



**AVALAND BERHAD**

**(Formerly known as MCT BERHAD)**

**Company No: 200901038653 (881786-X)**

**(Incorporated In Malaysia)**

**Interim Financial Reports**

**For The Quarter Ended 31 March 2024**

**AVALAND BERHAD**  
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**Interim Financial Reports**  
**For The Quarter Ended 31 March 2024**

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**AVALAND BERHAD**  
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**Incorporated In Malaysia**

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE QUARTER ENDED 31 MARCH 2024**  
*(The figures have not been audited)*

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31-MAR-24 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31-MAR-23 RM'000	CURRENT YEAR TO DATE 31-MAR-24 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31-MAR-23 RM'000
Revenue	214,577	76,581	214,577	76,581
Cost of sales	(147,914)	(50,975)	(147,914)	(50,975)
Gross profit	<u>66,663</u>	<u>25,606</u>	<u>66,663</u>	<u>25,606</u>
Other income	1,596	2,566	1,596	2,566
Selling and marketing expenses	(6,712)	(2,394)	(6,712)	(2,394)
Direct operating and general administrative expenses	(22,743)	(19,869)	(22,743)	(19,869)
Finance costs	(6,552)	(3,919)	(6,552)	(3,919)
Profit before tax	<u>32,252</u>	<u>1,990</u>	<u>32,252</u>	<u>1,990</u>
Income tax expense	<u>(11,080)</u>	<u>(1,855)</u>	<u>(11,080)</u>	<u>(1,855)</u>
Profit for the period	21,172	135	21,172	135
Other comprehensive income/(loss), net of tax				
<b>Items that will be reclassified subsequently to profit or loss</b>				
Change in fair value of cash flow hedge, net of tax	(665)	(1,306)	(665)	(1,306)
Total comprehensive income/(loss) for the period	<u>20,507</u>	<u>(1,171)</u>	<u>20,507</u>	<u>(1,171)</u>

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**FOR THE QUARTER ENDED 31 MARCH 2024**  
*(The figures have not been audited)*

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31-MAR-24 RM'000	PRECEDING YEAR CORRESPONDING QUARTER 31-MAR-23 RM'000	CURRENT YEAR TO DATE 31-MAR-24 RM'000	PRECEDING YEAR CORRESPONDING PERIOD 31-MAR-23 RM'000
<b>Profit/(Loss) for the period attributable to:</b>				
Owners of the Company	21,173	136	21,173	136
Non-controlling interest	(1)	(1)	(1)	(1)
	21,172	135	21,172	135
<b>Total comprehensive income/(loss) attributable to:</b>				
Owners of the Company	20,508	(1,170)	20,508	(1,170)
Non-controlling interest	(1)	(1)	(1)	(1)
	20,507	(1,171)	20,507	(1,171)
<b>Earnings per share attributable to owners of the Company:</b>				
Basic/Diluted earnings per share (Note B12)	1.45	0.01	1.45	0.01

*The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.*

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**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2024**

	<b>(UNAUDITED)</b>	<b>(AUDITED)</b>
	<b>AS AT</b>	<b>AS AT</b>
	<b>31-MAR-24</b>	<b>31-DEC-23</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	219,670	219,505
Investment properties	249,467	247,297
Investment securities	4,514	4,514
Deferred tax assets	11,679	11,395
Land held for property development	287,383	286,013
	<u>772,713</u>	<u>768,724</u>
<b>Total Non-Current Assets</b>		
<b>Current Assets</b>		
Inventories	3,434	3,750
Property development costs	411,227	419,602
Contract assets	303,747	283,628
Trade receivables	71,306	66,694
Other receivables	33,978	40,514
Tax recoverable	31,940	35,537
Derivative financial assets	2,706	-
Cash and bank balances	166,973	172,508
	<u>1,025,311</u>	<u>1,022,233</u>
<b>Total Current Assets</b>		
<b>Total Assets</b>	<u>1,798,024</u>	<u>1,790,957</u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity Attributable to Owners of the Company</b>		
Share capital	1,541,092	1,541,092
Reserves	(1,063,564)	(1,062,899)
Retained earnings	478,367	457,194
	<u>955,895</u>	<u>935,387</u>
Non-controlling interests	218	219
	<u>956,113</u>	<u>935,606</u>
<b>Total Equity</b>		

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**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2024**

	<b>(UNAUDITED)</b> <b>AS AT</b> <b>31-MAR-24</b> <b>RM'000</b>	<b>(AUDITED)</b> <b>AS AT</b> <b>31-DEC-23</b> <b>RM'000</b>
<b>Non-Current Liabilities</b>		
Loans and borrowings	144,543	148,943
Deferred tax liabilities	1,478	1,478
Lease liabilities	1,408	1,608
<b>Total Non-Current Liabilities</b>	<b>147,429</b>	<b>152,029</b>
<b>Current Liabilities</b>		
Contract liabilities	2,069	3,739
Trade payables	105,814	109,371
Other payables	184,969	196,074
Loans and borrowings	133,220	131,533
Tax payable	6,450	4,037
Amount owing to ultimate holding company	260,645	252,450
Derivative financial liabilities	-	4,613
Lease liabilities	1,315	1,505
<b>Total Current Liabilities</b>	<b>694,482</b>	<b>703,322</b>
<b>Total Liabilities</b>	<b>841,911</b>	<b>855,351</b>
<b>Total Equity and Liabilities</b>	<b>1,798,024</b>	<b>1,790,957</b>
Net assets per share attributable to owners of the Company (RM)	0.66	0.64

*The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.*

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**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE QUARTER ENDED 31 MARCH 2024**  
*(The figures have not been audited)*

**Attributable to the owners of the Company**

	<--- Non-Distributable --->		Distributable			Non-controlling interests	Total equity
	Share capital	Reverse acquisition reserve	Cash flow hedge reserve	Retained earnings	Attributable to owners of the Company		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>As at 1 January 2023</b>	1,541,092	(1,062,627)	1,496	391,081	871,042	224	871,266
Total comprehensive (loss)/income for the period	-	-	(1,306)	136	(1,170)	(1)	(1,171)
<b>As at 31 March 2023</b>	1,541,092	(1,062,627)	190	391,217	869,872	223	870,095
<b>As at 1 January 2024</b>	1,541,092	(1,062,627)	(272)	457,194	935,387	219	935,606
Total comprehensive income/(loss) for the period	-	-	(665)	21,173	20,508	(1)	20,507
<b>As at 31 March 2024</b>	1,541,092	(1,062,627)	(937)	478,367	955,895	218	956,113

*The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.*

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE QUARTER ENDED 31 MARCH 2024**

	<b>(UNAUDITED)</b> <b>PERIOD</b> <b>ENDED</b> <b>31-MAR-24</b> <b>RM'000</b>	<b>(UNAUDITED)</b> <b>PERIOD</b> <b>ENDED</b> <b>31-MAR-23</b> <b>RM'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit before tax	32,252	1,990
Adjustments for:		
Depreciation of:		
Property, plant and equipment	2,682	2,284
Investment properties	126	157
Finance costs	6,552	3,919
Net fair value loss on foreign exchange forward	-	1,466
Gain on disposal of property, plant and equipment	(511)	(126)
Interest income	(290)	(504)
Unrealised loss/(gain) on foreign exchange	2	(1,264)
	40,813	7,922
Operating Profit Before Working Capital Changes	40,813	7,922
Decrease/(Increase) in:		
Inventories	317	264
Property development costs	8,374	9,165
Contract assets	(20,119)	(27,272)
Trade receivables	(4,611)	9,680
Other receivables	6,535	(3,484)
(Decrease)/Increase in:		
Contract liabilities	(1,670)	(1,934)
Trade payables	(3,557)	(2,655)
Other payables	(11,097)	(7,855)
	14,985	(16,169)
Cash Generated From/(Used In) Operations	14,985	(16,169)
Income taxes paid	(5,144)	(2,097)
	9,841	(18,266)
Net Cash Generated From/(Used In) Operating Activities	9,841	(18,266)



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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE QUARTER ENDED 31 MARCH 2024**

	<b>(UNAUDITED)</b>	<b>(UNAUDITED)</b>
	<b>PERIOD</b>	<b>PERIOD</b>
	<b>ENDED</b>	<b>ENDED</b>
	<b>31-MAR-24</b>	<b>31-MAR-23</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Proceeds from disposal of property, plant and equipment	536	126
Interest received	290	504
Additions to:		
Investment properties	(2,295)	-
Property, plant and equipment	(2,872)	(47)
Land held for property development	(1,370)	(33,122)
Settlement of foreign exchange forward	-	(4,446)
	(5,711)	(36,985)
Net Cash Used In Investing Activities	(5,711)	(36,985)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Placement of fixed deposits placed with licensed banks	16,854	(191)
Net repayments/(drawdowns) of borrowings	(4,440)	45,103
Drawdown of lease liabilities	-	257
Repayments of lease liabilities	(429)	(347)
Transaction costs paid	-	(565)
Finance costs paid	(4,796)	(3,735)
Changes in restricted cash held for loans and borrowings	12,516	5,306
	19,705	45,828
Net Cash Generated From Financing Activities	19,705	45,828
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>23,835</b>	<b>(9,423)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE PERIOD</b>	<b>88,621</b>	<b>72,120</b>
<b>CASH AND CASH EQUIVALENTS AT END OF THE PERIOD</b>	<b>112,456</b>	<b>62,697</b>

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE QUARTER ENDED 31 MARCH 2024**

	<b>(UNAUDITED)</b>	<b>(UNAUDITED)</b>
	<b>PERIOD</b>	<b>PERIOD</b>
	<b>ENDED</b>	<b>ENDED</b>
	<b>31-MAR-24</b>	<b>31-MAR-23</b>
	<b>RM'000</b>	<b>RM'000</b>
Cash and cash equivalents included in the statement of cash flows comprise the following:		
Fixed deposits with licensed banks	10,007	29,511
Deposits under Housing Development Accounts	104,211	30,077
Cash on hand and in bank	52,755	43,799
Cash and bank balances	166,973	103,387
Less:		
Excess restricted cash	(51,288)	(20,889)
Fixed deposits with maturity period more than 90 days	(3,229)	(19,801)
Cash and cash equivalents	112,456	62,697

*The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.*

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2024**

**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A1 Basis of preparation**

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS134: Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial statements should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023. These interim financial statements contain selected explanatory notes which provide explanations of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Company and its subsidiaries ("Group").

The significant accounting policies and methods of computation applied in the unaudited interim financial statements are consistent with those adopted as disclosed in the audited financial statements for the financial year ended 31 December 2023.

The Group has adopted the following amendments to MFRSs which are 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	Statement of Cash Flows and Financial Instruments: Disclosure (Supplier Finance Arrangements)

The adoption of the above amendments to MFRSs does not have any significant impact to the Group.

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2024**

**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING**  
**STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A1 Basis of preparation (cont'd)**

At the date of the unaudited interim financial statements, the new and revised Standards and Amendments which were in issue but not yet effective and not early adopted by the Group and the Company are as listed below:

Amendments to MFRS 121	The Effects of Changes in Foreign Exchange Rates (Lack of Exchangeability) <sup>1</sup>
Amendments to MFRS 10	Consolidated Financial Statements: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>2</sup>
Amendments to MFRS 128	Investments in Associates and Joint Ventures: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture <sup>2</sup>

<sup>1</sup> Effective for annual period beginning on or after 1 January 2025, with earlier application permitted.

<sup>2</sup> Effective date deferred to a date to be determined and announced, with earlier application permitted.

The abovementioned MFRSs and amendments to MFRSs will be adopted in the annual financial statements of the Group and the Company when they become effective and that the adoption of these MFRSs and amendments to MFRSs may have an impact on the financial statements of the Group and the Company in the period of initial application. However, it is not practicable to provide a reasonable estimate of the effect until the Group and the Company undertake a detailed review.

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2024**

**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING**  
**STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A2      Exceptional or unusual items**

There were no material items of exceptional or unusual items affecting the assets, liabilities, equity, net income or cash flows of the Group for the period ended 31 March 2024.

**A3      Changes in estimates**

There were no changes in estimates of amounts reported in prior financial years that have a material effect on the amounts reported for the current quarter under review.

**A4      Debt and equity securities**

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellations, shares held as treasury shares and resale of treasury shares during the current quarter under review.

**A5      Dividend paid**

There were no dividends paid in the current quarter under review.

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**NOTES TO INTERIM FINANCIAL STATEMENTS**

**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2024**

**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A6 Segmental information**

The Group's segmental information for the period ended 31 March 2024 is as follows:

	<b>Property Development RM'000</b>	<b>Investment Holding RM'000</b>	<b>Complementary Business RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>	<b>Elimination RM'000</b>	<b>Group RM'000</b>
<b>Revenue</b>							
External revenue	210,406	-	375	3,796	214,577	-	214,577
Inter-segment revenue	-	-	17,453	682	18,135	(18,135)	-
<b>Total revenue</b>	<b>210,406</b>	<b>-</b>	<b>17,828</b>	<b>4,478</b>	<b>232,712</b>	<b>(18,135)</b>	<b>214,577</b>
<b>Results</b>							
Operating profit/(loss)	33,531	(700)	5,203	(826)	37,208	-	37,208
Interest income	241	4,620	41	3	4,905	(4,615)	290
Other income	561	18	674	53	1,306	-	1,306
Finance costs	(5,524)	(4,251)	(1,118)	(274)	(11,167)	4,615	(6,552)
<b>Profit/(Loss) before tax</b>	<b>28,809</b>	<b>(313)</b>	<b>4,800</b>	<b>(1,044)</b>	<b>32,252</b>	<b>-</b>	<b>32,252</b>
Income tax expense	(10,178)	(74)	(804)	(24)	(11,080)	-	(11,080)
<b>Profit/(Loss) after tax</b>	<b>18,631</b>	<b>(387)</b>	<b>3,996</b>	<b>(1,068)</b>	<b>21,172</b>	<b>-</b>	<b>21,172</b>

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**NOTES TO INTERIM FINANCIAL STATEMENTS**

**UNAUDITED INTERIM FINANCIAL REPORTS FOR THE QUARTER ENDED 31 MARCH 2024**

**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A6 Segmental information (cont'd)**

The segmental information as at 31 March 2024 is as follows:

	<b>Property Development RM'000</b>	<b>Investment Holding RM'000</b>	<b>Complementary Business RM'000</b>	<b>Others RM'000</b>	<b>Total RM'000</b>	<b>Elimination RM'000</b>	<b>Group RM'000</b>
<b>Assets and liabilities</b>							
Segment assets	2,384,011	1,964,401	689,589	65,696	5,103,697	(3,349,292)	1,754,405
Tax recoverable and deferred tax assets	25,202	430	8,862	109	34,603	9,016	43,619
<b>Total assets</b>	<b>2,409,213</b>	<b>1,964,831</b>	<b>698,451</b>	<b>65,805</b>	<b>5,138,300</b>	<b>(3,340,276)</b>	<b>1,798,024</b>
<b>Liabilities</b>							
Segment liabilities	1,864,126	420,487	626,143	116,430	3,027,186	(2,193,204)	833,982
Tax payable and deferred tax liabilities	6,624	-	-	-	6,624	1,304	7,928
<b>Total liabilities</b>	<b>1,870,750</b>	<b>420,487</b>	<b>626,143</b>	<b>116,430</b>	<b>3,033,810</b>	<b>(2,191,900)</b>	<b>841,910</b>

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
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**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING**  
**STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A7 Material events subsequent to the end of interim financial year**

There were no material events subsequent to the end of the current quarter under review up to the date of this report.

**A8 Changes in the composition of the Group**

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

**A9 Changes in contingent liabilities and contingent assets**

Details of contingent liabilities of the Group as at end of the current quarter under review are as follows:

(a) Performance bond

	<b>As at 31-MAR-24 RM'000</b>	<b>As at 31-DEC-23 RM'000</b>
Performance bond provided in favour of third parties pursuant to the construction and/or development projects of the Group	<u>50,273</u>	<u>40,941</u>

**A10 Commitments**

There were no commitments in the Group for the current quarter under review.



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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
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**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING**  
**STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A11 Significant related party transactions**

During the financial period, the significant related party transactions entered by the Group, which were determined based on negotiations agreed between the parties, are as follows:

	<b>3 MONTHS ENDED 31-MAR-24 RM'000</b>
Interest paid/payable to ultimate holding company	2,913
Legal fees paid/payable for sales and purchase agreement to a firm, in which a director has interest	<u>250</u>

**A12 Seasonal or cyclical factors**

The Group's operations were not significantly affected by any seasonal or cyclical factors.

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**NOTES TO INTERIM FINANCIAL STATEMENTS**  
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**PART A - EXPLANATORY NOTES PURSUANT TO THE MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING**

**A13 Fair values**

The carrying amounts of the financial instruments approximate their fair values as these financial assets and financial liabilities have short-term maturity or are repayable on demand except for the following:

**Financial instruments carried at fair value**

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices)
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs)

	<b>As at 31-MAR-24 RM'000</b>	<b>As at 31-DEC-23 RM'000</b>
<b>Level 2</b>		
<u>Assets</u>		
Derivative financial instruments (cross currency interest rate swaps)	2,706	-
<u>Liabilities</u>		
Derivative financial instruments (cross currency interest rate swaps)	-	4,613

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

**B1 Performance review**

Performance of the current quarter against the preceding year corresponding quarter (Q1 2024 vs Q1 2023)

In Q1 2024, the Group recorded higher revenue of RM214.6 million and gross profit of RM66.7 million as compared to the revenue of RM76.6 million and gross profit of RM25.6 million in Q1 2023. The increase in revenue was mainly due to the advanced construction work progress for the Group's ongoing projects (namely Aetas Damansara, Alira Subang Jaya and projects in Cyberjaya).

Accordingly, the Group achieved a profit before tax of RM32.3 million for the current quarter under review as compared to the preceding year corresponding quarter of RM2.0 million.

Performance of the current year-to-date against the preceding year-to-date (year-to-date "YTD" March 2024 vs YTD March 2023)

Review of financial year-to-date results is the same as above.

**B2 Material changes for the current quarter as compared to the preceding quarter (Q1 2024 vs Q4 2023)**

The Group recorded lower revenue of RM214.6 million for the current quarter as compared to RM261.6 million in the preceding quarter. Comparatively, the decrease in revenue was mainly due to lower sales contribution and construction work progress from the existing ongoing projects and new launches in late March 2024.

As a result, the Group's profit before tax moderated to RM32.3 million in the current quarter as compared to RM46.5 million in the preceding quarter.

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**B3 Prospects**

The Group sustained its commendable financial performance and reported higher property sales of RM211.6 million for the first quarter ended 31 March 2024 (“Q1 2024”). This is 83.9% higher than the RM115.1 million sales recorded in the previous corresponding quarter.

The improved sales performance was in line with the encouraging take-up rate of the Group’s ongoing projects, namely Phase 1 Casa Embun (99%), Sanderling (86%), Alira Subang Jaya (88%) and Alora Residences (37%). In addition, the Group launched Amika Residences in March 2024 and registered a take-up rate of 44% as at 31 March 2024, highlighting the Group’s ability to introduce new products that effectively meet market demands.

The Group’s unbilled sales as at 31 March 2024 stood at RM852 million, providing the Group with earnings visibility over the next few years.

Thus far, the Group launched two projects in 2024, namely Phase 2 of Casa Embun in our Cybersouth township and Amika Residences in Subang Jaya with a gross development value (“GDV”) of RM201.7 million and RM452.1 million respectively. The Group targets to launch another two new projects this year, namely Aetas Seputeh and Anja Residences & Signature Retail with a total GDV of RM1.0 billion.

All of our launches are categorised into three tiers, namely AVA Luxe, AVA Prime and AVA Ria to cater to every market segment with a seamless range. AVA Luxe represents the Group’s upscaled luxury brand (Aetas Seputeh), while AVA Prime represents the Group’s lifestyle brand and caters to the middle-income market (Amika Residences). Meanwhile, AVA Ria focuses on affordable quality housing (Casa Embun and Anja Residences & Signature Retail). The Group is confident that the new projects will be well accepted by the market considering its strategic location, unique concepts and design for post-pandemic lifestyles.

The Group remains cautiously optimistic of its prospects with the property industry rebounding from the lows during the pandemic as the number of overhang residential properties continue to improve. Furthermore, the recent decision to maintain the Overnight Policy Rate at 3.0% by Bank Negara Malaysia in May 2024 bodes well for the overall property sector as stable interest rates would attract more demand for homes.

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**B4 Profit forecast or profit guarantee**

No profit forecast or profit guarantee was issued by the Group for the financial period.

**B5 Profit/(Loss) on sale of unquoted investments**

There was no sale of unquoted investments during the current quarter under review.

**B6 Quoted securities**

There was no purchase or disposal of quoted and marketable securities during the current quarter under review.

**B7 Status of corporate proposals**

There were no corporate proposals previously announced by the Group that remained uncompleted as at 16 May 2024, the last practicable date which is not earlier than seven (7) days from the issue of this interim financial report.

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**B8 Group borrowings**

Group borrowings as at 31 March 2024 and 31 December 2023 were as follows:

	<b>As at 31-MAR-24 RM'000</b>	<b>As at 31-DEC-23 RM'000</b>
<b>Short-term</b>		
<u>Unsecured:</u>		
Lease liabilities (Hire purchases)	111	119
Revolving credits	121,750	125,020
<u>Secured:</u>		
Term loans and islamic loans	11,470	6,513
	<u>133,331</u>	<u>131,652</u>
<b>Long-term</b>		
<u>Unsecured:</u>		
Lease liabilities (Hire purchases)	294	317
<u>Secured:</u>		
Term loans and islamic loans	144,543	148,943
	<u>144,837</u>	<u>149,260</u>
	<u><b>278,168</b></u>	<u><b>280,912</b></u>

Save for the advances from ultimate holding company and its related interest payable, there were no loans and borrowings denominated in foreign currency as at 31 March 2024 and 31 December 2023.

Weighted average interest rates per annum of borrowings effective as at reporting date are as follow:

	<b>31-MAR-24</b>
Lease liabilities	2.36%
Revolving credits	4.94%
Term loan and islamic loans	4.99%

The proportion of borrowings between fixed and floating were as follows:

	<b>31-MAR-24</b>	
	<b>RM'000</b>	<b>% to total borrowings</b>
Fixed rate	405	0.15%
Floating rate	277,763	99.85%
	<u>278,168</u>	<u>100.00%</u>

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**B9 Income tax expense**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR	PRECEDING	CURRENT YEAR	PRECEDING
	QUARTER	YEAR	TO DATE	YEAR
	31-MAR-24	CORRESPONDING	31-MAR-24	CORRESPONDING
	31-MAR-23		PERIOD	
	RM'000	31-MAR-23	31-MAR-23	RM'000
		RM'000		RM'000
Income tax expense comprises:				
Current tax	11,154	1,855	11,154	1,855
Deferred tax	(74)	-	(74)	-
	<u>11,080</u>	<u>1,855</u>	<u>11,080</u>	<u>1,855</u>

**B10 Trade receivables**

The table below is the aging analysis of trade receivables at the end of the reporting period:

	<b>31-MAR-24</b>
	<b>RM'000</b>
Neither past due nor impaired	42,481
1 to 30 days past due	19,938
31 to 60 days past due	3,771
61 to 90 days past due	925
More than 90 days past due	13,056
	<u>37,690</u>
Less: Provision for doubtful debt for trade receivables	(8,865)
	<u><u>71,306</u></u>

Allowance for doubtful debt for trade receivables was provided for balances aged beyond 180 days as it is probable the Group will be unable to collect such debts after sending reminder letters and letter of demand.

On confirmation of insolvency of receivables, the balances will be written off.

**B11 Dividend payable**

There was no dividend proposed for the quarter under review.

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**B12 Earnings per share**

The calculation of the earnings per ordinary share of the Group has been calculated by dividing profit for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue.

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT YEAR QUARTER 31-MAR-24 RM'000	PRECEEDING YEAR CORRESPONDING QUARTER 31-MAR-23 RM'000	CURRENT YEAR TO DATE 31-MAR-24 RM'000	PRECEEDING YEAR CORRESPONDING PERIOD 31-MAR-23 RM'000
Basic earnings per share				
Profit attributable to owners of the Company (RM'000)	21,173	136	21,173	136
Weighted average number of ordinary shares ('000)	1,456,995	1,456,995	1,456,995	1,456,995
Basic/Diluted earnings (sen per share)	<u>1.45</u>	<u>0.01</u>	<u>1.45</u>	<u>0.01</u>

**B13 Profit before tax**

The following amounts have been included in arriving at profit before tax:

	CURRENT YEAR QUARTER 31-MAR-24 RM'000	YEAR TO DATE 31-MAR-24 RM'000
Staff costs	13,095	13,095
Depreciation of:		
Property, plant and equipment	2,682	2,682
Investment properties	126	126
Unrealised loss on foreign exchange	2	2
Gain on disposal of property, plant and equipment	(511)	(511)
Interest income	<u>(290)</u>	<u>(290)</u>



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**B14 Changes in material litigation**

There was no material litigation against the Group as at the reporting date.

**B15 Auditors' report on preceding annual financial statements**

The auditors' report on the financial statements for the financial year ended 31 December 2023 were not subject to any qualification.

**B16 Authorisation for issue**

The current interim financial statements were authorised for issue by the Board of Directors in accordance with the resolution of the Directors on 23 May 2024.