

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2022

Table of Contents

	Page
Condensed Consolidated Statement Of Profit Or Loss And Other Comprehensive Income	1
Notes to the Condensed Consolidated Statement Of Profit Or Loss And Other Comprehensive Income	2
Condensed Consolidated Statement Of Financial Position	3
Condensed Consolidated Statement Of Cash Flows	4
Condensed Consolidated Statement Of Changes In Equity	5
Notes To The Interim Financial Report	6 - 10
Additional Information Required by the Listing Requirements of Bursa Malaysia Securities Berhad	11 - 16

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2023

The figures have not been audited.

	3 MONTHS ENDED		12 MONTHS ENDED	
	30.11.2022	30.11.2021	30.11.2022	30.11.2021
	RM'000	RM'000	RM'000	RM'000
Revenue	24,668	8,845	81,317	68,131
Cost of sales	(17,466)	(6,404)	(56,337)	(46,840)
Gross profit	7,202	2,441	24,980	21,291
Other income	1,932	3,292	6,393	8,221
Marketing and promotion expenses	(203)	(79)	(1,578)	(985)
Administrative expenses	(6,500)	(4,272)	(21,989)	(16,006)
Finance costs	(1,220)	(671)	(3,674)	(2,528)
Profit before tax	1,211	711	4,132	9,993
Tax expense	(209)	16	(1,094)	(3,379)
Profit for the period	1,002	727	3,038	6,614
Other comprehensive income (net of tax)	-	-	-	-
Total comprehensive income for the period	1,002	727	3,038	6,614
Profit attributable to :				
Owners of the parent	1,002	727	3,038	6,614
Total comprehensive income attributable to :				
Owners of the parent	1,002	727	3,038	6,614
Basic earnings per ordinary share (sen)	1.00	0.73	3.04	6.61

(The Condensed Consolidated Statement of Profit Or Loss And Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2021 and the accompanying explanatory notes attached to this interim financial report)

NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Total comprehensive income for the period is arrived at after charging/(crediting) the following items:

	3 MONTHS ENDED		12 MONTHS ENDED	
	30.11.2022	30.11.2021	30.11.2022	30.11.2021
	RM'000	RM'000	RM'000	RM'000
Fair value gain on investment properties	(1,131)	(2,627)	(4,595)	(6,816)
Interest income	(112)	(90)	(207)	(232)
Other income	(689)	(571)	(1,590)	(1,132)
Interest expenses	1,220	671	3,674	2,528
Depreciation and amortisation	278	376	1,243	1,521
Impairment loss on investment properties	-	184	-	184
Gain on disposal of property, plant and equipment	-	(4)	(1)	(41)

Save as disclosed above and in the Condensed Consolidated Statement of Profit Or Loss And Other Comprehensive Income, the other items required by Bursa Malaysia Securities Berhad Main Market Listing Requirements, Chapter 9, Appendix 9B are not applicable to the Group.

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 NOVEMBER 2022

	(Unaudited) As At End Of Financial Year 30.11.2022 RM'000	(Audited) As At Financial Year End 30.11.2021 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	1,488	1,652
Right-of-use assets	1,331	1,721
Investment properties	43,618	54,684
Inventories - land held for property development	54,650	461,511
Deferred tax assets	859	946
	101,946	520,514
Current assets		
Inventories	520,469	110,708
Trade and other receivables	9,759	16,084
Contract assets	36,825	-
Current tax assets	1,121	15
Cash and bank balances	7,166	20,317
	575,340	147,124
TOTAL ASSETS	677,286	667,638
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	100,124	100,124
Reserve	311,986	314,948
Total equity	412,110	415,072
Non-current liabilities		
Borrowings	190,840	183,016
Lease liabilities	322	778
	191,162	183,794
Current liabilities		
Contract liabilities	-	30
Trade and other payables	54,864	46,583
Borrowings	18,348	21,181
Lease liabilities	800	862
Current tax liabilities	2	116
	74,014	68,772
Total liabilities	265,176	252,566
TOTAL EQUITY AND LIABILITIES	677,286	667,638
Net assets per share attributable to owners of the parent (RM)	4.12	4.15

(The Condensed Consolidated Statement Of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2021 and the accompanying explanatory notes attached to this interim financial report)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2022

The figures have not been audited.

	Current Year-To- Date 30.11.2022 RM'000	Preceding Corresponding Period 30.11.2021 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	4,132	9,993
Adjustments for :-		
Net fair value gain on investment properties	(4,392)	(6,633)
Depreciation of :		
- property, plant and equipment	468	612
- right-of-use assets	775	909
(Gain)/Loss on disposal of:		
- property, plant and equipment	(1)	(41)
- investment properties	863	102
Interest income	(207)	(232)
Interest expense	3,674	2,528
Rent concessions	-	(36)
Operating profit before changes in working capital	<u>5,312</u>	<u>7,202</u>
Changes in working capital :		
Inventories	(4,533)	27,300
Trade and other receivables	6,325	3,215
Contract assets/contract liabilities	(36,855)	5,909
Trade and other payables	<u>8,281</u>	<u>7,118</u>
Cash (used in)/generated from operations	(21,470)	50,744
Tax paid	(2,235)	(5,013)
Tax refunded	8	-
Net cash (used in)/from operating activities	<u>(23,697)</u>	<u>45,731</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	207	232
Additions to inventories - land held for property development	(230)	(23,663)
Proceeds from disposal of:		
- property, plant and equipment	1	41
- investment properties	16,458	7,493
Purchase of :		
- property, plant and equipment	(303)	(303)
- Right-of-use assets	<u>(44)</u>	<u>(106)</u>
Net cash from/(used in) investing activities	<u>16,089</u>	<u>(16,306)</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of borrowings	33,135	7,264
Interest paid	(3,614)	(2,427)
Repayment of borrowings	(28,427)	(28,984)
Repayment of lease liabilities	(919)	(957)
Dividend paid	<u>(6,000)</u>	<u>(2,000)</u>
Net cash used in financing activities	<u>(5,825)</u>	<u>(27,104)</u>
Net (decrease)/increase in cash and cash equivalents	(13,433)	2,321
Cash and cash equivalents at beginning of year	8,417	6,096
Cash and cash equivalents at end of period	<u>(5,016)</u>	<u>8,417</u>

The Condensed Consolidated Statement Of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2021 and the accompanying explanatory notes attached to this interim financial report)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2022

The figures have not been audited.

	Share capital RM'000	<u>Distributable</u> Retained earnings RM'000	Total equity RM'000
As at 1 December 2021	100,124	314,948	415,072
Profit for the financial period	-	3,038	3,038
Other comprehensive income, net of tax	-	-	-
Total comprehensive income	-	3,038	3,038
Transaction with owners			
Dividend paid	-	(6,000)	(6,000)
Total transaction with owners	-	(6,000)	(6,000)
As at 30 November 2022	100,124	311,986	412,110

As at 1 December 2020	100,124	311,617	411,741
Effects from adoption of Agenda Decision	-	(1,283)	(1,283)
As at 1 December 2020	100,124	310,334	410,458
Profit for the financial period	-	6,614	6,614
Other comprehensive income, net of tax	-	-	-
Total comprehensive income	-	6,614	6,614
Transaction with owners			
Dividend paid	-	(2,000)	(2,000)
Total transaction with owners	-	(2,000)	(2,000)
As at 30 November 2021	100,124	314,948	415,072

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2021 and the accompanying explanatory notes attached to this interim financial report)

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2022**A1. Basis of Preparation**

The unaudited interim financial report has been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”) 134 : *Interim Financial Reporting* and Paragraph 9.22 of Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The unaudited interim financial report should be read in conjunction with the audited financial statements of the Group for the year ended 30 November 2021. The explanatory notes attached to the unaudited interim financial report 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 30 November 2021.

A2. Changes in Accounting Policies

The accounting policies and methods of computation adopted for the interim financial report are consistent with those adopted for the annual audited financial statements for the financial year ended 30 November 2021, except for the following, amendments to MFRSs which are relevant and effective for annual periods beginning on or after 1 January 2021:

Effective for annual financial period beginning on or after 1 January 2021

Interest Rate Benchmark Reform – Phase 2 (Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16) 1 January 2021

The above Amendments to MFRSs are expected to have no significant impact on the financial performance and position of the Group.

A3. Audit Report Of Preceding Annual Financial Statements

The auditor’s report for the financial statements for the year ended 30 November 2021 was not subject to any qualification.

A4. Seasonality or Cyclical of Operations

The operations of the Group were not substantially affected by any seasonal or cyclical factors.

A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items for the current financial year to date.

A6. Material Changes in Estimates

There were no material changes in estimates of amounts reported in prior interim periods of the current financial year or changes in estimates of amounts reported in prior financial years that give rise to a material effect in the current interim period.

A7. Changes in Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial year to date.

A8. Dividends Paid

On 25 March 2022, a second interim single tier dividend of 3 sen per ordinary share amounting to RM3,000,000 was paid in respect of financial year ended 30 November 2021.

On 26 September 2022, a first interim single tier dividend of 3 sen per ordinary share amounting to RM3,000,000 was paid in respect of financial year ended 30 November 2022.

A9. Segmental Information

The segment analysis for the current financial year to date is set out below: -

12 months period ended 30 November 2022	Property Development RM'000	Investment Holding RM'000	Others RM'000	Total RM'000
Total revenue	80,646	-	905	81,551
Inter-segment revenue	-	-	(234)	(234)
Revenue from external customers	80,646	-	671	81,317
Interest Income	198	-	9	207
Finance costs	(3,552)	(122)	-	(3,674)
	(3,354)	(122)	9	(3,467)
Inter-segment income	-	-	-	-
Inter-segment finance	-	-	-	-
Net finance expense	(3,354)	(122)	9	(3,467)
Depreciation	1,043	200	-	1,243
Segment profit before income tax	4,684	(478)	94	4,300
Taxation	(1,092)	-	(2)	(1,094)
Segment profit after income tax	3,592	(478)	92	3,206

A9. Segmental Information (continued)

12 months period ended 30 November 2021	Property Development RM'000	Investment Holding RM'000	Others RM'000	Total RM'000
Total revenue	67,572	22	763	68,357
Inter-segment revenue	-	-	(226)	(226)
Revenue from external customers	67,572	22	537	68,131
Interest Income	227	-	5	232
Finance costs	(2,402)	(126)	-	(2,528)
	(2,175)	(126)	5	(2,296)
Inter-segment income	-	-	-	-
Inter-segment finance	-	-	-	-
Net finance expenses	(2,175)	(126)	5	(2,296)
Depreciation	1,299	222	-	1,521
Segment profit before income tax	10,431	(894)	(16)	9,521
Taxation	(3,379)	-	-	(3,379)
Segment profit after income tax	7,052	(894)	(16)	6,142

Reconciliation of reportable segment profit or loss to the Group's corresponding amounts are as follows :-

	30.11.2022 RM'000	30.11.2021 RM'000
Profit for the financial period		
Total profit for the reportable segment	4,300	9,521
Elimination of inter-segment profits	(168)	472
Profit before tax	4,132	9,993
Taxation	(1,094)	(3,379)
Profit for the financial year	3,038	6,614

Segmental reporting by geographical locations has not been presented as all the activities of the Group's operations are carried out in Malaysia only.

A10. Valuation of Property, Plant and Equipment

The valuation of the Group's property, plant and equipment have been brought forward without amendment from the latest audited annual financial statements.

The Group recognised fair value adjustments on its investment properties amounting to RM1.1 million for the current quarter and RM4.6 million for the financial year to date.

A11. Material Events Subsequent to the end of the Interim Period

There are no material events subsequent to the end of the financial quarter under review.

A12. Changes in Composition of the Group

There were no changes in the composition of the Group for the current financial year to date.

A13. Changes in Contingent Assets or Contingent Liabilities

There were no contingent assets and contingent liabilities since the last annual reporting date.

A14. Commitments

There are no outstanding capital commitments as at the date of this report.

A15. Significant Related Party Transactions

There were no related party transactions for the current financial year to date.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (PART A OF APPENDIX 9B)

B1. Review of Performance

	3 MONTHS ENDED			12 MONTHS ENDED		
	30.11.2022 RM'000	30.11.2021 RM'000	Changes %	30.11.2022 RM'000	30.11.2021 RM'000	Changes %
Revenue	24,668	8,845	179	81,317	68,131	19
Gross profit	7,202	2,441	195	24,980	21,291	17
Profit before interest and tax	2,431	1,382	76	7,806	12,521	(38)
Profit before tax	1,211	711	70	4,132	9,993	(59)
Profit after tax	1,002	727	38	3,038	6,614	(54)
Profit attributable to : Owners of the parent	1,002	727	38	3,038	6,614	(54)

a. Performance of the current quarter against the preceding year corresponding quarter

The Group registered a revenue and profit before tax of RM24.7 million and RM1.2 million respectively for the current quarter under review as compared to the revenue and profit before tax of RM8.8 million and RM0.7 million respectively in the preceding year corresponding quarter.

The revenue and profit before tax were mainly derived from the property development division.

The revenue and profit before tax for the current year quarter were mainly derived from the sales of its new development, the *Aurora Resort Villas* (ARVs) at *Aurora Sentral*. Revenue and profit before tax increased by 179% and 70% respectively as compared to the preceding year corresponding quarter. The revenue and profit before tax for the current year quarter had increased mainly due to the progress of work on the ARVs that had been sold.

b. Performance of the current financial year to date against the corresponding preceding financial year to date

For the current financial year to date, the Group recorded a revenue and profit before tax of RM81.3 million and RM4.1 million respectively as compared to the revenue and profit before tax of RM68.1 million and RM10.0 million respectively in the corresponding preceding year period.

b. Performance of the current financial year to date against the corresponding preceding financial year to date (continued)

The revenue and profit before tax were mainly derived from the property development division.

Revenue increased by 19% whilst profit before tax decreased by 59% in the current financial year to date as compared to the preceding year corresponding period.

The revenue for the current financial year to date had increased mainly due to the higher number of properties sold together with the progress of work on the ARVs that were sold. The profit before tax for the current financial year to date had declined mainly due to increases in the marketing and promotion expenses, administrative expenses and finance costs incurred as well as a lower fair value gain recognised on the investment properties. The administrative expenses for the current financial year to date had increased mainly due to the loss on the disposal of investment properties as well as the increased quit rent and assessment for *Aurora Sentral* that were levied by the relevant local authorities and were charged out as administrative expenses in the current financial year.

B2. Material Changes in the Quarterly Results for the Current Quarter as compared with the Immediate Preceding Quarter

	Current Year Quarter 30.11.2022 RM'000	Immediate Preceding Quarter 31.08.2022 RM'000	Changes %
Revenue	24,668	29,716	(17)
Gross profit	7,202	9,580	(25)
Profit before interest and tax	2,431	2,792	(13)
Profit before tax	1,211	1,739	(30)
Profit after tax	1,002	977	3
Profit attributable to owners of the parent	1,002	977	3

For the fourth quarter ended 30 November 2022, the Group recorded a revenue and profit before tax of RM24.7 million and RM1.2 million respectively as compared to the revenue and profit before tax of RM29.7 million and RM1.7 million respectively in the immediate preceding quarter.

B2. Material Changes in the Quarterly Results for the Current Quarter as compared with the Immediate Preceding Quarter (continued)

A lower number of properties were sold in the current quarter as compared to the immediate preceding quarter. In addition, there were more revenue and profit derived from the properties sold in Taman Nusa Sentral in the immediate preceding quarter as compared to the current quarter. This had mainly caused the revenue and profit before tax to decrease by 17% and 30% respectively for the current quarter.

B3. Prospects Commentary

The financial year 2022 (FY2022) had been challenging for most of the year with the lingering effects of the Covid-19 global pandemic, the uncertainties resulting from the Russia-Ukraine war, rising inflation and interest rates. The re-opening of the borders between Johor and Singapore since 1st April 2022 by the respective governments had largely been beneficial and had provided the necessary catalyst to the economy of Johor.

Our Group will continue to monitor both global and local developments closely to remain proactive and vigilant in mitigating any potential impacts to the businesses of the Group.

The Group expects its revenue and performance for the financial year ending 30 November 2023 to be derived from the properties sold in *Taman Nusa Sentral*, Iskandar Puteri, Johor as well as the new development of *Aurora Resort Villas* (ARVs) in *Aurora Sentral*, Iskandar Puteri, Johor.

The Group is planning to launch the further phase of the ARVs in *Aurora Sentral* as well as the affordable homes under the Rumah Mampu Milik Johor (RMMJ) scheme in *Taman Nusa Sentral* in FY2023.

B4. Variance of Actual Profit from Forecast Profit

Not applicable as there was no profit forecast published by the Group.

B5. Taxation

	3 MONTHS ENDED		12 MONTHS ENDED	
	30.11.2022 RM'000	30.11.2021 RM'000	30.11.2022 RM'000	30.11.2021 RM'000
Current taxation	206	(28)	995	2,812
Under provision for prior year	11	(45)	11	287
Deferred taxation	(8)	57	88	280
	<u>209</u>	<u>(16)</u>	<u>1,094</u>	<u>3,379</u>

The Group's effective tax rate for the current quarter is lower than the statutory tax rate principally due to certain income that are not taxable for tax purposes.

B6. Sale of Unquoted Investments and/or Properties

There were no sales of unquoted investments and/or properties for the current quarter and financial year-to-date not in the ordinary course of the Group's business.

B7. Purchase/Disposal of Quoted Securities other than Securities in Existing Subsidiaries and Associated Companies

- (a) There were no purchases or disposal of quoted securities for the current quarter and financial year to date.
- (b) There were no investments in quoted securities for the current quarter and financial year to date.

B8. Status of Corporate Proposals

There were no outstanding corporate proposals for the current quarter and financial year to date.

B9. Group Borrowings

The Group's borrowings (all denominated in Malaysian currency) as at 30 November 2022 and 30 November 2021 are as follows:-

As at 30 November 2022

	Short Term Borrowings RM'000	Long Term Borrowings RM'000	Total Borrowings RM'000
<i>Secured</i>			
Bank overdraft	12,182	-	12,182
Revolving credits	5,000	36,314	41,314
Term loans	1,166	154,526	155,692
	<u>18,348</u>	<u>190,840</u>	<u>209,188</u>

As at 30 November 2021

	Short Term Borrowings RM'000	Long Term Borrowings RM'000	Total Borrowings RM'000
<i>Secured</i>			
Bank overdraft	11,900	-	11,900
Revolving credits	-	22,000	22,000
Term loans	9,281	161,016	170,297
	<u>21,181</u>	<u>183,016</u>	<u>204,197</u>

B9. Group Borrowings (continued)

The weighted average interest rate at the end of the reporting period are as follows:

	As at 30.11.2022 %	As at 30.11.2021 %
Floating interest rate	6.09	5.35
Fixed interest rate	4.64	4.60

The total borrowings for the Group had increased as at 30 November 2022 due to drawdown and utilisation of the banking facilities.

There were no bank borrowings denominated in foreign currencies as at the reporting date.

B10. Derivative Financial Instruments

There were no outstanding derivative financial instruments for the current quarter and financial year-to-date.

B11. Changes in Material Litigation

There is no pending material litigation since the last audited annual reporting date up to 13 January 2023, being a date not earlier than 7 days from the date of issue of the quarterly report.

B12. Dividend

	Current Year To Date 30.11.2022 RM'000	Preceding Year Corresponding Period 30.11.2021 RM'000
First interim single tier dividend of 3 sen per ordinary share for the financial year ended 30 November 2022, declared on 26 July 2022 and paid on 26 September 2022.	3,000	-
Second interim single tier dividend of 3 sen per ordinary share for the financial year ended 30 November 2021, declared on 25 January 2022 and paid on 25 March 2022	3,000	-
First interim single tier dividend of 2 sen per ordinary share for the financial year ended 30 November 2021, declared on 28 April 2021 and paid on 7 July 2021	-	2,000
	6,000	2,000

B12. Dividend (continued)

On 19 January 2023, the Board of Directors declared a second interim single-tier dividend of 4 sen per ordinary share, amounting to RM4,000,000 in respect of the financial year ended 30 November 2022. The dividend is payable on 17 February 2023 to shareholders. The dividend will be accounted for in equity as an appropriation of retained earnings in the financial year ending 30 November 2023.

B13. Earnings Per Share

	3 MONTHS ENDED		12 MONTHS ENDED	
	30.11.22 RM'000	30.11.21 RM'000	30.11.22 RM'000	30.11.21 RM'000
Basic/Diluted earnings per share				
Profit for the period attributable to owners of the parent	<u>1,002</u>	<u>727</u>	<u>3,038</u>	<u>6,614</u>
Weighted number of ordinary shares in issue	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>
Basic earnings per share (sen)	<u>1.00</u>	<u>0.73</u>	<u>3.04</u>	<u>6.61</u>

The diluted earnings per share of the Group are the same as the basic earnings per ordinary share of the Group as the Company has no dilutive ordinary shares.