

TO BE RELEASED TO BURSA



HUA YANG GROUP OF COMPANIES

INTERIM FINANCIAL RESULTS

FOURTH QUARTER ENDED 31 MARCH 2024

Interim Financial Statements for the financial period ended 31 March 2024

The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	%	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING YEAR TO DATE	%
	31/03/2024 RM' 000	31/03/2023 RM' 000	+ / (-)	31/03/2024 RM' 000	31/03/2023 RM' 000	+ / (-)
Revenue	54,785	41,261	32.8	205,084	120,060	70.8
Cost of Sales	(43,154)	(28,574)		(159,431)	(82,633)	
Gross Profit	11,631	12,687	<i>(8.3)</i>	45,653	37,427	<i>22.0</i>
Other Income	674	4,309		3,414	10,147	
Selling and Marketing Expenses	(1,799)	(940)		(8,348)	(4,038)	
Administrative and General Expenses	(4,716)	(9,485)		(22,864)	(25,739)	
Net Gain / (Loss) on Impairment of Financial Instruments	(18)	133		(16)	92	
Operating Profit	5,772	6,704	<i>(13.9)</i>	17,839	17,889	<i>(0.3)</i>
Finance Costs	(2,050)	(2,584)		(8,020)	(10,043)	
Profit Before Tax	3,721	4,120	<i>(9.7)</i>	9,818	7,846	<i>25.1</i>
Tax Expense	(2,420)	(2,269)		(3,733)	(4,713)	
Profit For The Period	1,302	1,851	<i>(29.7)</i>	6,085	3,133	<i>94.2</i>
Profit attributable to:						
Owners of the Company	1,353	1,892	<i>(28.5)</i>	6,251	3,225	<i>93.8</i>
Non-controlling Interests	(52)	(41)		(166)	(92)	
	1,302	1,851		6,085	3,133	
Earnings Per Share Attributable to Owners of the Company (sen)						
- Basic	0.31	0.49	<i>(36.8)</i>	1.42	0.83	<i>71.2</i>
- Diluted	0.31	0.49		1.42	0.83	
Number of Ordinary Shares in issue	440,000,000	440,000,000		440,000,000	440,000,000	
Weighted average number of Ordinary Shares in issue	440,000,000	388,646,575		440,000,000	388,646,575	
Weighted average number of Ordinary Shares in issue (diluted)	440,000,000	388,646,575		440,000,000	388,646,575	

The Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2023 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 31 March 2024

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	%	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING YEAR TO DATE	%
	31/03/2024 RM' 000	31/03/2023 RM' 000		31/03/2024 RM' 000	31/03/2023 RM' 000	
Profit For The Period	1,302	1,851	(29.7)	6,085	3,133	94.2
Other Comprehensive Income For The Period, Net Of Tax	15,433	2,572	500.0	13,890	(1,029)	1,449.9
Total Comprehensive Income For The Period, Net Of Tax	16,735	4,423		19,975	2,104	
Total Comprehensive Income Attributable To :						
Owners of the Company	16,787	4,464	276.0	20,141	2,196	817.2
Non-controlling Interests	(52)	(41)		(166)	(92)	
	16,735	4,423		19,975	2,104	

Note: Included in the Total Comprehensive Income for the period are the followings:

Interest Income	83	42		163	162	
Other Income Including Investment Income	591	4,234		3,251	9,985	
Interest Expense	2,050	2,584		8,020	10,043	
Depreciation & Amortization	693	926		3,146	3,630	
Provision For/Write Off of Receivables	51	(125)		72	(84)	
Provision For/Write Off of Inventories	N/A	N/A		N/A	N/A	
Gain/Loss on Disposal of Quoted and Unquoted Investment or Properties	N/A	N/A		N/A	N/A	
Gain/Loss on Impairment of Assets	(18)	133		(16)	92	
Gain/Loss on Foreign Exchange	N/A	N/A		N/A	N/A	
Gain/Loss on Derivatives	N/A	N/A		N/A	N/A	
Gain/Loss on Fair Value of Quoted Investment	15,433	2,572		13,890	(1,029)	

N/A: Not Applicable

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

Interim Financial Statements for the financial period ended 31 March 2024

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED) As at 31/03/2024 RM' 000	(AUDITED) As at 31/03/2023 RM' 000
ASSETS		
Non-current assets		
Property, plant and equipment	5,552	7,595
Right-of-use assets	928	919
Concession assets	6,709	7,393
Inventories - Land held for property development	560,479	578,651
Investment properties	1,482	1,525
Other investment	57,618	43,728
Other receivables	3,941	6,300
Fixed deposit with licenced bank	3,373	6,303
Intangible assets	3,668	4,308
Deferred tax assets	18,235	17,227
	<u>661,986</u>	<u>673,949</u>
Current assets		
Inventories - Completed properties	44,378	44,563
Inventories - Property development costs	49,327	47,332
Inventories - Others	6	6
Contract assets	59,491	57,224
Contract costs	6,608	19,509
Trade and other receivables	30,964	26,067
Other current assets	649	1,282
Cash and bank balances	12,272	10,710
	<u>203,695</u>	<u>206,693</u>
TOTAL ASSETS	<u>865,680</u>	<u>880,642</u>
EQUITY AND LIABILITIES		
Current liabilities		
Trade and other payables	113,004	105,126
Short term borrowings	63,200	64,318
Lease liabilities	320	336
Taxation	3,066	7,893
	<u>179,589</u>	<u>177,673</u>
Net current assets	<u>24,106</u>	<u>29,020</u>
Non-current liabilities		
Trade and other payables	32,673	30,304
Deferred tax liabilities	31,069	32,463
Long term borrowings	126,334	164,810
Lease liabilities	532	188
	<u>190,609</u>	<u>227,765</u>
TOTAL LIABILITIES	<u>370,197</u>	<u>405,439</u>
Net assets	<u>495,483</u>	<u>475,203</u>
Total equity attributable to owners of the Company		
Share capital	364,936	364,936
Reserves	103,612	83,471
	<u>468,548</u>	<u>448,407</u>
Perpetual sukuk	4,872	4,566
Non-controlling interests	22,064	22,230
TOTAL EQUITY	<u>495,483</u>	<u>475,203</u>
TOTAL EQUITY AND LIABILITIES	<u>865,680</u>	<u>880,642</u>
Net Assets Attributable to Owners of the Company	468,548	448,407
Net Assets Per Share Attributable to Owners of the Company (RM)	1.06	1.02

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

Interim Financial Statements for the financial period ended 31 March 2024
The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	←----- Attributable to Owners of the Company ----->								
	←----- Non-distributable ----->				<- Distributable ->				
	Share Capital RM' 000	Warrants Reserve RM' 000	Foreign Exchange Reserve RM' 000	Fair Value Reserve RM' 000	Retained Earnings RM' 000	Sub-Total RM' 000	Perpetual Sukuk RM' 000	Non-controlling Interests RM' 000	Total Equity RM' 000
<u>12 months ended 31 March 2023</u>									
At 1 April 2022	352,000	-	(5,345)	(9,775)	93,491	430,371	4,259	22,322	456,952
Profit for the period	-	-	-	-	3,225	3,225	-	(92)	3,133
Net changes in fair value of equity investment designated at FVTOCI	-	-	-	(1,029)	-	(1,029)	-	-	(1,029)
Issuance of ordinary shares									
- Rights issue	12,936	-	-	-	-	12,936	-	-	12,936
- Warrants	-	2,904	-	-	-	2,904	-	-	2,904
Other movements	-	-	-	-	-	-	307	-	307
Total comprehensive income for the period	12,936	2,904	-	(1,029)	3,225	18,036	307	(92)	18,251
At 31 March 2023	364,936	2,904	(5,345)	(10,804)	96,716	448,407	4,566	22,230	475,203
<u>12 months ended 31 March 2024</u>									
At 1 April 2023	364,936	2,904	(5,345)	(10,804)	96,716	448,407	4,566	22,230	475,203
Profit for the period	-	-	-	-	6,251	6,251	-	(166)	6,085
Net changes in fair value of equity investment designated at FVTOCI	-	-	-	13,890	-	13,890	-	-	13,890
Other movements	-	-	-	-	-	-	306	-	306
Total comprehensive income for the period	-	-	-	13,890	6,251	20,141	306	(166)	20,281
At 31 March 2024	364,936	2,904	(5,345)	3,087	102,966	468,549	4,872	22,064	495,484

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2023 and the explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 31 March 2024

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	12 months ended 31/03/2024 RM' 000	12 months ended 31/03/2023 RM' 000
OPERATING ACTIVITIES		
Profit before tax	9,818	7,846
Adjustments for :		
Non-cash items	4,282	332
Non-operating items	8,164	9,841
Operating profit before changes in working capital	22,263	18,019
<i>Changes in working capital:</i>		
- Contract assets	(2,267)	(28,392)
- Contract cost	12,902	(5,370)
- Contract liabilities	-	-
- Inventories	21,975	19,876
- Trade and other receivables and other current assets	(2,018)	10,975
- Trade and other payables and other current liabilities	10,246	8,825
Cash generated from operations	63,101	23,933
Interest paid	(1,556)	(1,646)
Interest received	163	202
Net tax paid	(10,964)	(1,798)
Net cash from operating activities	50,744	20,691
INVESTING ACTIVITY		
Purchase of property, plant and equipment and intangible assets	(378)	(101)
Proceeds from disposal of property, plant and equipment	25	4
Net cash used in investing activity	(353)	(97)
FINANCING ACTIVITIES		
Change in pledged deposits	2,930	1,936
Interest paid	(12,078)	(13,069)
Drawdown of loans and borrowings	43,187	34,557
Repayment of loans and borrowings	(74,439)	(63,335)
Proceeds from issuance of ordinary shares	-	16,146
Payment of lease liabilities	(87)	(763)
Net cash used in financing activities	(40,487)	(24,528)
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	9,904	(3,934)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(19,228)	(15,294)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	(9,324)	(19,228)
Cash and cash equivalents comprise of :		
Deposits, bank and cash balances	12,272	10,710
Bank overdrafts	(21,596)	(29,938)
	(9,324)	(19,228)

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2023 and the accompanying notes attached to the interim financial statements.

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

1 Basis of Preparation

The interim financial report is unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 March 2023. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the year ended 31 March 2023.

The significant accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those adopted for the audited financial statements for the financial year ended 31 March 2023 save for the adoption of the following new and amended MFRSs and interpretations that are mandatory for the Group for the financial year commencing 1 April 2023:

MFRS 17	Insurance Contracts
Amendments to MFRS 17	Insurance Contracts
Amendments to MFRS 17	Initial Application of MFRS 17 and MFRS 9 - Comparative
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current
Amendments to MFRS 101	Disclosure of Accounting Policies
Amendments to MFRS 108	Definition of Accounting Estimates
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single

The Group has yet to adopt the following new and amended MFRSs and interpretations that have been issued but not yet effective:

		Effective for financial periods beginning on or after
Amendments to MFRS 16	Lease Liability in a Sale and Leaseback	1 January 2024
Amendments to MFRS 101	Non-current Liabilities with Covenants	1 January 2024
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

These new and amended standards are not expected to have any material impact on the financial statements of the Group upon their initial application.

2 Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 March 2023 was not qualified.

3 Seasonal or Cyclical Factors

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

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

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

5 Changes in Estimates

There were no changes in estimates of amounts reported in prior financial years that have a material effect in the current quarter.

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

6 Debt and Equity Securities

a) Sukuk Murabahah Programme

On 29 April 2014, Public Investment Bank Berhad had, on behalf of the Board announced that the Company has obtained approval from the Securities Commission Malaysia on 28 April 2014 with regards to the proposed Sukuk Murabahah Programme of up to RM250.0 million in nominal value.

Proceed raised from the Sukuk Murabahah Programme issuance shall be utilised to part finance the acquisition cost of the Shariah compliant development land(s) and/or such other Shariah compliant property(ies).

The cumulative drawdown of the facility at the end of the reporting period are as follows:

Date of drawdown	Amount drawdown (RM' 000)	Repayment (RM' 000)	Amount outstanding (RM' 000)
31 March 2016	18,450	15,816	2,634
26 April 2016	21,250	21,250	-
28 September 2017	13,000	7,432	5,568
Total	52,700	44,498	8,202

b) Rights Issue with Warrants

On 30 August 2022, the shareholders of the Company had resolved to approve the Rights Issue with Warrants on the basis of 1 Rights Share for every 4 existing HYB shares held, together with up to 88,000,000 free Detachable Warrants on the basis of 1 Warrant for every 1 Rights Share subscribed.

On 19 September 2022, the Company announced that the issue price of the Rights Shares is fixed at RM0.18 per Right Share and the exercise price of the Warrants at RM0.30 per Warrant.

On 31 October 2022, the Rights Issue with Warrants was completed with the listing and quotation of 88,000,000 Rights Shares and 88,000,000 Warrants on the Main Market of Bursa Securities, raising a total proceeds of RM15,840,000.00.

The status of utilisation of proceeds as at end of the reporting period are as follows:

Proposed utilisation of proceeds	Proceeds raised (RM' 000)	Amount utilised (RM' 000)	Timeframe for utilisation
Repayment of bank borrowings	4,000	4,000	Within 12 months
Acquisition of new landbank, joint venture and investments #	1,350	1,000	Within 6 months
Working capital	10,035	10,385	Within 12 months
Estimated expenses for the Rights Issue	455	455	Within 1 month
Total	15,840	15,840	

Due to the amount required is less than estimated, the balance proceeds have been channelled towards general working capital requirements of the Group.

Save for the above, there were no other issuance and repayment of debts and equity, repurchases, share cancellation or new issuance during the quarter under review and financial year-to-date.

7 Dividends Paid

No dividend has been paid during the quarter under review.

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

8 Segment Information

	Property Development		Other Operation		Adjustments and Eliminations		Per Consolidated Financial Statements	
	31/03/2024 RM' 000	31/03/2023 RM' 000	31/03/2024 RM' 000	31/03/2023 RM' 000	31/03/2024 RM' 000	31/03/2023 RM' 000	31/03/2024 RM' 000	31/03/2023 RM' 000
Revenue:								
External customers	197,590	112,329	7,493	7,731	-	-	205,084	120,060
Inter-segment	6,554	6,186	-	-	(6,554)	(6,186)	-	-
	204,144	118,515	7,493	7,731	(6,554)	(6,186)	205,084	120,060
Results:								
Interest income	7,195	9,157	192	48	(7,224)	(9,043)	163	162
Depreciation and amortisation	(2,280)	(2,641)	(859)	(982)	(7)	(7)	(3,146)	(3,630)
Interest expenses	(14,246)	(17,527)	(303)	(438)	6,529	7,922	(8,020)	(10,043)
Segment profit / (loss)	9,884	8,196	(66)	(350)	-	-	9,818	7,846
Assets:								
Additions to non-current assets	8,262	7,494	1	1	-	-	8,263	7,495
Segment assets	1,299,594	1,345,576	23,218	26,299	(457,132)	(491,233)	865,680	880,642
Segment liabilities	593,149	667,040	13,137	16,028	(236,089)	(277,629)	370,197	405,439

9 Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment have been brought forward, without any amendments from the previous annual audited financial statements for the year ended 31 March 2023.

10 Material Events Subsequent to the End of the Reporting Period

There were no material events subsequent to the statement of financial position date up to 29 May 2024, being the latest practicable date from the date of issuance of this Interim Financial Report.

11 Changes in the Composition of the Group

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

12 Changes in Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities or contingent assets since the last annual statement of financial position as at 31 March 2023.

13 Capital Commitments

There were no outstanding capital commitments for the Group as at 31 March 2024.

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

14 Tax Expense

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year to Date	Preceding Year Corresponding Year to Date
	31/03/2024	31/03/2023	31/03/2024	31/03/2023
	RM' 000	RM' 000	RM' 000	RM' 000
Malaysian income tax	(3,590)	(1,858)	(6,370)	(5,143)
Deferred tax	1,170	(411)	2,403	459
	<u>(2,420)</u>	<u>(2,269)</u>	<u>(3,967)</u>	<u>(4,684)</u>
(Under) / Over provision of Malaysian income tax in prior years	0	-	234	(29)
	<u>(2,420)</u>	<u>(2,269)</u>	<u>(3,733)</u>	<u>(4,713)</u>

15 Corporate Proposals

As of 29 May 2024, the Company has not announced any corporate proposal.

16 Borrowings - Secured

	As at 31/03/2024	As at 31/03/2023
	RM' 000	RM' 000
Short Term Bank Borrowings	63,200	64,318
Long Term Bank Borrowings	126,334	164,810
	<u>189,534</u>	<u>229,128</u>

17 Changes in Material Litigation

On 6 April 2021, Hua Yang Berhad received a Writ of Summons and Statement of Claim ("Claim") served by the solicitors for Apple Rainbow Sdn Bhd ("Plaintiff 1"); E-Hong Holdings Sdn Bhd ("Plaintiff 2"); Wong Yoon Tzy ("Plaintiff 3") and Bio-Energy Technology Sdn Bhd ("Plaintiff 4") collectively known as the "Plaintiffs". The Plaintiffs are seeking for the following reliefs:

- (i) Special damages amounting to RM11,042,725.52;
- (ii) General damages to be quantified by the Court;
- (iii) Interest of 5% per year on the said sum of RM11,042,724.52 to be calculated from the date of filing of the Claim until the date of full settlement;
- (iv) Cost; and
- (v) Exemplary damages to be assessed by the Court.

The Company has submitted its Defence on 4 May 2021 and the High Court has fixed the trial date on 7 to 10 November 2022.

The Company has on 4 November 2022 entered into a settlement agreement with the 1st and 2nd Plaintiffs with the payment of RM2,395,334.45 by the Company as full and final settlement of all disputes and claims against the Company. On 7 November 2022, the High Court has recorded that the 1st and 2nd Plaintiffs' claims against the Company has been struck out with no order as to costs and without liberty to file afresh as the 1st and 2nd Plaintiffs' claims were settled.

As for the 3rd and 4th Plaintiffs' claims against the Company, the Court was informed that the said plaintiffs wish to appoint new Solicitors to take over and a trial dates on 7 to 10 November 2022 are accordingly vacated.

On 11 January 2023, 3rd and 4th Plaintiffs' appointed Messrs Christopher Vun & Partners and on 10 April 2023, 3rd and 4th Plaintiffs' solicitor have filed a Notice of Application to amend the Writ and Statement of Claims. On 18 April 2024, the Company has no objection to the application as well as no admission to the averments in the affidavit in support and affirmed by 3rd plaintiff. With this, the Company, 3rd and 4th plaintiff will be at liberty to amend their defence and counterclaim within 14 days of the Order allowing the application.

On 19 May 2023, the Judge allowed for Notice of Application and amended Statement of Claims, the damages claimed by 3rd and 4th Plaintiffs are significantly reduced from RM4,345,362.37 to RM496,534.81.

On 18 July 2023, 3rd and 4th Plaintiffs' solicitor have filed an application to transfer the proceeding to the Session Court. On 31 July 2023, Affidavit in support on the transfer application has been served with no objection. On 23 August 2023, the Judge has allowed the transfer application with no order as to cost. Sealed order on the transfer application was obtained on 14 September 2023.

On 9 January 2024, 3rd and 4th Plaintiffs' solicitor informed that they attempt to settle the matter amicably through mediation and the Court instructed 3rd and 4th Plaintiffs to file the amended bundle of pleadings. Next case management was on 29 January 2024.

On 29 January 2024, mediation was fixed on 7 March 2024 and subsequently postponed to 29 April 2024 and 14 May 2024. On 20 May 2024, all parties have signed a settlement agreement and agreed to withdraw their suit with no liberty to file afresh and with no order as to costs. On 21 May 2024, parties updated the Court and record the notice of discontinuances.

Other than the above, there were no material litigation since the date of the last annual statement of financial position to the date of this report.

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

18 Dividends Payable

No dividend has been declared for the quarter under review.

19 Earnings Per Share

Basic earnings per share is calculated by dividing profit for the period attributable to owners of the company by the weighted average number of ordinary shares in issue during the period.

		12 months ended 31/03/2024	12 months ended 31/03/2023
(a) Basic earnings per share			
Profit for the period	(RM' 000)	<u>6,251</u>	<u>3,225</u>
Number of ordinary shares at beginning of the year	('000)	440,000	352,000
Effect of shares issued pursuant to:			
- Rights Issue	('000)	<u>-</u>	<u>88,000</u>
Total number of ordinary shares in issue	('000)	<u>440,000</u>	<u>440,000</u>
Weighted average number of ordinary shares in issue	('000)	440,000	388,647
Basic earnings per share	(sen)	1.42	0.83
(b) Diluted earnings per share			
Profit for the period	(RM' 000)	<u>6,251</u>	<u>3,225</u>
Weighted average number of ordinary shares	('000)	440,000	388,647
Effect of dilution due to issuance of shares	('000)	<u>-</u>	<u>-</u>
Number of ordinary shares in issue applicable to diluted earnings per share	('000)	<u>440,000</u>	<u>388,647</u>
Diluted earnings per share	(sen)	1.42	0.83

20 Review of Group Performance

For the quarter under review, the Group achieved revenue of RM54.79 million, representing an increase of RM13.53 million (33%) as compared to the preceding year's corresponding quarter.

The Group recorded profit before tax of RM3.72 million, a marginal decrease of RM0.40 million as compared to the preceding year's corresponding quarter.

Total unbilled sales at the end of the quarter under review stood at RM129.44 million.

The Group has undeveloped landbank of 364 acres across key regions with an estimated GDV of RM5.0 billion.

The performance of the respective operating business segments is analysed as follows:

	Individual Quarter			Cumulative Quarter		
	Current Year Quarter 31/03/2024 RM' 000	Preceding Year Corresponding Quarter 31/03/2023 RM' 000	% + / (-)	Current Year to Date 31/03/2024 RM' 000	Preceding Year Corresponding Year to Date 31/03/2023 RM' 000	% + / (-)
Revenue						
Property Development	53,586	38,939	37.6	197,590	112,329	75.9
Other Operations	<u>1,198</u>	<u>2,322</u>	(48.4)	<u>7,493</u>	<u>7,731</u>	(3.1)
	<u>54,785</u>	<u>41,261</u>	32.8	<u>205,084</u>	<u>120,060</u>	70.8
Profit before tax						
Property Development	3,805	4,311	(11.7)	9,884	8,196	20.6
Other Operations	<u>(84)</u>	<u>(191)</u>	56.1	<u>(66)</u>	<u>(350)</u>	81.2
	<u>3,721</u>	<u>4,120</u>	(9.7)	<u>9,818</u>	<u>7,846</u>	25.1

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

20 Review of Group Performance (contd.)

(a) Property development:

For the quarter under review, revenue increased by 38% but profit before tax ("PBT") decreased by 12% as compared to the previous financial year corresponding quarter.

The increase in revenue was mainly contributed by steady construction progress of Aston Acacia, Bukit Mertajam.

(b) Other operations:

Revenue and profit from other operations consist mainly of rental income derived from the operation of commercial properties under the "build, operate and transfer" concession with local authorities, operation of franchised food and beverage and laundry outlet and trading of building materials.

21 Material Changes in the Quarterly Results compared to the Results of the Immediate Preceding Quarter

For the quarter under review, the Group achieved profit before tax ("PBT") of RM3.72 million as compared to RM3.48 million in the immediate preceding quarter ended 31 December 2023. The higher PBT was due to lower sales and marketing and administrative expenses.

	Quarter Ended		%
	31/03/2024	31/12/2023	
	RM' 000	RM' 000	+ / (-)
Revenue	54,785	58,655	(6.6)
Cost of Sales	(43,154)	(43,646)	
Gross Profit	11,631	15,009	(22.5)
Other Income	674	1,533	
Selling and Marketing Expenses	(1,799)	(3,542)	
Administrative and General Expenses	(4,716)	(7,543)	
Net Gain / (Loss) on Impairment of Financial Instruments	(18)	6	
Operating Profit	5,772	5,463	5.7
Finance Costs	(2,050)	(1,986)	
Profit Before Tax	3,722	3,477	7.1
Tax Expense	(2,420)	(1,142)	
Profit After Tax	1,303	2,335	(44.2)

22 Prospects for The Financial Year

The Malaysian GDP grew at 4.2% in the first quarter of 2024 supported by stronger private expenditure, a positive turnaround in exports, higher household spending and continued growth in employment and wages according to Bank Negara Malaysia. A modest inflation rate of 1.7% and stable Overnight Policy Rate at 3.0% since May 2023 provide conducive environment for economic growth and certainty for businesses and consumers.

In view of this, the Group made good progress for FYE 2024. The Group will continue to adopt cautious strategy by monitoring and improving operational efficiency, remaining sensitive to market sentiments in the timing and pricing of any new launches.

Moving forward, the Group continues to evaluate its business plans and activities to further strengthen its operations, management effectiveness and efficiency to achieve better performance for the coming financial year ending 31 March 2025.

23 Explanatory Notes for Variance of Actual Profit from Forecast Profit / Profit Guarantee

Not applicable.

24 Authorisation For Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors passed at the Board of Directors' meeting held on 29 May 2024.