



**COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2021**

|                                | Note | INDIVIDUAL QUARTER                    |   |           | CUMULATIVE QUARTERS                   |  |           |
|--------------------------------|------|---------------------------------------|---|-----------|---------------------------------------|--|-----------|
|                                |      | CURRENT YEAR QUARTER 30-Sep-21 RM'000 | PRECEDING YEAR CORRESPONDING QUARTER 30-Sep-20 RM'000 | Changes % | CURRENT YEAR TO DATE 30-Sep-21 RM'000 | PRECEDING YEAR CORRESPONDING PERIOD 30-Sep-20 RM'000 | Changes % |
| Revenue                        | 4    | 70,574                                | 7,924   | 791%      | 86,705                                | 25,671   | 238%      |
| Cost of sales                  |      | (36,630)                              | (1,909)   |           | (40,540)                              | (6,129)  |           |
| Gross profit                   |      | 33,944                                | 6,015   | 464%      | 46,165                                | 19,542   | 136%      |
| Interest income                |      | 55                                    | 47  |           | 117                                   | 96   |           |
| Other operating income         |      | 1,246                                 | 994   |           | 3,371                                 | 2,634  |           |
| Selling and marketing expenses |      | (1,334)                               | (1,002)   |           | (3,316)                               | (2,639)  |           |
| Administrative expenses        |      | (3,448)                               | (4,376)   |           | (9,308)                               | (13,183)   |           |
| Other operating expenses       |      | (5,878)                               | (4,257)   |           | (17,601)                              | (18,546)   |           |
| Finance costs                  |      | (2,508)                               | (2,574)   | 3%        | (7,281)                               | (7,341)  | 1%        |
| Profit/(Loss) before tax       |      | 22,077                                | (5,153)   | 528%      | 12,147                                | (19,437)   | 162%      |
| Income tax expense             | 19   | (3,724)                               | (6)   |           | (3,967)                               | (15)   |           |
| Profit/(Loss) for the period   |      | 18,353                                | (5,159)   | 456%      | 8,180                                 | (19,452)   | 142%      |

**Other comprehensive income/(loss), net of tax**

*Items that may be reclassified subsequently to profit or loss:*

|  |  |        |         |      |       |          |      |
|--|--|--------|---------|------|-------|----------|------|
| Exchange differences on translating foreign operations |  | (72)   | (3)     |      | (72)  | (3)      |      |
| Total comprehensive profit/(loss) for the period       |  | 18,281 | (5,162) | 454% | 8,108 | (19,455) | 142% |

(The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements)



**COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2021**

|   | Note   | INDIVIDUAL QUARTER   |                                      |         | CUMULATIVE QUARTERS  |                                     |         |
|---|--------|----------------------|--------------------------------------|---------|----------------------|-------------------------------------|---------|
|   |        | CURRENT YEAR QUARTER | PRECEDING YEAR CORRESPONDING QUARTER | Changes | CURRENT YEAR TO DATE | PRECEDING YEAR CORRESPONDING PERIOD | Changes |
|   |        | 30-Sep-21<br>RM'000  | 30-Sep-20<br>RM'000                  | %       | 30-Sep-21<br>RM'000  | 30-Sep-20<br>RM'000                 | %       |
| <b>Profit/(Loss) attributable to :</b>  |        |                      |                                      |         |                      |                                     |         |
| Equity holders of the Company   |        | 18,649               | (5,368)                              | 447%    | 8,045                | (17,666)                            | 146%    |
| Non-controlling interests   |        | (296)                | 209                                  |         | 135                  | (1,786)                             |         |
| Profit/(Loss) for the period  |        | <u>18,353</u>        | <u>(5,159)</u>                       | 456%    | <u>8,180</u>         | <u>(19,452)</u>                     | 142%    |
| <b>Total comprehensive loss attributable to :</b>   |        |                      |                                      |         |                      |                                     |         |
| Equity holders of the Company   |        | 18,577               | (5,371)                              | 446%    | 7,973                | (17,669)                            | 145%    |
| Non-controlling interests   |        | (296)                | 209                                  |         | 135                  | (1,786)                             |         |
| Total comprehensive profit/(loss) for the period  |        | <u>18,281</u>        | <u>(5,162)</u>                       | 454%    | <u>8,108</u>         | <u>(19,455)</u>                     | 142%    |
| Earnings / (Loss) per share attributable to ordinary equity holders of the Company (sen): |        |                      |                                      |         |                      |                                     |         |
| - Basic   | 30 (a) | 6.82                 | (1.96)                               |         | 2.94                 | (6.46)                              |         |
| - Diluted   | 30 (b) | 4.54                 | (1.31)                               |         | 1.96                 | (4.31)                              |         |

(The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements)



**COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION  
AS AT 30 SEPTEMBER 2021**

|   | Note | 30-Sep-21<br>(Unaudited)<br>RM'000 | 31-Dec-20<br>(Audited)<br>RM'000 |
|---|------|------------------------------------|----------------------------------|
| <b>ASSETS</b>   |      |                                    |                                  |
| <b>Non-current assets</b>   |      |                                    |                                  |
| Property, plant and equipment   | 9    | 48,655                             | 52,944                           |
| Right-of-use-assets   | 9    | 543,607                            | 546,746                          |
| Investment properties   | 9    | 259,370                            | 259,370                          |
| Inventories   | 24   | 159,269                            | 159,197                          |
| Investment in associate   |      | -                                  | -                                |
| Other investments   |      | 2,387                              | 2,387                            |
| Trade receivables-non-current portion   |      | 7,276                              | 7,276                            |
| Deferred tax assets   |      | 6,254                              | 6,254                            |
|   |      | <u>1,026,818</u>                   | <u>1,034,174</u>                 |
| <b>Current assets</b>   |      |                                    |                                  |
| Inventories   | 24   | 233,911                            | 219,682                          |
| Trade and other receivables   |      | 42,757                             | 33,158                           |
| Tax recoverable   |      | 781                                | 760                              |
| Cash and bank balances  |      | 11,748                             | 9,326                            |
|   |      | <u>289,197</u>                     | <u>262,926</u>                   |
| Non-current asset held for sale   |      | -                                  | 42,313                           |
|   |      | <u>289,197</u>                     | <u>305,239</u>                   |
| <b>TOTAL ASSETS</b>   |      | <b><u>1,316,015</u></b>            | <b><u>1,339,413</u></b>          |
| <b>EQUITY AND LIABILITIES</b>   |      |                                    |                                  |
| <b>Capital and Reserves</b>   |      |                                    |                                  |
| Share capital   |      | 352,006                            | 352,006                          |
| Treasury shares   |      | (2,914)                            | (2,914)                          |
| Warrant reserves  |      | 62,645                             | 62,645                           |
| Other reserves  |      | 64,102                             | 66,644                           |
| Retained earnings   |      | 321,089                            | 310,097                          |
| Equity attributable to equity holders of the Company                                |      | <u>796,928</u>                     | <u>788,478</u>                   |
| Non-controlling interests   |      | 12,280                             | 12,290                           |
| <b>Total equity</b>   |      | <b><u>809,208</u></b>              | <b><u>800,768</u></b>            |
| <b>Non-current liabilities</b>  |      |                                    |                                  |
| Loans and borrowings  | 26   | 117,085                            | 107,887                          |
| Other payables  |      | 2,223                              | 2,224                            |
| Contract liabilities  |      | 39,678                             | 38,259                           |
| Lease liabilities   |      | 3,607                              | 3,652                            |
| Deferred tax liabilities  |      | 101,262                            | 98,137                           |
|   |      | <u>263,855</u>                     | <u>250,159</u>                   |
| <b>Current liabilities</b>  |      |                                    |                                  |
| Loans and borrowings  | 26   | 81,941                             | 91,833                           |
| Trade and other payables  |      | 151,698                            | 185,140                          |
| Tax payables  |      | 2,838                              | 2,884                            |
| Lease liabilities   |      | 2,175                              | 2,307                            |
| Contract liabilities  |      | 4,300                              | 6,322                            |
|   |      | <u>242,952</u>                     | <u>288,486</u>                   |
| <b>Total Liabilities</b>  |      | <b><u>506,807</u></b>              | <b><u>538,645</u></b>            |
| <b>TOTAL EQUITY AND LIABILITIES</b>   |      | <b><u>1,316,015</u></b>            | <b><u>1,339,413</u></b>          |
| Net assets per share attributable to ordinary equity holders<br>of the Company (RM) |      | 2.91                               | 2.88                             |

(The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements)



**COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY  
FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2021**

|   | Attributable to Equity Holders of the Company |                              |                               |                             |                                | Total<br>RM'000 | Non-<br>Controlling<br>Interests<br>RM'000 | Total<br>Equity<br>RM'000 |
|---|---|------------------------------|-------------------------------|-----------------------------|--------------------------------|-----------------|--|---------------------------|
|   | Non-distributable                             |                              | Distributable                 |                             |                                |                 |  |                           |
|   | Share<br>Capital<br>RM'000                    | Treasury<br>Shares<br>RM'000 | Warrant<br>Reserves<br>RM'000 | Other<br>Reserves<br>RM'000 | Retained<br>Earnings<br>RM'000 |                 |  |                           |
| <b>At 1 January 2021</b>                              | 352,006                                       | (2,914)                      | 62,645                        | 65,422                      | 311,319                        | 788,478         | 12,290                                     | 800,768                   |
| Profit for the period                                 | -   | -                            | -                             | (72)                        | 8,045                          | 7,973           | 135  | 8,108                     |
| Other comprehensive income                            | -   | -                            | -                             | -                           | -                              | -               | -  | -                         |
| Total comprehensive income                            | -   | -                            | -                             | (72)                        | 8,045                          | 7,973           | 135  | 8,108                     |
| Transfer to retained earnings                         | -   | -                            | -                             | (1,248)                     | 1,248                          | -               | -  | -                         |
| Changes in ownership interest in a subsidiary company | -   | -                            | -                             | -                           | 477                            | 477             | (145)                                      | 332                       |
| <b>At 30 September 2021</b>                           | <b>352,006</b>                                | <b>(2,914)</b>               | <b>62,645</b>                 | <b>64,102</b>               | <b>321,089</b>                 | <b>796,928</b>  | <b>12,280</b>                              | <b>809,208</b>            |
| <b>At 1 January 2020</b>                              | 352,006                                       | (2,914)                      | 62,645                        | 66,644                      | 343,539                        | 821,920         | 14,260                                     | 836,180                   |
| Loss for the period                                   | -   | -                            | -                             | -                           | (17,666)                       | (17,669)        | (1,786)                                    | (19,455)                  |
| Other comprehensive income                            | -   | -                            | -                             | -                           | -                              | -               | -  | -                         |
| Total comprehensive income                            | -   | -                            | -                             | -                           | (17,666)                       | (17,669)        | (1,786)                                    | (19,455)                  |
| Transfer to retained earnings                         | -   | -                            | -                             | (1,248)                     | 1,248                          | -               | -  | -                         |
| <b>At 30 September 2020</b>                           | <b>352,006</b>                                | <b>(2,914)</b>               | <b>62,645</b>                 | <b>65,396</b>               | <b>327,121</b>                 | <b>804,251</b>  | <b>12,474</b>                              | <b>816,725</b>            |

(The Unaudited Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements)



**COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS  
FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2021**

|  | <b>CURRENT YEAR<br/>TO DATE<br/>30-Sep-21<br/>RM'000</b> | <b>PRECEDING YEAR<br/>CORRESPONDING<br/>PERIOD<br/>30-Sep-20<br/>RM'000</b> |
|--|--|---|
| <b>CASH FLOWS USED IN OPERATING ACTIVITIES</b>               |  |   |
| Profit/(Loss) before tax                                     | 12,147   | (19,437)  |
| Adjustments for:   |  |   |
| Impairment losses on trade and other receivables             | 195  | 112   |
| Reversal of impairment losses on trade and other receivables | (747)  | -   |
| Amortisation of deferred income                              | (885)  | (1,100)   |
| Amortisation of rights-of-use assets                         | 3,139  | 3,335   |
| Bad debts written off  | -  | 356   |
| Depreciation of property, plant and equipment                | 5,218  | 5,298   |
| Dividend income  | (300)  | (250)   |
| Interest expense   | 7,281  | 7,341   |
| Interest income  | (117)  | (96)  |
| Inventories written off                                      | 1  | 21  |
| Gain on disposal of other property, plant and equipment      | (83)   | -   |
| Bad debts recovered  | (23)   | (79)  |
| Net unrealised (loss)/gain on foreign exchange               | 424  | (64)  |
| Property, plant & equipment written off                      | 2  | -   |
| <b>Operating loss before working capital changes</b>         | <b>26,252</b>  | <b>(4,563)</b>  |
| Changes in working capital:                                  |  |   |
| Inventories  | (14,302)   | (1,280)   |
| Property development costs                                   | -  | -   |
| Receivables  | (9,024)  | (3,988)   |
| Contract liabilities   | 282  | 2,643   |
| Payables   | 8,377  | 34,650  |
| <b>Cash generated used in operations</b>                     | <b>11,585</b>  | <b>27,462</b>   |
| Tax paid   | (910)  | (613)   |
| Interest paid  | (7,284)  | (7,341)   |
| <b>Net cash generated used in operating activities</b>       | <b>3,391</b>   | <b>19,508</b>   |



**COUNTRY HEIGHTS HOLDINGS BERHAD [198401006901(119416-K)]**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS  
FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2021**

|  | <b>CURRENT YEAR<br/>TO DATE<br/>30-Sep-21<br/>RM'000</b> | <b>PRECEDING YEAR<br/>CORRESPONDING<br/>PERIOD<br/>30-Sep-20<br/>RM'000</b> |
|--|--|---|
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                      |  |   |
| Purchase of other property, plant and equipment                  | (1,585)  | (1,526)   |
| Proceeds from disposal of other property, plant & equipment      | 737  | -   |
| Net of cash and cash equivalent acquired investment in associate | -  | (50)  |
| Proceeds from disposal of subsidiaries                           | 332  | -   |
| Interest received  | 117  | 96  |
| Net dividend received  | 300  | 250   |
| <b>Net cash used in investing activities</b>                     | <b>(99)</b>  | <b>(1,230)</b>  |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>                      |  |   |
| Repayment of bank overdrafts                                     | (9,983)  | 411   |
| Drawdown of term loan  | 9,280  | -   |
| Repayment of lease liabilities                                   | (178)  | (209)   |
| Drawdown of revolving credits                                    | 2,000  | -   |
| Repayment of term loans  | (1,990)  | (23,823)  |
| <b>Net cash from financing activities</b>                        | <b>(871)</b>   | <b>(23,621)</b>   |
| <b>NET MOVEMENT IN CASH AND CASH EQUIVALENTS</b>                 | <b>2,421</b>   | <b>(5,343)</b>  |
| Effects of foreign exchange rate changes                         | -  | -   |
| <b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>            | <b>9,327</b>   | <b>12,744</b>   |
| <b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>                | <b>11,748</b>  | <b>7,401</b>  |

(The Unaudited Consolidated Statements of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2020 and the accompanying explanatory notes attached to the interim financial statements)



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART A – Explanatory Notes Pursuant to FRS 134**

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**1. Basis of Preparation**

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Financial Reporting Standard (“FRS”) 134: “Interim Financial Reporting” and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2020. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2020.

**2. Significant Accounting Policies**

The significant accounting policies adopted by the Group in these interim financial statements are consistent with those of the audited financial statements of the Group for the financial year ended 31 December 2020, except for adoption of the following new/revised FRSS, Amendments to FRSS and IC Interpretations which are effective for financial periods beginning on or after:

**1 January 2021**

- Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16 Interest Rate Benchmark Reform – Phase 2
- Amendments to MFRS 16, Covid-19 – Related Rent Concessions Beyond 30 June 2021

**1 January 2022**

- Amendments to MFRS 3, References to the Conceptual Framework
- Annual Improvements to MFRS Standards 2018 – 2020
  - Amendments to MFRS 1
  - Amendments to MFRS 9
  - Amendments to MFRS 16
  - Amendments to MFRS 141
- Amendments to MFRS 116, Property, Plant and Equipment – Proceeds before Intended Use



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART A – Explanatory Notes Pursuant to FRS 134**

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**2. Significant Accounting Policies (Cont'd)**

**1 January 2022**

- Amendments to MFRS 137, Onerous Contracts – Costs of Fulfilling a Contract

**1 January 2023**

- MFRS 17, Insurance Contracts
- Amendments to MFRS 17, Insurance Contracts
- Amendments to MFRS 101, Classification of Liabilities as Current or Non-current
- Amendments to MFRS 101, Disclosure of Accounting Policies
- Amendments to MFRS 108, Definition of Accounting Estimates

**Deferred until further notice**

- Amendments to MFRS 10 and MFRS 128, Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The Group and the Company intend to adopt the above MFRSs when they become effective.

The Group and the Company have been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS"), International Financial Reporting Standards and the requirements of the Companies Act, 2016 in Malaysia.

**3. Audit Opinion on 2020 Financial Statements**

The auditors' report on the financial statements of the Group for the financial year ended 31 December 2020 was not subject to any qualification.





**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART A – Explanatory Notes Pursuant to FRS 134**

**4. Segment Reporting**

| Quarter Ended<br>30 Sept 2021 | Healthcare<br>RM'000 | Resorts &<br>Hospitality<br>RM'000 | Exhibition &<br>Convention<br>RM'000 | Property<br>RM'000 | Total<br>Operation<br>RM'000 |
|-------------------------------|----------------------|------------------------------------|--------------------------------------|--------------------|------------------------------|
| Revenue                       |                      |                                    |                                      |                    |                              |
| External sales                | 9,388                | 196                                | 4,115                                | 56,875             | 70,574                       |
| Results                       |                      |                                    |                                      |                    |                              |
| Segment results               | 1,953                | (1,989)                            | 1,088                                | 23,533             | 24,585                       |
| Finance costs                 |                      |                                    |                                      |                    | (2,508)                      |
| Profit before tax             |                      |                                    |                                      |                    | 22,077                       |
| Income tax expense            |                      |                                    |                                      |                    | (3,724)                      |
| Profit after tax              |                      |                                    |                                      |                    | 18,353                       |
| Non-controlling interests     |                      |                                    |                                      |                    | 296                          |
| Profit for the period         |                      |                                    |                                      |                    | 18,649                       |

| Quarter Ended<br>30 Sept 2020 | Healthcare<br>RM'000 | Resorts &<br>Hospitality<br>RM'000 | Exhibition &<br>Convention<br>RM'000 | Property<br>RM'000 | Total<br>Operation<br>RM'000 |
|-------------------------------|----------------------|------------------------------------|--------------------------------------|--------------------|------------------------------|
| Revenue                       |                      |                                    |                                      |                    |                              |
| External sales                | 4,206                | 1,153                              | 251                                  | 2,314              | 7,924                        |
| Results                       |                      |                                    |                                      |                    |                              |
| Segment results               | 136                  | (1,397)                            | (1,116)                              | (202)              | (2,579)                      |
| Finance costs                 |                      |                                    |                                      |                    | (2,574)                      |
| Loss before tax               |                      |                                    |                                      |                    | (5,153)                      |
| Income tax expense            |                      |                                    |                                      |                    | (6)                          |
| Loss after tax                |                      |                                    |                                      |                    | (5,159)                      |
| Non-controlling interests     |                      |                                    |                                      |                    | (209)                        |
| Loss for the period           |                      |                                    |                                      |                    | (5,368)                      |



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART A – Explanatory Notes Pursuant to FRS 134**

**4. Segment Reporting (Cont'd)**

| Year Ended<br>30 Sept 2021 | Healthcare<br>RM'000 | Resorts &<br>Hospitality<br>RM'000 | Exhibition &<br>Convention<br>RM'000 | Property<br>RM'000 | Total<br>Operation<br>RM'000 |
|----------------------------|----------------------|------------------------------------|--------------------------------------|--------------------|------------------------------|
| <b>Revenue</b>             |                      |                                    |                                      |                    |                              |
| External sales             | 19,864               | 2,246                              | 4,921                                | 59,674             | 86,705                       |
| <b>Results</b>             |                      |                                    |                                      |                    |                              |
| Segment results            | 2,733                | (4,045)                            | (874)                                | 21,614             | 19,428                       |
| Finance costs              |                      |                                    |                                      |                    | (7,281)                      |
| Profit before tax          |                      |                                    |                                      |                    | 12,147                       |
| Income tax expense         |                      |                                    |                                      |                    | (3,967)                      |
| Profit after tax           |                      |                                    |                                      |                    | 8,180                        |
| Non-controlling interests  |                      |                                    |                                      |                    | (135)                        |
| Profit for the period      |                      |                                    |                                      |                    | 8,045                        |
| <br>                       |                      |                                    |                                      |                    |                              |
| Year Ended<br>30 Sept 2020 | Healthcare<br>RM'000 | Resorts &<br>Hospitality<br>RM'000 | Exhibition &<br>Convention<br>RM'000 | Property<br>RM'000 | Total<br>Operation<br>RM'000 |
| <b>Revenue</b>             |                      |                                    |                                      |                    |                              |
| External sales             | 9,430                | 9,448                              | 1,396                                | 5,397              | 25,671                       |
| <b>Results</b>             |                      |                                    |                                      |                    |                              |
| Segment results            | (139)                | (6,978)                            | (4,177)                              | (802)              | (12,096)                     |
| Finance costs              |                      |                                    |                                      |                    | (7,341)                      |
| Loss before tax            |                      |                                    |                                      |                    | (19,437)                     |
| Income tax expense         |                      |                                    |                                      |                    | (15)                         |
| Loss after tax             |                      |                                    |                                      |                    | (19,452)                     |
| Non-controlling interests  |                      |                                    |                                      |                    | 1,786                        |
| Loss for the period        |                      |                                    |                                      |                    | (17,666)                     |



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART A – Explanatory Notes Pursuant to FRS 134**

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**5. Unusual Items Due to Their Nature, Size or Incidence**

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group during the current financial period under review.

**6. Changes in Estimates**

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

**7. Seasonal or Cyclical Factors**

The operations of the Group were not materially affected by any seasonal or cyclical factors.

**8. Dividends Paid**

There were no dividends paid during the current financial period under review.

**9. Carrying Amount of Revalued Assets**

The valuation of property, plant and equipment have been brought forward without amendment from the audited financial statements for the financial year ended 31 December 2020. Investment properties have been revalued at fair value as of 31 December 2020.

**10. Issuance or Repayment of Debt and Equity Securities**

The Company issued a two for one bonus warrants, total warrants 136,778,702 during the financial year ended 31 December 2020.

**11. Changes in the Composition of the Group**

There were no material changes in the composition of the Group during the current financial period under review.

**12. Capital Commitments**

There were no material changes in capital commitments since the last audited Statement of Financial Position as at 31 December 2020.



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART A – Explanatory Notes Pursuant to FRS 134**

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**13. Contingent Liabilities / Assets**

On 2<sup>nd</sup> November 2020, Country Heights Holdings Bhd (“CHHB”) receive a notice of termination from Land Custody and Development Authority (“LCDA”) stating the intention of the allegation that CHHB had failed, neglected or refused to remedy the breaches stipulated in the notice dated 17th September 2020 (“Termination”). CHHB had upon the receipt of the notice dated 17th September 2020 immediately refuted the allegation made by LCDA. CHHB intends to challenge the unilateral termination.

On 10<sup>th</sup> May 2021, CHHB received an order of Forfeiture of Land from the Director of Land and Surveys Department Sarawak. The said order affect Lot 48, 49 and 51 Block 11 Pangkalan Ampat Land District.

CHHB has sought legal opinion to recover losses and/or damages from the LCDA due to LCDA’s wrongful unilateral termination.

**14. Subsequent event**

The Directors of the Company have closely monitored the development of the outbreak of coronavirus pandemic (“COVID-19”) infection in Malaysia that may affect business performances and financial position of the Group and of the Company movement restriction order and other precautionary measures imposed by relevant local authorities that affected the Group and the Company business operations. As at the date of this report, the financial impact of the COVID-19 outbreak to the Group and to the Company cannot be reasonably estimated due to the inherent unpredictable nature and rapid development relating to COVID-19, the extent of the impact depends on the on-going precautionary measures introduced by our government to address this pandemic and the durations of the pandemic. As such, the Directors of the Company will continue to closely monitor the situations and respond proactively to mitigate the impact on the Group’s and the Company’s financial performance and financial position.



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**15. Operating Segment Review**

**(a) 3rd Quarter 2021 vs 3rd Quarter 2020**

|   | <b>Current Year<br/>Quarter<br/>30-Sep-21<br/>RM'000</b> | <b>Preceding Year<br/>Corresponding<br/>Quarter<br/>30-Sep-20<br/>RM'000</b> | <b>Changes (%)</b> |
|---|--|--|--------------------|
| Revenue   | 70,574   | 7,924  | 791%               |
| Operating Profit /(Loss)  | 24,585   | (2,579)  | 1053%              |
| Profit/(Loss) Before Interest and Tax                               | 24,585   | (2,579)  | 1053%              |
| Profit/(Loss) Before Tax  | 22,077   | (5,153)  | 528%               |
| Profit/(Loss) After Tax   | 18,353   | (5,159)  | 456%               |
| Profit/(Loss) Attributable to Ordinary Equity Holders of the Parent | 18,649   | (5,368)  | 447%               |

The Group recorded total revenue of RM70.6 million for the third quarter ended 30 September 2021 compared to RM7.9 million in the previous year corresponding quarter ended 30 September 2020. The increase was mainly due to the sale of land located at CH Damansara.

The Group recorded a profit before tax of RM22.1 million for the current quarter compared to a RM5.1 million loss before tax in the previous year corresponding quarter.

Healthcare Division

Revenue for the third quarter of 2021 for the division was RM9.4 million as compared to RM4.2 million in the same quarter of 2020. Segment profit of RM1.9 million was recorded for the third quarter as compared to a segment profit of RM0.01 million for the same quarter of 2020 mainly due to the increase in revenue from the national vaccination programme held at healthcare centre.



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

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**15. Operating Segment Review (Cont'd)**

**(a) 3rd Quarter 2021 vs 3rd Quarter 2020 (Cont'd)**

Resorts & Hospitality Division

The revenue for Resorts & Hospitality Division was RM0.2 million in the current quarter compared to RM1.1 million for the third quarter of 2020. Segment loss was recorded at RM2.0 million for the third quarter of 2021 as compared to a segment loss of RM1.4 million for the same quarter of 2020.

Exhibition & Convention Division

Exhibition & Convention Division contributed RM4.1 million of revenue in the current quarter as compared to RM0.3 million in the third quarter of 2020. Segment profit of RM1.1 million was recorded in the current quarter compared to a segment loss of RM1.1 million in the same quarter of 2020 mainly due to the increase in revenue from the national vaccination programme held at convention centre.

Property Division

The revenue for Property Division was RM56.9 million in the current quarter compared to RM2.3 million for the third quarter of 2020. Segment profit recorded was RM23.5 million for the third quarter of 2021 as compared to a segment loss of RM0.2 million for the same quarter of 2020 mainly due to the sale of land located at CH Damansara.



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**15. Operating Segment Review (Cont'd)**

**(b) YTD Sept 2021 vs YTD Sept 2020**

|   | <b>Current Year To Date<br/>30-Sep-21<br/>RM'000</b> | <b>Preceding Year Corresponding Period<br/>30-Sep-20<br/>RM'000</b> | <b>Charges (%)</b> |
|---|--|---|--------------------|
| Revenue   | 86,705   | 25,671  | 238%               |
| Operating Profit /(Loss)  | 19,428   | (12,096)  | 261%               |
| Profit/(Loss) Before Interest and Tax                               | 19,428   | (12,096)  | 261%               |
| Profit/(Loss) Before Tax  | 12,147   | (19,437)  | 162%               |
| Profit/(Loss) After Tax   | 8,180  | (19,452)  | 142%               |
| Profit/(Loss) Attributable to Ordinary Equity Holders of the Parent | 8,045  | (17,666)  | 146%               |

The total revenue of the Group for the period ended 30 September 2021 was increased to RM86.7 million from RM25.7 million for the period ended 30 September 2020. The increase was mainly due to higher contribution from Property Development Division from the sale of land.

The Group recorded a profit before tax of RM12.1 million for the current period as compared to profit loss before tax of RM19.4 of the current period preceding year.

Healthcare Division

The revenue contributed by Healthcare Division for the period ended 30 September 2021 was RM20.0 million as compared to RM9.4 million for the period ended 30 September 2020.

The division recorded a segment profit of RM2.7 million for the period ended 30 September 2021 as compared segment loss to RM0.1 million for the period ended 30 September 2020 mainly due to the increase in revenue from the national vaccination programme held at the healthcare centre.



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

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**15. Operating Segment Review (Cont'd)**

**(b) YTD Sept 2021 vs YTD Sept 2020 (Cont'd)**

Resorts & Hospitality Division

The revenue for the Resorts & Hospitality Division for the period ended 30 September 2021 was recorded at RM2.2 million as compared to RM9.4 million for the period ended 30 September 2020. The segment loss was recorded for the current period was RM4.0 million as compared to segment loss of RM7.0 million for the period ended 30 September 2020.

Exhibition & Convention Division

Exhibition & Convention Division contributed RM4.9 million of revenue for the period ended 30 September 2021 as compared to RM1.4 million for the period ended 30 September 2020. The segment loss of RM0.9 million was recorded for the current period ended 30 September 2021 as compared to the segment loss of RM4.2 million for the period ended 30 September 2020 mainly due to the increase in revenue from the national vaccination programme held at convention centre.

Property Division

Property Development Division contributed RM60.0 million of revenue for the period ended 30 September 2021 as compared to RM5.4 million for the period ended 30 September 2020. The segment loss of RM21.6 million was recorded for the period ended 30 September 2021 as compared to the segment loss of RM0.8 million for the period ended 30 September 2020 mainly due to the sale of land located at CH Damansara.





**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**16. Material Changes in the Quarterly Results as Compared with the Immediate Preceding Quarter**

|   | <b>Current Quarter</b> | <b>Immediate Preceding Quarter</b> |                    |
|---|------------------------|------------------------------------|--------------------|
|   | <b>30-Sep-21</b>       | <b>30-Jun-21</b>                   |                    |
|   | <b>RM'000</b>          | <b>RM'000</b>                      | <b>Charges (%)</b> |
| Revenue   | 70,574                 | 8,379                              | 742%               |
| Operating Profit /(Loss)  | 24,585                 | (2,008)                            | 1324%              |
| Profit/(Loss) Before Interest and Tax                               | 24,585                 | (2,008)                            | 1324%              |
| Profit/(Loss) Before Tax  | 22,077                 | (4,738)                            | 566%               |
| Profit/(Loss) After Tax   | 18,353                 | (4,867)                            | 477%               |
| Profit/(Loss) Attributable to Ordinary Equity Holders of the Parent | 18,649                 | (4,895)                            | 481%               |

The Group's revenue for the third quarter ended 30 September 2021 was RM70.6 million compared to the preceding second quarter ended 30 June 2021 of RM8.4 million and the Group's loss before tax for the third quarter ended 30 September 2021 was RM22.1 million as compared to a loss before tax in the preceding second quarter ended 30 June 2021 of RM4.7 million.

**17. Commentary on Prospects**

The Covid-19 pandemic have continued to depress the performance of the Group's operations and management expects the Group's performance to continue to be suppressed for the remaining of the year.

The main division that continues to operate is the Healthcare Division. The high vaccination rate and the gradual removal of restrictions have resulted in a increase in footfall traffic into the wellness centre. Management is hopeful that the government's new approach to treating Covid-19 as endemic will likely safeguard the country's economic activities from future pandemic related disruptions.



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

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**17. Commentary on Prospects (Cont'd)**

The Hospitality Division continues to suffer from pandemic with The Palace of the Golden Horses remaining closed without a clear opening timeline.

The Exhibition and Convention Division similarly has cancelled all of its events due to the pandemic. With the exception of being part of the nationwide vaccination centre program for a few months from June – August, the prospects completely depend on our government being able to bring the pandemic under control in order for events to be open.

Finally, the Property Division has had to hold back all of its plans for the launch of some of its products including Cloud Life and Country Heights Garden Resort. Management is hopeful for this to resume early next year.

**18. Variance on Profit Forecast / Profit Guarantee**

There was no profit forecast / profit guarantee issued by the Group.

**19. Income Tax Expenses**

|                                 | <b>Nine Months Ended</b> |                  |
|---------------------------------|--------------------------|------------------|
|                                 | <b>30-Sep-21</b>         | <b>30-Sep-20</b> |
|                                 | <b>RM'000</b>            | <b>RM'000</b>    |
| Income tax                      |                          |                  |
| - Current year                  | (844)                    | (15)             |
| - Over provision in prior year  | 2                        | -                |
| Deferred tax                    |                          |                  |
| - Current year                  | (3,181)                  | -                |
| - Under provision in prior year | 56                       | -                |
|                                 | <b>(3,967)</b>           | <b>(15)</b>      |
|                                 | <b>(3,967)</b>           | <b>(15)</b>      |

**20. Sale of Unquoted Investments / Properties**

There was no sale of unquoted investments/ properties during the financial year-to-date.



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

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**21. Purchase and Sale of Quoted Securities**

There were no sales or purchase of quoted securities during the financial year-to-date.

**22. Profit/(Loss) before Tax**

Profit/(Loss) before tax has been arrived at after charging/(crediting):

|   | <b>30-Sep-21</b> | <b>30-Sep-20</b> |
|---|------------------|------------------|
|   | <b>RM'000</b>    | <b>RM'000</b>    |
| Depreciation and amortisation                           | 8,357            | 8,633            |
| Impairment losses on trade and other receivables        | 195              | 112              |
| Net unrealised foreign exchange (loss)/gain             | 424              | (64)             |
| Bad debt written off                                    | -                | 356              |
| Bad debt recovered                                      | (23)             | (79)             |
| Gain on disposal of other property, plant and equipment | (83)             | -                |

There were no gain or loss on derivatives, exceptional items and allowance for and write off of inventories.

**23. Corporate Proposals**

**(a) Status of Corporate Proposals**

There were no corporate proposals.

**(b) Status of Utilisation of Proceeds from Corporate Proposal**

There was no utilisation of proceeds derived from the Company's corporate proposal.



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**24. Inventories**

|                                    | <b>As at<br/>30-Sep-21<br/>RM'000</b> | <b>As at<br/>30-Sep-20<br/>RM'000</b> |
|------------------------------------|---------------------------------------|---------------------------------------|
| Land held for property development | 159,269                               | 159,137                               |
| Property development cost          | 138,219                               | 124,281                               |
| Others                             | 95,692                                | 96,694                                |
|                                    | <b>233,911</b>                        | <b>220,975</b>                        |

**25. Details of Treasury Shares**

As at the end of the reporting period, all the shares purchased by the company were retained as treasury shares as at 30 September 2021 as follows :

| Description of shares purchased          | <b>As at<br/>30-Sep-21<br/>RM'000</b> | <b>As at<br/>30-Sep-20<br/>RM'000</b> |
|--|---------------------------------------|---------------------------------------|
|  | Ordinary Shares                       | Ordinary Shares                       |
| Number of shares purchased               | -                                     | -                                     |
| Number of shares cancelled               | -                                     | -                                     |
| Number of shares held as treasury shares | 2,150,000                             | 2,150,000                             |
| Number of treasury shares resold         | -                                     | -                                     |



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

**26. Borrowings**

The Group's bank borrowings and debt securities as at end of the current financial period are:

|                                   | As at 3rd quarter ended September 2021 |                 |                   |                 |                   |                 |
|-----------------------------------|--|-----------------|-------------------|-----------------|-------------------|-----------------|
|                                   | Long-term                              |                 | Short-term        |                 | Total borrowings  |                 |
|                                   | Foreign<br>RM'000                      | Local<br>RM'000 | Foreign<br>RM'000 | Local<br>RM'000 | Foreign<br>RM'000 | Local<br>RM'000 |
| <b>Secured</b>                    |  |                 |                   |                 |                   |                 |
| Bank overdrafts                   | -                                      | -               | -                 | -               | -                 | -               |
| Term loan                         | -                                      | 73,150          | 35,000            | 4,598           | 35,000            | 77,748          |
| Revolving credit                  | -                                      | 2,000           | -                 | -               | -                 | 2,000           |
| Total secured borrowings          | -                                      | 75,150          | 35,000            | 4,598           | 35,000            | 79,748          |
| <b>Unsecured</b>                  |  |                 |                   |                 |                   |                 |
| Term Loan                         | -                                      | 41,935          | -                 | 42,343          | -                 | 84,278          |
| Total unsecured borrowings        | -                                      | 41,935          | -                 | 42,343          | -                 | 84,278          |
| <b>Total loans and borrowings</b> | -                                      | <b>117,085</b>  | <b>35,000</b>     | <b>46,941</b>   | <b>35,000</b>     | <b>164,026</b>  |
|                                   | As at 3rd quarter ended September 2020 |                 |                   |                 |                   |                 |
|                                   | Long-term                              |                 | Short-term        |                 | Total borrowings  |                 |
|                                   | Foreign<br>RM'000                      | Local<br>RM'000 | Foreign<br>RM'000 | Local<br>RM'000 | Foreign<br>RM'000 | Local<br>RM'000 |
| <b>Secured</b>                    |  |                 |                   |                 |                   |                 |
| Bank overdrafts                   | -                                      | -               | -                 | 10,302          | -                 | 10,302          |
| Term loan                         | 35,000                                 | 65,975          | -                 | 4,571           | 35,000            | 70,546          |
| Total secured borrowings          | 35,000                                 | 65,975          | -                 | 14,873          | 35,000            | 80,848          |
| <b>Unsecured</b>                  |  |                 |                   |                 |                   |                 |
| Term Loan                         | -                                      | 36,935          | -                 | 41,571          | -                 | 78,506          |
| Total unsecured borrowings        | -                                      | 36,935          | -                 | 41,571          | -                 | 78,506          |
| <b>Total loans and borrowings</b> | <b>35,000</b>                          | <b>102,910</b>  | -                 | <b>56,444</b>   | <b>35,000</b>     | <b>159,354</b>  |

All borrowings are denominated in Ringgit Malaysia unless indicated otherwise.



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

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**27. Disclosure requirements pursuant to implementation of MFRS 139**

**(a) Disclosure of Derivatives**

There are no outstanding derivatives as at 30 June 2021 and there have been no changes in derivatives since the last financial year.

**(b) Disclosure of gain/losses arising from fair value changes of financial liabilities**

The Group did not have any gain/losses arising from fair value changes of its financial liabilities.

**28. Retained earnings**

The breakdown of the retained earnings of the Group is prepared in accordance with the directive issued by Bursa Malaysia Securities Berhad dated 25 March 2010 and prepared in accordance with guidance on special matter No. 1, Determination of Realised and Unrealised Profit or Losses in the context of disclosure pursuant to Bursa Malaysia Securities Berhad listing requirement as issued by the Malaysian Institute of Accountants.

**29. Dividend Payable**

No dividend has been proposed for the current financial period under review and the previous corresponding financial year.

**30. Earnings/(Loss) Per Share**

**(a) Basic**

Basic earnings per share is calculated by dividing profit for the current period attributable to equity holders of RM8.0 million (30 September 2020: loss of RM17.7 million) over the number of 273,557,403 (30 September 2020: 273,557,403) ordinary shares issued during the current financial period under review.

**(b) Diluted**

Diluted earnings per share is calculated by dividing profit for the current period attributable to equity holders of RM8.0 million (30 September 2020: loss of RM12.7 million) over the number of 273,557,403 (30 September 2020: 273,557,403) ordinary shares issued and 136,778,702 (30 September 2020: 136,778,702) warrants issued and listed in December 2018.



**COUNTRY HEIGHTS HOLDINGS BERHAD (119416-K)**  
**PART B – Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad**

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**31. Authorisation for Issue**

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 25 November 2021.

By Order of the Board

**Phua Kia Pau**

Chief Financial Officer