



TAMBUN INDAH LAND BERHAD
(Company No: 200801009158 (810446-U))
(Incorporated in Malaysia)

Interim Financial Report
For The Fourth Quarter Ended 31 December 2023 (Unaudited)

	Page No.
Condensed Consolidated Statement of Financial Position	1
Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	2
Condensed Consolidated Statement of Changes In Equity	3
Condensed Consolidated Statement of Cash Flows	4
Notes to the Interim Financial Report	5 - 10

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023
Condensed Consolidated Statement of Financial Position

		Unaudited As at 31 December 2023 RM'000	Audited As at 31 December 2022 RM'000
	Note		
ASSETS			
Non-Current Assets			
Property, plant and equipment		3,305	3,295
Right-of-use assets		559	179
Investment properties		126,244	124,004
Inventories	B13	292,986	307,075
Investment in an associate company		108	341
Investment in a joint venture		26,190	27,784
Deferred tax assets		6,015	9,181
		<u>455,407</u>	<u>471,859</u>
Current Assets			
Inventories	B13	134,293	105,907
Trade and other receivables		24,380	59,635
Contract assets		96,799	55,084
Current tax assets		9,472	6,042
Short term funds		39,554	96,549
Cash and bank balances		123,658	89,830
		<u>428,156</u>	<u>413,047</u>
TOTAL ASSETS		<u>883,563</u>	<u>884,906</u>
EQUITY AND LIABILITIES			
Equity attributable to owners of the parent:			
Share capital		291,302	291,302
Retained profits		462,040	451,619
		<u>753,342</u>	<u>742,921</u>
Non-controlling interests		405	(3,718)
Total Equity		<u>753,747</u>	<u>739,203</u>
Non-Current Liabilities			
Long-term bank borrowings		61,963	78,281
Lease liabilities		469	104
Deferred tax liability		691	-
		<u>63,123</u>	<u>78,385</u>
Current Liabilities			
Trade and other payables		42,118	40,556
Contract liabilities		-	1,607
Short-term bank borrowings		24,407	24,381
Lease liabilities		104	99
Current tax liabilities		64	675
		<u>66,693</u>	<u>67,318</u>
TOTAL LIABILITIES		<u>129,816</u>	<u>145,703</u>
TOTAL EQUITY AND LIABILITIES		<u>883,563</u>	<u>884,906</u>
Net assets per share attributable to ordinary equity holders of the company (RM) (Note b)		<u>1.71</u>	<u>1.69</u>

Notes:

a The condensed Consolidated Statement of Financial Position should be read in conjunction with Tambun Indah Land Berhad's ("Tambun Indah" or "the Company") audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to this interim financial report.

b Based on 439,311,917 (2022: 439,311,917) ordinary shares issued in Tambun Indah ("Shares").

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023

Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income

	Note	Individual Quarter 3 months ended		Cumulative Quarter 12 months ended	
		31-Dec-2023	31-Dec-2022	31-Dec-2023	31-Dec-2022
		RM'000	RM'000	RM'000	RM'000
Revenue		57,721	53,927	204,415	227,488
Cost of sales		(37,251)	(32,014)	(130,867)	(123,474)
Gross profit		20,470	21,913	73,548	104,014
Other income	B14	3,066	1,388	7,279	2,716
Sales and marketing expenses		(1,198)	(1,510)	(4,211)	(5,484)
Administrative expenses	B15	(3,146)	(3,616)	(16,068)	(15,269)
Profit from operations		19,192	18,175	60,548	85,977
Finance costs		(1,011)	(1,116)	(4,174)	(3,609)
Share of profit of an associate		(1)	-	1	1
Share of profit of a joint venture		(892)	144	(594)	437
Profit before tax		17,288	17,203	55,781	82,806
Income tax expense		(6,330)	(5,379)	(16,132)	(22,688)
Profit for the period		10,958	11,824	39,649	60,118
Total other comprehensive income, net of tax		-	-	-	-
Total comprehensive income for the period		10,958	11,824	39,649	60,118
Profit attributable to :					
Equity holders of the Company		11,213	12,152	40,958	61,164
Non-controlling interests		(255)	(328)	(1,309)	(1,046)
		10,958	11,824	39,649	60,118
Total comprehensive income attributable to :					
Equity holders of the Company		11,213	12,152	40,958	61,164
Non-controlling interests		(255)	(328)	(1,309)	(1,046)
		10,958	11,824	39,649	60,118
Earnings per share attributable to the equity holders of the Company					
Basic (sen)	B11	2.55	2.77	9.32	13.96
Diluted (sen)	B11	2.55	2.77	9.32	13.96

Note :

The Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Company's audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to this interim financial report.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023

Condensed Consolidated Statement of Changes In Equity

	Attributable to Equity Holders of the Company					Total Equity RM'000
	Non-distributable		Distributable		Non- controlling Interests RM'000	
	Share Capital RM'000	Option Reserve RM'000	Retained Profits RM'000	Total RM'000		
At 1 January 2023	291,302	-	451,619	742,921	(3,718)	739,203
Profit for the year	-	-	40,958	40,958	(1,309)	39,649
Total comprehensive income	-	-	40,958	40,958	(1,309)	39,649
Transactions with owners						
Liquidation of a subsidiary	-	-	-	-	(54)	(54)
Issuance of ordinary shares						
- acquisition of remaining equity interest in subsidiary company	-	-	(5,936)	(5,936)	5,486	(450)
Dividends	-	-	(24,601)	(24,601)	-	(24,601)
Total transactions with owners	-	-	(30,537)	(30,537)	5,432	(25,105)
At 31 December 2023	291,302	-	462,040	753,342	405	753,747
At 1 January 2022	289,096	1,118	415,493	705,707	(2,672)	703,035
Profit for the year	-	-	61,164	61,164	(1,046)	60,118
Total comprehensive income	-	-	61,164	61,164	(1,046)	60,118
Transactions with owners						
Issuance of ordinary shares						
- exercise of Employee shares option scheme ("ESOS")	2,206	(261)	-	1,945	-	1,945
Transfer of option reserve to retained earning upon lapse of ESOS	-	(881)	881	-	-	-
Options granted under ESOS	-	24	-	24	-	24
Dividends	-	-	(25,919)	(25,919)	-	(25,919)
Total transactions with owners	2,206	(1,118)	(25,038)	(23,950)	-	(23,950)
At 31 December 2022	291,302	-	451,619	742,921	(3,718)	739,203

Note :

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Company audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to this interim financial report.

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023

Condensed Consolidated Statement of Cash Flows

	12 months ended 31-Dec-2023 RM'000	12 months ended 31-Dec-2022 RM'000
Cash Flows from Operating Activities		
Profit before taxation	55,781	82,806
Adjustments for:-		
Non-cash items	(1,394)	426
Non-operating items	79	1,003
Operating profit before changes in working capital	54,466	84,235
Net changes in inventories	(14,297)	(17,049)
Net changes in trade and other receivables	35,255	(32,111)
Net changes in contract assets	(41,715)	64,092
Net changes in trade and other payables	1,562	7,744
Net changes in contract liabilities	(1,607)	1,607
Net cash from operations	33,664	108,518
Interest received	4,688	2,168
Tax paid	(18,023)	(33,330)
Tax refund	1,707	1,286
Net cash from operating activities	22,036	78,642
Cash Flows from Investing Activities		
Purchase of property, plant and equipment	(572)	(330)
Addition in investment properties	(240)	(170)
Changes of deposits pledged with licensed banks	403	(51)
Proceeds from disposal of property, plant and equipment	57	59
Dividend income from associate company	234	-
Acquisition of additional shares in existing subsidiary companies	(450)	-
Redemption of redeemable preference shares in a joint venture	1,000	-
Net cash outflow from liquidation of a subsidiary	(66)	-
Net cash from/(used) in investing activities	366	(492)
Cash Flows from Financing Activities		
Dividends paid	(24,601)	(25,919)
Drawdown of revolving credit	-	12,983
Drawdown of term loan	-	7,983
Proceeds from issuance of shares pursuant to options exercised under the ESOS	-	1,945
Repayment of bank borrowings	(16,292)	(26,695)
Repayment of lease liabilities	(107)	(107)
Interest paid	(4,166)	(3,597)
Net cash used in financing activities	(45,166)	(33,407)
Net changes in cash and cash equivalents	(22,764)	44,743
Cash and cash equivalents at 1 January 2023/2022	183,566	138,822
Cash and cash equivalents at 31 December 2023/2022	160,802	183,565
Cash and cash equivalents included in the cash flows comprise of:-		
Short term funds placed with financial institutions	39,554	96,549
Cash and bank balances	110,682	76,744
Deposits placed with licensed banks	12,976	13,085
	163,212	186,378
Less: Deposits pledged with licensed banks	(2,410)	(2,813)
	160,802	183,565

Note :

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Company audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to this interim financial report.

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023

A. Explanatory Notes pursuant to Malaysian Financial Reporting Standards ("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 MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa").

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2022. 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 year ended 31 December 2022.

A2. Changes in Accounting Policies

The accounting policies and methods of computation adopted by Tambun Indah and its subsidiary companies ("Group") for the interim financial statements are consistent with those adopted for the audited financial statements for the financial year ended 31 December 2022 except for the mandatory adoption of the following new and revised MFRSs and Issues Committee Interpretations ("IC Interpretations") effective for the financial period beginning on 1 January 2023:

MFRSs, amendments to MFRSs and IC Interpretations

MFRS 17	Insurance Contracts
Amendments to MFRS 17	Initial Application of MFRS 17 and MFRS 9 - Comparative Information
Amendments 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 following are accounting standards, amendments and interpretations that have been issued by the Malaysian Accounting Standards Board ("MASB") but not yet effective and have not applied by the Group:

Title	Effective Date
Amendments to MFRS 16 Leases - Lease Liability in a Sale and Leaseback	1 January 2024
Amendments to MFRS 101 Classification of Liabilities as Current or Non-current	1 January 2024
Amendments to MFRS 101 Non-current Liabilities with Covenants	1 January 2024
Amendments to MFRS 107 Statement of Cash Flows and MFRS 7 Financial Instruments: Disclosures - Supplier Finance Arrangements	1 January 2024
Amendments to MFRS 121 Lack of Exchangeability	1 January 2025
Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

A3. Explanatory Comments about Seasonality or Cyclicity of Interim Operations

The business operations of the Group during the financial quarter under review had not been materially affected by any seasonal or cyclical factors.

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current financial quarter-to-date.

A5. Changes in Estimates

There were no changes in estimates that have had a material effect in the current financial quarter-to-date results.

A6. Debt and Equity Securities

For the financial period under review, there were no issues, cancellation, repurchase, resale or repayment of debt and/or equity securities, share buybacks, share cancellations, shares held as treasury shares and resale of treasury shares.

A7. Dividend Paid

On 12 September 2023, the Company paid final single tier dividend of 5.6 sen per ordinary share each amounting to RM24,601,467 in respect of the financial year ended 31 December 2022.

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023

A8. Operating Segment

The segmental analysis for the financial period ended 31 December 2023 is as follows:

	Property development and property management RM'000	Investment holdings RM'000	Other operations RM'000	Adjustments and eliminations RM'000	Total RM'000
Revenue					
Revenue from external customers	200,829	3,586	-	-	204,415
Inter-segment revenues	42	42,756	-	(42,798)	-
	<u>200,871</u>	<u>46,342</u>	<u>-</u>	<u>(42,798)</u>	<u>204,415</u>
Results					
Profit from operations	49,649	49,391	68	(43,157)	55,951
Unallocated amount: - corporate expenses					(170)
Profit before tax					<u>55,781</u>
Tax expense					(16,132)
Profit for the period					<u><u>39,649</u></u>

A9. Subsequent Events

There were no material events subsequent to the financial period ended 31 December 2023 until 21 February 2024 (the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial report), that had not been reflected in the financial statements for the current quarter under review.

A10. Changes in the Composition of the Group

On 15 June 2023, Ascention Sdn Bhd, ("Ascention"), an indirect 50% owned subsidiary of Tambun Indah Land Berhad has had its final meeting ("Final Meeting") to conclude its Member's Voluntary Winding-Up. Return by Liquidator relating to the Final Meeting together with a copy of the accounts were subsequently submitted to the Companies Commission of Malaysia and Official Receiver on 16 June, 2023 and Ascention was dissolved after expiration of 3 months from the date of lodgement of the Return by the liquidator.

The Company entered into a Share Sale Agreement dated 29th November 2023 to acquire the remaining share capital of Mustiara Sdn Bhd ("Mustiara") not owned by the Company from its minority shareholder for a consideration of RM450,000/- only upon the terms contained therein. The said Agreement was subject to the approval of the financier of Mustiara. Approval was obtained on 12 December 2023 and the purchase was completed on 22 December 2023 whereupon Mustiara became a wholly-owned subsidiary.

Save as disclosed above, there were no other changes in the composition of the Group for the current quarter and financial year to-date.

A11. Changes in contingent liabilities or contingent assets

There were no material changes in contingent liabilities or contingent assets since the end of the last annual reporting period.

A12. Capital Commitments

There were no outstanding capital commitments for the Group as at 31 December 2023.

A13. Significant Related Party Transactions

Related parties are those defined under MFRS 124: Related Party Disclosures.

Transactions with directors of the Company and subsidiary companies, members of their family and companies, firms and trust bodies in which they have interests:

	12 months ended 31-Dec-2023 RM'000
Lease payments made to companies of which a Director has interest	107
Purchased of goods from a company in which the Director is family member of Directors of the Company	23
	<u><u>130</u></u>

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023

B. Explanatory Notes in Compliance with Listing Requirements of the Bursa Malaysia

B1. Review of Performance

Quarter on Quarter review

The quarter on quarter movements in the segment revenues were as follows:

	Current	Preceding Year	Variances	
	31-Dec-2023 RM'000	31-Dec-2022 RM'000	%	RM'000
Revenue				
Property development and property management	56,810	53,053	7.1%	3,757
Investment holdings	911	874	4.2%	37
	57,721	53,927	7.0%	3,794
Profit before tax	17,288	17,203	0.5%	85

The current quarter's revenue and profit before tax of RM57.7 million and RM17.3 million represented a 7% increase in revenue and 0.5% increase in profit before tax over the same quarter of the preceding year.

Property development & property management

Revenue was mainly contributed by residential property developments in Pearl City, Simpang Ampat which accounted for approximately 99.9% of the total revenue in the segment for the current quarter under review.

The higher revenue and profit before tax in the current quarter as compared to the same quarter of the preceding year were mainly due to higher new property sales of RM98.8 million in the current quarter (same quarter of preceding year 2022: RM40 million) as the Group launched a new project, Vila Botani during the quarter. Vila Botani, located in Pearl City township comprised of 252 units of double-storey terrace houses, 114 units of semi-detached houses and 144 units of town houses.

Despite the higher new property sales, revenue increased marginally as a significant portion of these new sales originated from a newly launched project that was still in its early stage of construction.

Investment holdings

The revenue was mainly derived from rental received from completed investment properties.

B2. Comparison of results against immediate preceding quarter

	Current	Preceding	Variances	
	31-Dec-2023 RM'000	30-Sep-2023 RM'000	%	RM'000
Revenue	57,721	48,210	19.7%	9,511
Profit before tax	17,288	16,385	5.5%	903

Compared to the immediate preceding quarter, the revenue and profit before tax increased by 19.7% and 5.5%, respectively.

The increase in revenue and profit before tax was mainly due to higher new property sales of RM98.8 million in the current quarter (immediate preceding quarter: RM56.8 million) as explained in B1 above.

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023

B3. Prospects for the next financial year

As at 31 December 2023, seven (7) on-going projects of the Group with a total Gross Development Value of approximately RM800.8 million achieved an average take-up rate of 62% and unbilled sales of RM122.9 million which should contribute positively to the Group's earnings for the next two to three years.

The outlook for the property industry continues to be challenging and the Group will remain cautious. Based on the foregoing, the Group expects to achieve a moderate performance for the financial year ending 2024.

B4. Variance of Actual Profit from Forecast Profit or Profit Guarantee

Not applicable as no profit forecast or profit guarantee was issued.

B5. Statement by Board of Directors

The Group did not issue any profit forecast or projection in a public document in the current quarter or financial year-to-date.

B6. Income Tax

Income tax comprised:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 31-Dec-2023 RM'000	Preceding Year Corresponding Quarter 31-Dec-2022 RM'000	Current Year- To-Date 31-Dec-2023 RM'000	Preceding Year Corresponding Period 31-Dec-2022 RM'000
Current income tax	5,204	3,974	11,044	25,126
Under provision of taxation in respect of prior year	-	-	1,231	2,003
Deferred taxation	1,203	1,056	4,683	(2,863)
Over/(Under) provision of deferred tax assets in respect of prior year	(77)	349	(826)	(1,578)
	<u>6,330</u>	<u>5,379</u>	<u>16,132</u>	<u>22,688</u>

The Group's effective tax rate for the financial year-to-date under review was higher compared to the statutory taxation rate mainly due to certain non-tax deductible expenses.

B7. Status of Corporate Proposals

There were no corporate proposals that had been announced but not yet completed during the current financial quarter and financial period-to-date under review.

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023

B8. Borrowings and Debt Securities

Details of the Group's borrowings as at 31 December 2023 were as follows:

	Secured RM'000
<i>Long term borrowing:</i>	
Term loans	61,963
	<u>61,963</u>
<i>Short term borrowing:</i>	
Revolving credit	7,983
Term loans	16,424
	<u>24,407</u>
Total	<u><u>86,370</u></u>

The Group had no foreign currency borrowings.

B9. Material Litigation

The Group is not engaged in any material litigation as at the date of this report.

B10. Dividend

No dividend has been proposed for the current quarter.

B11. Earnings Per Share

(a) Basic Earnings Per Share

The basic earnings per share for the current financial quarter and current financial year-to-date had been calculated by dividing the Group's profit for the period attributable to equity holders of the Company by the weighted average number of shares in issue.

	Current Quarter 31-Dec-2023	Preceding Year Corresponding Quarter 31-Dec-2022	Current Year- To-Date 31-Dec-2023	Preceding Year Corresponding Period 31-Dec-2022
Profit for the period attributable to equity holders of the Company (RM'000)	11,213	12,152	40,958	61,164
Weighted average number of ordinary shares in issue ('000)	439,312	439,312	439,312	438,030
Basic Earnings Per Share (sen)	2.55	2.77	9.32	13.96

The weighted average number of ordinary shares used in the denominator in calculating basic earnings per share was determined as follows:

	Current Quarter 31-Dec-2023 '000	Preceding Year Corresponding Quarter 31-Dec-2022 '000	Current Year- To-Date 31-Dec-2023 '000	Preceding Year Corresponding Period 31-Dec-2022 '000
Number of ordinary shares at beginning of the period/year	439,312	436,041	439,312	436,041
Effect of shares issued pursuant to: - exercise of ESOS	-	3,271	-	1,989
Weighted average number of ordinary shares	<u>439,312</u>	<u>439,312</u>	<u>439,312</u>	<u>438,030</u>

(b) Diluted Earnings per share

The diluted earnings per share is the same as the basic earnings per share as there is no potential ordinary shares in issue as at the end of the financial period.

INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**B12. Auditors' Report on Preceding Annual Financial Statements**

There was no qualification to the audited financial statements of the Company and its subsidiary companies for the financial year ended 31 December 2022.

B13. Inventories

	Unaudited As at 31 December 2023 RM'000	Audited As at 31 December 2022 RM'000
Non-Current Assets		
Land held for property development	292,986	307,075
Current Assets		
Property development costs	125,239	96,029
Completed properties held for sales	9,054	9,878
	<u>134,293</u>	<u>105,907</u>
Total	<u>427,279</u>	<u>412,982</u>

B14. Other income

	Current quarter 31-Dec-2023 RM'000	Financial year to-date 31-Dec-2023 RM'000
Interest income	1,029	4,688
Gain on disposal of property, plant and equipment	-	57
Fair value gain on investment properties	2,000	2,000
Miscellaneous income	37	534
	<u>3,066</u>	<u>7,279</u>

The Group did not receive any other income including investment income for the financial period ended 31 December 2023.

B15. Additional disclosures pursuant to para 16, Part A, Appendix 9B of Bursa Malaysia Securities Berhad Listing Requirements

	Current quarter 31-Dec-2023 RM'000	Financial year to-date 31-Dec-2023 RM'000
Depreciation	159	548

Save as disclosed above, there were no provision for and written off of receivables and inventories, gain or loss on disposal of quoted or unquoted investments or properties, impairment of assets, foreign exchange gain or loss and gain or loss on derivatives for the financial period ended 31 December 2023.

B16. Authority for Issue

The interim financial statements were authorised for issue by the Board of Directors of Tambun Indah in accordance with a resolution of the Directors on 28 February 2024.

By order of the Board of Directors
Lee Peng Loon
Company Secretary
28 February 2024