### APEX EQUITY HOLDINGS BERHAD [199001016563 (208232 - A)]

#### **QUARTERLY REPORT**

Quarterly report on consolidated results for the financial quarter ended 30 September 2022. The figures have not been audited.

#### CONDENSED CONSOLIDATED COMPREHENSIVE INCOME STATEMENT FOR THE QUARTER ENDED 30 SEPTEMBER 2022

	INDIVIDUAL QUARTER CUMULATIVE QUAR			,
	CURRENT YEAR QUARTER 30-Sep-22 RM' 000	PRECEDING YEAF COMPARATIVE QUARTER 30-Sep-21 RM' 000	CURRENT YEAR TO DATE 30-Sep-22 RM' 000	PRECEDING YEAR COMPARATIVE PERIOD 30-Sep-21 RM' 000
Continuing Operations :				
Revenue	8,784	48,359	26,404	78,360
Operating Expenses	(7,505)	(39,600)	(21,750)	(58,115)
Other Operating Income	15	489	1,302	3,648
Profit From Operations	1,294	9,248	5,956	23,893
Finance Costs	(8)	(15)	(34)	(52)
Gain on disposal of an associate company	(0)	-	280	-
Profit/(Loss) Before Tax	1,285	9,233	6,201	23,841
Taxation	(300)	(1,093)	(1,783)	(4,719)
Net Profit for the Financial Period	985	8,140	4,418	19,122
Net profit and Total Comprehensive Income For the Financial Period	985	8,140	4,418	19,122
Profit Attributable to :				
Equity holders of the parent	985	8,140	4,418	19,122
Non-controlling interest	-	-	-	-
	985	8,140	4,418	19,122
Total Comprehensive Income Attributable to :				
Equity holders of the parent	985	8,140	4,418	19,122
Non-controlling interest	-	-	-	-
	985	8,140	4,418	19,122
EPS (sen) : Basic : Diluted	0.49 -	4.02 -	2.18	9.44 -

(The Condensed Consolidated Income Statements should be read in conjunction with the Annual Financial Report for the year ended 31 December 2021)

### APEX EQUITY HOLDINGS BERHAD [ 199001016563 (208232-A )] CONDENSED CONSOLIDATED FINANCIAL POSITION AS AS AT 30 SEPTEMBER 2022

	AS AT 30-Sep-22 RM' 000	AS AT 31-Dec-21 (Audited) RM' 000
ASSETS		
Non-Current Assets Property , Plant and Equipment Investment Properties Rights of Use Assets Other asset	12,463 27,005 257 4,129 43,854	11,969 27,093 618 4,045 43,725
Current Assets		
Marketable Securities Held for Trading Receivables Fixed Deposits With Financial Institutions Cash and Short Term Funds	3,664 175,219 - 131,975	2,242 136,067 214 196,305
	,	·
Non-current Asset Held for Sale - Associate Company	310,858	334,828 4,904
Non-current Asset Held for Sale - Associate Company	310,858	339,732
TOTAL ASSETS	354,711	383,457
EQUITY AND LIABILITIES Equity Attributable to Equity Holders of the Parent Share Capital Reserves Treasury Shares  Minority Interests TOTAL EQUITY	221,940 104,433 (7,459) 318,914 -	221,940 120,280 -7,459 334,761
Non-Current Liabilities  Lease Liabilities	15 15	197 197
Current Liabilities Payables Lease Liabilities Taxation Bank Borrowings	31,509 275 - 3,998	42,516 362 613 5,008
TOTAL LIABILITIES	35,782 <b>35,797</b>	48,499 <b>48,696</b>
TOTAL EQUITY AND LIABILITIES	354,711	383,457
Net assets per share (RM)	1.57	1.65

(The Condensed Consolidated Balance Sheet should be read in conjunction with the Annual Financial Report for the year ended 31 December 2021)

### APEX EQUITY HOLDINGS BERHAD [ 199001016563 (208232-A )] CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE PERIOD ENDED 30 SEPTEMBER 2022

	Share Capital RM`000	Fair Value Reserve RM`000	Unappropriated Profit RM`000	Treasury Shares RM`000	Attributable to Equity Holders of the Parent RM`000	Non- Controlling Interest RM`000	Total Equity RM`000
9 months ended 30 September 2022							
Balance at beginning of year 2022	221,940	2,131	118,148	(7,459)	334,760	-	334,760
Total comprehensive income for the period	-	-	4,418	-	4,418	-	4,418
Dividend paid	-	-	(20,264)	-	(20,264)	-	(20,264)
Balance at end of period 2022	221,940	2,131	102,302	(7,459)	318,914	-	318,914
9 months ended 30 September 2021							
Balance at beginning of year 2021 As previously stated	221,940	2,131	102,750	(7,459)	319,362	-	319,362
Total comprehensive income for the period	-	-	19,122	-	19,122	-	19,122
Dividend paid	-	-	(4,052)	-	(4,052)	-	(4,052)
Balance at end of period 2021	221,940	2,131	117,820	(7,459)	334,432	-	334,432

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Report for the year ended 31 December 2021)

# APEX EQUITY HOLDINGS BERHAD [ 199001016563 (208232-A )] CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE PERIOD ENDED 30 SEPTEMBER 2022

	9 months ended 30-Sep-22 RM' 000	9 months ended 30-Sep-21 RM' 000
Net Profit/(Loss) before tax	6,201	23,841
Adjustments for :-		
Non-cash items - Depreciation - Gain on disposal of an associate company - Unrealised (gain)/loss on marketable securities held for trading - (Reversal)/provision of impairment loss on receivables	718 (280) - (55)	573 - (97) (1,806)
<ul> <li>Impairment loss of a property</li> <li>Non-operating items (which are investing/financing)</li> </ul>	191 (11,552) -	- (9,918)
Operating profit before changes in working capital	(4,775)	12,593
Changes in working capital Net change in current assets Net change in current liabilities Dividend Income Interest income Interest expense Income tax paid	(39,743) (11,276) - 11,586 (34) (3,255)	40,905 (13,284) 197 9,773 (52) (4,688)
Net cash flows from operating activities	(47,498)	45,444
Investing Activities		
Purchase of property, plant & equipment Proceeds from disposal of an associate company Withdrawal/(placement) of fixed deposits Net cash in investing activities	(955) 5,184 214 4,443	(154) - (6) (160)
Financing Activities		
Dividends paid  Net cash used in financing activities	(20,264) (20,264)	(4,052) (4,052)
Net change in Cash & Cash Equivalents	(63,319)	41,232
Cash & Cash Equivalents at beginning of period	191,296	149,884
Cash & Cash Equivalents at end of period	127,977	191,116
Cash & Cash Equivalents at end of period comprise : Cash,Bank Balances and Deposits Bank Overdrafts	131,975 (3,998) 127,977	196,119 (5,003) 191,116

(The Condensed Consolidated Cashflow Statement should be read in conjunction with the Annual Financial Report for the year ended 31 December 2021)

AEHB0922 (1)Cash flow 4

Notes (In compliance with MFRS 134)

#### 1. Basis of Preparation and Group Accounting Policies

The quarterly report has been prepared in accordance with the Malaysian Financial Reporting Standards 134 "Interim Financial Reporting" and Chapter 9 Part K of the Listing Requirements of Bursa Malaysia Securities Berhad.

The quarterly financial statements have been prepared based on accounting policies and method of computation consistent with those adopted in the most recent Annual Financial Statements for the year ended 31 December 2021.

#### 2. Condensed Financial Statements

This set of Quarterly Condensed Financial Statements ("QCFS") should be read in conjunction with the Annual Financial Statements for the year ended 31 December 2021.

#### 3. Audit Report

The Audit Report of the Company's preceding Annual Financial Statements for the year ended 31 December 2021 was not subject to any qualification.

#### 4. Seasonal or Cyclical Factors

The Group's business operations are not subject to any seasonal or cyclical factors. However, it's business is influenced largely by the stock market velocity and any retail market cycles and sentiments that may affect its trading volumes and revenue.

#### 5. Unusual Items

The Group's assets, liabilities, equity, net income or cash flows were not affected by any unusual items.

#### 6. Material Changes in Estimates

There were no material changes in estimates of amounts reported in prior interim periods of the current financial year or in prior financial years, which have a material effect in the current quarter.

#### 7. <u>Debt and Equity Securities</u>

There has been no issuance, cancellations, repurchase, resale and repayments of debt and equity securities during the 9 months ended 30 September 2022.

#### 8. Dividends Paid

Dividends paid by the Company since the end of previous financial year were as follows:-

- (i) 4<sup>th</sup> interim single tier dividend of 1 sen per share amounting to RM2,026,402 on 6 April 2022 in respect of the financial year ended 31 December 2021; and
- (ii) a special single tier dividend of 9 sen per share amounting to RM18,237,600 on 6 April 2022 in respect of the financial year ended 31 December 2021.

#### 9. Segment Analysis

The basis of segmentation is based on operating segment. The Group's operating segments are as follows:

- (i) Investment holdings and others
- (ii) Stock and securities broking
- (iii) Property holding and property development
- (iv) Money lending

The segment information for the current period is as follows:

	All figures in RM'mil						
Period ended 30 Sep 2022	Investment holdings	Stock and Securities	Property Holding &	Money Lending	Total		
Sep 2022	and others	broking	Property	Lending			
		2.59	Development				
Revenue from external		04.677	242	4 450	20.404		
customers	25	24,677	243	1,459	26,404		
Inter-segment revenue	1,424	_	1,031	_	2,455		
TOVOITAG	1,727		1,001		2,400		
Reportable segment							
profit/(loss)	(1,849)	5,593	347	2,110	6,201		
Total segment							
assets	219,390	239,996	42,892	63,157	565,435		
Less: elimination				_	(210,724)		
Group total					354,711		

		All figures in	n RM'mil		
Quarter ended 30	Investment	Stock and	Property	Money	Total
Sep 2021	holdings and	Securities	Holding &	Lending	
	others	broking	Property	*	
			Development		
Revenue from external					
customers	28	40,925	37,407	-	78,360
Inter-segment revenue	233	-	- 1,025	-	1,258
Reportable segment profit/(loss)	41	18,077	5,723	-	23,841
Total segment	240,013	250,647	7 120,633		611,293
	240,013	250,047	120,033		
Less: elimination					(242,572)
Group total					368,721
				-	

<sup>\*</sup> Temporarily cease operations

#### 10. Valuation of Property, Plant and Equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses, if any.

#### 11. Material Events Subsequent to Reporting Quarter

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

#### 12. Changes in Composition of the Group

There were no significant changes in the composition of the Company during the quarter, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructuring and discontinued operations, other than as follows:

(i) On 23 March 2021, JF Apex Securities Berhad, a subsidiary of the Company has entered into Share Sale Agreement with certain third parties (who are acting together as purchasers) for the proposed disposal of its entire 43% equity interest representing 10,105,000 issued and fully paid-up ordinary shares in its associate, Astute Fund Management Berhad ("AFMB") (formerly known as Apex Investment Services Berhad), for a cash consideration of RM5,183,865.

AFMB has ceased as an associate company of the Group upon completion of disposal on 9 March 2022.

#### 13. Contingent Liabilities or Contingent Assets

There were no contingent assets and contingent liabilities as at the date of this condensed consolidated interim financial report other than contingent liabilities as disclosed in the Note 23.

#### 14. Related Party Transaction

There were no significant transactions with related party during the 9 months ended 30 September 2022.

#### Additional information required by the Bursa Malaysia Securities Bhd Listing Requirements

#### 15. Review of Group Results

The Group's results for the current 9 months ended 30 September 2022 registered lower revenue by 66.30% of RM26.40 million as compared to RM78.36 million in the corresponding period due to lower brokerage income on lower securities transactions. Consequently, profit before tax decreased 73.99% to RM6.20 million as compared to RM23.84 million in the corresponding period. The performance analysis of various active segments is set out below:

Stock and futures broking

Profit before tax decreased 69.06% to RM5.59 million as compared to RM18.08 million in the corresponding period due to lower brokerage income on lower securities transactions and lower reversal of impairment loss on doubtful debts of RM0.50 million (2021: RM1.81 million).

Lower securities transactions were due to waning of investor confidence and risk appetite to invest in shares as FBM KLCI fell 11.03% on September 2022, closing at 1,394.63 as compared to 1,567.53 recorded on 31 December 2021.

Property holding and property development

: Huge reduction of profit before tax by 93.88% to RM0.35 million from RM5.72 million in the corresponding period. This is mainly due to gain on disposal of land of RM4.42 million recorded in the corresponding period.

Investment holding and others

Recorded loss before tax of RM1.85 million as compared to profit of RM0.04 million in the corresponding period due to increase in operating expenditures.

Money lending

: Significant increase of profit before tax of RM2.11 million is mainly due to secured loans to clients disbursed in the current quarter, which contributed RM1.46 million loan interest as income to-date (in addition to the interest earned from deposits placed with financial institution).

### 16. Explanatory Comments on Any Material Change in the Profit Before taxation for the Quarter Reported on as Compared with the Immediate Preceding Quarter

	Current Quarter 30-Sep-2022	Preceding Quarter 30-Jun-2022	Change	
	RM'000	RM'000	RM'000	%
Revenue	8,784	7,759	1,025	13.2
Profit before tax	1,285	1,611	(326)	(20.2)

The Group recorded higher revenue by 13.2% to RM8.78 million in the current quarter as compared to RM7.76 million in the preceding quarter is mainly due to loan interest income from money lending business. Having said that, profit before tax decreased by 20.2% to RM1.29 million as compared to RM1.61 million in the preceding quarter, mainly due to the higher operating expenditures incurred.

#### 17. Prospect

The World Bank has revised upward its gross domestic product ("GDP") growth forecast for Malaysia to 6.4% in 2022 against 5.5% projected earlier, supported by strong domestic demand and improvement in labour market conditions.

The sentiment in Malaysia equity market, however, remains weak despite robust GDP performance. Poor sentiment emerges as increasing inflation rate, depreciation of Ringgit and hike in interest rate have resulted in waning of investors' interest to invest in shares.

Amidst the foregoing, the Group envisages that the outlook to remain challenging for the quarter ahead. Nevertheless, the Group is cautiously optimistic that the Group to remain profitable with stable interest income from money lending and share margin financing activities.

#### 18. Profit Forecast or Profit Guarantee

The Group has not entered into any scheme that requires it to present forecast results or guarantee any profits.

#### 19. Taxation

. <u>Taxation</u>				
	Individual Quarter		Cumulative Quarter	
	Current Year Preceding		Current Year	Preceding Year
	Quarter	Year	To date	Comparative
		Comparative		Period
	30-Sep-2022	Quarter	30-Sep-2022	30-Sep-2021
		30-Sep-2021		
	RM'000	RM'000	RM'000	RM'000
Current year tax expense	272	1,093	1,762	4,739
Previous years under/(over) provision	28	-	21	(20)
	300	1,093	1,783	4,719

The effective tax rate for the 9 months ended 30 September 2022 is higher than the statutory income tax rate due to certain expenses are not allowed for tax.

#### 20. Status of Corporate Proposals

The Company does not have any corporate proposals announced but not completed as at the end of the current quarter and the date of issue of this quarterly report.

#### 21. Group Borrowings

The Group's borrowings as at 30 September 2022: -

	RM'000
Bank Overdraft - Secured	3,998
Total short-term borrowings	3,998

#### 22. Off Balance Sheet Financial Instruments

There were no contracts involving off balance sheet risk as at the end of the current quarter and the date of issue of the quarterly report.

#### 23. Material Litigation

There was no material litigation as at the date of issue of the quarterly report, which in the opinion of the directors would have a material adverse effect on the financial results of the Group, other than as follows:

(A) Federal Court Civil Application No. 08(f)-399-09/2021(W)

On 17 September 2021, the Company filed an application for leave to appeal to the Federal Court ("Leave Application") against the entire decision of the Court of Appeal, which allowed Appeal 1551 (as disclosed in Noted (B) below).

The Leave Application originally fixed for hearing on 10 May 2022 was vacated by the Federal Court due to the reorganization of cases.

The Leave Application was heard on 10 August 2022 and the Federal Court unanimously allowed the Leave Application by the Company with costs in the cause.

The Federal Court also granted a stay of Paragraph 5 of the Court of Appeal's Order dated 18 August 2021 ("CA Order") which requires the Company and its directors to sell in open market, the Company's treasury shares arising from the share buy-back transaction carried out by the Company within a period of 6 months from the date of CA Order, pending the disposal of the Company's appeal to the Federal Court.

The Company will make the necessary announcement(s) on material development in respect of this matter as and when necessary.

(B) Court of Appeal Civil Appeal No. W-02(IM)(NCC)-1551-08/2019 ("Appeal 1551")

On 25 February 2019, Concrete Parade Sdn. Bhd. ("Concrete Parade"), a corporate shareholder of the Company filed an oppression suit vide Kuala Lumpur High Court Originating Summons No. WA-24NCC-56-02/2019 ("OS 56") against amongst others, the Company and JF Apex seeking amongst others a declaration that the Heads of Agreement and the Business Merger Agreement ("BMA") related to the Proposed Merger\*, as illegal and/or unlawful and/or null and void.

On 7 August 2019, the High Court dismissed OS 56. Concrete Parade subsequently appealed to the Court of Appeal against the dismissal of OS 56 vide Appeal 1551. The hearing of Appeal 1551 concluded on 18 February 2021 with decision reserved to 18 August 2021.

On 16 April 2021, the Company announced that Mercury Securities Sdn Bhd ("Mercury") had vide its letter dated 15 April 2021 informed the Company that it was not seeking a further extension of the Conditions Fulfillment Period for the BMA which had been mutually extended for 10 times for a period of more than 2 years. As a result, the BMA had lapsed, and the Proposed Merger has been discontinued.

In light that the BMA had lapsed, the Company had through its solicitors informed Court of Appeal of this development.

On 18 August 2021, the Court of Appeal allowed Appeal 1551 with costs.

On 7 February 2022, the Company obtained an order from the Court of Appeal to stay part of the Court of Appeal of 18 August 2021 where the Company need not sell the treasury shares held by it pending the disposal of its application for leave to appeal to the Federal Court, as disclosed in (A) above.

#### \* Proposed Merger -

Proposed merger of businesses of the Company and Mercury for a consideration of RM140m

(C) Kuala Lumpur High Court – Originating summon no. WA-24NCC-906/09/2022

On 23 September 2022, the Company received an Originating Summons by Fun Sheung Development Limited and Yenson Investments Limited ("Originating Summons").

Subsequently, The Kuala Lumpur High Court has heard the Notice of Application dated 23 September 2022 ("Enclosure 2") that was filed under the Originating Summons No. WA-24NCC-906-09/2022 ("Enclosure 1") by the Plaintiffs against the Company.

Pursuant to the hearing of Enclosure 2, the High Court has dismissed the Plaintiffs' Enclosure 2 to, inter alia, restrain the Defendant from tabling Ordinary Resolution 4 in the Notice of Extraordinary General Meeting dated 7 September 2022 which will be tabled at the Extraordinary General Meeting to be held on 29 September 2022 or any such adjourned date (the "EGM") with costs of RM5,000.

The High Court has also fixed a Case Management date in respect of Enclosure 1 on 29 September 2022.

The Plaintiffs have withdrawn the Originating Summons by filing a Notice of Discontinuance dated 4 October 2022. The withdrawal was made with liberty to file afresh and with costs of RM2,500.

#### 24. Profit before tax is arrived at after (charging)/crediting:

	Individu	al Quarter	Cumulati	ve Quarter
	Current Year Quarter	Preceding Year Comparative Quarter	Current Year To Date	Preceding Year Comparative Period
	30-Sep-2022	30-Sep-2021	30-Sep-2022	30-Sep2021
	RM'000	RM'000	RM'000	RM'000
- Interest expenses	(8)	(15)	(34)	(52)
- Depreciation	(240)	(162)	(699)	(449)
- Dividend income	(99)	197	(99)	197
- Change in fair value of marketable				
securities	-	37	(28)	97
- Gain on disposal of an associate				
company	-	-	280	-
- Gain/(loss) on marketable				
securities	7	149	140	896
- Gain on disposal of land		4,422		4,422
- Interest income	4,815	3,304	11,568	9,772
- (Provision)/Write-back of				
impairment loss for receivables	(442)	(55)	55	1,806
- Foreign exchange gain/(loss)	34	*	69	15
- Impairment loss on an investment				
property	-	-	(191)	-

<sup>\*</sup> less than RM1,000

#### 25. Earnings per Share

The basic earnings per share have been calculated based on the following:

	Individual Quarter		Cumulativ	e Quarter
	Current Year Preceding Year		Current Year	Preceding Year
	Quarter	Comparative	To Date	Comparative
		Quarter		Period
	30-Sep-2022	30-Sep-2021	30-Sep-2022	30-Sep-2021
Net profit/(loss) attributable to				
equity holders of the parent				
(RM'000)	985	8,140	4,418	19,122
No of ordinary shares in issued				
('000)	213,563	213,563	213,563	213,563
Less: treasury shares ('000)	(10,923)	(10,923)	(10,923)	(10,923)
Adjusted number of ordinary				
shares ('000)	202,640	202,640	202,640	202,640
	-			
Basic earnings per share (Sen)	0.49	4.02	2.18	9.44

#### 26. Dividends

The Board of Directors does not recommend payment of dividend in respect of the financial period ended 30 September 2022.