	780	4,030	1,982	
	152,975	82,871	478,511	231,318	
Segment profit/(loss)					
Manufacturing	(170)	(614)	(973)	(1,797)	
Trading	549	363	1,498	1,117	
Integrated hotel operations					
and property investment	(99)	(341)	(443)	(1,048)	
	280	(592)	82	(1,728)	
Profit/(loss) before tax					
Unallocated expenses	(154)	73	(990)	(1,021)	
Unallocated income	27	27	81	81	
Interest expenses	(8)	(17)	(21)	(29)	
Interest income	3		3		
	148	(509)	(845)	(2,697)	

Quarterly Performance Review

Revenue of the Group for the third financial quarter ended 28 February 2023 increased to RM152.98 million from RM82.87 million reported in the preceding corresponding financial quarter mainly due to higher fuel oil and palm oil prices, increase in fuel oil volume as well as increase in hotel occupancy.

In tandem with the higher fuel oil and palm oil prices, cost of sales of the Group for the current quarter increased to RM152.08 million from RM82.11 million in the preceding corresponding quarter.

As Malaysia opened up its borders, the integrated hotel operations and property investment segment has shown improvement in its performance during the current quarter.

Overall, the Group reported a profit before taxation for the current quarter of RM0.15 million as compared to a loss before taxation of RM0.51 million in the preceding corresponding quarter.



B1. Review Of Performance (con't): -

Segment Performance Review

Manufacturing segment

For the nine months ended 28 February 2023, revenue increased by 22.30% from 28.47 million to RM34.82 million mainly due to higher soap chip prices, while segment loss decreased from RM1.80 million to RM0.97 million.

Trading segment

For the nine months ended 28 February 2023, revenue increased by 118.88% from RM200.87 million to RM439.66 million, while segment profit increased from RM1.12 million to RM1.50 million mainly due to higher fuel oil prices and volume.

Integrated hotel operations and property investment segment

For the nine months 28 February 2023, revenue increased by 103.54% to RM4.03 million from RM1.98 million, while segment loss decreased from RM1.05 million to RM0.44 million mainly due to increase in occupancy rate of the hotel.

B2. Variation Of Current Quarter Results Compared With The Preceding Quarter

Revenue for the current quarter was RM152.98 million compared to RM170.56 million recorded in the immediate preceding quarter.

The Group's profit before taxation for the current quarter was RM0.15 million compared to the loss before taxation of RM0.16 million for the preceding quarter.

B3. Current Year Prospects

The current year appears more promising as steadier measures are taken by the government towards spurring the economy by transitioning the country from the pandemic phase to an endemic phase starting 1 April 2022.

However, current economic situation continues to present challenging business conditions for the Group. Higher operational costs in terms of rising cost of wages, utilities, logistics, other operational expenses and also fluctuations in foreign currency exchange rates remain as main challenges for the Group.

Efforts will continuously be made in improving the performance of the respective segments.

The Board of Directors believes that the performance of the Group for the financial year 2022/2023 will be challenging in view of the current economic conditions.

Notwithstanding the above, the Group will remain resilient and vigilant in addressing these challenges in its' business activities moving forward.



B4. Variance of Actual Profit from Profit Forecast or Profit Guarantee

Not applicable to the Group as there was no profit forecast or profit guarantee.

B5 Taxation

	Current Year		Preceding Year	
	Quarter Year To Date		Quarter	Year To Date
	28.02.2023	28.02.2023	28.02.2022	28.02.2022
	' 000 '	' 000	' 000	'000 '
Income tax				
-current year	121	424	63	193
-over provision in prior year	(70)	(70)	(15)	(15)
Total tax expenses	51	354	48	178

B6. Status of Corporate Proposals

There were no corporate proposals announced but not completed as at the date of this report.

B7. Borrowings and Debt Securities

Details of the Group's borrowings as at 28 February 2023 are as follows:

	RM'000
Short term borrowings: - Hire purchase	235
Long term borrowings:-	
Hire purchase	530
Total borrowings	765

B8. Material Litigation

There is no material litigation for the Group as at the date of this report.

B9. Dividends

The Board of Directors does not recommend any dividend for the current quarter.



B10. Earnings Per Share

	Quarter Ended		Cumulative	Quarter
		Preceding	Current	Preceding
	Current	Year	Year To	Year
	Quarter	Corresponding	Date	Corresponding
	Ended	Quarter Ended	Ended	Year To Date Ended
	28.02.2023	28.02.2022	28.02.2023	28.02.2022
Basic Earnings				
Per Share:				
Net profit/(loss) for				
the period (RM'000)	97	(557)	(1,199)	(2,874)
Weighted average				
number of ordinary				
shares ('000)	181,164	181,164	181,164	181,164
Basic Earnings/(Loss)				
Per Share (Sen)	0.05	(0.31)	(0.66)	(1.59)