



PLENITUDE BERHAD
Company No. 200001028479 (531086-T)
(Incorporated in Malaysia)

**INTERIM FINANCIAL REPORT
FOR THE FOURTH QUARTER ENDED 30 JUNE 2022**

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER		CUMULATIVE QUARTERS	
	3 Months Ended		12 Months Ended	
	30.06.2022	30.06.2021	30.06.2022	30.06.2021
	RM'000	RM'000	RM'000	RM'000
Revenue	90,492	71,233	272,728	213,357
Cost of sales	(47,984)	(38,928)	(143,090)	(114,940)
Gross profit	42,508	32,305	129,638	98,417
Other income	5,772	10,183	19,234	22,748
Finance costs	(3,317)	(3,049)	(10,643)	(7,295)
Administrative expenses	(27,790)	(22,971)	(91,130)	(79,695)
Other expenses	(1,598)	(1,090)	(4,801)	(4,635)
Profit before taxation	15,575	15,378	42,298	29,540
Taxation	(4,993)	(7,919)	(23,281)	(20,841)
Profit for the year	10,582	7,459	19,017	8,699
Other comprehensive (loss)/ income	(2,832)	(10,298)	(3,440)	2,426
Total comprehensive income/ (loss) for the year	7,750	(2,839)	15,577	11,125
Profit/ (loss) for the year attributable to:				
Owners of the Company	14,127	8,148	25,020	11,924
Non-controlling interests	(3,545)	(689)	(6,003)	(3,225)
	10,582	7,459	19,017	8,699
Total comprehensive income/ (loss) for the year attributable to:				
Owners of the Company	8,524	(1,977)	15,808	15,847
Non-controlling interests	(774)	(862)	(231)	(4,722)
	7,750	(2,839)	15,577	11,125
Earnings per share attributable to Owners of the Company (sen)				
- Basic / Diluted	3.7	2.1	6.6	3.1

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 and the Explanatory Notes for the quarter ended 30 June 2022)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As at 30.06.2022 (Unaudited) RM'000	As at 30.06.2021 (Audited) RM'000
NON-CURRENT ASSETS		
Property, plant and equipment	1,088,061	946,109
Right-of-use assets	749	1,123
Investment properties	32,308	28,803
Inventories- Property development projects	363,492	365,328
Goodwill	3,703	3,703
Deferred tax assets	25,733	22,579
	<u>1,514,046</u>	<u>1,367,645</u>
CURRENT ASSETS		
Inventories	203,684	240,192
Trade and other receivables	35,004	72,037
Contract assets	40,828	16,088
Tax recoverable	3,529	6,918
Short term investments	78,208	180,891
Fixed deposits with licensed banks	240,275	251,683
Cash and bank balances	87,400	43,622
	<u>688,928</u>	<u>811,431</u>
TOTAL ASSETS	<u>2,202,974</u>	<u>2,179,076</u>
EQUITY AND LIABILITIES		
Capital & Reserves		
Share capital	515,315	515,315
Reserves	1,073,020	1,064,843
	<u>1,588,335</u>	<u>1,580,158</u>
Non-controlling interests	98,440	32,031
TOTAL EQUITY	<u>1,686,775</u>	<u>1,612,189</u>
NON-CURRENT LIABILITIES		
Loans and borrowings	230,394	244,245
Lease liabilities	375	749
Other payables	4,311	2,671
Deferred tax liabilities	28,402	29,501
	<u>263,482</u>	<u>277,166</u>
CURRENT LIABILITIES		
Loans and borrowings	105,389	122,084
Lease liabilities	374	374
Provisions	35,492	22,463
Trade and other payables	94,717	94,012
Contract liabilities	9,242	49,111
Derivative financial liabilities	-	688
Tax liabilities	7,503	989
	<u>252,717</u>	<u>289,721</u>
TOTAL LIABILITIES	<u>516,199</u>	<u>566,887</u>
TOTAL EQUITY & LIABILITIES	<u>2,202,974</u>	<u>2,179,076</u>
Net assets per share attributable to owners of the Company (RM)	4.16	4.14

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 and the Explanatory Notes for the quarter ended 30 June 2022)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Non-distributable		Distributable		Non-controlling interest	Total Equity	
	Share Capital	Fair value Reserve of Financial Assets at FVOCI	Foreign Currency Translation Reserve	Retained Earnings			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
12 Months Ended At 30 June 2022							
At 1 July 2021	515,315	21,717	(1,712)	1,044,838	1,580,158	32,031	1,612,189
Net profit/ (loss) for the financial year	-	-	-	25,020	25,020	(6,003)	19,017
Fair value changes on equity instruments designated at fair value through other comprehensive income (FVOCI)	-	(13,289)	-	-	(13,289)	-	(13,289)
Foreign currency translation differences for foreign operations	-	-	4,077	-	4,077	5,772	9,849
Total comprehensive income/ (loss) for the financial year	-	(13,289)	4,077	25,020	15,808	(231)	15,577
Dividend for the financial year ended 30 June 2021 - final dividend	-	-	-	(7,631)	(7,631)	-	(7,631)
Subscription of a subsidiary company equity interest by non-controlling interest	-	-	-	-	-	66,640	66,640
At 30 June 2022	515,315	8,428	2,365	1,062,227	1,588,335	98,440	1,686,775
12 Months Ended At 31 June 2021							
At 1 July 2020	515,315	15,608	474	1,040,545	1,571,942	36,753	1,608,695
Net profit/ (loss) for the financial year	-	-	-	11,924	11,924	(3,225)	8,699
Fair value changes on equity instruments designated at fair value through other comprehensive income (FVOCI)	-	6,109	-	-	6,109	-	6,109
Foreign currency translation differences for foreign operations	-	-	(2,186)	-	(2,186)	(1,497)	(3,683)
Total comprehensive income/ (loss) for the financial year	-	6,109	(2,186)	11,924	15,847	(4,722)	11,125
Dividend for the financial year ended 30 June 2020 - final dividend	-	-	-	(7,631)	(7,631)	-	(7,631)
30 June 2021	515,315	21,717	(1,712)	1,044,838	1,580,158	32,031	1,612,189

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

	12 Months Ended	
	30.06.2022	30.06.2021
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before taxation	42,298	29,540
Adjustments for:-		
Depreciation	34,328	33,262
Other non-cash items	3,996	(1,304)
Profit Before Working Capital Changes	80,622	61,498
Net change in current assets	49,827	9,627
Net change in current liabilities	(24,494)	40,274
Cash Generated From Operations	105,955	111,399
Interest income received	195	158
Income tax refunded	1,238	2,689
Income tax paid	(18,867)	(19,165)
Net Cash Generated From Operating Activities	88,521	95,081
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income received	4,866	2,899
Proceeds from disposal of property, plant and equipment	16	168
Proceeds from disposal of investment property	-	551
Purchase and capital expenditure for investment properties	(3,402)	(883)
Purchase of property, plant and equipment	(175,250)	(35,759)
Purchase of short term investments	(32,099)	(171,146)
Proceeds from disposal of short term investments	121,560	90,200
Dividend income received	5,149	6,205
Placement of deposit with maturity more than 90 days	(942)	(919)
Subscription of equity interest by non-controlling interests	66,640	-
Net Cash Used In Investing Activities	(13,462)	(108,684)
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividend paid	(7,631)	(7,631)
Interest paid	(10,643)	(7,295)
Drawdown of bank borrowings	51,920	66,424
(Redemption) /Proceeds from issuance of Redeemable Non-convertible Cumulative Preference Shares	(66,640)	164,000
Payment to lease liabilities	(374)	(434)
Repayment of bank borrowings	(7,051)	(3,055)
Net Cash (Used in) / Generated From Financing Activities	(40,419)	212,009
NET INCREASE IN CASH & CASH EQUIVALENTS	34,640	198,406
CASH & CASH EQUIVALENTS AT BEGINNING OF THE YEAR	295,305	96,283
Effect of exchange rate changes	(3,212)	(303)
CASH & CASH EQUIVALENTS AT END OF THE YEAR	326,733	294,386

Cash and cash equivalents included in the cash flows comprise the following:-

	30.06.2022	30.06.2021
	RM'000	RM'000
Fixed deposits with licensed banks	240,275	251,683
Cash and bank balances	87,400	43,622
	327,675	295,305
Less : Fixed deposits with maturity more than 90 days	(942)	(919)
	326,733	294,386

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2021 and the Explanatory Notes for the quarter ended 30 June 2022)

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 financial year other than disclosed in this report.

5. Change in Estimates

There were no changes in estimates that have any material effect on the current quarter and financial year 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 financial year.

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 financial year ended 30 June 2022 was as follows:

	Property development RM'000	Hotel operations RM'000	Investment holding and others	Elimination RM'000	Consolidated RM'000
Revenue					
External customers	220,903	47,181	909	-	268,993
Inter-segment sales	8,266	-	11,389	(19,655)	-
Dividend income	-	-	73,735	(70,000)	3,735
Total revenue	229,169	47,181	86,033	(89,655)	272,728
Segment profit/(loss)	85,907	3,398	75,020	(86,957)	77,368
Investment revenue					9,901
Depreciation					(34,328)
Finance costs					(10,643)
Profit before taxation					42,298
Taxation					(23,281)
Profit for the year					19,017

Segment information for the financial year ended 30 June 2021 was as follows:

	Property development RM'000	Hotel operations RM'000	Investment holding and others	Elimination RM'000	Consolidated RM'000
Revenue					
External customers	188,491	20,002	223	-	208,716
Inter-segment sales	3,890	122	8,641	(12,653)	-
Dividend income	-	-	65,641	(61,000)	4,641
Total revenue	192,381	20,124	74,505	(73,653)	213,357
Segment profit/(loss)	72,382	(22,738)	114,252	(102,286)	61,610
Investment revenue					8,487
Depreciation					(33,262)
Finance costs					(7,295)
Profit before taxation					29,540
Taxation					(20,841)
Profit for the year					8,699

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

For the proposed investment in a 14-storey hotel in Osaka, Japan, the Company has on 30 November 2021 incorporated indirect 100% owned subsidiaries in Singapore, Plenitude Koi Investment Pte Ltd (“PKIPL”) and Plenitude Koi Pte Ltd (“PKPL”) with an issued and paid up capital of JPY1,000,000,000 and JPY100,000 respectively. Subsequently, the Company incorporated another indirect 100% owned subsidiary in Singapore, Plenitude Koi Hotel Pte Ltd (“PKHPL”) with an issued and paid-up capital of JPY100,000 on 3 December 2021.

The Company had on 13 January 2022 incorporated indirect 100% owned subsidiaries in Japan, Koi Real Estate TMK and Koi Hotel KK each with an issued and paid-up capital of JPY100,000.

On 22 June 2022, Plenitude Osaka Sdn Bhd (“POSB”), being the holding company of PKIPL, PKPL and PKHPL, had increased its share capital from RM1,000 to RM136,000,000 by way of issuance of 1,279,000 ordinary shares and 134,720,000 preference shares at RM1 per share respectively. The Company, through its subsidiary The Nomad Group Bhd, had subscribed 659,000 ordinary shares and 68,700,000 preference shares in POSB. As a result, the Company’s effective ownership in POSB decreased from 100% to 51%.

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.

Instant Office Holdings Pte Ltd (“IOHPL”), an indirect wholly-owned inactive subsidiary of the Company, was struck off from Accounting and Corporate Regulatory Authority Singapore (“ACRA”) on 6 December 2021.

TBBH Management & Venture Holidays Sdn Bhd, an indirect wholly-owned inactive subsidiary of the Company, was struck off from the Register of the Company with effect from 13 April 2022.

PT Concept Kreative, an inactive indirect wholly-owned subsidiary of the Company incorporated in the Republic of Indonesia, was struck off from the Register of Company of the Ministry of Law and Human Rights of the Republic of Indonesia on 10 May 2022.

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:-

	As at 30.06.2022 RM'000	As at 30.06.2021 RM'000
Property, plant and equipment	<u>43,975</u>	<u>73,551</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 revenue of RM90.5 million and net profit of RM10.5 million for the current quarter ended 30 June 2022 as compared to revenue of RM71.2 million and net profit of RM7.5 million in the corresponding quarter of the previous financial year.

The property development division contributed higher revenue of RM70.3 million for the current quarter compared to RM65.9 million in the corresponding quarter of the previous year. The increase in revenue was mainly attributable to the higher sales from completed stocks Phase 19&20 (2A & 2B) – Harp, double storey cluster homes at Taman Desa Tebrau, along with higher contribution from on-going Phase 19 & 20 (3A) - Cello, double storey terrace houses at Taman Desa Tebrau and Bintang Maya 3 Double Storey House in Sungai Petani, Kedah.

Hotel operations registered a revenue of RM19.4 million for the current quarter, an increase of RM14.2 million compared to revenue of RM5.3 million in the corresponding quarter of the previous financial year. Long weekends and public holidays in May and June boosted higher occupancy rate and average daily rate especially for the Group's hotels located in Penang and Ipoh.

For the financial year ended 30 June 2022, the Group recorded a revenue of RM272.7 million and net profit of RM19.0 million compared to a revenue of RM213.4 million and net profit of RM8.7 million for the previous financial year ended 30 June 2021. The higher revenue registered for the year was mainly attributable to a better performance in revenue achieved by both property development and hotel division.

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

	Current quarter ended 30.06.2022 RM'000	Immediate preceding quarter ended 31.03.2022 RM'000
Revenue	90,492	57,812
Gross Profit	42,508	27,681
Profit before taxation	<u>15,575</u>	<u>4,735</u>

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

The Group posted a profit before tax of RM15.6 million for the current quarter ended 30 June 2022 as compared to a profit before tax of RM4.7 million for the immediate preceding quarter. The higher revenue in the current quarter was mainly due to higher sales from completed stocks Phase 19&20 (2A & 2B) – Harp, double storey cluster homes at Taman Desa Tebrau and higher contribution from on-going Phase 19 & 20 (3A) - Cello, double storey terrace houses at Taman Desa Tebrau and Bintang Maya 3 Double Storey House in Sungai Petani, Kedah. Additionally, hotel operations contributed higher revenue if compared to immediate preceding quarter attributable to long weekends and public holidays in May and June which boosted higher occupancy rate and average daily rate.

3. Prospect for the Current Year

The recovery of the property and hospitality sectors are anticipated to accelerate with the current economic momentum as Malaysia has transitioned to the endemic phase followed by the reopening of international borders on 1st April 2022. Nevertheless, headwinds for the property and hospitality sectors such as uncertainties arising from adverse developments surrounding Covid-19, high inflation, aggressive interest rate hike, disruption of supply chain, scarcity of workers, escalating material prices, and heightened financial market volatility could dampen its recovery.

Against the above backdrop, the Group is mindful of the challenges implicit in the current operating environment and will continue to monitor both local and global developments closely and continue to emphasise on cost management and efficiency improvement across its business operations.

Taking into account of the aforesaid, the Group envisages its financial performance to remain challenging for the next financial year ending 30 June 2023.

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 Quarters	
	3 months ended		12 months ended	
	30.06.2022	30.06.2021	30.06.2022	30.06.2021
	RM'000	RM'000	RM'000	RM'000
Depreciation				
- property, plant and equipment	(10,576)	(7,779)	(33,248)	(32,166)
- right-of-use assets	(93)	(108)	(374)	(434)
- investment properties	(190)	(165)	(706)	(662)
Finance costs	(3,317)	(3,049)	(10,643)	(7,295)
Bad debts written off	-	(49)	-	(81)
Gain on disposal of investment properties	-	-	-	414
Property, plant and equipment written off	(17)	(2,427)	(29)	(2,501)
Gain/(Loss) on disposal of property, plant and equipment	(15)	10	(5)	(47)
Realised loss on foreign exchange	(19)	90	(111)	(2,165)
Unrealised (loss)/gain on foreign exchange	(2,127)	(5)	(4,259)	160
Net fair value gain on derivative financial liabilities	12	429	659	1,161
Dividend income from short term investments	48	738	5,149	6,205
Fair value changes in short term investments	(5,367)	(9,843)	(13,289)	6,109
Interest income from short term deposits	1,095	1,198	5,061	3,057

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 year ended 30 June 2022.

6. Taxation

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

	Individual Quarter		Cumulative Quarters	
	3 months ended		12 months ended	
	30.06.2022	30.06.2021	30.06.2022	30.06.2021
	RM'000	RM'000	RM'000	RM'000
Taxation				
- Current year	9,183	6,454	25,765	19,998
- Prior Year	60	(3)	1,766	(625)
- Real property gain tax ("RPGT")	-	10,062	-	10,062
	<u>9,243</u>	<u>16,513</u>	<u>27,531</u>	<u>29,435</u>
Deferred tax	(4,250)	(8,594)	(4,250)	(8,594)
	<u>4,993</u>	<u>7,919</u>	<u>23,281</u>	<u>20,841</u>

The Group's effective tax rate for the financial year 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:-

	30.06.2022	30.06.2021
	RM'000	RM'000
Current		
Term Loan (secured)	8,029	122,084
Non-convertible redeemable preference shares	<u>97,360</u>	<u>-</u>
	<u>105,389</u>	<u>122,084</u>
Non-current		
Term Loan (secured)	230,394	80,245
Non-convertible redeemable preference shares	<u>-</u>	<u>164,000</u>
Total	<u>230,394</u>	<u>244,245</u>

8. Group Borrowings and Debt Securities

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

	30.06.2022	30.06.2021
	KRW'000	KRW'000
Short Term Term Loan - Secured Denominated in Korean Won	<u>590,000</u>	<u>32,155,000</u>
Long Term Term Loan - Secured Denominated in Korean Won	<u>30,975,000</u>	<u>-</u>

9. Derivative Financial Liability

The Group has entered into interest rate swap contracts to hedge interest rate risk arising from floating rate bank loans in prior years and the contract expired during the financial quarter.

10. Material Litigation

There were no material litigation against the Group as at 15 August 2022, being 7 days prior to the date of this report.

11. Dividend

	30.06.2022	30.06.2021
Final Dividend for the financial year	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 year ended 30 June 2022.

12. Earnings Per Share

	Individual Quarter		Cumulative Quarters	
	3 months ended		12 months ended	
	30.06.2022	30.06.2021	30.06.2022	30.06.2021
Profit attributable to owners of the Company (RM'000)	14,127	8,148	25,020	11,924
Weighted average number of ordinary shares in issue ('000)	381,534	381,534	381,534	381,534
Basic earnings per ordinary share (sen)	3.7	2.1	6.6	3.1

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 22 August 2022.

**By Order of the Board
PLENITUDE BERHAD**

ANDREA HUONG JIA MEI (MIA 36347)

Company Secretary

Kuala Lumpur

22 August 2022