

**Interim Financial Report for three months ended 31 March 2023**

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**Note:**

A1 to A11 are explanatory notes in accordance with MFRS 134.

B1 to B13 are explanatory notes in accordance with paragraph 9.22 of the Bursa Malaysia Securities Berhad's Listing Requirements.

**Condensed Consolidated Income Statements**

*(The figures have not been audited)*

	<b>Current Year Quarter 31.03.2023 RM'000</b>	Preceding Year Quarter 31.03.2022 RM'000	<b>Current Year- To-Date 31.03.2023 RM'000</b>	Preceding Year- To-Date 31.03.2022 RM'000
Revenue	<b>396,062</b>	288,191	<b>396,062</b>	288,191
Cost of Sales	<b>(175,751)</b>	(128,760)	<b>(175,751)</b>	(128,760)
Gross profit	<b>220,311</b>	159,431	<b>220,311</b>	159,431
Other operating income	<b>21,772</b>	5,330	<b>21,772</b>	5,330
Administrative expenses	<b>(49,275)</b>	(33,407)	<b>(49,275)</b>	(33,407)
Other operating expenses	<b>(20,844)</b>	(14,243)	<b>(20,844)</b>	(14,243)
Profit from operations	<b>171,964</b>	117,111	<b>171,964</b>	117,111
Finance income	<b>13,061</b>	8,196	<b>13,061</b>	8,196
Finance costs	<b>(49,722)</b>	(38,428)	<b>(49,722)</b>	(38,428)
Share of after-tax results of associates and joint venture	<b>(309)</b>	17,224	<b>(309)</b>	17,224
Profit before tax	<b>134,994</b>	104,103	<b>134,994</b>	104,103
Less tax:				
Company and subsidiaries	<b>(29,157)</b>	(19,008)	<b>(29,157)</b>	(19,008)
Profit for the period	<b>105,837</b>	85,095	<b>105,837</b>	85,095
Attributable to:				
Equity holders of the Company	<b>56,068</b>	42,723	<b>56,068</b>	42,723
Non-controlling interests	<b>49,769</b>	42,372	<b>49,769</b>	42,372
	<b>105,837</b>	85,095	<b>105,837</b>	85,095
Earnings per share (sen)				
- basic	<b>6.22</b>	4.73	<b>6.22</b>	4.73
- diluted <sup>Note1</sup>	<b>6.22</b>	4.55	<b>6.22</b>	4.55

*Note 1 : As at 31 March 2023, the Group's diluted earnings per share is the same as basic earnings per share as the Group does not have any potential dilutive ordinary share in issue.*

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to these interim financial statements.

**Condensed Consolidation Statements of Comprehensive Income**

	<b>Current Year Quarter 31.03.2023 RM'000</b>	Preceding Year Quarter 31.03.2022 RM'000	<b>Current Year To-Date 31.03.2023 RM'000</b>	Preceding Year To-Date 31.03.2022 RM'000
Profit for the financial period	<b>105,837</b>	85,095	<b>105,837</b>	85,095
Other comprehensive income:				
Currency translation differences				
- equity holders	<b>1,436</b>	8,373	<b>1,436</b>	8,373
- non-controlling interests	<b>1</b>	2	<b>1</b>	2
Share of other comprehensive income/(loss) of associates and joint ventures	<b>10,622</b>	(5,657)	<b>10,622</b>	(5,657)
Items that may subsequently be reclassified to profit or loss:	<b>12,059</b>	2,718	<b>12,059</b>	2,718
Net change in financial assets at fair value through other comprehensive income	<b>2,507</b>	7,269	<b>2,507</b>	7,269
Total comprehensive income for the financial period	<b>120,403</b>	95,082	<b>120,403</b>	95,082
Total comprehensive income for the financial period attributable to:				
Equity holders of the Company	<b>70,633</b>	52,708	<b>70,633</b>	52,708
Non-controlling interests	<b>49,770</b>	42,374	<b>49,770</b>	42,374
Total comprehensive income for the financial period	<b>120,403</b>	95,082	<b>120,403</b>	95,082

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to these interim financial statements.

**Condensed Consolidated Statements of Financial Position**  
(The figures have not been audited)

	<b>31.03.2023</b>	<i>Audited</i> 31.12.2022
	<b>RM'000</b>	<b>RM'000</b>
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Property, plant and equipment	1,492,941	1,503,486
Inventories	446,333	445,168
Investment properties	3,895,584	3,915,400
Intangible assets	915	4,914
Associates and joint ventures	510,700	520,594
Financial assets at fair value through other comprehensive income	56,133	53,626
Concession receivables	111,324	110,846
Deferred tax assets	35,423	36,784
	<u>6,549,353</u>	<u>6,590,818</u>
<b>CURRENT ASSETS</b>		
Inventories	518,410	536,491
Concession receivables	5,192	5,107
Amounts owing by associates and joint ventures	1,357	1,875
Receivables and contract assets	458,587	417,888
Tax recoverable	23,670	24,806
Cash held under Housing Development Accounts	1,097	1,607
Deposits, cash and bank balances	1,414,398	1,349,313
Assets classified as held-for-sale	1,531	1,531
	<u>2,424,242</u>	<u>2,338,618</u>
<b>TOTAL ASSETS</b>	<u><b>8,973,595</b></u>	<u><b>8,929,436</b></u>
<b>EQUITY ATTRIBUTABLE TO OWNERS OF THE PARENT</b>		
Share capital	1,394,110	1,394,110
Treasury shares	(12,303)	(9,747)
Other reserves	26,014	11,449
Retained earnings	2,417,450	2,363,674
	<u>3,825,271</u>	<u>3,759,486</u>
Non-controlling interests	242,070	236,655
<b>TOTAL EQUITY</b>	<u><b>4,067,341</b></u>	<u><b>3,996,141</b></u>
<b>LIABILITIES</b>		
<b>NON-CURRENT LIABILITIES</b>		
Payables and contract liabilities	17,654	17,780
Deferred tax liabilities	161,562	151,877
Interest bearing bank borrowings	3,896,493	3,966,069
	<u>4,075,709</u>	<u>4,135,726</u>
<b>CURRENT LIABILITIES</b>		
Payables and contract liabilities	609,419	651,501
Amounts owing to associates	4	4
Current tax liabilities	17,308	20,475
Interest bearing bank borrowings	203,814	125,589
	<u>830,545</u>	<u>797,569</u>
<b>TOTAL LIABILITIES</b>	<u><b>4,906,254</b></u>	<u><b>4,933,295</b></u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><b>8,973,595</b></u>	<u><b>8,929,436</b></u>

The condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to these interim financial statements.

**IGB Berhad** 200001013196(515802-U)  
(Incorporated in Malaysia)

**Condensed Consolidated Statement of Changes in Equity for the three months ended 31 March 2023**  
(The figures have not been audited)

	Attributable to equity holders				Non-controlling Interests		Total equity RM'000
	Share Capital RM'000	Treasury Shares RM'000	Other reserves RM'000	Retained earnings RM'000	Total RM'000	RM'000	
At 1 January 2023	1,394,110	(9,747)	11,449	2,363,674	3,759,486	236,655	3,996,141
Total comprehensive income for the financial period	-	-	14,565	56,068	70,633	49,770	120,403
Share buy-back	-	(2,556)	-	-	(2,556)	-	(2,556)
Dividend paid to non-controlling interests	-	-	-	-	-	(46,647)	(46,647)
Changes in ownership interests in subsidiaries that do not result in a loss of control	-	-	-	(2,292)	(2,292)	2,292	-
Total transactions with equity holders	-	(2,556)	-	(2,292)	(4,848)	(44,355)	(49,203)
<b>At 31 March 2023</b>	<b>1,394,110</b>	<b>(12,303)</b>	<b>26,014</b>	<b>2,417,450</b>	<b>3,825,271</b>	<b>242,070</b>	<b>4,067,341</b>

**IGB Berhad** 200001013196(515802-U)  
(Incorporated in Malaysia)

Condensed Consolidated Statement of Changes in Equity for the financial year ended 31 March 2022  
(The figures have not been audited)

	Attributable to equity holders					Non-controlling Interests		Total equity RM'000
	Share Capital RM'000	Treasury Shares RM'000	Redeemable Convertible Cumulative Preference Shares RM'000	Other reserves RM'000	Retained earnings RM'000	Total RM'000	RM'000	
At 1 January 2022	1,393,859	(3,310)	96,626	32,033	2,321,788	3,840,996	281,463	4,122,459
Total comprehensive income for the financial period	-	-	-	9,985	42,723	52,708	42,374	95,082
Conversion of Redeemable Convertible Cumulative Preference Shares ("RCCPS") to ordinary shares	166	-	(123)	-	(23)	20	-	20
Share buy-back	-	(1,890)	-	-	-	(1,890)	-	(1,890)
Capital reduction	-	-	-	-	-	-	(10,236)	(10,236)
Dividend paid to ordinary shareholders	-	-	-	-	(45,181)	(45,181)	-	(45,181)
Dividend paid to non-controlling interests	-	-	-	-	-	-	(41,647)	(41,647)
Changes in ownership interests in subsidiaries that do not result in a loss of control	-	-	-	-	(1,354)	(1,354)	1,354	-
Total transactions with equity holders	166	(1,890)	(123)	-	(46,558)	(48,405)	(50,529)	(98,934)
At 31 March 2022	1,394,025	(5,200)	96,503	42,018	2,317,953	3,845,299	273,308	4,118,607

**Condensed Consolidated Cash Flow Statements**

*(The figures have not been audited)*

	<b>31.03.2023</b>	31.03.2022
	<b>RM'000</b>	RM'000
<b>Operating activities</b>		
Receipts from customers	<b>439,023</b>	296,236
Payments to contractors, suppliers and employees	<b>(274,930)</b>	(245,912)
Cash flow generated from operations	<b>164,093</b>	50,324
Interests paid	<b>(47,787)</b>	(42,607)
Income taxes paid	<b>(20,141)</b>	(27,388)
<b>Net cash generated from operating activities</b>	<b>96,165</b>	(19,671)
<b>Investing activities</b>		
Additions to property, plant and equipment, investment properties and land held for property development	<b>(6,949)</b>	(4,886)
Movement in pledged deposits	-	(221)
Net repayment/(advance to) from associates and joint ventures	<b>518</b>	(3,282)
Dividend received from investments	-	6,037
Dividend received from associates and joint ventures	<b>5,000</b>	210
Movement in Fixed Deposits with maturity more than 3 months	<b>(9,099)</b>	6,620
Interest Received	<b>13,061</b>	8,196
<b>Net cash generated from investing activities</b>	<b>2,531</b>	12,674
<b>Financing activities</b>		
Dividend paid to holders of RCCPS	-	(2,796)
Dividend paid to ordinary shareholders	-	(45,181)
Dividend paid to non-controlling interests	<b>(57,480)</b>	(48,851)
Purchase of treasury shares	<b>(2,556)</b>	(1,890)
Net receipt/(repayments) of bank borrowings	<b>6,715</b>	(13,053)
<b>Net cash used in financing activities</b>	<b>(53,321)</b>	(111,771)
<b>Net increase in cash and cash equivalents</b>	<b>45,375</b>	(118,768)
Currency translation differences	<b>10,101</b>	(4,633)
Cash and cash equivalents at 1 January	<b>1,010,224</b>	1,031,182
<b>Cash and cash equivalents at 31 March</b>	<b>1,065,700</b>	907,781
Add: Restricted cash and deposits pledged with licensed bank	-	74,920
Add: Fixed deposits with maturity of more than 3 months	<b>349,795</b>	326,412
<b>As per statement of financial position</b>	<b>1,415,495</b>	1,309,113

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to these interim financial statements.

## **PART A – Explanatory notes pursuant to MFRS 134**

### **A1 Accounting Policies and Basis of Preparation**

These condensed consolidated interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standard (“MFRS”) 134 – “Interim Financial Reporting” issued by the Malaysian Accounting Standards Board and paragraph 9.22 together with Part A, Appendix 9B of Bursa Malaysia Securities Berhad (“Bursa Securities”) Listing Requirements, and should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 December 2022.

These condensed consolidated interim financial statements have been prepared based on accounting policies and methods of computation which are consistent with those adopted for the annual audited financial statements for the financial year ended 31 December 2022 except for the adoption of the following amendments to MFRSs that are applicable for the current financial year:

*(Effective for annual periods beginning on or after 1 January 2023)*

●	Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction
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The adoption of the above amendments and annual improvements to MFRSs did not have any material impact on the financial statements of the Group.

### **A2 Seasonality or cyclicity**

The Group’s operations were not materially affected by seasonal or cyclical factors other than as disclosed elsewhere in this Report.

### **A3 Significant unusual items**

There were no significant unusual items that affect the assets, liabilities, equity, net income or cash flows other than as disclosed elsewhere in these Notes.

### **A4 Material changes in estimates**

Not applicable.



**A5 Capital Management, Issuances, Repurchases and Repayment of debt and equity securities**

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities, share buybacks and share cancellations for the current financial year

**a. Ordinary Shares**

<b>Date</b>	<b>No. Of Ordinary Share</b>	<b>Remarks</b>
<b>As at 31 December 2022</b>	<b>905,427,425</b>	<b>Including 4,286,732 treasury shares</b>
January 2023 - March 2023	-	
<b>As at 31 March 2023</b>	<b>905,427,425</b>	

The number of ordinary shares as at the date of this report is 905,427,425.

**b. Treasury shares**

<b>Date</b>	<b>No. of treasury shares</b>	<b>Lowest Price RM</b>	<b>Highest Price RM</b>	<b>Cost RM</b>
<b>As at 31 December 2022</b>	<b>4,286,732</b>			<b>9,746,746</b>
Purchased in January 2023	126,000	2.34	2.38	299,690
Purchased in February 2023	79,800	2.40	2.50	197,906
Purchased in March 2023	737,300	2.52	3.02	2,058,871
<b>As at 31 March 2023</b>	<b>5,229,832</b>			<b>12,303,213</b>
Purchased in April 2023	12,500	2.98	2.99	37,646
Purchased in May 2023	219,500	2.95	2.99	656,738
<b>As at 26 May 2023</b>	<b>5,461,832</b>			<b>12,997,597</b>

The number of treasury shares held as at the date of this report is 5,461,832 ordinary shares at an average cost of RM2.38 per ordinary share.

**A6 Segment Reporting**

<b>Business segments</b>	<b>Property Investment - retail RM'000</b>	<b>Property investment - commercial RM'000</b>	<b>Hotel RM'000</b>	<b>Property development RM'000</b>	<b>Construction RM'000</b>	<b>Others RM'000</b>	<b>Group RM'000</b>
<b>3 months to 31 March 2023</b>							
<b>Revenue</b>							
Total revenue	236,000	53,333	59,520	38,533	8,396	65,158	460,940
Intersegment revenue	(24,510)	(2,499)	(1,013)	-	(8,396)	(28,460)	(64,878)
External revenue	<u>211,490</u>	<u>50,834</u>	<u>58,507</u>	<u>38,533</u>	<u>-</u>	<u>36,698</u>	<u>396,062</u>
<b>Results</b>							
Segment results (external)	150,473	17,347	9,952	6,375	(969)	4,462	187,640
Unallocated expenses							(15,676)
Profit from operations							171,964
Finance income							13,061
Finance costs							(49,722)
Share of after-tax results of associates and joint ventures	-	251	(1,917)	1,296	-	61	(309)
Profit before tax							134,994
Tax expense							(29,157)
Profit for the period							<u>105,837</u>
Attributable to :							
Equity holders of the company							56,068
Non-controlling interests							<u>49,769</u>
							<u>105,837</u>

Unallocated expenses are head-office general administrative expenses that arise at the Group level and relate to the Group as a whole.

**A6 Segment Reporting (continued)**

Business segments	Property investment - retail RM'000	Property investment - commercial RM'000	Hotel RM'000	Property development RM'000	Construction RM'000	Others RM'000	Group RM'000
3 months to 31 March 2022							
Revenue							
Total revenue	190,746	48,415	21,717	12,029	6,223	59,264	338,394
Intersegment revenue	(21,695)	(2,434)	(224)	-	(6,223)	(19,627)	(50,203)
External revenue	<u>169,051</u>	<u>45,981</u>	<u>21,493</u>	<u>12,029</u>	<u>-</u>	<u>39,637</u>	<u>288,191</u>
Results							
Segment results (external)	119,955	16,991	(8,031)	15,274	(802)	(12,857)	130,530
Unallocated expenses							(13,419)
Profit from operations							<u>117,111</u>
Finance income							8,196
Finance costs							(38,428)
Share of after-tax results of associates and joint ventures	-	(264)	16,575	745	-	168	<u>17,224</u>
Profit before tax							<u>104,103</u>
Tax expense							(19,008)
Profit for the period							<u>85,095</u>
Attributable to :							
Equity holders of the company							42,723
Non-controlling interests							<u>42,372</u>
							<u>85,095</u>

Unallocated expenses are head-office general administrative expenses that arise at the Group level and relate to the Group as a whole.

**A7 Material events subsequent to the end of the interim period**

There were no material events subsequent to the end of the interim period 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 from the date of the last report up to the date of this report.

**A9 Contingent liabilities**

There were no contingent liabilities for the Group as at 31 March 2023.

**A10 Capital commitment**

Capital expenditure not provided for in the financial statements were as follows:

	<b>Group</b>	
	<b>31 March</b>	31 December
	<b>2023</b>	2022
	<b>RM'000</b>	RM'000
Approved and contracted for:		
Investment properties	<b>28,307</b>	30,846
	<b>28,307</b>	30,846

**A11 Fair value of financial instruments**

- 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 (that is, as prices) or indirectly (that is, derived from prices).
- Level 3 - Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs)

The following table presents the Group's financial assets as at 31 March 2023 that are measured at fair value:

	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Financial assets at fair value through other comprehensive income:				
-Equity securities	-	-	<b>56,133</b>	<b>56,133</b>
	-	-	<b>56,133</b>	<b>56,133</b>

The methods and valuation techniques used for the purpose of measuring fair value are unchanged compared with the financial year ended 31 December 2022.

## B1 Review of performance

	Current Year Quarter 31.03.2023 RM'000	Preceding Year Quarter 31.03.2022 RM'000	Variance %
Revenue	396,062	288,191	37%
Profit from operations	171,964	117,111	47%
Profit before interest expense and tax	184,716	142,531	30%
Profit before tax	134,994	104,103	30%
Profit after tax	105,837	85,095	24%
Profit attributable to ordinary equity holders	56,068	42,723	31%

### (i) Performance of the current year quarter against the preceding year's corresponding quarter

The Group recorded revenue of RM 396.1 million for the current year quarter, which is an increased of RM107.9 million or 37% higher than the preceding year's corresponding quarter of RM288.2 million due to higher contributions from all operating segments except for Others segment.

The Group profit before tax ("PBT") increased in the current year quarter to RM135.0 million from RM104.1 million in the preceding year's corresponding quarter. The higher PBT was due to higher contributions from Property Investment – Retail and Property Investment – Commercial, Hotel and Other segment.

#### **Property Investment – Retail**

In the current year quarter, IGB REIT reported total gross revenue and net property income of RM153.3 million (1Q2022: RM132.3 million) and RM91.0 million (1Q2022: RM78.6 million) respectively, an increase of approximately 16% and 16% respectively.

The Mall, Mid Valley Southkey, Johor Bahru reported total gross revenue and PBT of RM58.6 million (1Q2022: RM38.0 million) and RM21.2 million (1Q2022: RM6.2 million) respectively in the current year quarter, an increase of approximately 54% and 242% respectively.

The higher total revenue, net property income and PBT were mainly due to the lower rental support provided to tenants and the improving retail sales of tenants.

#### **Property Investment – Commercial**

For the 3 months ended 31 March 2023, IGB Commercial REIT reported total gross revenue and net property income of RM51.8 million (1Q2022: RM46.9 million) and RM8.9 million (1Q2022: RM9.8 million) respectively. The total gross revenue increase was due to a higher occupancy rate. However, PBT is lower due to higher property operating expenses and finance costs.

**B1 Review of performance (continued)**

**(i) Performance of the current year quarter against the preceding year's corresponding quarter (continued)**

**Property Development**

Revenue from the Property Development segment of RM38.5 million (1Q2022: RM12.0 million) was higher due to improve sale of completed condominium units at "Stonor 3". The Group currently does not have any other launched property development projects.

**Hotel**

Revenue from the Hotel segment for the current year quarter increased by more than 100% to RM58.5 million when compared to RM21.5 million for the 3 months ended 31 March 2022, contributed by a significant improvement in occupancy rate and room rate in the current year quarter.

**B2 Comparison with the immediate preceding quarter**

	<b>Current Year Quarter 31.03.2023 RM'000</b>	<b>Preceding Year Quarter 31.12.2022 RM'000</b>	<b>Variance %</b>
Revenue	<b>396,062</b>	383,191	3%
Profit from operations	<b>171,964</b>	124,582	38%
Profit before interest and tax	<b>184,716</b>	136,003	36%
Profit before tax	<b>134,994</b>	90,382	49%
Profit after tax	<b>105,837</b>	61,649	72%
Profit attributable to ordinary equity holders	<b>56,068</b>	18,767	199%

When comparing the three months ended 31 March 2023 with the preceding three months ended 31 December 2022:

- i) Group revenue increased by 3% to RM396.1 million from RM383.2 million in the preceding quarter as all segments achieved higher revenue.
- ii) Group pre-tax profit increased by 49% to RM135.0 million compared to a pre-tax profit of RM90.4 million for the corresponding last quarter due mainly to higher contributions from Property Investment – Retail, Property – Investment Commercial, and Other segments.

### **B3 Prospects for 2023**

#### **Property Investment – Retail**

2023 is expected to be a challenging year for the retail industry. With the rising cost of living and increasing costs of doing retail business, the Group remains cautious on the challenges for growth of retail sales in 2023 which would affect tenants' performance at shopping malls and also, the financial performance of the Group. The Board however expect the contribution from this segment to be satisfactory.

#### **Property Investment – Commercial**

The outlook for the office market in the Klang Valley remains challenging in the medium term due to the looming supply and lack of major catalysts to boost office demand. The Group remains committed to finding the right balance between cost, efficiency, and quality. It will continue to prioritise asset enhancement initiatives, tenant engagements, and quality services to remain relevant to the everchanging needs and expectations of tenants.

#### **Property Development**

As the oversupply of high-end properties continued, the Group expect a continued challenging year for its property development segment. However, with China reopening its borders, and more international travellers returning to Malaysia, we expect the property market to benefit as foreign investors return. The Group focus remained on disposing of its current stock of completed properties while at the same time strategising the timing and launching of new projects.

#### **Hotel**

In anticipation of further growth in inbound travel, both across the region and further afield, the Group's hotel segment result is expected to continue its steady recovery in 2023. The segment's results will also be supported by the reopening of the 390-room Boulevard hotel in July 2023 and the full year contribution from St. Giles Southkey hotel that has opened for business on 31 August 2022.

Overall, the Board is cautiously optimistic of the Group's results for the financial year 2023.

### **B4 Profit forecast/profit guarantee**

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

**B5 Tax**

	Current Year Quarter ended 31.3.2023 RM'000	Cummulative current Year-To-Date ended 31.03.2023 RM'000
Malaysia income tax		
-Company and subsidiaries	16,505	16,505
Deferred Tax	10,878	10,878
	<u>27,383</u>	<u>27,383</u>
Oversea Tax		
-Company and subsidiaries	1,774	1,774
	<u>29,157</u>	<u>29,157</u>

The effective tax rate of the Group for the current year quarter and current year-to-date was lower than the statutory tax rate due to certain incomes not being subject to tax under the Income Tax Act, 1967.

**B6 Corporate proposals**

**Bonus Issue**

The Company proposes to undertake a bonus issue of up to 452,713,712 new ordinary shares in the Company on a basis of one (1) new ordinary share for every two (2) existing ordinary shares held on an entitlement date to be determined and announced later.

**Establishment and Listing of IGB Commercial Real Estate Investment Trust**

Disclosure pursuant to Clause 4(3) of the Circular dated 13 April 2021 – Use of Proceeds

Purpose	Actual utilisation RM'000	Intended timeframe for utilisation
Total proceeds	1,212,536	
Utilisation:		
Repayment of bank borrowings	(951,274)	Completed
Disposal proceeds attributable to minority shareholders of TT Realty, GTower SB and Hampshire Properties	(53,313)	Completed
Defray expenses relating to the establishment of IGB Commercial REIT and the Proposals	(2,048)	Completed
Redemption of RCCPS on 11 April 2022	(129,798)	Completed
<b>As at 31 March 2023</b>	<b>76,103</b>	
Repayment of bank borrowing in April 2023	(28,000)	Completed
<b>Balance of remaining proceeds</b>	<b>48,103</b>	<b>By September 2023</b>

Interest income generated for the quarter ended 31 March 2023 was RM500,000.

The Board has approved the utilisation of the balance of the remaining proceeds for the purpose of repaying bank borrowings by September 2023. In the meantime, the amount will continue to be placed in interest-bearing deposit accounts and/or short-term money market instrument(s) with financial institutions.



## B7 Group borrowings and debt securities

Group borrowings as at 31 March 2023 were as follows:

	31 March 2023					
	Long term		Short term		TOTAL	
	Foreign denomination '000	RM denomination '000	Foreign denomination '000	RM denomination '000	Foreign denomination '000	RM denomination '000
<b>Secured</b>						
Term Loan - RM	-	172,000	-	879	-	172,879
Term Loan - RMB	-	-	2,869	1,844	2,869	1,844
Revolving credit - RM	-	677,500	-	178,116	-	855,616
Medium Term Notes - RM		3,046,993	-	1,771	-	3,048,764
<b>Unsecured</b>						
Revolving credit - RM	-	-	-	21,204	-	21,204
		3,896,493		203,814		4,100,307

## B8 Material litigation

As at the date of this report, there is no pending material litigation which exceeds 5% of the net assets of the Group.

## B9 Proposed dividend

No dividend has been declared or proposed in respect of the financial quarter ending 31 March 2023.

## B10 Earnings per share

### (a) Basic earnings per share

Basic earnings per share is calculated by dividing the net profit attributable to ordinary equity holders by the weighted average number of ordinary shares in issue during the financial period.

		Current Year Quarter 31.03.2023	Preceding Year Quarter 31.03.2022	Current Year-To-Date 31.03.2023	Preceding Year-To-Date 31.03.2022
Net Profit for the period	RM'000	<u>56,068</u>	<u>42,723</u>	<u>56,068</u>	<u>42,723</u>
Weighted average number of ordinary shares in issue	'000	<u>900,894</u>	<u>903,637</u>	<u>900,894</u>	<u>903,637</u>
<b>Basic earnings per share</b>	sen	<u>6.22</u>	<u>4.73</u>	<u>6.22</u>	<u>4.73</u>

### (b) Diluted earnings per share

Diluted earnings per share is calculated by dividing the net profit attributable to ordinary equity holders by the weighted average number of ordinary shares in issue adjusted to assume conversion of all potential dilutive ordinary shares. As at 31 March 2023, the Group does not have any potential dilutive ordinary shares in issue.

**B11 Notes to Statements of Comprehensive Income**

	Current Year Quarter 31.03.2023 RM'000	Cummulative Current Year-To-Date 31.03.2023 RM'000
(a) Interest income	13,061	13,061
(b) Other income including investment income	21,772	21,772
(c) Interest expense	(49,722)	(49,722)
(d) Depreciation and amortisation	(36,570)	(36,570)
(e) Foreign exchange gain	17,424	17,424

**B12 Audit Report Qualification**

The audit report of the Group's annual financial statements for the year ended 31 December 2022 did not contain any qualification.

**B13 Authorisation for issue**

This Interim Financial Report was authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 29 May 2023.