

## PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

**1. Basis of Preparation**

The interim financial statements are unaudited and have been prepared in accordance with the reporting requirements of Malaysian Financial Reporting Standards (“MFRSs”), MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial statements should be read in conjunction with the Group’s annual audited financial statements for the financial year ended 30 June 2021. These explanatory notes 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 financial year ended 30 June 2021.

**2. Significant Accounting Policies**

The significant accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual financial statements of the Group for the financial year ended 30 June 2021 except for the adoption of the relevant new MFRSs, amendments to MFRSs and IC Interpretations that are effective for annual periods beginning on or after 1 January 2021. The adoption of the new MFRSs, amendments to MFRSs and IC Interpretations did not have any material impact on the financial position and results of the Group.

**3. Comments about Seasonal or Cyclical Factors**

The Group’s business operations are not significantly affected by 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 for the current quarter and year-to-date other than disclosed in this report.

**5. Changes in Estimates**

There were no changes in estimates that have any material effect on the current quarter and year-to-date results.

**6. Debt and Equity Securities**

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

## 7. Segmental Information

Segmental information is presented in respect of the Group's business segments which form the primary basis of segmental reporting.

Segment information for the three (3) months ended 30 September 2021 was as follows:

	Property development RM'000	Hotel operations RM'000	Investment holding and others RM'000	Elimination RM'000	Consolidated RM'000
<b>Revenue</b>					
External customers	57,173	3,353	2,238	-	62,764
Inter-segment sales	-	-	2,183	(2,183)	-
<b>Total revenue</b>	<b>57,173</b>	<b>3,353</b>	<b>4,421</b>	<b>(2,183)</b>	<b>62,764</b>
<b>Segment profit/(loss)</b>	<b>20,245</b>	<b>(3,626)</b>	<b>4,306</b>	<b>(2,516)</b>	<b>18,409</b>
Investment revenue					2,818
Depreciation					(8,222)
Finance costs					(2,432)
Profit before taxation					10,573
Taxation					(6,019)
<b>Profit for the period</b>					<b>4,554</b>

Segment information for the three (3) months ended 30 September 2020 was as follows:

	Property development RM'000	Hotel operations RM'000	Investment holding and others RM'000	Elimination RM'000	Consolidated RM'000
<b>Revenue</b>					
External customers	31,679	5,031	1,603	-	38,313
Inter-segment sales	-	-	2,336	(2,336)	-
<b>Total revenue</b>	<b>31,679</b>	<b>5,031</b>	<b>3,939</b>	<b>(2,336)</b>	<b>38,313</b>
<b>Segment profit/(loss)</b>	<b>9,906</b>	<b>(1,542)</b>	<b>5,192</b>	<b>(3,181)</b>	<b>10,375</b>
Investment revenue					1,298
Depreciation					(7,384)
Finance costs					(1,240)
Profit before taxation					3,049
Taxation					(3,486)
<b>Profit for the period</b>					<b>(437)</b>

**8. Valuation of Property, Plant and Equipment**

There were no changes in the valuation of property, plant and equipment brought forward from the previous financial year.

**9. Material Subsequent Events**

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

**10. Changes in the Composition of the Group**

Nomad Space Sdn Bhd being the indirect wholly-owned inactive subsidiary of the Company, was struck off from the Register of the Company with effect from 29 July 2021.

Save for the above, there were no changes in the composition of the Group during the financial period under review including business combination, acquisition or disposal of subsidiary, long term investments and restructuring.

**11. Changes in Contingent Liabilities and Contingent Assets**

There were no changes in the contingent liabilities and contingent assets of the Group since the date of the latest audited financial statements.

**12. Capital Commitments**

Approved and contracted:-

	<b>As at 30.09.2021</b>	<b>As at 30.09.2020</b>
	RM'000	RM'000
Property, plant and equipment	<u>72,786</u>	<u>13,850</u>

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD****1. Performance Review**

The Group registered higher revenue of RM62.8 million and net profit of RM4.6 million for the current quarter ended 30 September 2021 as compared to revenue of RM38.3 million and a net loss of RM0.4 million in the corresponding quarter of the previous financial year.

The property development division contributed higher revenue of RM57.2 million for the current quarter compared to RM31.7 million in the corresponding quarter of the previous year. The increase in revenue in the current quarter was mainly attributable to higher sales of completed properties, along with contribution from on-going property development projects and the handover of vacant possession of Phase 19&20 (2B) – Harp, double storey cluster homes at Taman Desa Tebrau. The higher revenue recognition were mainly contributed by sales of completed properties of RM31.7 million and on-going property development projects totaled RM25.5 million.

Hotel operations registered a revenue of RM3.4 million for the current quarter, a decrease of RM1.6 million compared to revenue of RM5.0 million in the corresponding quarter of the previous financial year. The drop in revenue in the current quarter was mainly attributed to the travel restrictions imposed by the Government of Malaysia which continue to affect both locals and foreigners.

**2. Material Changes In The Profit Before Taxation For The Current Quarter As Compared With The Immediate Preceding Quarter**

	<b>Current quarter ended 30.09.2021</b>	<b>Immediate preceding quarter ended 30.06.2021</b>
	RM'000	RM'000
Revenue	62,764	71,193
Gross profit	28,179	32,265
Profit before taxation	<u>10,573</u>	<u>15,378</u>

The Group posted a profit before tax of RM10.6 million for the current quarter ended 30 September 2021 as compared to a profit before tax of RM15.4 million for the immediate preceding quarter. The higher revenue in the preceding quarter was mainly due to higher revenue recognised from ongoing project Phase 19&20 (3A) - Cello, Double Storey Terrace House and the newly launch project Phase 5 – Diamond, 2 & 3 Storey Terrace Houses at Taman Putra Prima in Selangor.

### 3. Prospect For The Current Year

The overall outlook for the Group's property development and hospitality businesses remains challenging due to the protracted and evolving Covid-19 situations worldwide. The Group will continue to monitor the current volatility and uncertainty closely and adopt a more cautious approach in new property launches.

With the progressive rollout of the mass vaccination programme by the government, barring any unforeseen circumstances, the Group envisages its hotel division, will begin to recover with the anticipated relaxation of local travel restrictions.

### 4. Profit Forecast

Not applicable as no profit forecast was issued.

### 5. Notes to the Statement of Profit and Loss and Other Comprehensive Income

Notes to the Statement of Profit and Loss and other Comprehensive Income comprises of the following :

	Individual Quarter		Cumulative Quarter	
	3 months ended		3 months ended	
	30.09.2021	30.09.2020	30.09.2021	30.09.2020
	RM'000	RM'000	RM'000	RM'000
Depreciation				
- property, plant and equipment	(7,963)	(7,120)	(7,963)	(7,120)
- right-of-use assets	(94)	(109)	(94)	(109)
- investment properties	(165)	(155)	(165)	(155)
Finance costs	(2,432)	(1,240)	(2,432)	(1,240)
Property, plant and equipment written off	(12)	-	(12)	-
Gain/(Loss) on disposal of property, plant and equipment	1	(1)	1	(1)
Realised loss on foreign exchange	(32)	(3)	(32)	(3)
Unrealised (loss)/ gain on foreign exchange	(138)	127	(138)	127
Net fair value gain on derivative financial liabilities	174	233	174	233
Dividend income from short term investments	2,701	1,738	2,701	1,738
Fair value changes in short term investments	(4,203)	10,509	(4,203)	10,509
Interest income from short term deposits	1,484	274	1,484	274

Other than the above items, there were no impairment of assets, provision for and write off of receivables, provision for and write off of inventories, gain or loss on disposal of quoted or unquoted investments, gain or loss on derivatives and exceptional items for current quarter and financial period ended 30 September 2021.

## 6. Taxation

Taxation for the current quarter and the financial year comprised the following:

	Individual Quarter		Cumulative Quarter	
	3 months ended		3 months ended	
	30.09.2021	30.09.2020	30.09.2021	30.09.2020
	RM'000	RM'000	RM'000	RM'000
Taxation	(6,019)	(3,486)	(6,019)	(3,486)

The Group's effective tax rate for the financial period was higher than the statutory rate as certain expenses were disallowed as deductions for tax purposes and deferred tax assets not recognised.

## 7. Status of Corporate Proposals

There were no corporate proposals announced but not completed as at the reporting date.

## 8. Group Borrowings and Debt Securities

a) The Group's borrowings and debt securities are as follows:-

	30.09.2021	30.09.2020
	RM'000	RM'000
<b>Current</b>		
Term Loan (secured)	117,032	4,342
<b>Non-Current</b>		
Term Loan (secured)	87,095	129,619
Non-convertible redeemable preference shares	164,000	-
Total	251,095	129,619

b) All the borrowings above are denominated in Ringgit Malaysia, except for the followings :-

	30.09.2021	30.09.2020
	KRW'000	KRW'000
Short Term Term Loan – Secured Denominated in Korean Won	32,007,500	442,500
Long Term Term Loan – Secured Denominated in Korean Won	-	31,712,500

**9. Derivative Financial Liability**

The Group has entered into interest rate swap contracts to hedge interest rate risk arising from floating rate bank loans and the details as at 30 September 2021 are as follows :

<b>Type of Derivatives</b>	<b>Carrying amount/ Contract/Notional value RM'000</b>	<b>Liability in Statement of Financial Position RM'000</b>
Interest rate swaps	<u>113,115</u>	<u>492</u>

Interest rate swaps are used to reduce exposure to fluctuations in interest rates and are categorised as fair value through profit or loss and measured at their fair value with the changes in fair value being recognised in the profit or loss at each reporting date.

**10. Material Litigation**

There were no material litigation against the Group as at 19 November 2021, being 7 days prior to the date of this report.

**11. Dividend**

	<u>30.09.2021</u>	<u>30.09.2020</u>
<b>Final dividend for the financial year</b>	30 June 2021	30 June 2020
Approved and declared on	8 November 2021	5 November 2020
Date paid	18 November 2021	20 November 2020
Amount per share (single tier)	2.0 sen	2.0 sen
Net dividend paid (RM'000)	7,631	7,631

The Board does not recommend any dividend for the current financial period ended 30 September 2021.

**12. Earnings Per Share**

	<u>Individual Quarter</u>		<u>Cumulative Quarter</u>	
	3 months ended		3 months ended	
	<u>30.09.2021</u>	<u>30.09.2020</u>	<u>30.09.2021</u>	<u>30.09.2020</u>
Profit attributable to owners of the Company (RM'000)	5,443	472	5,443	472
Weighted average number of ordinary shares in issue ('000)	381,534	381,534	381,534	381,534
Basic earnings per ordinary share (sen)	1.4	0.1	1.4	0.1

Diluted earnings per ordinary share is not applicable as the Company does not have any convertible instruments.

**13. Auditors' Report on Preceding Annual Financial Statements**

The auditors' report on the financial statements for the financial year ended 30 June 2021 were not subject to qualification.

**14. Authorisation for Issue**

The interim financial report was authorised for issuance by the Board of Directors in accordance with a resolution of the Directors dated 26 November 2021.

**By Order of the Board  
PLENITUDE BERHAD**

**REBECCA LEE EWE AI (MAICSA 0766742)  
WONG YUET CHYN (MAICSA 7047163)**  
Company Secretaries  
Kuala Lumpur

26 November 2021