



TSR CAPITAL BERHAD

Reg. No. 200101005393 (541149-W)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED) for the first quarter ended 30 September 2022

	Note	Individual Quarter		Cumulative Quarter	
		3 months ended 30 September		3 months ended 30 September	
		2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Revenue	A9	6,086	5,002	6,086	5,002
Cost of sales		(5,396)	(5,142)	(5,396)	(5,142)
Gross Profit / (Loss)		690	(140)	690	(140)
Other income		696	228	696	228
Administration expenses		(3,088)	(2,319)	(3,088)	(2,319)
Finance costs		(293)	(364)	(293)	(364)
Share of profit of joint venture		563	615	563	615
Loss before taxation	A9	(1,432)	(1,980)	(1,432)	(1,980)
Income tax expenses	B5	-	-	-	-
Loss for the period		(1,432)	(1,980)	(1,432)	(1,980)
Attributable to:					
Owners of the Company		(1,431)	(1,978)	(1,431)	(1,978)
Non-controlling interests		(1)	(2)	(1)	(2)
Loss for the period		(1,432)	(1,980)	(1,432)	(1,980)
Loss per share (sen)					
Basic	B10	(0.8)	(1.1)	(0.8)	(1.1)
Diluted	B10	(0.8)	(1.1)	(0.8)	(1.1)

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to this interim financial statements.



TSR CAPITAL BERHAD

Reg. No. 200101005393 (541149-W)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (UNAUDITED) for the first quarter ended 30 September 2022

	Individual Quarter		Cumulative Quarter	
	3 months ended 30 September		3 months ended 30 September	
Note	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Loss for the period	(1,432)	(1,980)	(1,432)	(1,980)
Other Comprehensive Income/(Expenses)	-	-	-	-
Total comprehensive loss for the period	(1,432)	(1,980)	(1,432)	(1,980)
Total comprehensive loss attributable to:				
Owners of the Company	(1,431)	(1,978)	(1,431)	(1,978)
Non-controlling interests	(1)	(2)	(1)	(2)
	(1,432)	(1,980)	(1,432)	(1,980)

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to this interim financial statements.



TSR CAPITAL BERHAD

Reg. No. 200101005393 (541149-W)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (UNAUDITED)

As at 30 September 2022

	30 September 2022	30 June 2022
Note	(Unaudited) RM'000	(Audited) RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	851	797
Investment properties	73,256	73,746
Right-of-use assets	1,308	1,698
Investment in joint venture	6,511	5,948
Inventories	52,748	51,360
	<u>134,674</u>	<u>133,549</u>
Current assets		
Contract assets	8,515	11,363
Inventories	14,686	14,731
Trade and other receivables	59,556	56,091
Current tax assets	1,375	1,357
Cash and bank balances	1,552	2,280
	<u>85,684</u>	<u>85,822</u>
Assets classified as held for sale	2,823	2,823
TOTAL ASSETS	<u><u>223,181</u></u>	<u><u>222,194</u></u>
EQUITY AND LIABILITIES		
Equity		
Share capital	113,299	113,299
Reserves	21,183	22,614
Equity attributable to owners of the Company	<u>134,482</u>	<u>135,913</u>
Non-controlling interests	(1,013)	(1,012)
Total equity	<u>133,469</u>	<u>134,901</u>
Non-current liabilities		
Loans and borrowings	4,061	4,873
Lease liabilities	673	726
	<u>4,734</u>	<u>5,599</u>
Current liabilities		
Loans and borrowings	16,669	17,152
Lease liabilities	442	672
Trade and other payables	67,867	63,870
	<u>84,978</u>	<u>81,694</u>
Total liabilities	<u>89,712</u>	<u>87,293</u>
TOTAL EQUITY AND LIABILITIES	<u><u>223,181</u></u>	<u><u>222,194</u></u>
Net assets per share (RM)	0.77	0.78

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to this interim financial statements.

**TSR CAPITAL BERHAD**

Reg. No. 200101005393 (541149-W)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (UNAUDITED)

for the first quarter ended 30 September 2022

	<----- Attributable to Owners of the Company ----->					
	<----- Non-Distributable ----->					
	Share Capital	Capital Reserve	Accumulated losses	Total	Non- controlling interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 July 2022	113,299	58,150	(35,536)	135,913	(1,012)	134,901
Total comprehensive loss for the period	-	-	(1,431)	(1,431)	(1)	(1,432)
At 30 September 2022	113,299	58,150	(36,967)	134,482	(1,013)	133,469

	<----- Attributable to Owners of the Company ----->					
	<----- Non-Distributable ----->					
	Share Capital	Capital Reserve	Accumulated losses	Total	Non- controlling interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 July 2021	113,299	58,150	(32,606)	138,843	(1,007)	137,836
Total comprehensive loss for the period	-	-	(1,978)	(1,978)	(2)	(1,980)
At 30 September 2021	113,299	58,150	(34,584)	136,865	(1,009)	135,856

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to this interim financial statements.

**TSR CAPITAL BERHAD**

Reg. No. 200101005393 (541149-W)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW (UNAUDITED)
for the first quarter ended 30 September 2022

	3 months ended 30 September	
	2022	2021
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before taxation	(1,432)	(1,980)
Adjustments for:		
Non-cash / non-operating items	287	1,151
Operating loss before working capital changes	(1,145)	(829)
Changes in contract assets / contract liabilities	2,848	(5,399)
Changes in amount owing from / to an associate	32	(140)
Changes in inventories	(1,344)	-
Changes in receivables	(3,496)	(1,955)
Changes in payables	3,998	8,204
Cash from/(for) operations	893	(119)
Interest paid	(293)	(364)
Net tax refunded/(paid)	(18)	686
Net cash from operating activities	582	203
CASH FLOWS FROM INVESTING ACTIVITIES		
Changes in term deposits pledged as security	-	(1)
Interest received	1	2
Proceeds from disposal of property, plant and equipment	271	35
Acquisition of plant and equipment	(4)	(298)
Net cash from/(for) investing activities	268	(262)
CASH FLOWS FROM FINANCING ACTIVITIES		
Net repayment of loans and borrowings	(1,248)	(1,720)
Repayment of lease liabilities	(283)	-
Net cash for financing activities	(1,531)	(1,720)
Net decrease in cash and cash equivalents	(681)	(1,779)
Cash and cash equivalents brought forward	351	3,019
Cash and cash equivalents carried forward	(330)	1,240
Cash and cash equivalents comprise the following:		
Cash and bank balances	1,552	2,964
Term deposits	-	214
	1,552	3,178
Bank overdraft	(1,882)	(1,724)
Term deposits pledged as security	-	(214)
	(330)	1,240

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to this interim financial statements.



Notes to the Interim Financial Report

A1 Basis of preparation

The interim financial report has been prepared under the historical cost convention.

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134, Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial report should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022. Certain comparatives were restated to conform with the disclosure for current reporting period.

A2 Changes in Accounting Policies

The significant accounting policies adopted are consistent with those of the audited financial statements for the financial year ended 30 June 2022, except for the adoption of the following new or revised standards and Annual Improvements to Standards with effective from 1 July 2022:-

Amendments to MFRS 3: Reference to the Conceptual Framework

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

Amendments to MFRS 137: Onerous Contract - Cost of Fulfilling a Contract

Annual improvements to MFRS Standards 2018 -2020

The adoption of the above MFRSs and/or interpretations (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group upon their initial application.

A3 Auditor's Report on Preceding Annual Financial Statements

There were no qualification in the auditors' report of the Company's previous financial statements for the financial year ended 30 June 2022.

A4 Seasonal or Cyclical Factors

The business operations of the Group were not significantly affected by any seasonal or cyclical factors during the current quarter.

A5 Unusual items due to their Nature, Size or Incidence

There were no items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence.

A6 Changes in Estimates

There were no changes in the estimates of amounts, which give a material effect in the current quarter.

A7 Debt and Equity Securities

There were no issuance and repayment of debt and equity securities, share buy-back, share cancellations, shares held as treasury shares and resale of treasury shares for the current quarter.

A8 Dividends Paid

There was no dividend paid in the current quarter.



TSR CAPITAL BERHAD

Reg. No. 200101005393 (541149-W)
(Incorporated in Malaysia)

Part A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134

Notes to the Interim Financial Report

A9 Segmental Information

Segmental information is presented in respect of the Group's business segments were as follows:-

Segmental Results for 3 Months Ended 30 September 2022

	Construction	Property Development	Investment and others	Total
	RM'000	RM'000	RM'000	RM'000
Sales				
Total Sales	4,583	1,175	328	6,086
Elimination of Intersegment Sales	-	-	-	-
External Sales	4,583	1,175	328	6,086
Results				
Segment Results	(1,322)	330	(148)	(1,140)
Elimination of intersegment Results	-	-	-	-
	(1,322)	330	(148)	(1,140)
Financing Costs	(182)	(111)	-	(293)
Interest Income	-	1	-	1
(Loss)/Profit before taxation	(1,504)	220	(148)	(1,432)

Segmental Results for 3 Months Ended 30 September 2021

	Construction	Property Development	Investment and others	Total
	RM'000	RM'000	RM'000	RM'000
Sales				
Total Sales	4,313	689	-	5,002
Elimination of Intersegment Sales	-	-	-	-
External Sales	4,313	689	-	5,002
Results				
Segment Results	(1,638)	74	(54)	(1,618)
Elimination of intersegment Results	-	-	-	-
	(1,638)	74	(54)	(1,618)
Financing Costs	(219)	(145)	-	(364)
Interest Income	2	-	-	2
Loss before taxation	(1,855)	(71)	(54)	(1,980)

A10 Property, plant and equipment

There were no revalued property, plant and equipment as at 30 September 2022.

A11 Material Subsequent Events

There were no material events subsequent to the end of the current quarter.

A12 Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter.

A13 Changes in Contingent Liabilities

There were no significant contingent liabilities as at 30 September 2022.



TSR CAPITAL BERHAD

Reg. No. 200101005393 (541149-W)
(Incorporated in Malaysia)

Part A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134

Notes to the Interim Financial Report

A14 Capital Commitments

There were no significant capital commitments for the purchase of property, plant and equipment as at 30 September 2022.

A15 Significant Related Party Transactions

Significant transaction with companies in which certain directors of the Company have interests are as follows:-

**3 months ended
30 September 2022
RM'000**

Rental of Premises charged by companies in which certain directors of the Company have substantial financial interest:

- U-Ni Magna Sdn Bhd	131
- PLS Plantations Berhad	12
- Limbongan Setia Corporation Sdn Bhd	<u>60</u>



TSR CAPITAL BERHAD

Reg. No. 200101005393 (541149-W)
(Incorporated in Malaysia)

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B1 Review of Performance

The current quarter saw a 22% growth in the Group's revenue, from RM5 million in the previous corresponding quarter to RM6 million. This was mainly the result of increase contributions from both the Construction and Property Development segments.

Resulting from the above, the current quarter's Loss Before Taxation has reduced to RM1.43 million from RM 1.98 million in the previous corresponding quarter.

B2 Comparison With Immediate Preceding Quarter's Results

The Group reported a Loss Before Taxation of RM1.43 million for the current quarter under review, which is an improvement from the RM2.0 million Loss Before Taxation that was reported in the immediate preceding quarter.

B3 Prospects for the Current Financial Year

The Board expects that the construction and property sectors to remain challenging in financial year ending 30 June 2023. Nevertheless, the Group will selectively participate in tender for construction projects, and the Group will continue to expand in property development. It is anticipated that property development segment will contribute a higher proportion to the Group's revenue with the launching of its planned development projects in Kwasa Damansara and PD Waterfront.

B4 Profit Forecast and Profit Guarantee

Not applicable.

B5 Income Tax Expenses

	Individual Quarter		Cumulative Quarter	
	3 months ended 30 September 2022	30 September 2021	3 months ended 30 September 2022	30 September 2021
	RM'000	RM'000	RM'000	RM'000
- Malaysian income tax	-	-	-	-
- Real Property Gains Tax	-	-	-	-
- Deferred tax	-	-	-	-
	-	-	-	-

B6 Status of Corporate Proposal and Utilisation of Proceeds

There were no corporate proposals announced but not completed as at 22 November 2022, being the latest practicable date ("LPD") which is not earlier than 7 days from the date of this report.



TSR CAPITAL BERHAD

Reg. No. 200101005393 (541149-W)
(Incorporated in Malaysia)

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B7 Group Borrowings and Debt Securities

Total group borrowings as at 30 September 2022 are as follows:

	RM'000
(a) <u>Short term borrowings:</u>	
Short term borrowings (Secured)	
Portion of term loans payable within one year	3,249
Revolving loans payable within one year	9,000
Bankers acceptance and invoice financing payable within one year	2,538
Bank overdraft	1,882
	<u>16,669</u>
(b) <u>Long term borrowings:</u>	
Long term borrowings (Secured)	
Portion of term loans payable after one year	4,061
	<u>4,061</u>

B8 Material Litigation

There were no material litigations involving the Group as at the last annual balance sheet date and the latest practicable date except as disclosed in the following which involve TSR Bina Sdn Bhd, a wholly owned subsidiary of the Company:-

a) **Josu Engineering Construction Sdn Bhd ("Plaintiff") against TSR Bina Sdn Bhd ("Defendant")**

The Plaintiff had commenced an action against the Defendant for unlawful termination of the letter of award. On 6 February 2007, the Plaintiff obtained a judgement in default against the Defendant. The Plaintiff had on 30 August 2012 filed a notice of appointment for assessment of damages after the Defendant lost various appeals and applications to set aside the judgement in default. The Plaintiff is claiming a sum of approximately RM6 million being the damages against the Defendant.

The matter is now under the stage of assessment proceedings. The Court has fixed the hearing to be continued from 15 to 17 February 2023.

b) **Hiform (M) Sdn Bhd ("Claimant" or "HSB") against TSR Bina Sdn Bhd ("Respondent" or "TSRB")**

The Respondent had received one payment claim under Section 5 of the Construction Industry Payment and Adjudication Act 2012 ("CIPAA") from its sub-contractor, the Claimant for a total amount of RM7,752,592.89 ("CIPAA Payment Claim").

The Adjudicator had given an adjudication decision ("Adjudication Decision"), allowing the Claimant among others the sum of RM7,435,044.98 with interests and costs.

The Respondent had filed an application to set aside the Adjudication Decision and/or have the said Adjudication Decision stayed pending the hearing, disposal and/or final determination of this application, pursuant to Section 15 and 16 of the CIPAA at the High Court ("Applications"). On 29 November 2019, the Court had dismissed TSRB's application to set aside and stay application and had allowed HSB's application to enforce the Adjudication Decision.

Thereafter, TSRB filed application of stay pending appeal at Court of Appeal. On 19 December 2019, the Court has granted an interim stay to TSRB pending full hearing. On 28 February 2020, the Court has granted TSRB stay of proceedings until disposal of decision by the Court of Appeal on TSRB's appeal on the dismissal of set aside application by High Court of Kuala Lumpur ("Appeal"). The Court has presently fixed the hearing date for the Appeal on 25 November 2022.

As it is also a term under the Letter of Award awarding the HSB the said sub-contract, that any dispute arising in connection to the sub-contract shall be referred to and finally resolved by arbitration. TSRB has commenced arbitration proceedings against HSB. Asian International Arbitration Centre had appointed the sole arbitrator ("Arbitrator") for the case. TSRB had on 24th January 2020 served its Statement of Claim to HSB. HSB had vide its solicitor served its Statement of Defence and counterclaim on 27 May 2020.

The hearing of the arbitration proceedings commenced on 14 March 2022. The hearing will continue on 6 and 7 January 2023 and 9 January 2023.



TSR CAPITAL BERHAD

Reg. No. 200101005393 (541149-W)
(Incorporated in Malaysia)

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B8 Material Litigation (Cont'd)

- c) **TSR Bina Sdn Bhd ("Claimant" or "TSRB") against Syarikat Pembinaan Yeoh Tiong Lay Sdn Bhd ("Respondent" or "SPYTL")** (collectively as "Parties")

The Claimant had on 14 January 2019 accepted the Letter of Award ("LOA") issued by Respondent in respect of the sub-contract work for civil works for Electrified Double Track from Gemas to Johor Bahru. The Claimant had commenced arbitration proceedings against the Respondent for unlawful termination of the LOA.

The Claimant is claiming for, among others, declaration, order and a total claim at or about RM35 million only and interests of 5% per annum on all sum awarded from the date of the award to date of realisation, cost of the arbitration proceedings, the arbitrator's fees and expenses and such further relief and/or order as the Arbitrator deemed just and fit. In the Respondent's response to the Claimant's notice of arbitration, the Respondent had made a counter-claim with a claim sum at or about RM22 million.

Director of Asian International Arbitration Centre has appointed the presiding arbitrator. TSRB had on 31 January 2020 served its Statement of Claim to SPYTL.

The matter is fixed for continued hearing between 5 and 6 January 2023, 9 and 12 January 2023, and 16 to 17 January 2023.

B9 Dividend Payables

The Board of Directors did not recommend the payment of dividend for the quarter ended 30 September 2022.

B10 Earnings/(Loss) Per Share

i) Basic earnings/(loss) per share

	Individual Quarter		Cumulative Quarter	
	3 months ended 30 September 2022	30 September 2021	3 months ended 30 September 2022	30 September 2021
a Net Profit/(Loss) attributable to owners of the Company(RM'000)	(1,431)	(1,978)	(1,431)	(1,978)
b Weighted average number of shares issue ('000)	174,450	174,450	174,450	174,450
a/b Basic (loss)/earnings per share (sen)	(0.8)	(1.1)	(0.8)	(1.1)

ii) Diluted earnings/(loss) per share

	(0.8)	(1.1)	(0.8)	(1.1)
--	-------	-------	-------	-------

B11 Profit/(Loss) Before Taxation

The following items have been included in arriving at profit/(loss) before tax:

	Individual quarter ended 30.9.2022	Cumulative quarter ended 30.9.2022
	RM'000	RM'000
(a) Interest income	1	1
(b) Interest expenses	(293)	(293)
(c) Depreciation and amortisation	(827)	(827)



TSR CAPITAL BERHAD

Reg. No. 200101005393 (541149-W)
(Incorporated in Malaysia)

Part B - Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad

Notes to the Interim Financial Report

B12 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors on 29 November 2022.

TSR CAPITAL BERHAD
BY ORDER OF THE BOARD
Petaling Jaya
Date: 29 November 2022