



INGENIEUR GUDANG BERHAD

Registration No. 200601012544 (732294-W)

UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2024

INGENIEUR GUDANG BERHAD
Registration No.: 200601012544 (732294-W)
(Incorporated in Malaysia)

CONDENSED INTERIM FINANCIAL STATEMENT
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 NOVEMBER 2024

	As at 30-Nov-24 Unaudited RM'000	As at 30-Nov-23 Audited RM'000
Assets		
Non-current assets		
Property, plant and equipment	188	1,331
Investment properties	213,835	183,899
Total non-current assets	<u>214,023</u>	<u>185,230</u>
Current assets		
Trade and other receivables	16,531	11,482
Contract assets	6,607	309
Contract costs	-	309
Tax recoverable	56	218
Deposits, cash and bank balances	7,658	4,272
	<u>30,852</u>	<u>16,590</u>
Asset classified as held for sale	10,200	40,187
Total current assets	<u>41,052</u>	<u>56,777</u>
Total assets	<u>255,075</u>	<u>242,007</u>
Equity		
Share capital	159,582	155,996
Reserves	28,613	4,016
Total equity attributable to owners of the Company	<u>188,195</u>	<u>160,012</u>
Non-controlling interests	6,000	6,000
Total equity	<u>194,195</u>	<u>166,012</u>
Liabilities		
Non-current liabilities		
Deferred tax liabilities	10,009	7,136
Loans and borrowings	26,255	31,446
Total non-current liabilities	<u>36,264</u>	<u>38,582</u>
Current liabilities		
Trade and other payables	18,989	33,117
Contract liabilities	3,831	1,666
Current tax liabilities	-	-
Loans and borrowings	1,796	2,630
Total current liabilities	<u>24,616</u>	<u>37,413</u>
Total liabilities	<u>60,880</u>	<u>75,995</u>
Total equity and liabilities	<u>255,075</u>	<u>242,007</u>
Net assets per ordinary share attributable to owners of the Company (sen)	12.41	10.84

The unaudited Condensed Consolidated Statement of financial position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2023 with the accompanying explanatory notes attached to the financial statements.

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CONDENSED INTERIM FINANCIAL STATEMENT
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2024

	Individual period		Cumulative period	
	Current period- quarter-ended 30-Nov-24	Preceding period corresponding quarter ended 30-Nov-23	Current year-to- date ended 30-Nov-24	Preceding year corresponding year ended 30-Nov-23
	RM'000	RM'000	RM'000	RM'000
Revenue	14,786	4,030	49,395	20,348
Cost of sales	(10,385)	(2,871)	(31,028)	(13,041)
Gross profit	4,401	1,159	18,367	7,307
Other income	1,024	317	3,126	6,373
Administrative expenses	(798)	(3,403)	(2,788)	(6,183)
Other operating expenses	(196)	(8,278)	(1,171)	(9,049)
Fair value gain on investment properties	13,839	27,837	13,839	27,837
Results from operating activities	18,270	17,632	31,373	26,285
Finance income	4	7	17	124
Finance costs	(462)	(453)	(2,074)	(1,729)
Net finance costs	(458)	(446)	(2,057)	(1,605)
Profit before tax	17,812	17,186	29,316	24,680
Tax expense	(3,331)	(6,272)	(4,028)	(6,744)
Net profit after taxation/Total comprehensive income for the financial period	14,481	10,914	25,288	17,936
Profit after taxation attributable to:				
Owners of the Company	14,481	10,914	25,288	17,936
Non-controlling interests	-	-	-	-
	14,481	10,914	25,288	17,936
Total comprehensive income attributable to:				
Owners of the Company	14,481	10,914	25,288	17,936
Non-controlling interests	-	-	-	-
	14,481	10,914	25,288	17,936
Earnings per ordinary share (sen):				
Basic	0.95	0.76	1.67	1.45
Diluted	N/A	N/A	N/A	N/A

The unaudited Condensed Consolidated Statement of Profit and Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2023 with the accompanying explanatory notes attached to the financial statements.

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CONDENSED INTERIM FINANCIAL STATEMENT
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2024

	←----- Attributable to owners of the Company ----->			Distributable (Accumulated losses)/ Retained earnings RM'000	Total RM'000	Non-controlling interests RM'000	Total Equity RM'000
	Share capital RM'000	Capital reserve RM'000	Warrants reserve RM'000				
At 1 December 2023	155,996	(7,020)	7,711	3,325	160,012	6,000	166,012
Profit for the period	-	-	-	25,288	25,288	-	25,288
Issuance of ordinary shares pursuant to conversion of Irredeemable Convertible Preference Shares ("ICPSs")	738	(691)	-	-	47	-	47
Issuance of ordinary shares pursuant to exercise of warrants	2,848	3,901	(3,901)	-	2,848	-	2,848
Expiry of warrants	-	3,810	(3,810)	-	-	-	-
Transactions with owners of the Company	3,586	7,020	(7,711)	-	2,895	-	2,895
At 30 November 2024	159,582	-	-	28,613	188,195	6,000	194,195
At 1 December 2022	115,229	(11,847)	13,718	(14,614)	102,486	6,000	108,486
Profit for the financial year	-	-	-	17,939	17,939	-	17,939
Issuance of ordinary shares pursuant to private placement	31,945	-	-	-	31,945	-	31,945
Issuance of ordinary shares pursuant to conversion of Irredeemable Convertible Preference Shares ("ICPSs")	4,438	(1,180)	-	-	3,258	-	3,258
Issuance of ordinary shares pursuant to exercise of warrants	4,384	6,007	(6,007)	-	4,384	-	4,384
Transactions with owners of the Company	40,767	4,827	(6,007)	-	39,587	-	39,587
At 30 November 2023	155,996	(7,020)	7,711	3,325	160,012	6,000	166,012

The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2023 with the accompanying explanatory notes attached to the financial statements.

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CONDENSED INTERIM FINANCIAL STATEMENT
UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2024

	Current period-to-date 30-Nov-24 RM'000	Preceding year corresponding period ended 30-Nov-23 RM'000
Cash flows from/(used in) operating activities		
Profit before tax	29,316	24,680
Adjustments for:		
Bad debts written off	648	-
Depreciation on property, plant and equipment	339	885
Fair value gain on investment properties	(13,839)	(27,837)
Gain on disposal of assets held for sale	(1,713)	(2,650)
Gain on disposal of investment properties	(350)	-
Gain on disposal of property, plant and equipment	-	(3,329)
Gain from land acquisition	(672)	-
Loss on disposal of property, plant and equipment	528	-
Impairment of goodwill	-	8,164
Impairment on trade receivables	185	1,084
Interest expense	2,074	1,729
Interest income	(17)	(124)
Reversal of impairment on trade receivables	(1,084)	-
Write back of trade payable and accruals	(389)	-
Operating profit before working capital changes	<u>15,026</u>	<u>2,602</u>
Changes in working capital:		
(Increase)/Decrease in trade and other receivables	(9,849)	21,514
(Increase)/Decrease in contract assets	(5,989)	2,185
Increase/(Decrease) in trade and other payables	4,671	(44,260)
Increase/(Decrease) in contract liabilities	2,165	(1,280)
Cash generated from/(used in) operations	<u>6,024</u>	<u>(19,239)</u>
Income taxes paid	(992)	(737)
Net cash from/(used in) operating activities	<u>5,032</u>	<u>(19,976)</u>
Cash flows (used in)/from investing activities		
Acquisition of subsidiaries, net of cash acquired	-	(7,997)
Acquisition of property, plant and equipment	(212)	(2)
Acquisition of investment properties	(8,847)	(38,402)
Interest received	17	124
Placement of fixed deposits	(15)	(191)
Proceeds from disposal of investment properties	2,850	-
Proceeds from disposal of property, plant and equipment	1,000	4,000
Proceeds from land acquisition	937	-
Net proceeds from disposal of assets held for sale	-	61,438
Net cash (used in)/from investing activities	<u>(4,270)</u>	<u>18,970</u>
Cash flows from financing activities		
Interest paid	(2,074)	(1,729)
Drawdown/(Repayment) of term loan, net	1,826	(35,069)
Proceeds from issuance of ordinary shares pursuant to conversion of ICPS	47	3,258
Proceeds from issuance of ordinary shares pursuant to exercise of warrants	2,848	4,384
Proceeds from issuance of ordinary shares pursuant to private placement	-	31,945
Repayment of finance lease liabilities	(38)	(258)
Net cash from financing activities	<u>2,609</u>	<u>2,531</u>
Net increase in cash and cash equivalents	3,371	1,525
Cash and cash equivalents as at beginning of financial period	<u>3,671</u>	<u>2,146</u>
Cash and cash equivalents as at end of financial period	<u>7,042</u>	<u>3,671</u>
Cash and cash equivalents comprise of:-		
Cash and bank balances	7,032	3,661
Short term deposits with licensed banks	626	611
Deposits, cash and bank balances	<u>7,658</u>	<u>4,272</u>
Less: Deposits with more than three months maturity	(616)	(601)
Cash and cash equivalents	<u>7,042</u>	<u>3,671</u>

The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 November 2023 with the accompanying explanatory notes attached to the financial statements.

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NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2024

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD (“MFRS”) 134 INTERIM FINANCIAL REPORTING

A1. Basis of preparation

The condensed consolidated interim financial statements have been prepared in accordance with MFRS 134, Interim Financial Reporting in Malaysia and with IAS34, Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (“Bursa Securities”).

The condensed consolidated interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 November 2023. 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 30 November 2023.

The following are accounting standard and amendments of MFRSs that have been issued by the Malaysian Accounting Standards Board (“MASB”) but have not been adopted by the Group.

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2023

- MFRS 17, *Insurance Contracts* and Amendments to MFRS 17, *Insurance Contracts*
- Amendments to MFRS 17, *Initial Application of MFRS 17 and MFRS 9 – Comparative Information*
- Amendments to MFRS 101, *Presentation of Financial Statements – Disclosures of Accounting Policies*
- *Amendments to MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Accounting Estimates*
- Amendments to MFRS 112, *Income Taxes – Deferred Tax related to Assets and Liabilities arising from a Single Transaction and International Tax Reform – Pillar Two Model Rules*

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2024

- Amendments to MFRS 16, *Leases – Lease liability in a Sale and Leaseback*
- Amendments to MFRS 101, *Presentation of Financial Statements – Classification of Liabilities as Current or Non-current*
- Amendments to MFRS 101, *Presentation of Financial Statements – Non – current Liabilities with Covenants*
- Amendments to MFRS 107 and MFRS 7, *Financial Instruments: Disclosure – Supplier Finance Arrangements*

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NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2024 (CONT'D)

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD (“MFRS”) 134 INTERIM FINANCIAL REPORTING (CONT'D)

A1. Basis of preparation (Cont'd)

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2025

- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2026

- Amendments to MFRS 9 and MFRS 7, *Amendments to the Classification and Measurement of Financial Instruments*
- Annual Improvements to MFRS Accounting Standards-Volume 11

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2027

- MFRS 18, *Presentation and Disclosure in Financial Statements*
- MFRS 19, *Subsidiaries without Public Accountability: Disclosures*

Deferred to a date determined by MASB

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The Group plans to apply the abovementioned amendments, where applicable, in the respective financial years when the above amendments become effective.

A2. Qualification of financial statements

The auditor's report on the audited financial statements for the financial year ended 30 November 2023 was not qualified.

A3. Seasonal and cyclical factors

The business operations of the Group are not subject to seasonal or cyclical factors.

A4. Exceptional and extraordinary items

There were no items affecting assets, liabilities, equity, net income or cash flows that are exceptional or extraordinary due to their nature, size or incidence affecting the interim financial report.

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NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2024 (CONT'D)

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD (“MFRS”) 134 INTERIM FINANCIAL REPORTING (CONT'D)

A5. Changes in accounting estimates

There were no changes in estimates that had a material effect on the current financial period results.

A6. Debt and Equity Securities

Save as disclosed below, there were no issuance, cancellation, repurchases, resale and repayments of debts and equity securities during the financial period ended 30 November 2024.

1. The Company issued 17,206,910 new ordinary shares at RM0.12 per ordinary shares arising from the conversion of 33,623,620 Irredeemable Convertible Preference Shares (“ICPSs”);
2. The Company issued 23,730,650 new ordinary shares at RM0.12 per ordinary shares arising from the 23,730,650 warrants exercised;
3. 23,175,446 warrants had expired on 26 December 2023; and
4. 758,296,368 Warrants issued pursuant to the Bonus Issue of Warrants, and the listing and quotation of the Warrants on 17 May 2024.

A7. Dividend Paid

No dividend was paid by the Company in the current financial period.

A8. Segmental information

The reportable segments of the Group are:

Construction	Includes construction, civil and mechanical engineering, architectural steel fabrication and installation works
Property investment and others	Includes rental of investment properties

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NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2024 (CONT'D)

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD (“MFRS”) 134 INTERIM FINANCIAL REPORTING (CONT'D)

A8. Segmental information (Cont'd)

The Group operates in Malaysia and as such, no segment information based on geographical location is presented.

	Property Investment &		The Group RM'000
	Construction RM'000	Others RM'000	
Financial period ended 30 November 2024			
External revenue	45,789	3,606	49,395
Results			
Profit before following adjustments:-	20,083	11,628	31,711
Interest income	1	16	17
Depreciation of property, plant and equipment	(336)	(3)	(339)
Segment results	19,748	11,641	31,390
Finance costs			(2,074)
Taxation			(4,028)
Profit after taxation			25,288
As at 30 November 2024			
Assets			
Segment assets	33,898	221,121	255,019
Unallocated assets			56
Consolidated total assets			255,075
Liabilities			
Segment liabilities	15,764	45,116	60,880
Unallocated liabilities			-
Consolidated total liabilities			60,880

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NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2024 (CONT'D)

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD (“MFRS”) 134 INTERIM FINANCIAL REPORTING (CONT'D)

A9. Significant events during the financial period and subsequent events

Save as disclosed below, there were no significant events during the financial period and subsequent to the end of the interim period under review:

1. On 4 August 2022, the Company announced that its wholly owned subsidiary, IESB had, on even date, entered into the SPA with Dynaciate Engineering Sdn. Bhd. (“DESB”) for the disposal of:
 - (i) a piece of leasehold industrial land held under HS(D) 516674 PT 216212 in Mukim Plentong, Daerah Johor Bahru, Negeri Johor together with buildings erected thereon for a cash consideration of RM16.6 million (“**Johor Premises Disposal**”); and
 - (ii) a piece of leasehold industrial land held under HS(D) 46891 PT 20054 in Mukim Sungai Karang, Daerah Kuantan, Negeri Pahang together with buildings erected thereon for a cash consideration of RM9.4 million (“**Pahang Premises Disposal**”).

On 16 November 2022, the shareholders of the Company had at the EGM approved the Johor Premises Disposal and Pahang Premises Disposal. IESB and DESB had on 26 April 2023 via an exchange of letter agreed to extend the Extension Conditional Period, which is expiring on 3 May 2023, for a further 3 months.

On 7 June 2023, the conditions precedent sets out in the SPA had been fulfilled. The parties to the SPA had on 6 October 2023, via an exchange of letter, mutually agreed for the Extended Completion Date to be extended for a period of one (1) month from 6 October 2023 to 6 November 2023. On 6 November 2023 and 5 January 2024, the Extended Completion Date was further extended for a period of two (2) months from 6 November 2023 to 6 January 2024 and for a period of three (3) months from 6 January 2024 to 6 April 2024 respectively. The Johor Premises Disposal and Pahang Premises Disposal had been completed on 4 April 2024 as per the terms of the SPA.

2. On 27 October 2023, the Company announced that it proposes to undertake the proposed bonus issue of warrants on the basis of 1 Warrant B for every 2 existing ordinary shares. On 20 February 2024, Bursa Securities had approved the admission to Official List and listing and quotation of Warrants B as well as new Shares to be issued, subject to certain conditions.

On 21 March 2024, the shareholders of the Company had at the EGM approved the Proposed Bonus Issue of Warrants. On 17 May 2024, Bonus Issue of Warrants has been completed following the listing and quotation for 758,296,368 Warrants B on Bursa Securities.

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NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2024 (CONT'D)

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD (“MFRS”) 134 INTERIM FINANCIAL REPORTING (CONT'D)

A10. Valuation of property, plant and equipment

The Group did not revalue any of its property, plant and equipment during the current quarter under review.

A11. Changes in composition of the Group during the financial period

There were no changes in the composition of the Group during the current financial period ending 30 November 2024.

A12. Contingent liabilities

As at 30 November 2024, the Company has issued corporate guarantees for banking facilities granted to subsidiaries of which RM9.98 million were utilised.

A13. Capital commitment

	As at 30-Nov-24 RM'000	As at 30-Nov-23 RM'000
Approved and contracted for:		
- Investment properties	-	7,567

A14. Significant related party transactions

The summary for the significant related party transactions during the financial period under review is as follows:

	Individual quarter ended		Cumulative year ended	
	30-Nov-24 RM'000	30-Nov-23 RM'000	30-Nov-24 RM'000	30-Nov-23 RM'000
Transactions with a substantial shareholder				
- Rental income	-	-	-	1,653
- Progress billings	-	-	-	4,400
Transactions with companies in which certain Directors of the Company have interests				
- Rental income	693	618	2,622	824
- Progress billings	4,191	2,492	25,198	3,137

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NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2024 (CONT'D)

PART A: SELECTED EXPLANATORY NOTES PURSUANT TO MALAYSIA FINANCIAL REPORTING STANDARD (“MFRS”) 134 INTERIM FINANCIAL REPORTING (CONT'D)

A15. Changes in fair value of financial assets and liabilities, transfer and classification

There have been no significant changes in the business or economic circumstances that could affect the fair value of the Group’s financial assets and financial liabilities in the current financial period under review.

A16. Status of corporate proposals and utilisation of proceeds

(a) Disposals of Johor and Pahang Premises

As disclosed in Note A9 (1), on 16 November 2022, the Company obtained its shareholders approval for the Proposed Johor Premises Disposal and Proposed Pahang Premises Disposal. The Proposed Disposals had been completed on 4 April 2024 as per the terms of the SPA.

A17. Gain or losses arising from fair value changes of financial liabilities

The carrying amounts of financial liabilities of the Group at the reporting date approximate their fair value due to the relatively short-term nature of these financial instruments or that they are floating rate instruments that are re-priced to market interest rates on or near the reporting date or insignificant impact of discounting. No gains or losses were recognised for changes in fair values of financial liabilities during the quarter under review.

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NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2024 (CONT'D)

PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS

B1. Review of performance

	Individual Quarter				Cumulative Year			
	30-Nov-24	30-Nov-23	Changes		30-Nov-24	30-Nov-23	Changes	
	RM'000	RM'000	RM'000	%	RM'000	RM'000	RM'000	%
Revenue								
- Construction	13,924	3,134	10,790	344%	45,789	16,985	28,804	170%
- Property Investment & Others	862	896	(34)	-4%	3,606	3,363	243	7%
	14,786	4,030	10,756	267%	49,395	20,348	29,047	143%
Profit before taxation								
- Construction	4,799	(1,746)	6,545	375%	15,373	3,247	12,126	373%
- Property Investment & Others	13,013	18,932	(5,919)	-31%	13,943	21,433	(7,490)	-35%
	17,812	17,186	626	4%	29,316	24,680	4,636	19%

The Group posted revenue of RM14.79 million and profit before tax (“PBT”) of RM17.81 million for the fourth quarter ended 30 November 2024 (“Q4FY2024”) as compared to revenue of RM4.03 million and PBT of RM17.19 million for the fourth quarter ended 30 November 2023 (“Q4FY2023”).

The Group posted higher revenue as compared to Q4FY2023 mainly due to new projects secured as well as better progress recognition in construction segment during the current financial period.

Overall PBT was slightly higher in Q4FY2024 mainly due to the increase in revenue as mentioned above mitigated by lower fair value on investment properties.

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NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2024 (CONT'D)

PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS (CONT'D)

B2. Variation of results against preceding quarter

	Current quarter ended 30-Nov-24 RM'000	Immediate preceding quarter ended 31-Aug-24 RM'000	Changes	
			RM'000	%
Revenue				
- Construction	13,924	14,021	(97)	-1%
- Property Investment & Others	862	863	(1)	0%
	14,786	14,884	(98)	-1%
Profit before taxation				
- Construction	4,799	4,075	724	18%
- Property Investment & Others	13,013	(615)	13,628	2216%
	17,812	3,460	14,352	415%

The Group reported revenue and PBT of RM14.79 million and RM17.81 million respectively in current quarter as compared with revenue and PBT of RM14.88 million and RM3.46 million reported in the preceding quarter ended (“Q3FY2024”). The Group’s revenue was slightly lower in Q4FY2024 mainly due to slower work progress from the construction segment as compared to Q3FY2024. Overall PBT was higher in Q4FY2024 mainly due to fair value gain on investment properties mitigated by the deferred tax impact.

B3. Prospects

The Malaysian economy is anticipated to experience moderate growth in Year 2025, with the outlook being shaped by a combination of domestic and global economic factors. In response to this, our Group is adopting a proactive and strategic approach to maintain growth and profitability across our key business divisions.

Our construction division will remain focused on expanding our project pipeline by actively bidding for new contracts. This will be crucial in bolstering our order book and sustaining revenue growth. We are committed to maintaining a high level of project execution, ensuring that all ongoing projects are completed on time, within budget, and to the satisfaction of our clients. Effective project management and operational efficiency will be critical to mitigate any potential cost overruns or delays, and we will continue to focus on delivering high-quality results that reinforce our reputation in the industry.

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NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 NOVEMBER 2024 (CONT'D)

PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS (CONT'D)

B3. Prospects (Cont'd)

We expect the property investment division to perform well in Year 2025, with a focus on improving occupancy rates and optimising rental income. By securing higher tenancy levels, we aim to create a more stable and consistent cash flow, which will positively impact overall financial performance. Additionally, we are focusing on enhancing the rental yield across our property portfolio, ensuring each asset generates a competitive return relative to market conditions. We will continue to identify and evaluate opportunities to expand our real estate portfolio, by focusing on properties that are well-positioned within key economic zones, offering attractive returns on investment over a reasonable period of time.

B4. Variance between actual and forecast profit

The Group has not issued any profit forecast or profit guarantee.

B5. Income tax expense

	Individual quarter ended		Cumulative year ended	
	30-Nov-24	30-Nov-23	30-Nov-24	30-Nov-23
	RM'000	RM'000	RM'000	RM'000
The income tax expense consist of:				
- Current tax expense	(396)	7	(1,093)	(465)
- Deferred tax expense	(2,873)	(6,279)	(2,873)	(6,279)
- Real property gain tax expense	(62)	-	(62)	-
	<u>(3,331)</u>	<u>(6,272)</u>	<u>(4,028)</u>	<u>(6,744)</u>

B6. Notes to the statement of profit or loss and other comprehensive income

	Individual quarter ended		Cumulative year ended	
	30-Nov-24	30-Nov-23	30-Nov-24	30-Nov-23
	RM'000	RM'000	RM'000	RM'000
<u>After charging/(crediting):</u>				
Bad debts written off	-	-	648	-
Depreciation on property, plant and equipment	12	114	339	885
Fair value gain on investment properties	(13,839)	(27,837)	(13,839)	(27,837)
Gain on disposal of assets held for sale	-	-	(1,713)	(2,650)
Gain on disposal of investment properties	(350)	-	(350)	-
Gain on disposal of property, plant and equipment	-	-	-	(3,329)
Gain from land acquisition	(672)	-	(672)	-
Impairment of goodwill	-	8,164	-	8,164
Impairment on trade receivables	185	1,084	185	1,084
Interest expense	462	453	2,074	1,729
Interest income	(4)	(7)	(17)	(124)
Loss on disposal of property, plant and equipment	-	-	528	-
Reversal of impairment loss on trade receivables	-	-	(1,084)	-
Write back of trade payable and accruals	-	-	(389)	-

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PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS (CONT'D)

B7. Corporate proposals

Save as disclosed in Note A9 and A16, there were no other corporate proposal pending for completion as at the date of this report.

B8. Group's borrowings

The Group's borrowings as at 30 November 2024 are as follows:

	Current Secured RM'000	Non-current Secured RM'000	Total RM'000
Term loans	1,796	26,255	28,051

The above borrowings are denominated in Ringgit Malaysia.

B9. Material litigation

Hanwa Co. Ltd (“Hanwa” or “Plaintiff”) vs Ingenieur Gudang Berhad (“the Company” or “Defendant”) (Case No: WA-22NCC-519-07/2023)

The Company had entered into a sale and purchase agreement dated 31 July 2017 for the sale of 41% of total issued and paid-up capital of Hanwa Steel Centre (M) Sdn Bhd to Hanwa (“Sale and Purchase Agreement dated 31 July 2017”); and had entered into a sale and purchase agreement dated 14 June 2019 for the sale of 10% of total issued and paid-up capital of Hanwa Steel Centre (M) Sdn Bhd to Hanwa (“Sale and Purchase Agreement dated 14 June 2019”) (collectively referred to as “Sale and Purchase Agreements”).

Pursuant to the Sale and Purchase Agreements, the Company was to pursue a tax appeal amounting to RM2,300,000, to the Pejabat Kastam Diraja Malaysia. The said appeal was rejected, and Hanwa claims there had been a breach of the Sale and Purchase Agreements.

On 26 September 2023, the Company received a Writ of Summons and Statement of Claim both dated 20 July 2023 filed by Hanwa against the Company.

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PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS (CONT'D)

B9. Material litigation (Cont'd)

Hanwa Co. Ltd (“Hanwa” or “Plaintiff”) vs Ingenieur Gudang Berhad (“the Company” or “Defendant”) (Case No: WA-22NCC-519-07/2023) (Cont'd)

The Plaintiff's claims against the Company are as follows:

- (a) A declaration that the Defendant had breached the Sale and Purchase Agreement dated 31 July 2017;
- (b) A declaration that the Defendant had breached the Sale and Purchase Agreement dated 14 June 2019;
- (c) The Defendant is to pay the Plaintiff a sum of RM943,000 according to the Share Sale Agreement dated 31 July 2017 immediately;
- (d) The Defendant is to pay the Plaintiff a sum of RM230,000 according to the Share Sale Agreement dated 14 June 2019 immediately;
- (e) The Defendant is to pay interests on the sum of RM943,000 and the sum of RM230,000 at the rate of 5% per annum from the date of filing of the Writ and Statement of Claim until full and final settlement;
- (f) Costs on solicitor-client basis; and
- (g) Interests on costs awarded at the rate of 5% per annum from the date of judgment until full and final settlement.

During the case management held on 5 October 2023 and 21 November 2023 via e-review, the Court has directed, amongst others that the next case management be held on 21 November 2023 and 21 February 2024 (adjourned to 13 March 2024) respectively via e-review for the parties to update on the status of filling of pleadings and interlocutory application, if any.

The hearing of the Plaintiff's summary judgment application (“Enclosure 17”) and the case management for the main suit (“Enclosure 1”) took place on 13 March 2024 via Zoom. After hearing the submissions from both parties, the High Court dismissed Enclosure 17 with costs in the cause. Case management for the suit is fixed on 15 April 2024 before the Deputy Registrar via e-review.

During the case management held on 15 April 2024 via e-review, the Court has directed the pleadings are deemed to be closed, and parties are to file bundle of pleadings, common bundle of documents, issues to be tried, statement of agreed facts and list of witnesses on or before 27 May 2024. Case management for the suit is fixed on 28 May 2024 before the Deputy Registrar via e-review.

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PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS (CONT'D)

B9. Material litigation (Cont'd)

Hanwa Co. Ltd (“Hanwa” or “Plaintiff”) vs Ingenieur Gudang Berhad (“the Company” or “Defendant”) (Case No: WA-22NCC-519-07/2023) (Cont'd)

During the case management held on 28 May 2024 via e-review, the Court has directed the next case management be held on 6 June 2024, via Zoom.

During the case management held on 6 June 2024 via Zoom, the Court has directed the plaintiff to file issues to be tried and list of witnesses in respect of the main suit by 21 June 2024, the defendant to proceed to file issues to be tried, common bundle of documents and statement of agreed facts by 21 June 2024; and next case management be held on 21 June 2024 via Zoom.

During the case management held on 21 June 2024 via Zoom, the Court has directed the parties to file all the pre-trial documents before 23 July 2024; and next case management be held on 23 July 2024 via Zoom.

During the case management held on 23 July 2024 via Zoom, the Court has directed the trial to be fixed from 23 April 2025 to 26 April 2025 via Zoom, the parties to file witness statement by 21 March 2025, the parties to consider to file in additional bundle of documents in respect of the accounts of the plaintiff and defendant respectively as at the date of the share sale purchase agreement, and next case management is fixed on 28 October 2024 via Zoom for parties to update on the additional bundle of documents.

During the case management held on 28 October 2024 via Zoom, the Court has directed no additional witness is allowed other than the witnesses in the list of witnesses filed, parties to file witness statement on or before 24 March 2025, and the common bundle of documents is converted to Part B.

B10. Proposed dividend

The Board did not recommend any dividend for the current quarter ended 30 November 2024.

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PART B: OTHER INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD MAIN MARKET LISTING REQUIREMENTS (CONT'D)

B11. Earnings per ordinary share

(a) Basic

The basic earnings per share of the Group is calculated by dividing the earnings attributable to owners of the Company by the weighted average number of ordinary shares in issue during the reporting period.

	Individual quarter ended		Cumulative year ended	
	30-Nov-24	30-Nov-23	30-Nov-24	30-Nov-23
Profit attributable to owners of the Company (RM'000)	14,481	10,914	25,288	17,936
Weighted average number of ordinary shares ('000)	1,516,593	1,442,674	1,514,572	1,239,322
Basic earnings per share (sen)	0.95	0.76	1.67	1.45

(b) Diluted

The diluted earnings per share of the Group is calculated from the profit attributable to owners of the Company divided by weighted average number of shares outstanding after adjustment for the effects of all dilutive potential ordinary shares during the financial year.

The diluted earnings per share of the Group for the current financial quarter and financial period to date ended 30 November 2024 were not presented as the exercise price of the Warrants was higher than the average market price of the Company's shares.

The diluted earnings per share of the Group for the previous financial quarter and previous financial period to date ended 30 November 2023 were not presented as the effect of the assumed conversion of ICPS on the earnings per ordinary share was anti-dilutive. The effect of the assumed exercise of Warrants had not been considered as the exercise price of the Warrants was higher than the average market price of the Company's shares.

This report is dated 17 January 2025.