

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 29 FEBRUARY 2024

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CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FIRST QUARTER ENDED 29 FEBRUARY 2024

The figures have not been audited.

	3 MONTHS ENDED	
	29.02.2024	28.02.2023
	RM'000	RM'000
Revenue	43,747	24,653
Cost of sales	(30,680)	(14,721)
Gross profit	<u>13,067</u>	<u>9,932</u>
Other income	244	380
Marketing and promotion expenses	(1,159)	(561)
Administrative expenses	(5,774)	(6,268)
Finance costs	(1,728)	(1,209)
Profit before tax	<u>4,650</u>	<u>2,274</u>
Tax expense	(1,406)	(1,164)
Profit for the period	<u>3,244</u>	<u>1,110</u>
Other comprehensive income (net of tax)	-	-
Total comprehensive income for the period	<u>3,244</u>	<u>1,110</u>
Profit attributable to :		
Owners of the parent	<u>3,244</u>	<u>1,110</u>
Total comprehensive income attributable to :		
Owners of the parent	<u>3,244</u>	<u>1,110</u>
Basic earnings per ordinary share (sen)	<u>3.24</u>	<u>1.11</u>

(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 2023 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	
	29.02.2024	28.02.2023
	RM'000	RM'000
Interest income	(91)	(26)
Net fair value gain on investment properties	-	-
Other income	(153)	(273)
Gain on disposal of property, plant and equipment	-	(81)
Depreciation and amortisation	317	286
Impairment loss on investment properties	-	90
Interest expense	1,728	1,209
Loss on disposal of investment properties	-	1,099
	_____	_____

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 29 FEBRUARY 2024

The figures have not been audited.

	(Unaudited) As At Financial Period End 29.02.2024 RM'000	(Audited) As At Financial Year End 30.11.2023 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	1,085	1,197
Right-of-use assets	3,239	3,437
Investment properties	10,074	18,374
Inventories - land held for property development	54,836	54,836
Deferred tax assets	1,531	1,531
	<u>70,765</u>	<u>79,375</u>
Current assets		
Inventories	519,846	533,740
Trade and other receivables	16,121	11,375
Contract assets	67,837	61,792
Current tax assets	6	5
Cash and bank balances	4,664	6,575
	<u>608,474</u>	<u>613,487</u>
TOTAL ASSETS	<u><u>679,239</u></u>	<u><u>692,862</u></u>
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	100,124	100,124
Reserve	314,665	311,421
Total equity	<u>414,789</u>	<u>411,545</u>
Non-current liabilities		
Borrowings	111,498	129,870
Lease liabilities	2,115	2,270
	<u>113,613</u>	<u>132,140</u>
Current liabilities		
Trade and other payables	57,332	60,725
Borrowings	90,477	85,986
Lease liabilities	704	776
Current tax liabilities	2,324	1,690
	<u>150,837</u>	<u>149,177</u>
Total liabilities	<u>264,450</u>	<u>281,317</u>
TOTAL EQUITY AND LIABILITIES	<u><u>679,239</u></u>	<u><u>692,862</u></u>
Net assets per share attributable to owners of the parent (RM)	<u>4.15</u>	<u>4.12</u>

(The Condensed Consolidated Statement Of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2023 and the accompanying explanatory notes attached to this interim financial report)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FIRST QUARTER ENDED 29 FEBRUARY 2024

The figures have not been audited.

	Current Year-To Date 29.02.2024 RM'000	Preceding Corresponding Period 28.02.2023 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	4,650	2,274
Adjustments for :-		
Depreciation/amortisation of :		
- property, plant and equipment	119	110
- right-of-use assets	198	176
(Gain)/Loss on disposal of:		
- property, plant and equipment	-	(81)
- investment properties	-	1,099
Interest income	(91)	(26)
Interest expense	1,728	1,209
Net fair value loss on investment properties	-	90
Rent concessions	-	-
Operating profit before changes in working capital	<u>6,604</u>	<u>4,851</u>
Changes in working capital :		
Inventories	13,894	(1,927)
Trade and other receivables	(4,746)	(7,000)
Contract assets/contract liabilities	(6,045)	(1,779)
Trade and other payables	<u>(3,393)</u>	<u>1,281</u>
Cash generated from/(used in) operations	<u>6,314</u>	<u>(4,574)</u>
Tax paid	(773)	(518)
Tax refunded	-	-
Net cash generated from/(used in) operating activities	<u>5,541</u>	<u>(5,092)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to land held for property development	-	(4)
Interest received	91	26
Proceeds from disposal of:		
- property, plant and equipment	-	81
- investment properties	8,300	15,350
Purchase of :		
- property, plant and equipment	(8)	(45)
- Right-of-use assets	-	(27)
Net cash from investing activities	<u>8,383</u>	<u>15,381</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of borrowings	3,402	5,366
Interest paid	(1,694)	(1,196)
Repayment of borrowings	(17,707)	(14,153)
Repayment of lease liabilities	(260)	(234)
Dividend paid	-	(4,000)
Net cash used in financing activities	<u>(16,259)</u>	<u>(14,217)</u>
Net decrease in cash and cash equivalents	(2,335)	(3,928)
Cash and cash equivalents at beginning of year	(12,169)	(5,016)
Cash and cash equivalents at end of period	<u>(14,504)</u>	<u>(8,944)</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 2023 and the accompanying explanatory notes attached to this interim financial report)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FIRST QUARTER ENDED 29 FEBRUARY 2024

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 2023	100,124	311,421	411,545
Profit for the financial period	-	3,244	3,244
Other comprehensive income, net of tax	-	-	-
Total comprehensive income	-	3,244	3,244
Transaction with owners			
Dividend paid	-	-	-
Total transaction with owners	-	-	-
As at 29 February 2024	100,124	314,665	414,789
As at 1 December 2022	100,124	311,986	412,110
Profit for the financial period	-	1,110	1,110
Other comprehensive income, net of tax	-	-	-
Total comprehensive income	-	1,110	1,110
Transaction with owners			
Dividend paid	-	(4,000)	(4,000)
Total transaction with owners	-	(4,000)	(4,000)
As at 28 February 2023	100,124	309,096	409,220

(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 2023 and the accompanying explanatory notes attached to this interim financial report)

NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 29 FEBRUARY 2024

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 2023. 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 2023.

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 2023, except for the following amendments to MFRSs which are relevant and effective for annual periods beginning on or after 1 January 2023:

Effective for annual financial period beginning on or after 1 January 2023

MFRS 17 <i>Insurance Contracts</i>	1 January 2023
<i>Initial Application of MFRS 17 and MFRS 9 - Comparative Information</i> (Amendments to MFRS 17 <i>Insurance Contract</i>)	1 January 2023
<i>Disclosure of Accounting Policies</i> (Amendments to MFRS 101 <i>Presentation of Financial Statements</i>)	1 January 2023
<i>Definition of Accounting Estimates</i> (Amendments to MFRS 108 <i>Accounting Policies, Changes in Accounting Estimates and Errors</i>)	1 January 2023
<i>Deferred Tax related to Assets and Liabilities arising from a Single Transaction</i> (Amendments to MFRS 112 <i>Income Taxes</i>)	1 January 2023
<i>International Tax Reform - Pillar Two Model Rules</i> (Amendments to MFRS 112 <i>Income Taxes</i>)	Refer paragraph 8M of MFRS 112

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 2023 was not subject to any qualification.

A4. Seasonality or Cyclicity 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 15 March 2024, a third interim single tier dividend of 2.5 sen per ordinary share amounting to RM2,500,000 was paid in respect of financial year ended 30 November 2023.

A9. Segmental Information

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

3 months period ended 29 February 2024	Property Development RM'000	Investment Holding RM'000	Others RM'000	Total RM'000
Total revenue	43,688	-	59	43,747
Inter-segment revenue	-	-	-	-
Revenue from external customers	43,688	-	59	43,747
Interest Income	91	-	-	91
Finance costs	(1,684)	(44)	-	(1,728)
	(1,593)	(44)	-	(1,637)
Inter-segment income	-	-	-	-
Inter-segment finance	-	-	-	-
Net finance expense	(1,593)	(44)	-	(1,637)
Depreciation	240	77	-	317
Segment profit before income tax	4,918	(268)	(3)	4,647
Taxation	(1,406)	-	-	(1,406)
Segment profit after income tax	3,512	(268)	(3)	3,241

A9. Segmental Information (continued)

3 months period ended 28 February 2023	Property Development RM'000	Investment Holding RM'000	Others RM'000	Total RM'000
Total revenue	24,563	-	134	24,697
Inter-segment revenue	-	-	(44)	(44)
Revenue from external customers	24,563	-	90	24,653
Interest Income	25	-	1	26
Finance costs	(1,174)	(35)	-	(1,209)
	(1,149)	(35)	1	(1,183)
Inter-segment income	-	-	-	-
Inter-segment finance	-	-	-	-
Net finance expenses	(1,149)	(35)	1	(1,183)
Depreciation	262	24	-	286
Segment profit before income tax	2,580	(217)	(92)	2,271
Taxation	(1,164)	-	-	(1,164)
Segment profit after income tax	1,416	(217)	(92)	1,107

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

	29.02.2024 RM'000	28.02.2023 RM'000
Profit for the financial year		
Total profit for the reportable segment	4,647	2,271
Elimination of inter-segment profits	3	3
Profit before tax	4,650	2,274
Taxation	(1,406)	(1,164)
Profit for the financial year	3,244	1,110

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.

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		Changes %
	29.02.2024 RM'000	28.02.2023 RM'000	
Revenue	43,747	24,653	77
Gross profit	13,067	9,932	32
Profit before interest and tax	6,378	3,483	83
Profit before tax	4,650	2,274	104
Profit after tax	3,244	1,110	192
Profit attributable to :			
Owners of the parent	3,244	1,110	192

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

The Group registered a revenue and profit before tax of RM43.7 million and RM4.7 million respectively for the current quarter under review as compared to the revenue and profit before tax of RM24.7 million and RM2.3 million respectively in the preceding year corresponding quarter.

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

Revenue and profit before tax increased by 77% and 104% respectively as compared to the preceding year corresponding quarter. Revenue and profit before tax for the current year quarter increased due to a higher number of *Aurora Resort Villas* (ARVs) at *Aurora Sentral* that were sold and the progress of work for the ARVs.

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

	Current Year Quarter 29.02.2024 RM'000	Immediate Preceding Quarter 31.11.2023 RM'000	Changes %
Revenue	43,747	33,654	30
Gross profit	13,067	11,056	18
Profit before interest and tax	6,378	6,154	4
Profit before tax	4,650	4,006	16
Profit after tax	3,244	3,197	1
Profit attributable to owners of the parent	3,244	3,197	1

For the first quarter ended 29 February 2024, the Group recorded a revenue and profit before tax of RM43.7 million and RM4.7 million respectively as compared to the revenue and profit before tax of RM33.7 million and RM4.0 million respectively in the immediate preceding quarter.

The revenue and profit before tax had increased by 30% and 16% respectively for the current year quarter as compared to the immediate preceding quarter. The profit before tax for the current year quarter had increased mainly due to the sales of bumi-release units of ARVs for Phase 1 that are at advanced stage of construction and the progress of work on the ARVs.

B3. Prospects Commentary

As a sustainable and premier property developer with our current focus on Iskandar Malaysia, we are cautiously optimistic that the economic landscape for Iskandar Malaysia for the coming year will be dynamic, driven by factors such as infrastructure development, industrial growth, and urbanization trends. Ongoing catalytic developments such as the Johor Bahru-Singapore Rapid Transit System (RTS) link, Gemas-Johor Bahru electrified double tracking rail project and joint plans by Singapore and Malaysia to create a Special Economic Zone (SEZ) in Johor are expected to rejuvenate the property market by improving confidence and perception of property buyers on the long term growth prospects in the Johor property market. Additionally, ongoing industrial expansion initiatives, particularly within the Iskandar Malaysia economic corridor, contribute to the attractiveness of the region as a hub for investment and development.

B3. Prospects Commentary (continued)

The prolonged Russia-Ukraine war and ongoing tensions in the Middle East continue to cast uncertainty and volatility to the global economic outlook which could result in fluctuating prices of commodities and materials, volatility of currencies, shifts in inflation, interest rates and investor sentiment. We will continue to monitor these external factors and their potential implications on market dynamics and consumer behaviour

The Group had conducted a soft launch for the first phase of the 3 Storey Semi-Detached Shops known as *Aurora Avenue* (AA) that comprised of 70 units in *Aurora Sentral* in early April 2024 with encouraging take up rate. The Group expects to launch further phase of the AA comprising of 112 units, after the relevant approvals from the authorities have been obtained. The Group is also planning to launch the remaining affordable housing under the Rumah Mampu Milik Johor (RMMJ) and Perumahan Komuniti Johor A (PKJ A) scheme in Taman Nusa Sentral in FY2024.

The Group expects its revenue and performance for the financial year ending 30 November 2024 to be derived from the sales of properties in *Taman Nusa Sentral*, Iskandar Puteri, Johor as well as the ongoing development of ARVs and AAs in *Aurora Sentral*, Iskandar Puteri, Johor.

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	
	29.02.2024	28.02.2023
	RM'000	RM'000
Current taxation	1,405	1,163
Under provision for prior year	-	-
Deferred taxation	1	1
	<u>1,406</u>	<u>1,164</u>

The Group's effective tax rate for the current quarter is higher than the statutory tax rate principally due to certain expenses that are not deductible 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 borrowings of the Group (all denominated in Malaysian currency) as at 29 February 2024 and 28 February 2023 are as follows:-

As at 29 February 2024	Short Term Borrowings RM'000	Long Term Borrowings RM'000	Total Borrowings RM'000
<i>Secured</i>			
Bank overdraft	19,168	-	19,168
Revolving credits	5,000	44,807	49,807
Term loans	66,309	66,691	133,000
	<u>90,477</u>	<u>111,498</u>	<u>201,975</u>
As at 28 February 2023	Short Term Borrowings RM'000	Long Term Borrowings RM'000	Total Borrowings RM'000
<i>Secured</i>			
Bank overdraft	12,997	-	12,997
Revolving credits	5,000	37,206	42,206
Term loans	10,014	136,000	146,014
	<u>28,011</u>	<u>173,206</u>	<u>201,217</u>

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

	As at 29.02.2024 %	As at 28.02.2023 %
Floating interest rate	6.66	6.11
Fixed interest rate	4.82	4.58

B9. Group Borrowings (continued)

The total borrowings for the Group had increased slightly as at 29 February 2024 due to drawdown and utilisation of certain 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 18 April 2024, being a date not earlier than 7 days from the date of issue of the quarterly report.

B12. Dividend

	Current Year To Date 29.02.2024 RM'000	Preceding Year Corresponding Period 28.02.2023 RM'000
First interim single tier dividend of 2.5 sen per ordinary share for the financial year ending 30 November 2024, declared on 25 April 2024 and payable on 28 June 2024, in respect of deposited securities based on the record of depositors as at 10 June 2024	2,500	
Third interim single tier dividend of 2.5 sen per ordinary share for the financial year ended 30 November 2023, declared on 30 January 2024 and paid on 15 March 2024.	2,500	
Second interim single tier dividend of 4 sen per ordinary share for the financial year ended 30 November 2022, declared on 19 January 2023 and paid on 17 February 2023.	-	4,000
	5,000	4,000

B13. Earnings Per Share

	3 MONTHS ENDED	
	29.02.24 RM'000	28.02.23 RM'000
Basic/Diluted earnings per share		
Profit for the period attributable to owners of the parent	<u>3,244</u>	<u>1,110</u>
Weighted number of ordinary shares in issue	<u>100,000</u>	<u>100,000</u>
Basic earnings per share (sen)	<u>3.24</u>	<u>1.11</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.