

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE QUARTER ENDED 31 MARCH 2024**

**The figures have not been audited.**

|   | unaudited                                   | audited   | unaudited                           | audited   |           |
|---|---|---|-------------------------------------|---|-----------|
| Note                                      | INDIVIDUAL QUARTER                          |   | CUMULATIVE QUARTER                  |   |           |
|   | Current Year<br>Quarter Ended<br>31.03.2024 | Preceding<br>Corresponding<br>Quarter Ended<br>31.03.2023 | Current<br>Year<br>To<br>31.03.2024 | Preceding<br>Corresponding<br>Year To<br>31.03.2023 |           |
| Note                                      | RM<br>'000                                  | RM<br>'000  | RM<br>'000                          | RM<br>'000  |           |
| <b>Continuing Operations</b>              |   |   |                                     |   |           |
| Revenue                                   | 3,15 & 16                                   | 328,259   | 279,928                             | 328,259   | 279,928   |
| Cost of sales                             |   | (141,714)   | (130,552)                           | (141,714)   | (130,552) |
| Gross Profit                              |   | 186,545   | 149,376                             | 186,545   | 149,376   |
| Other income                              | 3   | 4,856   | 4,137                               | 4,856   | 4,137     |
| Administrative expenses                   |   | (40,126)  | (23,723)                            | (40,126)  | (23,723)  |
| Other Expenses                            |   | -   | -                                   | -   | -         |
| Selling and marketing expenses            |   | (17,959)  | (11,191)                            | (17,959)  | (11,191)  |
| Profit from operations                    |   | 133,316   | 118,599                             | 133,316   | 118,599   |
| Finance costs                             |   | (863)   | (998)                               | (863)   | (998)     |
| Profit before tax                         | 3,15 & 16                                   | 132,453   | 117,601                             | 132,453   | 117,601   |
| Income tax expense                        | 3, 19                                       | (31,451)  | (26,651)                            | (31,451)  | (26,651)  |
| Profit for the period                     | 3   | 101,002   | 90,950                              | 101,002   | 90,950    |
| Total comprehensive income for the period |   | 101,002   | 90,950                              | 101,002   | 90,950    |
| <b>Attributable to:</b>                   |   |   |                                     |   |           |
| Equity holders of the parent              |   | 101,001   | 90,950                              | 101,001   | 90,950    |
| Non-controlling interests                 |   | 1   | -                                   | 1   | -         |
|   |   | 101,002   | 90,950                              | 101,002   | 90,950    |

**Earning per share attributable to equity holders of the parent:**

|  |    |      |      |      |      |
|--|----|------|------|------|------|
| Basic, for profit for the period (sen)   | 24 | 9.93 | 8.94 | 9.93 | 8.94 |
| Diluted, for profit for the period (sen) | 24 | 9.93 | 8.94 | 9.93 | 8.94 |

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**FOR THE QUARTER ENDED 31 MARCH 2024**

**The figures have not been audited.**

|   | <b>Note</b> | <b>31.03.2024</b><br><b>RM '000</b> | <b>31.12.2023</b><br><b>RM '000</b> |
|---|-------------|-------------------------------------|-------------------------------------|
|   |             | <b>UNAUDITED</b>                    | <b>AUDITED</b>                      |
| <b>ASSETS</b>   |             |                                     |                                     |
| <b>Non-current assets</b>                                   |             |                                     |                                     |
| Property, plant and equipment                               |             | 236,638                             | 237,427                             |
| Inventories   |             | 1,168,144                           | 1,192,401                           |
| Investment properties                                       |             | 1,041,717                           | 1,037,774                           |
| Other Investments   |             | 1,905                               | 1,905                               |
| Intangible assets   |             | 463                                 | 463                                 |
| Deferred tax assets   |             | 605                                 | 605                                 |
|   |             | 2,449,472                           | 2,470,575                           |
| <b>Current assets</b>                                       |             |                                     |                                     |
| Inventories   |             | 743,881                             | 724,843                             |
| Trade and other receivables                                 |             | 465,151                             | 263,686                             |
| Contract assets   |             | 67,819                              | 76,124                              |
| Tax recoverable   |             | -                                   | 1,303                               |
| Cash and bank balances                                      |             | 416,476                             | 527,183                             |
|   |             | 1,693,327                           | 1,593,139                           |
| <b>Total assets</b>   |             | 4,142,799                           | 4,063,714                           |
| <b>EQUITY AND LIABILITIES</b>                               |             |                                     |                                     |
| <b>Current liabilities</b>                                  |             |                                     |                                     |
| Borrowings  | 21          | 20,325                              | 20,325                              |
| Contract liabilities  |             | 11,979                              | 2,285                               |
| Trade and other payables                                    |             | 165,061                             | 188,579                             |
| Current tax payable   |             | 16,352                              | 19,777                              |
|   |             | 213,717                             | 230,966                             |
| <b>Net current assets</b>                                   |             | 1,479,610                           | 1,362,173                           |
| <b>Non-current liabilities</b>                              |             |                                     |                                     |
| Borrowings  | 21          | 22,606                              | 27,687                              |
| Other payables  |             | 32,349                              | 31,936                              |
| Deferred tax liabilities                                    |             | 60,343                              | 60,343                              |
|   |             | 115,298                             | 119,966                             |
| <b>Total liabilities</b>                                    |             | 329,015                             | 350,932                             |
| <b>Net assets</b>   |             | 3,813,784                           | 3,712,782                           |
| <b>Equity attributable to equity holders of the Company</b> |             |                                     |                                     |
| Share capital   |             | 699,235                             | 699,235                             |
| Treasury shares   |             | (24,776)                            | (24,776)                            |
| Revaluation reserve   |             | 16,690                              | 16,690                              |
| Retained earnings   |             | 3,122,388                           | 3,021,387                           |
| Non-controlling interests                                   |             | 247                                 | 246                                 |
| <b>Total equity</b>   |             | 3,813,784                           | 3,712,782                           |
| <b>TOTAL EQUITY AND LIABILITIES</b>                         |             | 4,142,799                           | 4,063,714                           |
| <b>Net Assets Per Share</b>                                 |             | 3.75                                | 3.65                                |

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE QUARTER ENDED 31 MARCH 2024**

The figures have not been audited

| Note | Share Capital | Non - distributable |                     | Distributable     | Total  | Non-Controlling Interests | Total Equity |
|------|---------------|---------------------|---------------------|-------------------|--------|---------------------------|--------------|
|      |               | Treasury Shares     | Revaluation Reserve | Retained Earnings |        |                           |              |
|      | RM'000        | RM'000              | RM'000              | RM'000            | RM'000 | RM'000                    | RM'000       |

**3 MONTHS QUARTER ENDED:**  
**31 MARCH 2024**

|  |                |                 |               |                  |                  |            |                  |
|--|----------------|-----------------|---------------|------------------|------------------|------------|------------------|
| <b>Balance as at 31 December 2023:</b><br>As previously reported | 699,235        | (24,776)        | 16,690        | 3,021,387        | 3,712,536        | 246        | 3,712,782        |
| Movements during the period:                                     |                |                 |               |                  |                  |            |                  |
| -Profit for the period   | -              | -               | -             | 101,001          | 101,001          | 1          | 101,002          |
| <b>Balance as at 31 March 2024</b>                               | <b>699,235</b> | <b>(24,776)</b> | <b>16,690</b> | <b>3,122,388</b> | <b>3,813,537</b> | <b>247</b> | <b>3,813,784</b> |

**3 MONTHS QUARTER ENDED:**  
**31 MARCH 2023**

|   |                |                 |               |                  |                  |          |                  |
|---|----------------|-----------------|---------------|------------------|------------------|----------|------------------|
| <b>Balance as at 31 December 2022:</b><br>As previously reported restated | 699,235        | (24,776)        | 16,695        | 2,604,488        | 3,295,642        | -        | 3,295,642        |
| Movements during the period:  |                |                 |               |                  |                  |          |                  |
| -Revaluation surplus realised   | -              | -               | (4)           | 4                | -                | -        | -                |
| -Profit for the period  | -              | -               | -             | 90,950           | 90,950           | -        | 90,950           |
| <b>Balance as at 31 March 2023</b>  | <b>699,235</b> | <b>(24,776)</b> | <b>16,691</b> | <b>2,695,442</b> | <b>3,386,592</b> | <b>-</b> | <b>3,386,592</b> |

The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.

**CONDENSED CONSOLIDATED CASH FLOW STATEMENT**  
**FOR THE QUARTER ENDED 31 MARCH 2024**

**The figures have not been audited**

|  | <b>3 months ended<br/>31.03.2024</b> | <b>3 months ended<br/>31.03.2023</b> |
|--|--------------------------------------|--------------------------------------|
|  | <b>RM<br/>'000</b>                   | <b>RM<br/>'000</b>                   |
| <b>Cash flows from operating activities</b>  |                                      |                                      |
| Profit before taxation   | 132,453                              | 117,601                              |
| Adjustment for :   |                                      |                                      |
| Depreciation of property, plant and equipment  | 2,268                                | 1,695                                |
| Written off of property, plant and equipment   | 5                                    | -                                    |
| Loss/(Gain) on disposal of property, plant and equipment                                     | 127                                  | (33)                                 |
| Interest expense   | 546                                  | 730                                  |
| Interest income  | (2,159)                              | (981)                                |
| Operating profit before working capital changes  | 133,240                              | 119,012                              |
| Decrease/(Increase) in working capital   |                                      |                                      |
| Property development cost  | (84,260)                             | 45,487                               |
| Inventories  | 64,245                               | 64,218                               |
| Contract assets/liabilities  | 18,000                               | 29,754                               |
| Trade and other receivables  | (201,465)                            | (133,448)                            |
| Trade and other payables   | (23,106)                             | (43,922)                             |
| Cash (used in)/generated from operations   | (93,346)                             | 81,101                               |
| Interest paid  | (546)                                | (730)                                |
| Taxes paid   | (33,573)                             | (16,118)                             |
| <i>Net cash (used in)/from operating activities</i>  | <b>(127,465)</b>                     | <b>64,253</b>                        |
| <b>Cash from/(used in) investing activities</b>  |                                      |                                      |
| Development expenditure on investment properties   | (3,943)                              | (3,030)                              |
| Development expenditure on land held for property development                                | 25,234                               | (1,439)                              |
| Interest received  | 2,159                                | 981                                  |
| Proceeds from disposal of property, plant and equipment                                      | 118                                  | 33                                   |
| Purchase of property, plant and equipment  | (1,729)                              | (9,853)                              |
| <i>Net cash from/(used in) investing activities</i>  | <b>21,839</b>                        | <b>(13,308)</b>                      |
| <b>Cash used in financing activities</b>   |                                      |                                      |
| Repayment of term loans  | (5,081)                              | (5,081)                              |
| <i>Net cash used in financing activities</i>   | <b>(5,081)</b>                       | <b>(5,081)</b>                       |
| <b>Net (decrease)/increase in cash and cash equivalents</b>                                  | <b>(110,707)</b>                     | <b>45,864</b>                        |
| <b>Cash and cash equivalents at beginning of financial period</b>                            | <b>527,183</b>                       | <b>302,539</b>                       |
| <b>Cash and cash equivalents at end of financial period</b>                                  | <b>416,476</b>                       | <b>348,403</b>                       |
| <b>Cash and cash equivalents at the end of the financial period comprise the following :</b> |                                      |                                      |
| Cash and bank balances   | 212,889                              | 135,122                              |
| Deposits with licensed banks   | 203,587                              | 213,281                              |
|  | <b>416,476</b>                       | <b>348,403</b>                       |

The Condensed Consolidated Cash Flow Statement should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.