



CHIN HIN GROUP BERHAD

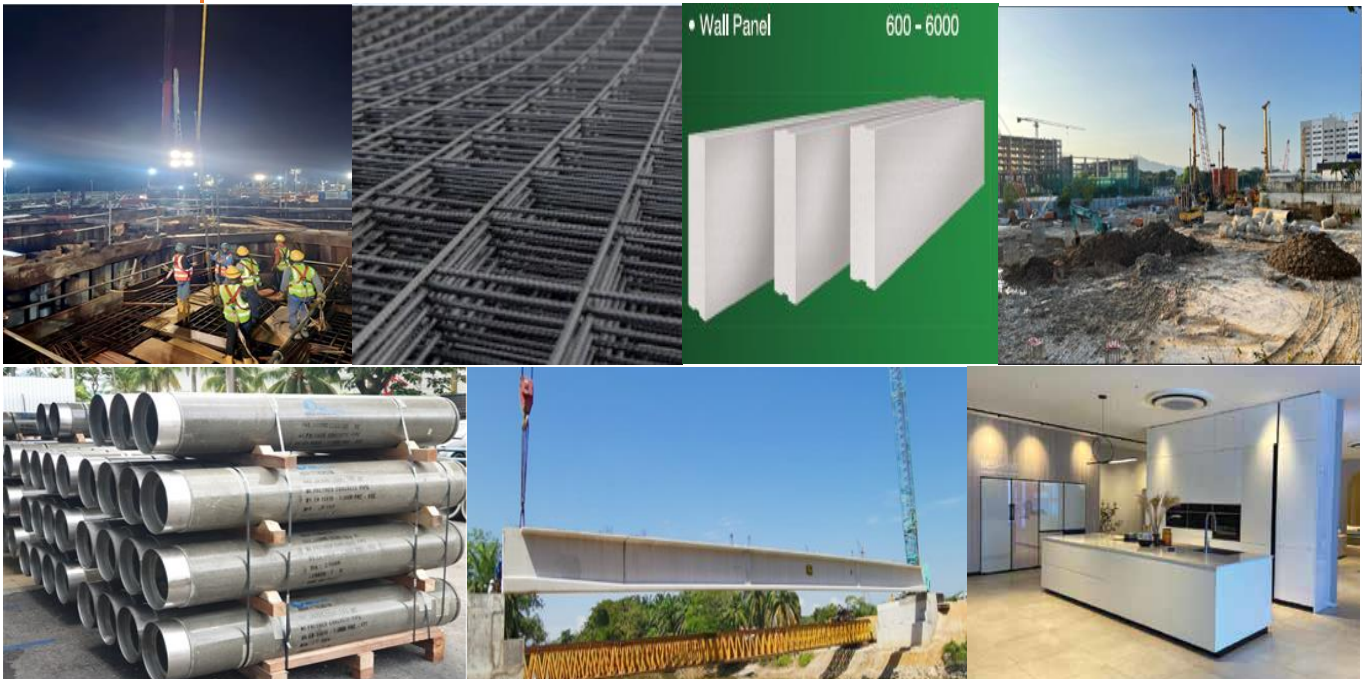
INTERIM FINANCIAL REPORT FOURTH QUARTER ENDED 31ST DECEMBER 2023

CHIN HIN GROUP BERHAD

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(Incorporated in Malaysia)

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2023**
(The figures have not been audited)

	Individual Quarter			Cumulative Quarter		
	31 Dec 2023	31 Dec 2022	Changes	31 Dec 2023	31 Dec 2022	Changes
Note	RM'000	RM'000	%	RM'000	RM'000	%
Revenue	527,407	509,261	4%	2,057,202	1,629,655	26%
Cost of sales	(479,795)	(465,314)		(1,869,002)	(1,497,599)	
Gross profit	47,612	43,947	8%	188,200	132,056	43%
Other operating income	84,640	-		93,446	13,919	
Fair value gain/(loss) on investment properties	145	(632)		145	(632)	
Fair value (loss)/gain on other investments	(311)	(43,434)		4,603	2,192	
Gain on disposal of investment in an associate	-	56,372		-	76,321	
Gain on disposal of investment in subsidiary companies	9,122	119		10,233	4,139	
Gain on disposal of other investments	474	-		3,509	-	
Finance income	634	1,647		3,247	3,197	
Impairment loss on property, plant and equipment	(3,371)	-		(3,371)	-	
Net impairment loss on receivables	4,327	(4,598)		(3,144)	(10,286)	
Administrative expenses	(44,967)	(34,171)		(130,358)	(105,154)	
Operating profit	98,305	19,250	411%	166,510	115,752	44%
Finance costs	(12,888)	(8,697)		(41,525)	(30,398)	
Share of results of associates	3,852	2,511		32,065	20,757	
Share of results of joint ventures	22,362	9,019		35,166	10,452	
Profit before taxation	111,631	22,083	406%	192,216	116,563	65%
Taxation	(7,430)	(3,299)		(25,026)	(15,591)	
Profit after taxation	104,201	18,784	455%	167,190	100,972	66%
Other comprehensive income						
Revaluation surplus	41,802	1,428		41,802	1,428	
Exchange translation differences	(190)	(196)		634	183	
Total comprehensive income for the financial year	145,813	20,016		209,626	102,583	
PROFIT AFTER TAX						
ATTRIBUTABLE TO:						
Owners of the Company	96,604	15,670	516%	150,107	96,827	55%
Non-controlling interests	7,597	3,114		17,083	4,145	
	104,201	18,784		167,190	100,972	

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2023 (Cont'd)**

(The figures have not been audited)

	Individual Quarter			Cumulative Quarter			
		31 Dec	31 Dec		31 Dec	31 Dec	
	Note	2023	2022	Changes	2023	2022	
	RM'000	RM'000	%	RM'000	RM'000	%	
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:							
Owners of the Company		138,216	16,902	718%	192,543	98,438	96%
Non-controlling interests		7,597	3,114		17,083	4,145	
		<u>145,813</u>	<u>20,016</u>		<u>209,626</u>	<u>102,583</u>	
Earnings per share attributable to owners of the Company (sen):							
- Basic	B11	<u>5.46</u>	<u>0.89</u>		<u>8.48</u>	<u>5.47</u>	
- Diluted	B11	<u>5.46</u>	<u>0.89</u>		<u>8.48</u>	<u>5.47</u>	
Profit Before Interest and Tax		<u>124,519</u>	<u>30,780</u>	305%	<u>233,741</u>	<u>146,961</u>	59%

Notes:

The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial report.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2023**
(The figures have not been audited)

	31 December 2023 RM'000	(Audited) 31 December 2022 RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	690,261	443,251
Investment properties	98,106	58,430
Investment in associates	131,733	226,943
Investment in a joint ventures	92,401	57,391
Goodwill	35,307	34,349
Deferred tax assets	923	816
Other investments	2,035	70
Other financial assets	2,472	2,411
Inventories - Land held for development	-	63,267
Trade receivables	54,994	15,277
Other receivables	750	5,248
TOTAL NON-CURRENT ASSETS	1,108,982	907,453
CURRENT ASSETS		
Contract assets	212,056	91,900
Inventories	687,236	316,857
Trade receivables	583,567	491,733
Other receivables	106,969	73,849
Other investments	265,858	10,472
Net investment in lease	-	69
Tax recoverable	5,813	6,595
Fixed deposits with licensed banks	37,996	23,525
Cash and bank balances	146,351	126,802
	2,045,846	1,141,802
Assets held for sale	2,615	2,523
TOTAL CURRENT ASSETS	2,048,461	1,144,325
TOTAL ASSETS	3,157,443	2,051,778
EQUITY AND LIABILITIES		
EQUITY		
Share capital	381,851	381,851
Treasury shares	(338)	(338)
Merger reserve	(142,692)	(147,392)
Foreign currency translation reserve	1,220	586
Revaluation reserve	49,008	7,529
Retained earnings	476,856	324,321
Total equity attributable to Owners of the Parent	765,905	566,557
Medium Term Note ("MTN")	30,000	-
Non-controlling interests	453,084	103,755
TOTAL EQUITY	1,248,989	670,312

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2023 (Cont'd)

(The figures have not been audited)

	31 December 2023 RM'000	(Audited) 31 December 2022 RM'000
CURRENT LIABILITIES		
Trade payables	261,510	312,676
Other payables	365,795	151,864
Contract liabilities	3,087	40
Amount owing to a director	92,341	7,027
Bank borrowings	617,015	523,690
Lease liabilities	7,364	6,390
Tax payable	3,109	2,237
TOTAL CURRENT LIABILITIES	1,350,221	1,003,924
NON-CURRENT LIABILITIES		
Trade payables	8,563	6,605
Bank borrowings	495,711	350,968
Contract liabilities	43	-
Lease liabilities	5,479	4,112
Deferred tax liabilities	48,437	15,857
TOTAL NON-CURRENT LIABILITIES	558,233	377,542
TOTAL LIABILITIES	1,908,454	1,381,466
TOTAL EQUITY AND LIABILITIES	3,157,443	2,051,778
NET ASSET PER SHARE (RM)	0.71	0.38

Notes:

- (1) *The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to this interim financial report.*
- (2) *Net asset per share for the current quarter and comparative financial year is calculated based on the total equity divided by the weighted average number of ordinary shares in issue for the quarter and comparative financial year.*

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2023**

(The figures have not been audited)

	<-----Attributable to owners of the parent----->									
	<----- Non-Distributable ----->					Distributable			Non-	Total Equity RM'000
	Share Capital RM'000	Treasury Shares RM'000	Merger Reserve RM'000	Foreign Currency Translation Reserve RM'000	Revaluation Reserve RM'000	Retained Earnings RM'000	Perpetual Total RM'000	Controlling MTN RM'000	Interests RM'000	
At 1 January 2023	381,851	(338)	(147,392)	586	7,529	324,321	566,557	-	103,755	
Profit for the financial year	-	-	-	-	-	150,107	150,107	-	17,083	167,190
Other comprehensive income	-	-	-	634	41,802	-	42,436	-	-	42,436
Total comprehensive income	-	-	-	634	41,802	150,107	192,543	-	17,083	209,626
Realisation of revaluation reserve	-	-	-	-	(323)	323	-	-	-	-
Transactions with owners:										
Changes in ownership interests in subsidiaries	-	-	-	-	-	7,088	7,088	-	(46,350)	(39,262)
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	91,802	91,802
Acquisition of subsidiary companies	-	-	-	-	-	-	-	-	285,455	285,455
Disposal of subsidiary companies	-	-	4,700	-	-	(4,983)	(283)	-	1,339	1,056
Issuance of perpetual MTN	-	-	-	-	-	-	-	30,000	-	30,000
Total transactions with owners	-	-	4,700	-	-	2,105	6,805	30,000	332,246	369,051
At 31 December 2023	381,851	(338)	(142,692)	1,220	49,008	476,856	765,905	30,000	453,084	1,248,989

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2023 (Cont'd)**

(The figures have not been audited)

	-----Attributable to owners of the parent-----									
	<----- Non-Distributable ----->						Distributable	Non-		Total Equity RM'000
	Share Capital RM'000	Treasury Shares RM'000	Merger Reserve RM'000	Foreign Currency Translation Reserve RM'000	Revaluation Reserve RM'000	Retained Earnings RM'000	Perpetual Total RM'000	MTN RM'000	Controlling Interests RM'000	
At 1 January 2022	381,851	(338)	(147,392)	403	6,268	275,682	516,474	-	104,992	
Profit for the financial year	-	-	-	-	-	96,827	96,827	-	4,145	100,972
Other comprehensive income	-	-	-	183	1,428	-	1,611	-	-	1,611
Total comprehensive income	-	-	-	183	1,428	96,827	98,438	-	4,145	102,583
Realisation of revaluation reserve	-	-	-	-	(167)	167	-	-	-	-
Transactions with owners:										
Changes in ownership interests in subsidiaries	-	-	-	-	-	(39,508)	(39,508)	-	(21,802)	(61,310)
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	9,160	9,160
Acquisition of subsidiaries	-	-	-	-	-	-	-	-	7,112	7,112
Disposal of subsidiaries	-	-	-	-	-	-	-	-	148	148
Dividends to owners of the Company	-	-	-	-	-	(8,847)	(8,847)	-	-	(8,847)
Total transactions with owners	-	-	-	-	-	(48,355)	(48,355)	-	(5,382)	(53,737)
At 31 December 2022	381,851	(338)	(147,392)	586	7,529	324,321	566,557	-	103,755	670,312

Notes:

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

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2023**
(The figures have not been audited)

	Cumulative quarter	
	31 December 2023	31 December 2022
	RM'000	RM'000
Cash Flows From Operating Activities		
Profit before taxation	192,216	116,563
Adjustment for:		
Bad debts written off	3,490	1,718
Deposit written off	-	140
Depreciation of property, plant and equipment	36,413	38,947
Impairment loss on goodwill	-	167
Impairment loss on receivables	12,711	22,492
Impairment loss on other receivables	-	823
Impairment loss on property, plant and equipment	3,371	322
Impairment loss on associates	-	24
Interest expense	41,525	30,398
Interest income	(3,247)	(3,197)
Inventories written off	183	176
Inventories written down	(457)	3,054
Fair value (gain)/loss on investment property	(145)	632
Fair value gain on other investments	(4,603)	(2,192)
Net gain on bargain purchase	(76,029)	(2,752)
Gain on disposal of land held for development	-	(482)
Gain on disposal of investment in an associate	-	(76,321)
Gain on disposal of investment in subsidiary companies	(10,233)	(4,139)
Gain on disposal of asset held for sale	(205)	-
Gain on disposal of property, plant and equipment	(493)	(1,049)
Gain on liquidation of investment in a subsidiary	(533)	(176)
Gain on modification on lease contract	(16)	-
Gain on disposal of other investments	(3,509)	-
Loss on disposal of investment property	55	-
Property, plant and equipment written off	901	554
Reversal of impairment loss on trade receivables	(9,567)	(12,577)
Reversal of impairment loss on other receivables	-	(452)
Net effect of unwinding interest from discounting arising from other financial assets	(61)	(34)
Share of results of associates	(32,065)	(20,757)
Share of results of joint ventures	(35,166)	(10,452)
Unrealised (gain)/loss on foreign exchange	(213)	375
Operating profit before working capital changes	114,323	81,805

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2023 (Cont'd)**
(The figures have not been audited)

	Cumulative Quarter	
	31 December 2023	31 December 2022
	RM'000	RM'000
Operating profit before working capital changes	114,323	81,805
Changes in working capital:		
Inventories	(154,098)	(110,455)
Trade receivables	(92,289)	(17,260)
Other receivables	49,721	(552)
Contract assets/liabilities	(108,180)	(41,285)
Trade payables	(68,840)	99,704
Other payables	170,172	34,389
	<u>(203,514)</u>	<u>(35,459)</u>
Cash (used in)/from operations	(89,191)	46,346
Interest paid	(41,318)	(29,595)
Interest received	3,247	3,197
Tax paid	(12,861)	(16,826)
Tax refund	2,224	2,346
Net cash (used in)/from operating activities	<u>(137,899)</u>	<u>5,468</u>
Cash Flows From Investing Activities		
Capital contribution by non-controlling interests	91,802	9,160
Purchase of property, plant and equipment	(40,931)	(19,579)
Purchase of other financial assets	-	(858)
Purchase of other investments	(107,136)	(8,280)
Acquisition of additional shares in an associate	(29,312)	(104,400)
Acquisition of subsidiary companies	(69,096)	(327)
Acquisition of additional investment in subsidiaries	(39,471)	(61,309)
Proceeds from disposal of subsidiary companies	7,963	18,876
Proceeds from disposal of assets held for sales	2,728	-
Proceeds from disposal of investment in associates	-	153,671
Proceeds from disposal of land held for development	-	2,790
Proceeds from disposal of other investments	40,642	-
Proceeds from disposal of property, plant and equipment	1,343	1,534
Proceeds from disposal of investment property	695	-
Net cash used in investing activities	<u>(140,773)</u>	<u>(8,722)</u>

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FOURTH (4TH) QUARTER ENDED 31 DECEMBER 2023 (Cont'd)**

(The figures have not been audited)

	Cumulative Quarter	
	31 December 2023	31 December 2022
	RM'000	RM'000
Cash Flows From Financing Activities		
Dividend paid	-	(17,694)
Proceed from issuance of MTN	30,000	-
Amount due to a director	84,354	7,021
Drawdown of bank borrowings	148,598	164,000
Net changes on bankers' acceptance, trust receipt and revolving credits	90,685	4,924
Increase in fixed deposits pledged	(10,753)	(7,956)
Repayment of bank borrowings	(54,314)	(102,104)
Repayment of lease liabilities	(1,733)	(8,045)
Net cash from financing activities	<u>286,837</u>	<u>40,146</u>
Net increase in cash and cash equivalents	8,165	36,892
Cash and cash equivalents at the beginning of the financial year	116,524	79,274
Effect of exchange translation differences on cash and cash equivalents	635	358
Cash and cash equivalents at the end of the financial year	<u>125,324</u>	<u>116,524</u>
Cash and cash equivalents at the end of the financial year comprises:		
Cash and bank balances	146,351	126,802
Bank overdrafts	(27,145)	(12,809)
Fixed deposits with licensed banks	37,996	23,524
	<u>157,202</u>	<u>137,517</u>
Less: Fixed deposits pledged to licensed banks	(31,878)	(20,993)
	<u>125,324</u>	<u>116,524</u>

Notes:

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

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NOTES TO THE INTERIM FINANCIAL REPORT- FOURTH QUARTER ENDED 31 DECEMBER 2023

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023

A1. Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards (“MFRS”) No. 134 - Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements (“Listing Requirements”).

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

The accounting policies adopted in the interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2022, except for the adoption of standards and interpretations that are mandatory for the Group for the financial year beginning 1 January 2023:

MFRS 17	Insurance Contracts
Amendments to 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 Group has not applied the following standards, amendments and interpretations under MFRS framework that have been issued by the Malaysia Accounting Standards Boards as they have yet to be effective for the Group:

MFRSs AND IC Interpretations (Including The Consequential Amendments)	Effective dates for financial period beginning on and after
Amendments to MFRS 16 – 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 and MFRS 7 – Supplier Finance Arrangements	1 January 2024
Amendments to MFRS 10 and MFRS 128 – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (CONT'D)**A2. Auditors' report of preceding annual audited financial statements**

The auditors' report on the preceding year's audited financial statements of the Company and of the Group was not subject to any qualification.

A3. Seasonal or cyclical factors

The businesses of the Group were not affected by seasonal or cyclical factors during the current financial quarter and financial year-to-date.

A4. Unusual items

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

A5. Material changes in estimates

There were no material changes in estimates used in reporting the current financial quarter and financial year-to-date as compared to the audited financial statements of the Group for the financial year ended 31 December 2022.

A6. Debt and equity securities

There was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities except for the following: -

As at 31 December 2023, the number of treasury shares held was 750,300 ordinary shares. The shares repurchased are held as treasury shares in accordance with Section 127 (6) of the Companies Act 2016.

During the current financial year to-date, none of the treasury shares is distributed as share dividend to the shareholders.

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A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (CONT'D)
A7. Segmental information

The Group's operating activities were derived from Thirteen (13) main business segments, namely the following:-

	Unaudited Individual quarter 31 December 2023 RM'000	Unaudited Individual quarter 31 December 2022 RM'000	Unaudited Cumulative quarter 31 December 2023 RM'000	Unaudited Cumulative quarter 31 December 2022 RM'000
Revenue				
• Investment holding and management services	6,617	2,310	13,390	7,693
• Others	931	446	1,781	1,128
 <u>Building material division</u>				
• Distribution of building materials and logistics services	227,145	206,735	907,075	748,923
• Ready-mixed concrete	-	27,530	45,116	93,374
• Manufacturing of fire-rated and wooden door	-	-	-	10,901
• Manufacturing of autoclaved aerate concrete ("AAC") and precast concrete	127,983	103,620	477,400	372,618
• Manufacturing of wire mesh	48,073	35,795	181,581	178,459
• Modular building Solutions	96	-	96	85
• Trading of sanitaryware and	56	244	408	1,218
 <u>Vehicle division</u>				
• Manufacturing and trading of commercial vehicles and bodyworks	18,228	39,809	74,669	99,001
• Rental and fleet management services	625	744	2,648	2,917
 <u>Property development and construction division</u>				
• Construction	113,186	123,863	458,554	223,473
• Property development	33,958	168	65,893	1,617
	<u>576,898</u>	<u>541,264</u>	<u>2,228,611</u>	<u>1,741,407</u>
Adjustments and eliminations	(49,491)	(32,003)	(171,409)	(111,752)
	<u>527,407</u>	<u>509,261</u>	<u>2,057,202</u>	<u>1,629,655</u>

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (CONT'D)
A7. Segmental information (Cont'd)

The Group's operating activities were derived from Thirteen (13) main business segments, namely the following (Cont'd):-

	Unaudited Individual quarter 31 December 2023 RM'000	Unaudited Individual quarter 31 December 2022 RM'000	Unaudited Cumulative quarter 31 December 2023 RM'000	Unaudited Cumulative quarter 31 December 2022 RM'000
Profit before taxation				
• Investment holding and management services	13,911	6,746	20,838	72,408
• Others	477	(301)	245	(589)
<u>Building material division</u>				
• Distribution of building materials and logistics services	10,183	983	24,648	9,150
• Ready-mixed concrete	(58)	(218)	(3,447)	(1,288)
• Manufacturing of fire-rated and wooden door	-	-	-	(1,284)
• Manufacturing of autoclaved aerate concrete ("AAC") and precast concrete	(22,411)	(2,587)	(1,376)	8,132
• Manufacturing of wire mesh	1,097	439	(1,126)	3,264
• Modular building Solutions	(1,850)	(579)	(3,161)	(1,587)
• Trading of sanitaryware and	135	(308)	(530)	(881)
<u>Vehicle division</u>				
• Manufacturing and trading of commercial vehicles and bodyworks	(1,962)	2,649	4,329	5,820
• Rental and fleet management services	87	172	461	828
<u>Property development and construction division</u>				
• Construction	1,421	2,905	22,848	10,701
• Property development	(656)	(2,439)	(10,498)	(9,812)
	374	7,462	53,231	94,862
Share of results of associates	3,852	2,638	32,065	20,884
Share of results of joint ventures	22,362	6,500	35,166	7,933
	26,588	16,600	120,462	123,679
Adjustments and eliminations	85,043	5,483	71,754	(7,116)
	111,631	22,083	192,216	116,563

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (CONT'D)
A8. Dividend paid

There was no dividend paid during the current financial quarter.

A9. Valuation of property, plant and equipment

The values captured are based upon a valuation exercise carried out by independent firms of professional valuer. The valuations were arrived at by reference to market evidence of transaction prices for similar properties. This was in line with our policy upon adoption of MFRS 116, that freehold building and leasehold building in the property, plant and equipment are revalued at regular intervals of at least once every five (5) year. The resultant revaluation surpluses of approximately RM41,802,000 were recognised in revaluation reserve during the current financial quarter and financial quarter year to date, whereas revaluation deficit of approximately RM3,371,000 were recognised immediately in the statement of comprehensive income during the current financial quarter and financial quarter year to date.

A10. Valuation of investment properties

The values captured are based upon a valuation exercise carried out by independent firms of professional valuer. The valuations were arrived at by reference to market evidence of transaction prices for similar properties. This was in line with our policy upon adoption of MFRS 140, that investments properties are revalued at regular intervals of at least once every year. The resultant revaluation surplus of approximately RM145,000 were recognised in other operating income.

A11. Capital commitments

The capital commitments of the Group were as follows: -

	Unaudited	Audited
	31 December 2023	31 December 2022
	RM'000	RM'000
Authorised and contracted for:		
- acquisition of land held for property development	5,172	50,223
- acquisition of property, plant and equipment	7,486	1,091
- acquisition of equity interest in subsidiaries	-	17,825
	<hr/>	<hr/>

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (CONT'D)**A12. Changes in the composition of the Group**

Save as disclosed in Note B6 on the Status of Corporate Proposal Announced, there were no material changes in the composition of the Group for the current financial year ended 31 December 2023, except for the following:-

- i) During the current financial year-to-date, Chin Hin Group Property Berhad ("CHGP") had increased its issued and paid-up share capital from RM134,813,102 to RM228,204,465 through the conversion of 25,796,648 units of warrants to ordinary shares and issuance of 99,417,620 new ordinary shares pursuant to the Private Placement exercise. Additionally, the Company had acquired additional 20,060,400 ordinary shares in CHGP, which led to an increase of its total shareholdings in CHGP to 326,632,735 ordinary shares. As at 31 December 2023, the equity interest of the Company in CHGP is 54.0%;
- ii) On 31 May 2023, the Company disposed its entire equity interest in Chin Hin Concrete (KL) Sdn Bhd ("CHCKL") to a third party. Upon the disposal, CHCKL ceased to be the subsidiary companies of the Company;
- iii) On 25 August 2022, CHGP entered into a share sale agreement with Chan Kin Keong to acquire 3,000,000 ordinary shares in Kayangan Kemas Sdn Bhd ("Kayangan"), representing 30% equity interest in Kayangan for a cash consideration of RM16.70 million. On 1 January 2023, the proposed acquisition is deemed completed as CHGP had fulfilled all its payment obligation under the share sale agreement and obtained control of Kayangan. In accordance with MFRS 3 Business Combinations, CHGP's stake in Kayangan is now deemed as 95%.

On 11 August 2023, CHGP announced that the Acquisition of Kayangan is completed.

- iv) BK Sepadu Sdn. Bhd. ("BK Sepadu"), 62.5% owned subsidiary of Boon Koon Vehicles Industries Sdn Bhd, which in turn a wholly-owned subsidiary of the CHGP, had on 17 July 2023 convened its Final Meeting to conclude the members' voluntary winding-up.

The Liquidator of BK Sepadu had on 17 July 2023 lodged the Return By Liquidator Relating To Final Meeting pursuant to Section 459(3) of the Companies Act 2016 ["Notice Section 459(3)"] with the Companies Commission of Malaysia ("CCM") and the Official Receiver. Pursuant to Section 459(5) of the Companies Act 2016, BK Sepadu shall be dissolved on the expiration of three (3) months after the lodgement of Notice Section 459(3) with CCM and the Official Receiver.

- v) On 28 July 2023, BKG Development Sdn Bhd ("BKGD"), a wholly-owned subsidiary of CHGP entered into a share sale agreement with Atlantic Blue Holdings Sdn Bhd to acquire 2,450,000 ordinary shares in BK Alliance Sdn Bhd ("BKA"), representing 49% equity interest in BKA for a purchase consideration of RM2.45 million.

On 30 August 2023, the proposed acquisition is completed as BKGD had fulfilled the term and conditions under share sale agreement and obtained 100% control of BKA. BKA is a wholly-owned subsidiary of BKGD.

A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (CONT'D)
A12. Changes in the composition of the Group (Cont'd)

- vi) On 18 October 2023, Stellar Platinum Sdn Bhd ("SPSB"), a wholly-owned subsidiary of BKGD, which in turn is a wholly-owned subsidiary of CHGP entered into a shareholders' agreement with Thirupathi Capital Sdn Bhd ("TCSB"). On 18 October 2023, SPSB become a 70% subsidiary company of BKGD where the remaining 30% shares in SPSB was held by TCSB.
- vii) On 28 December 2023, Metex Modular Sdn Bhd ("MMSB"), 70% owned subsidiary of Metex Steel Sdn Bhd, which in turn a wholly-owned subsidiary of the Company, entered into a Share Sale Agreement with a third party to dispose of its 70% equity interest in Saujana Vision Sdn Bhd ("SVSB"). Upon the disposal, SVSB ceased to be the subsidiary companies of the Group;
- viii) During the quarter under review, the mandatory take-over offers by the Company to acquire all the remaining ordinary shares in Ajiya Berhad has become unconditional on 13 December 2023. As of the financial year ended 31 December 2023, Ajiya has become a 53.6% owned subsidiary of the Group.

A13. Contingent liabilities and contingent assets

There were no contingent assets as at the date of this interim financial report. Contingent liabilities of the Group were as follows: -

	Unaudited 31 December 2023 RM'000	Audited 31 December 2022 RM'000
Unsecured		
Corporate guarantees given to the licensed banks	906,164	998,987
Bank guarantee issued to third parties	22,729	66,959

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A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 31 DECEMBER 2023 (CONT'D)
A14. Material events subsequent to the end of the quarter

There were no other material events subsequent to the end of current quarter and financial year-to-date that have not been reflected in this interim financial report.

A15. Related party transactions

Our Group's transactions with companies in which our directors or substantial shareholders have an interest in for the current quarter ended 31 December 2023 were as follows: -

	Unaudited RM'000
Transaction with companies in which the Directors or substantial shareholders have financial interest:	
-Transportation services	1,463
-Sales of goods	3,012
-Purchase of goods	10,246
-Construction and interior fit-out work	2,143
-Service rendered	706
-Rental received/receivables	50
-Rental paid/payables	3,095
-Insurance and road tax received	203
-Progress billing receivables	88,517
-Project management fee receivables	108
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These transactions have been entered into in the normal course of business.

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B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS

B1. Review of performance

Comparison with previous year corresponding period

	Unaudited Individual Quarter			Unaudited Cumulative Quarter		
	31 Dec 2023	31 Dec 2022	Changes	31 Dec 2023	31 Dec 2022	Changes
	RM'000	RM'000	%	RM'000	RM'000	%
Revenue	527,407	509,261	4%	2,057,202	1,629,655	26%
Gross Profit ("GP")	47,612	43,947	8%	188,200	132,056	43%
Profit Before Tax	111,631	22,083	406%	192,216	116,563	65%

(a) 4Q 2023 vs 4Q 2022

For the current financial quarter under review, the Group reported a revenue of RM527.41 million, an increase of RM18.15 million or 3.56% as compared to RM509.26 million in the preceding year corresponding quarter. Higher revenue recorded in the current quarter was mainly attributed to the higher volume of the wall panel and autoclaved aerated concrete ("AAC") blocks sold to the private and government projects in Singapore coupled to the local market in Malaysia. Higher sales from the distribution of the building materials sector where revenue has grown by 9.87% in this quarter as compared to the preceding year corresponding quarter primarily contributed by cement and other building materials products. Besides, higher volume of precast concrete pipes, MI polymer concrete pipes and drymix solutions sales also contributed to the hike in revenue for the financial quarter under review. On the other hand, the construction division saw a decrease of RM10.68 million as compared to the preceding year corresponding quarter, mainly from several major on-going project from the private and government sectors.

In line with the considerable increase in revenue, the Group's gross profit ("GP") has increased by RM3.67 million or 8.34% from RM43.95 million in the preceding year corresponding quarter of 2022 to RM47.61 million in the current quarter of 2023. GP margin for the current quarter was 9.03%, slightly higher as compared to preceding year corresponding quarter of 8.63%.

Other operating income has experienced a substantial increase of RM84.64 million or >100% from RM nil in the preceding year corresponding quarter. This significant rise is primarily contributed by the net gain on bargain purchase of RM76.03 million resulting from the step-acquisition of Ajiya Berhad from an associate to a subsidiary of the Company.

Excluding the one-off gain arising from net gain on bargain purchase, the underlying profit before tax ("PBT") amounts to RM35.60 million, compared to RM22.08 million in the preceding quarter. The improved profitability was primarily contributed by:

- Higher share of results of the joint ventures was solely contributed by the 8th & Stellar Joint Development project profit entitlement;
- Higher share of profit from our associates in the current quarter was mainly contribution from Signature International Berhad; and
- Gain on disposal of subsidiary company of RM9.12 million

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)**B1. Review of performance (Cont'd)****Comparison with previous year corresponding period (Cont'd)****(a) 4Q 2023 vs 4Q 2022 (Cont'd)**

However, the increase in PBT as mentioned above was partially offset by:

- Higher administrative expenses mainly due to the expansion in the property development and construction division following our proactive efforts in securing new projects coupled with higher staff cost, professional fees and stamp duties related to corporate exercises; and
- Higher finance cost due to higher borrowing level resulted from the drawdown of Term Loans to fund the acquisition of additional shares in Ajiya Berhad coupled with drawdown of bridging loan to fund the property development projects.

(b) 4Q YTD 2023 vs 4Q YTD 2022

Revenue for the current year to-date increased to RM2,057.20 million or 26.24% as compared to RM1,629.65 million in the preceding year to-date mainly due to the reasons mentioned in the quarter analysis above. The GP margin for the current year to-date recorded at 9.15%, increased by 1.05% as compared to the preceding year to-date of 8.10% mainly due to the higher margin from the AAC block and panel sales to Singapore and the Philippines. Moreover, the sales of precast concrete pipes and MI polymer pipes to the Philippines and Singapore respectively have also contributed to the increase in GP margin. The higher GP margin recorded for the drymix solution product was contributed by economies of scale, price revisions and a more favourable product mix.

PBT was higher in the current year to-date mainly due to:

- Higher GP margin contributed from distribution of building materials, manufacturing of AAC and construction segment;
- Net gain on bargain purchase of RM76.03 million resulting from the step-acquisition of Ajiya Berhad;
- Gain on disposal of investment in subsidiary companies amounted to RM10.23 million; and
- Higher share of results of the joint ventures and associates as mentioned above.

However, it is offset by the following in the previous corresponding period:

- the net impact arising from the disposal of investment in Solarvest totalling RM76.32 million; and
- gain on disposal of investment in Midah Industries Sdn Bhd and its subsidiaries totalling RM4.14 million.

Administrative expenses and finance costs have increased by RM25.20 million and RM11.13 million respectively in this current year to-date as compared to the preceding year to-date mainly due to the reasons mentioned in the quarter analysis above.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B1. Review of performance (Cont'd)

Comparison with previous year corresponding period (Cont'd)

(b) 4Q YTD 2023 vs 4Q YTD 2022 (Cont'd)

Excluding the non-operating income and losses such as fair value gain on other investments and gain/losses on disposal of investment in an associate and subsidiary companies, the underlying PBT for 4Q YTD 2023 was RM101.07 million which is much higher than the underlying PBT of RM31.79 million for 4Q YTD 2022, mainly due to the higher margin from the AAC block and panel sales to Singapore and the Philippines; better margin recorded in the MI polymer concrete pipes and drymix solution product and higher progress work done on site in the construction sector.

B2. Comparison with immediate preceding quarter's results

CURRENT QUARTER vs. PRECEDING QUARTER

	Unaudited Individual quarter 31 December 2023 RM'000	Unaudited Individual quarter 30 September 2023 RM'000
Revenue	527,407	505,288
Gross Profit	47,612	45,614
Operating Profit	98,305	18,187
Profit Before Tax	111,631	18,026
Profit After Tax	104,201	11,697
Profit Attributable to Ordinary Equity Holders of the Parent	96,604	11,588

For the quarter under review, the Group posted a revenue of RM527.41 million as compared to RM505.29 million in the preceding quarter, an increase of RM22.12 million or 4.38%. The higher revenue was mainly from the property development and construction division, solely contributed by the Quaver Residence Project.

The Group reported a PBT of RM111.63 million, significantly higher by RM93.60 million as compared to RM18.03 million in the preceding quarter. The notable improvement was primarily attributed to:

- Net gain on bargain purchase of RM76.03 million resulting from the step-acquisition of Ajiya Berhad; and
- Higher share of joint venture profit from the 8th & Stellar Joint Development project profit entitlement.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B3. Prospects

The world's economic growth is forecasted to grow at a slower pace in 2024 before gradually recovering in the second half of the year, influenced by tightening monetary policies and moderating global inflation, despite potential risks from geopolitical tensions and trade restrictions. China's growth is expected to moderate amid fading reopening support and a downturn in the property market, while the global trade recovery may be hindered by persistent challenges and shifting consumer preferences towards services.

On the domestic front, the Malaysian economy is expected primarily driven by resilient domestic spending supported by improvements in employment, wages, and tourist arrivals, as well as ongoing infrastructure projects and government initiatives. While downside risks persist from weaker external demand and commodity production declines, upside potential exists from robust tourism activity, a stronger recovery in exports, and accelerated project implementation.

The demand for building materials in Malaysia remains robust, with economic growth expected to normalize upwards in 2024, supported by ongoing major infrastructure projects. Looking ahead, the unit price index for steel and cement is anticipated to stabilize, reflecting the positive market sentiment. Our Starken AAC 2's autoclaved aerated concrete ("AAC") production line with 600,000 m3 installed capacity located at Kota Tinggi, Johor has maintained its production at high utilisation rate. Starken AAC 2's majority deliveries are to the private high-rise projects, hospital, Housing & Development Board (HDB) projects, landed property, MRT, nursing home, dormitory, airport and hospital in Singapore. Starken AAC 2's panel and block sales are expected to be good as it has secured a solid foothold in this country. The Company has also managed to secure a few data centre projects in the Southern Malaysia as Malaysia has emerged as the top destination for data centre investment among the Southeast Asia five ("SEA-5").

Our subsidiary, Chin Hin Group Property Berhad ("CHGP") is preparing to launch three (3) new property development projects, Andalan Residences with an estimate Gross Development Value ("GDV") of RM247 million, Botanica Hills in Rawang with an estimated GDV of RM569 million and resort themed mixed development in Melaka with an estimated GDV of RM690 million in FY2024. As at 31 December 2023, CHGP has unbilled sales of RM521.2 million in total mainly from its amount on-going property development projects namely Quaver Residence, Ayanna Resort Residences, Avantro Residences and Solarvest Tower.

Our construction segment expects a gradual improvement in contract flows and expects to participant in the construction of the planned launch of the Group's in-house property development projects. The replenishment of its order book will depend on the roll-out of infrastructure projects by the Malaysian government and private construction projects. The segment will continue to bid for construction projects to replenish its current order book.

Our rebuilt commercial vehicles division is anticipated to experience continuous challenges. However, the Group remains cautiously optimistic about the prospect of this segment as the demand of light/ big trucks and prime movers are derived from logistic and transportation business. The group is continuing to explore for more option available and expanding its sales and marketing for the Cergas Van which caters to the tourism industry, which expects to growth in year 2024. The Group is also exploring electric commercial vehicles in near future, in line with the Malaysian Government's encouragement and incentive of green energy vehicles.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)

B3. Prospects (Cont'd)

The recent addition of Ajiya Berhad ("Ajiya"), becoming a subsidiary to the Group, has significantly strengthened the Group's product range, leveraging Ajiya's expertise in manufacturing safety glasses and metal products. This strategic partnership has broadened the Group's offerings and extended its market presence, affirming its position as a leading solutions provider in the industry. Through collaborative efforts, the Group and Ajiya are focused on streamlining operations, reducing costs, and enhancing efficiency, underscoring their commitment to sustainable growth and competitiveness.

Furthermore, the Group has proposed to acquire a further stake in Signature International Berhad ("Signature") Group, specializing in kitchen and wardrobe systems and interior fit-out works. With a regional footprint extending beyond Malaysia, Signature provides the Group with access to new markets, aligning with its vision of offering comprehensive solutions across the construction sector. This strategic initiative aims to strengthen integration, consolidate financial performance, and expand the asset base, enabling the Group to access capital markets for future expansion endeavors. Demonstrating a steadfast commitment to sustainable growth and industry leadership, this move reinforces the Group's strategic trajectory within the construction industry.

B4. Estimates/Forecast

The Group has not provided any revenue or profit guidance in any public documents.

B5. Taxation

The applicable income tax rate is 24% except for the Group's subsidiary companies, PP Chin Hin Pte Ltd and MI Polymer Concrete Pipes Pte Ltd which are subject to the statutory rate of 17% based on Singapore's tax regime and Starken Philippines, Inc which is subject to the statutory rate of 30% based on Philippines's tax regime.

	Individual Quarter		Cumulative Quarter	
	Unaudited 31 December 2023 RM'000	Unaudited 31 December 2022 RM'000	Unaudited 31 December 2023 RM'000	Unaudited 31 December 2022 RM'000
Income tax expense				
- Current financial year	9,284	4,722	26,953	15,993
- Under provision in prior year	237	1,283	324	1,606
Real property gain tax	-	349	-	349
	<u>9,521</u>	<u>6,354</u>	<u>27,277</u>	<u>17,948</u>
Deferred tax				
- Current financial year	(948)	(1,327)	(1,108)	(629)
- Overprovision in prior year	(1,143)	(1,728)	(1,143)	(1,728)
Total tax expense	<u>7,430</u>	<u>3,299</u>	<u>25,026</u>	<u>15,591</u>

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)**B6. Status of corporate proposals**

Saved as disclosed below, there were no other corporate proposals which had been announced by the Company and are pending for completion as of to date:

- (i) On 3 May 2023, Stellar Platinum Sdn Bhd (“SPSB”), a wholly-owned subsidiary of the Company entered into a Joint Development Agreement (“Agreement”) with Ivory Meadows Sdn Bhd (“IMSB”) for a proposed development of serviced residence located in Bandar Tanjung Pinang, Daerah Timor Laut, Negeri Penang known as “Crown Penang”, with an estimated gross development value of RM475 million. The said Joint Development Agreement is subject to condition precedents to be met by 5 November 2023.

On 18 September 2023, M&A Securities on behalf of the Board announced that SPSB and IMSB had mutually agreed to extend the conditional period of the JDA for a further period of 3 months from 3 November 2023 and expiring on 3 February 2024.

Approval from Chin Hin Group Property Berhad (“CHGP”)’s shareholders for the proposed development was obtained at an extraordinary general meeting (“EGM”) convened on 16 October 2023 and pending fulfillment of the conditions precedent.

On 5 January 2024, the Joint Development Agreement have become unconditional.

- (ii) CHGP proposed to undertake a private placement of up to 20% of its issued ordinary shares.

On 3 November 2023, Bursa Securities approved the listing and quotation of up to 110,066,000 new CHGP Shares to be issued pursuant to the Private Placement.

The EGM will be held on 22 November 2023 to approve the Proposed Private Placement.

On 12 December 2023, Bursa Securities approved the listing and quotation of up to 32,350,000 new CHGP Shares to be issued pursuant to the Private Placement.

On 29 December 2023, Bursa Securities approved the listing and quotation of up to 21,900,000 new CHGP Shares to be issued pursuant to the Private Placement.

On 23 January 2024, Bursa Securities approved the listing and quotation of up to 35,800,000 new CHGP Shares to be issued pursuant to the Private Placement.

On 9 February 2024, Bursa Securities approved the listing and quotation of up to 20,016,000 new CHGP Shares to be issued pursuant to the Private Placement.

Private Placement was completed following the listing of 110,066,000 new shares on the Main Market of Bursa Securities.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)**B6. Status of corporate proposals (Cont'd)**

- (iii) On 10 January 2024, CHGP announced that Chin Hin Property (Penang) Sdn Bhd, a wholly-owned subsidiary of BKG Development Sdn Bhd (“BKGD”), which in turn is a wholly-owned subsidiary of CHGP has entered into Agreement with IGSB in for the purchase of a plot of freehold land measuring approximately 1.218 acre (currently identified as Penang Times Square, Phase 4) and forming part of the land held under a master title known as Geran 172694, Lot 10024, Seksyen 10, Bandar George Town, Daerah Timur Laut, Pulau Pinang (“Master Land” or “Master Title”) measuring approximately 4.922 hectares (approximately 12.1625 acres) in area (“the Land”), for a total cash consideration of RM40,000,000.00.
- (iv) On 16 January 2024, CHGP announced that Chin Hin Property (Melaka) Sdn Bhd, a wholly-owned subsidiary of BKG Development Sdn Bhd (“BKGD”), which in turn is a wholly-owned subsidiary of CHGP has entered into Sale and Purchase Agreements with MDS Developments Management Sdn Bhd (“MDS”), Aim Development Worldwide Sdn Bhd (“ADW”) and Aim Holdings Worldwide Sdn Bhd. (“AHW”) respectively (collectively referred to as “Vendors”) for the purchase of the following 6 parcels of 99 years leasehold lands, for a total cash consideration of Ringgit Malaysia RM41,936,800.00.
- (v) On 5 February 2024, the Company proposed to undertake a bonus issue of up to 1,770,163,992 new ordinary shares in the Company (“Bonus Shares”), on the basis of 1 Bonus Share for every 1 ordinary shares in the Company (including treasury shares) held at an entitlement date to be determined and announced later. The proposal is subject to the approval from the shareholders of the Company at an Extraordinary General Meeting to be convened coupled with the approval of Bursa Securities, for the listing of and quotation for 1,770,163,992 Bonus Shares to be issued pursuant to the Proposed Bonus Issue.
- (vi) On 5 February 2024, the Company entered into conditional share sale agreements with Teoh Hai Hin and Por Teong Eng respectively for the proposed acquisition of 30,291,700 ordinary shares in Signature International Berhad (“SIB”) in total, representing approximately 4.77% equity interest in SIB for a total cash consideration of RM25,445,028 or RM0.84 per SIB Sale Share (“Proposed SIB Acquisition”). The proposal is subject to the approval from the shareholders of the Company at an Extraordinary General Meeting to be convened.

Considering that the Company and its persons acting in concert (“PACs”), hold in aggregate 182,295,000 ordinary shares in SIB (“SIB Share(s)”), representing approximately 28.7% equity interest in SIB, upon completion of the Proposed SIB Acquisition, the aggregate shareholdings of the Company and its PACs in SIB shall increase from approximately 28.7% to 33.5%.

Accordingly, pursuant to Section 218(2) of the Capital Markets and Services Act, 2007 and Paragraph 4.01(a) of the Rules on Take-overs, Mergers and Compulsory Acquisitions, the Company will be obliged to extend a conditional mandatory general offer for all the remaining SIB Shares not already owned by Chin Hin at a cash offer price of RM0.84 per SIB Share (“Proposed SIB Offer”) being the highest price paid within six (6) months prior to and including the date of signing of the SIB SSAs (being the beginning of the offer period for the Proposed SIB Offer).

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)
B7. Borrowings

The Group's borrowings are all secured and denominated in Ringgit Malaysia, details are as follows: -

	(Unaudited) As at 31 December 2023 RM'000	(Audited) As at 31 December 2022 RM'000
Bank overdrafts	27,145	12,809
Revolving credits	95,686	72,648
Bankers' acceptance	365,631	352,832
Invoice financing	23,829	1,962
Term loans	548,253	410,666
Margin facility	52,182	18,817
Bills discounting facility	-	4,924
Total bank borrowings	1,112,726	874,658
Total bank borrowings comprises:-		
Current:		
Bank overdraft	27,145	12,809
Revolving credits	95,686	72,648
Bankers' acceptance	365,631	352,832
Invoice financing	23,829	1,962
Term loans	52,542	59,698
Margin facility	52,182	18,817
Bills discounting facility	-	4,924
	617,015	523,690
Non-current:		
Term loans	495,711	350,968
	1,112,726	874,658

B8. Lease liabilities

The Group's lease liabilities are denominated in Ringgit Malaysia, details are as follows: -

	(Unaudited) As at 31 December 2023 RM'000	(Audited) As at 31 December 2022 RM'000
Present value of minimum lease payments:		
Repayable within twelve months	7,364	6,390
Repayables after twelve months	5,479	4,112
	12,843	10,502

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)
B9. Changes in material litigation

As at a date not earlier than seven (7) days from the date of this report, there is no litigation or arbitration, which has a material effect on the financial position of the Group, and the Board is not aware of any proceedings pending or of any fact likely to give rise to any proceedings.

B10. Dividend Proposed

There was no dividend declared for the current financial quarter.

B11. Earnings per share
Basic earnings per ordinary share

The basic earnings per share is calculated based on the Group's profit attributable to equity holders of the Company divided by the weighted average number of ordinary shares as follows:

	Individual Quarter		Cumulative Quarter	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
Profit attributable to ordinary equity holders of the Group (RM'000)	96,604	15,670	150,107	96,827
Number of ordinary shares in issues as at 1 January ('000)	1,770,164	885,082	1,770,164	885,082
Effect of treasury shares held	(750)	(375)	(750)	(375)
Bonus issue on ordinary shares	-	885,082	-	885,082
Effect of bonus issue of treasury shares	-	(375)	-	(375)
Weighted average number of ordinary shares in issue ('000)	1,769,414	1,769,414	1,769,414	1,769,414
Basic/diluted earnings per share (sen)	5.46	0.89	8.48	5.47

Diluted earnings per ordinary share

The Group and the Company have no dilution in their earnings per ordinary share as there are no dilutive potential ordinary shares. There have been no other transactions involving ordinary shares or potential ordinary shares since the end of the financial year and before the end of this quarter.

	Individual Quarter		Cumulative Quarter	
	31 December 2023	31 December 2022	31 December 2023	31 December 2022
Profit attributable to ordinary equity holders of the Group (RM'000)	96,604	15,670	150,107	96,827
Weighted average number of ordinary shares as above	1,769,414	1,769,414	1,769,414	1,769,414
Basic earnings per share (sen)	5.46	0.89	8.48	5.47

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS (CONT'D)**B12. Disclosure on selected expense/income items as required by the Listing Requirements**

Included in profit before tax comprised the following expense/(income) items:

	Unaudited	Audited
	As at	As at
	31 December	31 December
	2023	2022
	RM'000	RM'000
Profit before taxation is arrived at after charging/(crediting):-		
Bad debts written off	3,490	1,718
Depreciation of property, plant and equipment	36,413	38,947
Impairment loss on receivables	12,711	22,492
Impairment loss on property, plant and equipment	3,371	-
Inventories written off	183	176
Inventories written down	(457)	3,054
Fair value gain on other investments	(4,603)	(2,192)
Fair value (gain)/loss on investment property	(145)	632
Net gain on bargain purchase	(76,029)	(2,752)
Gain on disposal of investment in an associate	-	(76,321)
Gain on disposal of investment in subsidiary companies	(10,233)	(4,139)
Gain on liquidation of subsidiary companies	(533)	(176)
Gain on disposal of property, plant and equipment	(493)	(1,049)
Gain on disposal of asset held for sale	(205)	-
Gain on modification on lease contract	(16)	-
Gain on disposal of other investments	(3,509)	-
Loss on disposal of investment property	55	-
Property, plant and equipment written off	901	554
Realised (gain)/loss on foreign exchange	(2,264)	344
Reversal of impairment loss on trade receivables	(9,567)	(12,577)
Unrealised (gain)/loss on foreign exchange	(213)	375

B13. Comparative figures

Comparatives figures, where applicable, have been modified to conform to the current presentation.

BY ORDER OF THE BOARD

29 February 2024