## PRIVATE & CONFIDENTIAL

# **PBA HOLDINGS BHD**

Registration No: 200001012513 (515119-U) (Incorporated in Malaysia)

# **Interim Financial Report**

30 June 2022

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## Condensed Consolidated Statement of Financial Position

## As at 30 June 2022 - unaudited

	Note	30 June 2022 RM'000	31 December 2021 RM'000
Assets			
Property, plant and equipment	5	1,083,625	1,096,351
Right-of-use assets		182,725	185,088
Total non-current assets		1,266,350	1,281,439
Inventories		10,114	8,892
Trade and other receivables	6	32,070	43,723
Contract assets	7	23,426	23,426
Current tax assets		971	1,226
Cash and cash equivalents		169,687	141,243
Total current assets		236,268	218,510
Total assets		1,502,618	1,499,949
Equity			
Share capital		327,579	327,579
Reserves		438,279	412,389
Total equity	8	765,858	739,968
Loans and borrowings	21	20,202	21,417
Deferred income	22	10,798	11,414
Contract liabilities	23	102,432	101,089
Deferred liabilities	24	52,778	53,576
Lease liabilities	25	220,979	222,217
Deferred tax liabilities		145,500	145,000
Total non-current liabilities		552,689	554,713
Trade and other payables		154,620	177,578
Loans and borrowings	21	2,200	969
Contract liabilities	23	21,682	21,524
Deferred liabilities	24	1,595	1,595
Lease liabilities	25	3,870	3,585
Current tax liability		104	17
Total current liabilities		184,071	205,268
Total liabilities		736,760	759,981
Total equity and liabilities		1,502,618	1,499,949

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

## For the six months ended 30 June 2022 - unaudited

		Three months ended 30 June		-	Current year-to-date ended 30 June	
	Note	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000	
Continuing operations						
Revenue	18	92,007	79,981	170,945	167,714	
Cost of sales	_	(59,737)	(57,720)	(114,238)	(111,664)	
Gross profit		32,270	22,261	56,707	56,050	
Other operating income		4,139	2,910	18,208	6,026	
Administrative expenses	_	(24,947)	(22,832)	(47,614)	(46,593)	
Operating profit		11,462	2,339	27,301	15,483	
Interest income		238	93	451	201	
Profit before tax	_	11,700	2,432	27,752	15,684	
Tax expense Net profit, representing total comprehensive	19 _	(188)	(1,116)	(1,862)	(4,220)	
income for the period	_	11,512	1,316	25,890	11,464	
Earnings per share (sen) :	28	3.48	0.40	7.82	3.46	

# Condensed Consolidated Statement of Changes in Equity For the six months ended 30 June 2022 - unaudited

	Share Capital RM'000	Treasury Shares RM'000	Distributable Retained Earnings RM'000	Total Equity RM'000
At 1 January 2021	327,579	(236)	383,331	710,674
Total comprehensive income for the period	-	-	11,464	11,464
Dividends	-	-	(3,310)	(3,310)
At 30 June 2021	327,579	(236)	391,485	718,828
At 1 January 2022	327,579	(236)	412,625	739,968
Total comprehensive income for the period	-	-	25,890	25,890
At 31 June 2022	327,579	(236)	438,515	765,858

Condensed Consolidated Statement of Cash Flows For the six months ended 30 June 2022 - unaudited	Six months ende	d 30 June
	2022	2021
	RM'000	RM'000
Cash flows from operating activities		
Profit before tax	27,752	15,684
Adjustments for :		
Accretion of interest	6,433	6,505
Expected credit losses of trade and other receivables	1,255	1,184
Allowance for expected credit losses recovered	(1,877)	(1,098)
Amortisation of assets transferred from customers	(2,965)	(1,078)
Amortisation of deferred liabilities	(798)	(798)
Depreciation of property, plant and equipment	30,731	31,737
Depreciation of right-of-use assets	3,361	3,361
Distribution income from investment in short term funds	(345)	(576)
Gain on disposal of property, plant and equipment	(10,034)	(8)
Interest income	(451)	(201)
Property, plant and equipment expensed off	` 18 <sup>´</sup>	` 8 <sup>°</sup>
Property, plant and equipment written off	78	200
Realisation of government grant	(616)	(641)
Unwinding of discount on loans and borrowings	`616 <sup>´</sup>	`641 <sup>′</sup>
Operating profit before working capital changes	53,158	54,920
Inventories	(1,222)	523
Receivables	(19,111)	6,291
Payables	12,565	(15,120)
Contract liabilities	95	(6,455)
Cash generated from operations	45,485	40,159
Income tax paid	(1,514)	(560)
Income tax refunded	494	-
Net cash from operating activities	44,465	39,599
Cash flows from investing activities	454	004
Interest received	451	201
Distribution income received	345	576
Proceeds from disposal of PPE	10,044	8
Purchase of PPE	(13,740)	(9,202)
Net cash used in investing activities	(2,900)	(8,417)
Cash flow from financing activities	(4,137)	(4 4 2 7 \
Dividends paid Payment of lease liabilities	(8,384)	(4,137)
Repayment of government loans	(600)	(8,290) (600)
Net cash used in financing activities	(13,121)	(13,027)
Net increase in cash and cash equivalents	28,444	18,155
Cash and cash equivalents at beginning	141,243	107,817
Cash and cash equivalents at beginning	169,687	125,972
Cash and cash equivalents		
Cash and cash equivalents included in the condensed consolidated	statement of cash flow comprise	:
	Six months ended	d 30 June
	2022	2021
	RM'000	RM'000
Cash and bank balances	62,067	54,036
Short-term deposits with licensed banks	107,620	71,936
	169,687	125,972

## Notes to the Condensed Consolidated Interim Financial Statements

PBA Holdings Bhd is a public limited liability company, incorporated and domiciled in Malaysia and listed on the Main Market of Bursa Malaysia Securities Berhad.

The Condensed Consolidated Interim Financial Statements of the Group as at and for the period ended 30 June 2022 comprises the Company and its subsidiaries (together referred to as the Group).

The Consolidated Financial Statements of the Group as at and for the year ended 31 December 2021 are available upon request from the Company's registered office at:

Level 32, Komtar 10000 Penang

These Condensed Consolidated Interim Financial Statements were authorized for issue by the Board of Directors on 24 August 2022.

#### 1. Basis of preparation

These condensed consolidated interim financial statements ("Condensed Report") have been prepared in accordance with the applicable disclosure provisions of the Listing Requirements of Bursa Malaysia Securities Berhad and MFRS 134 *Interim Financial Reporting* in Malaysia and with IAS 34 *Interim Financial Reporting*. They do not include all of the information required for full annual financial statements and should be read in conjunction with the consolidated financial statements of the Group as at and for the year ended 31 December 2021.

#### 2. Significant accounting policies

2.1 Adoption of Standards, Amendments to Standards, Annual Improvements to Standards and Issues Committee ("IC") Interpretation

The accounting policies adopted in the preparation of the Condensed Report are consistent with those followed in the preparation of the Group's audited financial statements for the financial year ended 31 December 2021, except for the adoption of the following new standards:

Effective for financial periods beginning on or after 1 April 2021

Amendments to MFRS 16 Leases: Covid-19 – Related Rent Concessions beyond 30 June 2021

Effective for financial periods beginning on or after 1 January 2022

Amendments to MFRS 3 Business Combinations: Reference to the Conceptual Framework Amendments to MFRS 116 Property, Plant and Equipment: Property, Plant and Equipment -Proceeds before Intended Use

Amendments to MFRS 137 Provisions, Contingent Liabilities and Contingent Assets: Onerous Contracts - Cost of Fulfilling a Contract

Annual Improvements to MFRS Standards 2018 - 2020

The initial application of the above standards is not expected to have any material impact to the financial statements of the Group upon adoption.

#### Notes to the Condensed Consolidated Interim Financial Statements

#### 2.2 Standards issued but not yet effective

As at the date of authorisation of this Condensed Report, the following Standards and Amendments to Standards have been issued by the Malaysian Accounting Standards Board ("MASB") but are not yet effective and have not been adopted by the Group.

Effective for financial periods beginning on or after 1 January 2023

MFRS 17 Insurance Contracts

Amendments to MFRS 4 Insurance Contracts - Extension of the Temporary Exemption from Applying MFRS 9 Financial Instruments

Amendments to 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

Amendments to MFRS 101 Presentation of Financial Statements - Disclosure of Accounting

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

Effective 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

#### 3. Changes in estimates

The preparation of interim financial statements requires management to make judgements, estimations and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

In preparing these condensed consolidated interim financial statements, the significant judgments made by management in applying the Group's accounting policies and the key sources of estimating uncertainty were the same as those that applied to the financial statements as at and for the year ended 31 December 2021.

#### 4. Seasonality of operations

There is no seasonality or cyclicality in the Group's operations.

### 5. Property, plant and equipment

#### a) Acquisition and disposals

During the period ended 30 June 2022, the Group acquired assets with a cost of RM13.74 million (30 June 2021: RM9.20 million).

Other assets with a carrying amount of RM0.08 million were written off during the year ended 30 June 2022 (30 June 2021: RM0.20 million).

On 28 August 2019, Perbadanan Bekalan Air Pulau Pinang ("PBAPP"), a wholly-owned subsidiary of the Company had entered into a sale and purchase agreement for the disposal of a piece of land located at Pulau Jerejak, Penang for a total cash consideration of RM10 million. The disposal was completed on 8 March 2022 upon obtaining approval from the Pejabat Tanah dan Galian Pulau Pinang.

## b) Depreciation and amortisation

	Three months ended		Current year to-date ended		
	30 June 2022 RM'000	30 June 2021 RM'000	30 June 2022 RM'000	30 June 2021 RM'000	
Charge for the period					
- Property, plant and equipment	15,357	15,918	30,731	31,737	
- Right-of-use assets	1,681	1,679	3,361	3,361	
	17,038	17,597	34,092	35,098	

## c) Capital commitments

	At 30 June 2022 RM'000	At 31 December 2021 RM'000
Approved Capital Expenditure:-		
i) Contracted but not provided for	63,000	62,000
ii) Authorised but not contracted for	300,000	312,000

## d) Transfer of assets from customers

During the period ended 30 June 2022, assets transferred from Customers amounted to RM4.37 million (30 June 2021: RM6.24 million)

## 6. Trade and other receivables

	At 30 June 2022	At 31 December 2021
	RM'000	RM'000
Trade		
Trade receivables	26,054	38,988
Less: Allowance for expected credit lossess	(7,946)	(8,393)
	18,108	30,595
Non-trade		
Other receivables	8,560	9,558
Less: Allowance for expected credit lossess	(3,093)	(3,274)
	5,467	6,284
Deposits	6,111	5,854
Prepayments	2,384	990
	13,962	13,128
	32,070	43,723

#### 7. Contract assets

	At 30 June	At 31 December
	2022	2021
	RM'000	RM'000
Contract assets		
Balance at beginning	23,426	23,426

#### Notes to the Condensed Consolidated Interim Financial Statements

#### 8. Total equity

No additional issuance of share capital as at 30 June 2022.

### **Treasury shares**

During the period ended 30 June 2022, the Company repurchased 1,000 of its ordinary shares from the open market at an average price of RM0.81 per share (30 June 2021: Nil). The shares repurchased are being held as treasury shares in accordance with Section 127 of the Companies Act, 2016.

#### 9. Changes in composition of the Group

There are no changes in the composition of the Group for the current quarter and current financial period to-date ended 30 June 2022.

#### 10. Operating segments

The Group has only one reportable segment, which is principally engaged in the abstraction of raw water, treatment of water, supply and sale of treated water to consumers in the State of Penang and to engage in water related business. The Group's Chief Executive Officer (the chief operating decision maker) reviews internal management reports on the reportable segment on a quarterly basis.

Accordingly, information by operating segment on the Group's operations as required by MFRS 8 is not presented.

#### 11. Subsequent event

The Ministry of Environment and Water (KASA) announced on 26 July 2022 that the Cabinet had on 22 June 2022 approved to maintain the water tariff for the domestic category whilst implementing the adjustments of water tariffs for non-domestic categories and special categories in Peninsular Malaysia and Labuan, which follows the use of the tariff setting mechanism (TSM) instrument. The new water tariff to be effective from 1 August 2022 was gazetted on 29 July 2022.

Subsequently, SPAN has informed the main subsidiary of the Company, Perbadanan Bekalan Air Pulau Pinang ("PBAPP"), via a letter dated 29 July 2022 that on 1 August 2022, the water tariffs for non-domestic categories and special categories will be increased, and that domestic tariffs, which are highly subsidised, will remain unchanged.

#### 12. Contingencies

There are no contingencies for the period under review.

#### 13. Related parties

There are no significant transactions and changes with Government related entities and key management personnel compensation for the period save as disclosed in Note 21 Loans and borrowings.

# NOTES PURSUANT TO BURSA MALAYSIA LISTING REQUIREMENTS: Chapter 9, Appendix 9B, Part A.

#### 14. Review of Group performance

Group revenue for the quarter ended 30 June 2022 increased by RM12.0 million or 15.0% as compared to the corresponding quarter in 2021. The Group registered a profit before tax of RM11.7 million as compared to the preceding year's corresponding quarter of RM2.4 million. This is mainly due to the gain on disposal of land.

	Individua	al Period		
	2nd q	uarter		
		Preceding Year		
	Current period	Corresponding		
	Quarter	Quarter		
	30/6/2022	30/6/2021	Changes	Changes
	RM'000	RM'000	RM'000	%
Revenue	92,007	79,981	12,026	15.0%
Operating Profit	11,462	2,339	9,123	>100%
Profit before tax	11,700	2,432	9,268	>100%
Profit after tax	11,512	1,316	10,196	>100%
Profit attributable to ordinary equity				
holders of the parent	11,512	1,316	10,196	>100%
Total comprehensive profit for the period	11,512	1,316	10,196	>100%

#### 15. Variation of results against preceding quarter

Group revenue increased from RM78.9 million to RM92.0 million as compared to the immediate preceding quarter. However, the Group registered a lower profit before tax of RM11.7 million as compared to the immediate preceding quarter of RM16.0 million, primarily due to the increase in electricity costs.

	Individua	l Period		
	2nd qu	uarter		
	Current	Immediate Preceding		
	Quarter 30/6/2022	Quarter 31/3/2022	Changes	Changes
	RM'000	RM'000	RM'000	changes %
Revenue	92,007	78,938	13,069	16.6%
Operating profit	11,462	15,839	(4,377)	-27.6%
Profit before tax	11,700	16,052	(4,352)	-27.1%
Profit after tax	11,512	14,378	(2,866)	-19.9%
Profit attributable to ordinary equity				
holders of the parent	11,512	14,378	(2,866)	-19.9%
Total comprehensive profit for the period	11,512	14,378	(2,866)	-19.9%

#### 16. Current year prospects

With the transition to the endemic phase of the COVID-19 pandemic, economic activities have begun to normalise and the revenue from sales of water is expected to increase in line with the increased business activity levels.

## 17. Profit forecast or profit guarantee

Not applicable.

18. Revenue

Timing of revenue recognition by point in time and over time are as follows:

	Three months ended		Current year to-date ended			
		30 June		30 June		
	2022	2021	Changes	2022	2021	Changes
	RM'000	RM'000	%	RM'000	RM'000	%
Sale of water	80,451	77,574	4%	155,997	151,090	3%
Capital contribution funds	8,909	1,601	> 100%	11,621	15,130	-23%
Others	2,647	806	228%	3,327	1,494	123%
	92,007	79,981	15%	170,945	167,714	2%
Timing of revenue recognition:						
- At a point in time	9,165	1,857	394%	11,984	15,546	-23%
- Over time	82,842	78,124	6%	158,961	152,168	4%
	92,007	79,981	15%	170,945	167,714	2%

## 19. Income tax expense

·	Three months ended 30 June		Current year to-date ended 30 June	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Malaysia income tax				
Current tax	188	116	363	220
Real property gains tax	-	-	999	
-	188	116	1,362	220
Deferred Tax				
Origination and reversal of temporary differences_	-	1,000	500	4,000
-	-	1,000	500	4,000
Income tax expense continuing operations	188	1,116	1,862	4,220

Income tax expense is recognised based on management's best estimate of the weighted average annual income tax expected for the full year applied to the pre-tax income of the interim period.

## Notes to the Condensed Consolidated Interim Financial Statements

A reconciliation of income tax expense applicable to profit before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of the Group for the current year to-date is as follows:

	30 June 2022 RM'000
Profit before taxation	27,752
Taxation at Malaysian statutory tax rate of 24%	6,660
Income not subject to tax	(6,724)
Expenses not deductible for tax purposes	927
Effect of real property gains tax	999
Tax expense for the period	1,862

Unabsorbed reinvestment allowance can be carried forward for seven consecutive years of assessment immediately following that year of assessment pursuant to the gazettement of the Finance Act 2018. Based on existing legislation, as at 30 June 2022, it is anticipated that only RM104 million out of the RM696 million (30 June 2021: RM112 million out of RM740 million) available will be utilised to set-off against future taxable profits.

#### 20. Corporate proposals

There are no corporate proposals which have been announced for the current quarter and current financial year to-date.

#### 21. Loans and borrowings

- i) The unsecured and interest free term loan was obtained from the Federal Government via the State Government of Penang to finance Non Revenue Water (NRW) projects:
  - a) RM20 million: repayable over 20 years period with effect from 11 September 2016
  - b) RM24 million: repayable over 20 years period with effect from 10 December 2018

The subsidiary company has fully drawndown RM20 million from the 1<sup>st</sup> term loan agreement and RM24 million from the 2<sup>nd</sup> term loan agreement.

	At 30 June 2022 RM'000	At 31 December 2021 RM'000
Unsecured		
Loan from Federal Government via the		
State Government of Penang		
Nominal value of loans	33,800	36,000
Less: Deemed interest recognised as government grant	(11,414)	(12,696)
Add: Amortised interest	616	1,282
Less: Repayment	(600)	(2,200)
	22,402	22,386
Analysed as:		
Non-current	20,202	21,417
Current	2,200	969
	22,402	22,386

#### 22. Deferred income

	At 30 June	At 31 December
	2022	2021
	RM'000	RM'000
Government grant		
Balance at beginning	11,414	12,696
Less: Amortisation	(616)	(1,282)
	10,798	11,414

Government grant represents the difference between the nominal value of the loans obtained as mentioned in Note 21 and the fair value of the loans measured on initial recognition. The government grant is realised over the period from the initial loan drawdown date up to the maturity date of the loans.

#### 23. Contract liabilities

	At 30 June	At 31 December
	2022	2021
	RM'000	RM'000
Capital contribution funds ("CCF")		
Balance at beginning	19,250	28,787
Additions during the period	11,733	18,009
Less : Recognised in revenue	(11,638)	(27,546)
-	19,345	19,250
Transfer of assets from customers		
Balance at beginning	103,363	96,074
Additions during the period	4,371	9,643
Less : Amortisation	(2,965)	(2,354)
_	104,769	103,363
-	124,114	122,613
Analysed as:		
Non-current	102,432	101,089
Current	21,682	21,524
-	124,114	122,613

The contract liabilities from Capital Contribution Funds (CCF) and transfer of assets from customers consist of the fair value of the assets transferred to a subsidiary company. The contract liabilities are amortised over the useful life of the CCF and transferred assets.

#### 24. Deferred liabilities

	At 30 June 2022 RM'000	At 31 December 2021 RM'000
Non-current	52,778	53,576
Current	1,595	1,595
	54,373	55,171

Pursuant to migration of the Penang State Water Assets and the loans to Pengurusan Aset Air Berhad ("PAAB") in the financial year 2011, the Company had entered into Facility and Lease Agreements ("FLA") with PAAB to enable water supply services to be carried out on the lands leased from PAAB. The FLA is effective for a period of 45 years from 1 August 2011.

Following the above events, the outstanding balance of the loans obtained from the Federal Government via the State Government of Penang was converted into lease incentives, classified under deferred liabilities and are amortised over the lease period of 45 years with effect from 1 August 2011.

#### 25. Lease liabilities

	At 30 June 2022	At 31 December 2021
	RM'000	RM'000
Lease liabilities		
Balance at beginning	225,802	229,056
Additions during the period	997	401
Accretion of interest	6,433	13,016
Payments	(8,383)	(16,588)
Rent concession		(83)
	224,849	225,802
Analysed as:		
Non-current Non-current	220,979	222,217
Current	3,870	3,585
	224,849	225,802

#### 26. Material litigation

As at 24 August 2022, there was no material litigation against the Group.

#### 27. Dividends

The Board of Directors recommended a single tier final dividend of 1.00 sen per share amounting to RM3,310,000 for the financial year ended 31 December 2021. The single tier final dividend was approved by the shareholders at the Annual General Meeting on 20 June 2022 and payment was made on 29 July 2022 (31 December 2020 – single tier final dividend of 1.00 sen per share amounting to RM3,310,000).

## 28. Earnings per ordinary share

	Three months ended	Three months ended	Current year to-date	Current year to-date
	30 June 2022	30 June 2021	30 June 2022	30 June 2021
	Continuing	Continuing	Continuing	Continuing
	operations	operations	operations	operations
	RM'000	RM'000	RM'000	RM'000
Profit for the period	11,512	1,316	25,890	11,464
	Three months ended	Three months ended	Current year to-date	Current year to-date
	30 June 2022	30 June 2021	30 June 2022	30 June 2021
	'000 Shares	'000 Shares	'000 Shares	'000 Shares
Issued ordinary shares at 1 January Effect of share buyback Weighted average number of ordinary shares	331,271	331,271	331,271	331,271
	(274)	(273)	(274)	(273)
	330,997	330,998	330,997	330,998
	Three months ended	Three months ended	Current year to-date	Current year to-date
	30 June 2022	30 June 2021	30 June 2022	30 June 2021
	Continuing	Continuing	Continuing	Continuing
	operations	operations	operations	operations
	Sen	Sen	Sen	Sen
Earnings per share	3.48	0.40	7.82	3.46

## 29. Auditor's report on preceding annual financial statements

The auditor's report on the audited annual financial statements for the year ended 31 December 2021 was not qualified.

## 30. Notes to the Condensed Statement of Comprehensive Income

	Three months ended 30 June 2022 RM'000	Year to-date 30 June 2022 RM'000
a) Other Operating Income	(4,139)	(18,208)
b) Interest Income	(238)	(451)
c) Interest expense on lease liabilities	3,217	6,433
d) Depreciation of property, plant and equipment	15,357	30,731
e) Depreciation of right-of-use assets	1,681	3,361
f) Expected credit loss on trade and other receivables	619	1,255