

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024
CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME (UNAUDITED) FOR THE PERIOD ENDED 29 FEBRUARY 2024

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 29/02/2024 RM'000	Preceding Year Quarter 28/02/2023 RM'000	Current Year To Date 29/02/2024 RM'000	Preceding Year To Date 28/02/2023 RM'000
Revenue	57,571	39,802	111,331	78,742
Operating Expenses	(49,198)	(34,148)	(93,525)	(67,459)
Other Operating Income	3,066	1,215	5,930	3,994
Profit before tax	11,439	6,869	23,736	15,277
Taxation	(2,200)	(1,300)	(5,450)	(3,400)
Profit for the year	9,239	5,569	18,286	11,877
Other comprehensive income / (expenses) for the year	-	-	-	-
Total comprehensive income for the year	9,239	5,569	18,286	11,877
Profit for the year attributable to:				
Owners of the Company	9,239	5,569	18,286	11,877
Non-controlling interests	-	-	-	-
	9,239	5,569	18,286	11,877
Total comprehensive income attributable to:				
Owners of the Company	9,239	5,569	18,286	11,877
Non-controlling interests	-	-	-	-
	9,239	5,569	18,286	11,877
Earnings per ordinary share (sen)				
Basic	1.99	1.20	3.95	2.56
Diluted*	1.99	1.20	3.95	2.56

The above condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 August 2023 and the accompanying explanatory notes attached to the interim financial statements.

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024
**CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION (UNAUDITED)
AS AT 29 FEBRUARY 2024**

	Unaudited As at 29/02/2024 RM'000	Audited As at 31/08/2023 RM'000
ASSETS		
Non-Current Assets		
Property, plant and equipment	67,719	67,833
Right of use assets	1,980	1,767
Prepaid lease payments	8,980	8,980
Goodwill	478	478
	79,157	79,058
Current Assets		
Inventories	36,598	33,714
Trade and other receivables	27,504	21,025
Deposits, bank and cash balances	183,864	170,240
	247,966	224,979
TOTAL ASSETS	327,123	304,037
EQUITY AND LIABILITIES		
Share capital	98,024	98,020
Reserves	194,182	183,308
EQUITY ATTRIBUTABLE TO OWNERS OF THE COMPANY	292,206	281,328
Non-Current Liabilities		
Lease liabilities	126	42
Deferred tax liabilities	4,736	4,736
	4,862	4,778
Current Liabilities		
Trade and other payables	17,722	15,962
Derivative financial liability	36	-
Lease liabilities	386	248
Dividend payable	7,412	-
Tax payable	4,499	1,721
	30,055	17,931
TOTAL LIABILITIES	34,917	22,709
TOTAL EQUITY AND LIABILITIES	327,123	304,037
NET ASSETS PER SHARE ATTRIBUTABLE TO ORDINARY OWNERS OF THE PARENT (RM)	0.63	0.61

The above condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the year ended 31 August 2023 and the accompanying explanatory notes attached to the interim financial statements.

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024
CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY (UNAUDITED) FOR THE PERIOD ENDED 29 FEBRUARY 2024

<u>Group</u>	<u>Attributable To Owners Of The Company</u>		
		<u>Distributable</u>	
	<u>Share Capital</u>	<u>Retained Profits</u>	<u>Total Equity</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
<u>6 months ended 29 February 2024</u>			
As at 1 September 2023	98,020	183,308	281,328
Total comprehensive income for the financial year	-	18,286	18,286
Dividends	-	(7,412)	(7,412)
Exercise of Warrants	4	-	4
As at 29 February 2024	98,024	194,182	292,206
<u>6 months ended 28 February 2023</u>			
As at 1 September 2022	98,019	161,948	259,967
Total comprehensive income for the financial year	-	11,877	11,877
Dividends	-	(4,633)	(4,633)
Exercise of Warrants	1	-	1
As at 28 February 2023	98,020	169,192	267,212

The above condensed consolidated statements of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 August 2023 and the accompanying explanatory notes attached to the interim financial statements.

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024
CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS (UNAUDITED) FOR THE PERIOD ENDED 29 FEBRUARY 2024

	Current Year 6 Months Ended 29/02/2024 RM'000	Preceding Year 6 Months Ended 28/02/2023 RM'000
Cash Flow From Operating Activities		
Profit before tax	23,736	15,277
Adjustment for:		
Depreciation and amortisation	2,966	3,185
Other adjustments	(3,570)	(3,294)
Operating profit before changes in working capital	23,132	15,168
Changes in working capital		
Net changes in current assets	(9,042)	10,392
Net changes in current liabilities	1,829	(1,121)
Cash From Operations	15,919	24,439
Interest received	3,339	2,145
Net tax paid	(2,672)	(4,029)
Net Cash From Operating Activities	16,586	22,555
Cash Flows (For) / From Investing Activities		
Net withdrawal of fixed deposit with licensed bank with tenure of more than three months	9,810	-
Net cash outflow from acquisition property, plant and equipment, right of use asset and prepaid lease	(2,900)	(3,075)
Net Cash (For) / From Investing Activities	6,910	(3,075)
Cash Flows From Financing Activities		
Proceeds from exercise of warrant	4	1
Interest paid for lease	(11)	(14)
Repayment of lease liabilities	(164)	(145)
Dividend paid to shareholders	-	(4,633)
Net Cash Flows From Financing Activities	(171)	(4,791)
Net Changes In Cash and Cash Equivalents	23,325	14,689
Cash and Cash Equivalents at Beginning of the Financial Year	41,468	148,197
Effect of exchange differences	109	756
Cash and Cash Equivalents at End of the Financial Year	64,902	163,642
Cash and Cash Equivalents in the Consolidated Statements of Cash Flows Comprise:		
Deposits, cash and bank balances	183,864	163,642
Less: Fixed deposit with licensed bank with tenure of more than three months	(118,962)	-
	64,902	163,642

The above condensed consolidated statements of cash flows should be read in conjunction with the audited financial statements for the year ended 31 August 2023 and the accompanying explanatory notes attached to the interim financial statements.

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024

NOTES TO THE UNAUDITED INTERIM FINANCIAL STATEMENTS**PART A – EXPLANATORY NOTES PURSUANT TO THE MALAYSIA FINANCIAL REPORTING STANDARDS (“MFRS”) 134: INTERIM FINANCIAL REPORTING****1. Basis of Preparation**

The interim financial statements are unaudited and have been prepared in accordance with Malaysia Financial Reporting Standards (“MFRS”) 134: Interim Financial Reporting and Chapter 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standard Board.

The interim financial statements should be read in conjunction with the audited financial statements of Homeritz Corporation Berhad (“Homeriz” or the “Company”) and its subsidiaries (“Group”) for the financial year ended 31 August 2023 and the accompanying explanatory notes attached to these interim financial statements.

These explanatory notes attached to the interim financial statements 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 31 August 2023.

The audited financial statements of the Group for the year ended 31 August 2023 were prepared in accordance with Malaysian Financial Reporting Standards (“MFRS”). The significant accounting policies and method of computations adopted in preparation of this interim financial report are consistent with those adopted in the audited financial statements of the Company for the financial year ended 31 August 2023 except for the adoption of the following new amendments to MFRS:

MFRSs and/or IC Interpretations (Including the Consequential Amendments)

MFRS 17 Insurance Contracts

Amendments to MFRS 17 Insurance Contracts

Amendment to MFRS 17: Initial Application of MFRS 17 and MFRS 9 – Comparative Information

Amendment 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 Transaction

Amendments to MFRS 112: International Tax Reform – Pillar Two Model Rules

The adoption of the relevant MFRSs, amendments to MFRSs and IC Interpretations do not have a material impact on the financial statements of the Group.

2. Auditors’ Report on Preceding Annual Financial Statements

There was no qualified report issued by the auditors in the financial statements of the Group for the financial year ended 31 August 2023.

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024**3. Seasonality or Cyclicity of Operations**

There were no material seasonal or cyclical factors affecting the business operations of the Group in the current quarter.

4. Unusual Items

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

5. Material Changes in Estimates

There were no material changes in estimates amount that had a material effect for the current financial period under review.

6. Issuance, Cancellation, Repurchase, Resale or Repayment of Debt and/or Equity Securities

There were no issuances, cancellation, repurchase, resale or repayment of debt and/or equity securities, share buy-backs, share cancellations, share held as treasury shares and resale of treasury shares during the financial period under review except the conversion of Warrants as illustrated as per below table:

Type of Securities	As at 1 December 2023	Allotment	Conversion	Lapsed	As at 29 February 2024
Ordinary shares	463,239,527	5,425	-	-	463,244,952
Warrants C	82,269,875	-	5,425	82,264,450	-

7. Dividend Paid

A final single tier tax-exempt dividend of 1.6 sen per ordinary share for financial year ended 31 August 2023 was approved by the shareholders during Annual General Meeting held on 22 January 2024 and subsequent paid on 8 March 2024.

8. Valuation of Property, Plant and Equipment

There was no revaluation of property, plant and equipment brought forward from the previous audited financial statements as the Group does not adopt a revaluation policy on its property, plant and equipment.

9. Material Event Subsequent to the End of the Current Financial Quarter

- (a) On 29 December 2023, the Company subscribed an additional 483,240 ordinary shares in U.S. Furniture Manufacturing Sdn. Bhd. ("USF") at an issue price of RM 1 each in the capital of USF for cash by way of offsetting the amount owing by USF of RM 483,240.

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024

- (b) On 29 December 2023, the Company subscribed an additional 4,516,840 ordinary shares in Home Newcastle Sdn. Bhd. ("HNSB") at an issue price of RM 1 each in the capital of HNSB for cash by way of offsetting the amount owing by HNSB of RM 4,516,840.
- (c) On 29 December 2023, the Company subscribed an additional 4,516,830 ordinary shares in Homeours Sdn. Bhd. ("HOSB") at an issue price of RM 1 each in the capital of HOSB for cash by way of offsetting the amount owing by HOSB of RM 4,516,830.
- (d) On 29 December 2023, the Company subscribed an additional 19,760 ordinary shares in Eritz Sdn. Bhd. ("ERITZ") at an issue price of RM 1 each in the capital of ERITZ for cash by way of offsetting the amount owing by ERITZ of RM 19,760.

10. Changes in the Composition of the Group

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

11. Contingent Liabilities

There were no material contingent liabilities as at 29 February 2024.

12. Fair Value Hierarchy

The Group uses the following hierarchy for determining the fair value of all financial instruments carried at fair value:

- Level 1 : Fair value measurements derive from quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 : Fair value measurements derive from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 : Fair value measurements derive from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

As at 29 February 2024, the Group's financial instruments carried at fair values are analysed as below:

	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
Derivatives Liability:				
- Forward foreign currency contracts	-	36	-	36

13. Capital Commitments

The material capital commitments of the Group as at 29 February 2024 are as follow:

	RM'000
Additions of Property, Plant & Equipment	4,906

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024

14. Related Party Transactions

	Quarter Ended		Year To Date Ended	
	29 Feb 2024 RM'000	28 Feb 2023 RM'000	29 Feb 2024 RM'000	28 Feb 2023 RM'000
Rental and deposit paid to director and a company which related to the director	19	19	38	38

15. Segment Information

The Group operates in a single industry in the business of design, manufacture and sale of upholstery furniture products in Malaysia. Accordingly, segmental information by industry and geographical segments has not been presented.

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UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024**B. EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD****1. Review of Performance**

The Group's performance for the second quarter ended 29 February 2024 (Q2FY2024) and six months ended 29 February 2024 (1HFY2024) compared with the previous corresponding second quarter ended 28 February 2023 (Q2FY2023) and six months ended 28 February 2023 (1HFY2023) are tabled below:

Description	Q2FY2024 RM'000	Q2FY2023 RM'000	Variance %	1HFY2024 RM'000	1HFY2023 RM'000	Variance %
Revenue	57,571	39,802	44.64	111,331	78,742	41.39
Profit before tax (" PBT")	11,439	6,869	66.53	23,736	15,277	55.37

The Group's revenue of RM 57.57 million for Q2FY2024 and RM111.33 million for the 1HFY2024 increased by 44.64% and 41.39% respectively compared with the corresponding period last financial year.

The Group's PBT of RM 11.44 million for Q2FY2024 and RM 23.74 million for the 1HFY2024 increased by 66.53% and 55.37% respectively compared with the corresponding period last financial year.

The increase in both revenue and PBT was mainly attributed to the increase in the volume sold. This was further helped by a stronger USD compared with the corresponding period last financial year.

2. Comparison with Preceding Quarter's Results

The Group's performance for the current year second quarter ended 29 February 2024 (Q2FY2024) compared to first quarter ended 30 November 2023 (Q1FY2024) are tabled below:

Description	Q2FY2024 RM'000	Q1FY2024 RM'000	Variance %
Revenue	57,571	53,760	7.09
Profit before tax (" PBT")	11,439	12,298	-6.98

The Group's revenue of RM 57.57 million for the Q2FY2024 increased by 7.09% compared with Q1FY2024.

Despite a higher turnover, the Group's PBT for Q2FY2024 decreased by 6.98%. This decrease was mainly attributed to the one-off cost incurred in Q2FY2024.

3. Current Year Prospects

The Group is operating in global economic uncertainties as well as facing increases in its production costs and fluctuation in foreign exchange rates.

Given the above scenario, the Group will continue to remain focus in their core business of design, manufacture, and sale of upholstered home furniture which includes upholstered sofas, upholstered dining chairs and upholstered bed frames. The Group are continuing with concerted

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024

efforts to develop new products, new design for existing products, derive better cost efficiencies and effective cost management across all functions. The Board believes that the Group's prospects for the financial year ending 31 August 2024 would remain profitable.

4. Variance on Forecast Profit/Profit Guarantee

The Group did not issue any profit forecast or profit guarantee.

5. Taxation

	Current Quarter	Period To Date
	RM'000	RM'000
Income Tax	2,200	5,450
	2,200	5,450

Income tax is calculated at the Malaysian statutory tax rate of 24% of the estimated assessable profit for the current period.

6. Profit on Sale of Unquoted Investments and/or Properties

There were no sale of investments and properties for the current quarter and financial period-to-date.

7. Purchases and Sales of Quoted Securities

There were no purchase or disposal of quoted securities by the Group during the current financial quarter and current financial period to-date under review.

8. Status of Corporate Proposals Announced

On 27 February 2019, the Company had announced that the wholly-owned subsidiaries of the Company, Home Newcastle Sdn. Bhd. and Homeours Sdn. Bhd. (collectively referred to as "Purchasers"), had on the same date each entered into 2 separate Sale and Purchase Agreements with Johor Corporation, a body corporate established under the Johor Corporation Enactment No. 4 of 1968 (as amended under the Enactment No.5 of 1995) and having its registered address at Level 11, Menara KOMTAR, Johor Bahru City Centre, 80000 Johor Bahru, Johor for the acquisition of 4 plots of land located within an industrial park known as Muar Furniture Park held under Master Title known as H.S. (D) 38459, PTD 13399, H.S. (D) 38460, PTD 13400, Geran 50191, Lot 8531 all situated in Mukim Jalan Bakri, District of Muar, Johor Darul Takzim at a total purchase consideration of RM9,408,960 in respect of which titles have yet to be issued.

Save as disclosed above, there were no corporate proposals announced which remain uncompleted during the quarter under review as at the date of this report.

9. Group Borrowings and Debt Securities

There was no outstanding borrowing as at 29 February 2024.

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024**10. Derivative Financial Instruments**

During the financial period, the Group entered into forward foreign exchange contracts to hedge exposures to currency risk for receivables which are denominated in a currency other than the functional currency of the Group.

The details of the outstanding foreign currency forward contracts agreement as at 29 February 2024 are as follows:

	Notional Amount RM'000	Derivative Financial Liability RM'000
Foreign currency forward contracts: Less than one year	3,754	36

11. Material Litigation

Save as disclosed below, there were no material litigations pending as at the date of this report.

Embrace Industries Sdn. Bhd. vs. Khazanah Realty Sdn. Bhd.

On 24 September 2021, the wholly-owned subsidiary, Embrace Industries Sdn. Bhd. ("the Plaintiff") through its solicitors, Messrs Chee Siah Le Kee & Partners, filed a writ of summons in the Muar High Court against Khazanah Realty Sdn. Bhd. ("the Defendant") in relation to the sale and purchase of two pieces of lands held under PN No. 81402, Lot No. 11722 and PN No. 73632, Lot No. 11723, both in Mukim Parit Bakar, District of Muar, State of Johor (the said lands"). The Plaintiff claimed for a declaration that the Defendant is not entitled to terminate the SPA; an injunction prohibiting the Defendant from selling the lands; specific performance of the SPA; general damages in addition to or in lieu of specific performance, interest and costs.

The Plaintiff has served the writ of summons to the Defendant's solicitors, Messrs Soh Yok Lam & Co on 27 September 2021. The Defendant has filed and served a memorandum of appearance dated 05 October 2021 to the Plaintiff.

The Plaintiff's solicitors had received the statement of defence and counterclaim from the Defendant's solicitors on 5 November 2021.

The Plaintiff's solicitors had filed the amended statement of claim and, reply to defence and defence to counterclaim on 29 November 2021.

The Plaintiff's solicitors have filed an application for summary judgment ("the said application") against the Defendant.

The matter came up for decision of the Plaintiff's application for summary judgment before the learned judge of the Muar High Court on 18 July 2022. The learned judge dismissed the application for summary judgment with costs in the cause.

A Consent Judgement ("CJ") was entered between the Plaintiff and the Defendant on 28 March 2024 where the parties agreed to proceed with the sale and purchase of the said lands subject to the terms therein. Upon filing of the CJ, the material litigation between the Plaintiff and the Defendant is hereby concluded.

UNAUDITED INTERIM FINANCIAL STATEMENTS FOR THE SECOND QUARTER ENDED 29 FEBRUARY 2024
12. Notes to the Statement of Comprehensive Income:

Profit for the period has been arrived at after (crediting) / charging:

	Current Quarter Ended 29 Feb 2024 RM'000	Current Year To Date 29 Feb 2024 RM'000
Interest income	(1,720)	(3,339)
Depreciation and amortisation	1,448	2,966
Realised foreign exchange (gain)	(923)	(1,955)
Unrealised foreign exchange (gain)	(416)	(279)
Fair value loss on foreign exchange contracts	64	36

13. Dividends

The Board of Directors do not recommend any dividend for the period under review.

14. Earnings Per Share

The basic earnings per share have been calculated by dividing the Company's profit for the current financial quarter and current financial year to-date by the number of ordinary shares in issue during the current financial quarter and current financial year to-date under review.

	Quarter Ended		Year To Date Ended	
	29 Feb 2024	28 Feb 2023	29 Feb 2024	28 Feb 2023
Profit attributable to equity holders of the Company (RM'000)	9,239	5,569	18,286	11,877
Weighted average number of ordinary shares in issue ('000)	463,244	463,238	463,242	463,238
Effect of dilution of warrants ('000)	-	-	-	-
Adjusted weighted average number of ordinary shares in issue and issuable ('000')	463,244	463,238	463,242	463,238
Basic earnings per share (sen)	1.99	1.20	3.95	2.56
Diluted earnings per share (sen)*	1.99	1.20	3.95	2.56

15. Authorisation for Issue of Report

The unaudited interim financial statements were authorised for issue on 26 April 2024 by the Board of Directors.

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