



# INTERIM FINANCIAL STATEMENTS

*- For The Quarter and Year Ended  
31<sup>st</sup> March 2024 -*

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**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT 31 MARCH 2024**  
**RM'000**

	Note	31.03.2024 Unaudited	31.12.2023 Audited
<b>Assets</b>			
Property, plant and equipment	12	86,998	86,849
Investment properties		101,428	101,428
Quarry development expenditure		2,638	2,379
Investment in joint venture		125	125
Inventories		246,657	245,267
Deferred tax assets		7,145	7,530
Trade and other receivables		98,512	103,258
<b>Total non-current assets</b>		<u>543,503</u>	<u>546,836</u>
Inventories		34,956	29,436
Contract assets		55,987	55,180
Contract costs		405	413
Trade and other receivables		82,639	89,321
Current tax assets		158	110
Other investments		1,051	1,045
Short term investments		6,158	3,516
Cash and cash equivalents		52,560	73,328
<b>Total current assets</b>		<u>233,914</u>	<u>252,349</u>
<b>Total assets</b>		<u><u>777,417</u></u>	<u><u>799,185</u></u>
<b>Equity</b>			
Share capital		331,020	331,020
Retained earnings		155,605	155,324
<b>Equity attributable to owners of the Company</b>		<u>486,625</u>	<u>486,344</u>
Non-controlling interests		(302)	(302)
<b>Total equity</b>		<u>486,323</u>	<u>486,042</u>
<b>Liabilities</b>			
Trade and other payables		11,625	11,072
Deferred tax liabilities		4,572	4,572
Loans and borrowings	23	31,245	31,085
Lease liabilities		21,119	20,988
<b>Total non-current liabilities</b>		<u>68,561</u>	<u>67,717</u>
Trade and other payables		138,890	148,777
Contract Liabilities		1,338	1,338
Loans and borrowings	23	78,596	88,917
Current tax liabilities		2,720	5,405
Lease liabilities		989	989
<b>Total current liabilities</b>		<u>222,533</u>	<u>245,426</u>
<b>Total liabilities</b>		<u>291,094</u>	<u>313,143</u>
<b>Total equity and liabilities</b>		<u><u>777,417</u></u>	<u><u>799,185</u></u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2024  
RM'000**

	Note	3 months ended 31-Mar	
		2024 Unaudited	2023 Unaudited
<b>Continuing Operations</b>			
Revenue		51,278	38,315
Cost of sales		(43,239)	(36,553)
<b>Gross profit</b>		<u>8,039</u>	<u>1,762</u>
Selling & Marketing expenses		(672)	(28)
Administrative expenses		(8,143)	(8,863)
Other operating income		2,489	963
<b>Profit/(Loss) from operating activities</b>		<u>1,713</u>	<u>(6,166)</u>
<b>Finance cost</b>		(1,432)	(1,356)
<b>Profit/(Loss) before taxation</b>	10	<u>281</u>	<u>(7,522)</u>
Tax expense	21	-	-
<b>Profit/(Loss) and total comprehensive expenses for the period</b>		<u>281</u>	<u>(7,522)</u>
<b>Profit/(Loss) and total comprehensive expenses for the period attributable to :</b>			
Owners of the Company		281	(7,522)
Non-controlling interests		-	-
<b>Profit/(Loss) and total comprehensive expenses for the period</b>		<u>281</u>	<u>(7,522)</u>
<b>Basic earning/(loss) per ordinary share (sen)</b>	26	0.09	(2.48)

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2024**  
RM'000

	<i>Non-distributable</i>	<i>Distributable</i>	<b>Total</b>	<b>Non-controlling interests</b>	<b>Total equity</b>
	<b>Share capital</b>	<b>Retained earnings</b>			
As at 1 January 2023	331,020	144,073	475,093	(61)	475,032
Profit for the year representing total comprehensive income for the year	-	12,655	12,655	(241)	12,414
Dividend paid	-	(1,404)	(1,404)	-	(1,404)
<b>As at 31 December 2023 (Audited)</b>	<b>331,020</b>	<b>155,324</b>	<b>486,344</b>	<b>(302)</b>	<b>486,042</b>
As at 1 January 2024	331,020	155,324	486,344	(302)	486,042
Profit for the period representing total comprehensive income for the period	-	281	281	-	281
<b>As at 31 March 2024 (Unaudited)</b>	<b>331,020</b>	<b>155,605</b>	<b>486,625</b>	<b>(302)</b>	<b>486,323</b>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.



**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2024  
RM'000**

	<b>Cumulative Quarter</b>	
	<b>Current Year-to-date ended 31-Mar-24 Unaudited</b>	<b>Preceding Year-to-date ended 31-Mar-23 Unaudited</b>
<b>Cash flows from operating activities</b>		
Profit/(Loss) before taxation	281	(7,522)
Adjustments for:		
Non-cash items	2,417	2,761
Non-operating items	(915)	1,055
Operating profit/(loss) before working capital changes	1,783	(3,706)
Changes in working capital:		
Contract assets	(807)	(16,348)
Contract costs	8	168
Contract liabilities	-	(2,911)
Trade and other receivables	11,428	3,264
Inventories	(6,910)	(4,412)
Trade and other payables	(9,334)	12,480
<b>Cash used in operations</b>	(3,832)	(11,465)
Interest paid	(1,432)	(1,356)
Tax paid	(2,348)	(4,496)
<b>Net cash used in operating activities</b>	(7,612)	(17,317)
<b>Cash flows from investing activities</b>		
Purchase of property, plant and equipment	(2,600)	(1,225)
Purchase of other investments	-	(23)
Proceeds from disposal of plant and equipment	17	6
Additions of quarry development expenditure	(259)	(343)
Interest received	2,489	963
<b>Net cash from/(used in) investing activities</b>	(353)	(622)
<b>Cash flows from financing activities</b>		
Drawdown/(Repayment) of term loan	4,960	(7,347)
Movements of other borrowings, net	(8,652)	(3,534)
Addition/(Repayment) of hire purchase	592	(547)
Placement of short term investments	(2,642)	(57)
<b>Net cash used in financing activities</b>	(5,742)	(11,485)
<b>Net decrease in cash and cash equivalents</b>	(13,707)	(29,424)
<b>Cash and cash equivalents at beginning of the period</b>	60,708	69,067
<b>Cash and cash equivalents at end of the period</b>	47,001	39,643
<b>Cash and cash equivalents comprise of the followings:</b>		
Cash and cash equivalents	52,560	51,252
Less: Bank overdrafts	(5,559)	(11,609)
	47,001	39,643

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.



## EXPLANATORY NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 MARCH 2024

### Part A – Explanatory Notes Pursuant to MFRS 134

#### 1. Basis of Preparation

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

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2023. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2023.

Interim financial statements other than for financial instruments have been prepared under the historical cost convention. Financial instruments have been fair valued in accordance with MFRS 9 Financial Instruments: Recognition and Measurement.

#### 2. Significant Accounting Policies

The accounting policies adopted by the Group in this interim financial report are consistent with those adopted in the financial statements for the financial year ended 31 December 2023 except for the adoption of the following new/revised MFRSs and Amendments to MFRSs:

*MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2024*

- Amendments to MFRS 16, Leases – *Lease Liability in a Sale and Leaseback*
- Amendments to MFRS 101, *Presentation of Financial Statements – Non-current Liabilities with Covenants and Classification of Liabilities as Current or Non-current*
- Amendments to MFRS 107, *Statement of Cash Flows* and MFRS 7, *Financial Instruments: Disclosures – Supplier Finance Arrangements*

*MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2025*

- Amendment to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*



*MFRSs, interpretations and amendments effective for annual periods beginning on or after a date yet to be confirmed*

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The adoption of the above MFRSs does not have significant financial impact on the Group.

### **3. Auditors' Report on Preceding Annual Financial Statements**

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

### **4. Unusual Items due to their Nature, Size or Incidence**

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

### **5. Changes in Estimates**

The preparation of the interim financial statements in conformity with Malaysian Financial Reporting Standards ("MFRSs") requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

There are no significant areas of estimation uncertainty and critical judgements in applying accounting policies that have significant effect on the amounts recognized in the financial statements.

### **6. Seasonal or Cyclical Factors**

The Group's products and services are generally dependent on the Malaysian economy, government policies and weather conditions (on the construction activities).



**7. Dividends Paid**

There was no dividend declared and paid during the quarter under review.

**8. Debt and Equity Securities**

There were no issuances, cancellations, repurchases, resales and repayments of equity securities except for repayment of debt in the current quarter.





## 9. Segmental Information

RM'000	Property Development	Engineering, Construction and Quarry	Leisure	Other reportable segments	Total reportable segments	Elimination	Combined
<b>3 months ended 31 March 2024</b>							
<b>Revenue</b>							
External sales	6,937	43,025	1,164	152	51,278	-	51,278
Inter-segment sales	67	575	-	2,914	3,556	(3,556)	-
<b>Total revenue</b>	<b>7,004</b>	<b>43,600</b>	<b>1,164</b>	<b>3,066</b>	<b>54,834</b>	<b>(3,451)</b>	<b>51,278</b>
<b>Segment profit/(loss)</b>	<b>(1,386)</b>	<b>1,850</b>	<b>(233)</b>	<b>(66)</b>	<b>165</b>	<b>116</b>	<b>281</b>
<b>3 months ended 31 March 2023</b>							
<b>Revenue</b>							
External sales	7,042	29,820	1,313	140	38,315	-	38,315
Inter-segment sales	67	7	4	2,914	2,992	(2,992)	-
<b>Total revenue</b>	<b>7,109</b>	<b>29,828</b>	<b>1,317</b>	<b>3,054</b>	<b>41,307</b>	<b>(2,992)</b>	<b>38,315</b>
<b>Segment profit/(loss)</b>	<b>(2,338)</b>	<b>(4,587)</b>	<b>(25)</b>	<b>(605)</b>	<b>(7,555)</b>	<b>33</b>	<b>(7,522)</b>



## 10. Profit before tax

Profit before tax is arrived at :

RM'000	3 months ended 31 March	
	2024	2023
<b><i>After charging :</i></b>		
Depreciation of property, plant and equipment	2,417	1,536
Expenses relating to short-term leases	28	53
Expenses relating to leases of low-value assets	27	11
Royalties and tributes	275	187
<b><i>and after crediting :</i></b>		
Rental income	268	259
Gain on disposal of plant and equipment	17	10
Interest Income	3,586	316
Net loss on impairment of financial instruments of financial instruments and contract assets		
Financial assets at amortised cost		
- Trade receivables	-	40

## 11. Changes in Composition of the Group

There were no changes in the composition of the Group during the current quarter ended 31 March 2024.

## 12. Property, Plant and Equipment

The Group acquired property, plant and equipment worth RM2,600,000 during the quarter under review.

There was no impairment loss on property, plant and equipment during the current quarter period.



### 13. Capital Commitments

The amount of commitments for the purchase of property, plant & equipment not provided for in the interim financial statements as at 31 March 2024 are as follows:

	<b>RM'000</b>
Approved and contracted for	<u>2,377,670</u>

### 14. Changes in Contingent Liabilities

As of 31 March 2024, the Group does not have any material contingent liability.

### 15. Material Subsequent Events to the Reporting Period

There were no material events subsequent to the end of the quarter under review up to the date of this report that have not been reflected in the interim financial statements.

### 16. Significant Related Party Transactions

	<b>3 months ended 31.03.2024 RM'000</b>
Rental of quarry land to ultimate holding corporation	9
Tributes charged by the ultimate holding corporation	151
Estate agency fee charged by a related company, Kumpulan Ladang-Ladang Perbadanan Kedah Sdn. Bhd.	-
Revenue from oil palm from related company, Kumpulan Ladang-Ladang Perbadanan Kedah Sdn. Bhd.	152
Property management paid to a related company, Darulaman Asset Sdn. Bhd	6
Insurance paid to a related company, KSDC Insurance Brokers Sdn. Bhd.	108
	<b>426</b>

All related parties' transactions had been entered into in the normal course of business and were carried out on normal commercial terms.



## Part B – Explanatory Notes Pursuant to Chapter 9, Appendix 9B of the Listing Requirements of Bursa Malaysia Berhad

### 17. Performance Review

#### Current quarter vs previous year corresponding quarter

The Group posted higher revenue of RM51.3 million for the first quarter and year to date ended 31 March 2024, up from RM38.3 million in the same corresponding period of last year. The Group recorded profit before tax of RM0.3 million for the current quarter and year to date compared to the loss before tax of RM7.5 million in the previous year's corresponding period. The improvement in revenue and profit before tax is attributable to the performance of the Engineering, Construction and Quarry division.

The Engineering, Construction and Quarry Division generated higher revenue of RM43.0 million in the current quarter and year to date of 31 March 2024 compared to RM29.8 million in the same corresponding quarter of last year. The increase is due to the contribution from the existing construction projects, roadworks, and the sales of quarry products. Additionally, the Division posted a profit before tax of RM1.9 million in the current quarter, a significant turnaround from the loss before tax of RM4.6 million in the same period last year.

Conversely, The Property Division reported a slight decline in revenue, with RM6.9 million for the current quarter compared to RM7.0 million in the same quarter last year. The Division also posted a loss before tax of RM1.4 million for the current quarter compared to the loss before tax of RM2.3 million in the previous year's corresponding period.

### 18. Variation of Results against Preceding Quarter

RM'000	Current quarter ended 31 March 2024	Preceding quarter ended 31 December 2023
Revenue	51,278	134,143
Profit Before Taxation	281	19,667

The Group registered lower revenue and profit before tax compared to the preceding quarter, mainly contributed by the completion of initiatives from the Property Division in the preceding quarter.



## 19. Prospects for the current financial year

In the first quarter of 2024, Malaysia's Gross Domestic Product (GDP) experienced a notable expansion of 4.2%, surpassing the 2.9% growth recorded in the corresponding period of 2023. This upturn was principally attributed to heightened private expenditure and a favourable upswing in exports. As per Bank Negara's assessment, the growth trajectory for 2024 is anticipated to be primarily steered by resilient domestic expenditure, bolstered further by the resurgence in external demand.

The upswing of Malaysia economy, the State of Kedah has continued to attract significant investment, particularly in the semiconductor sector. This influx of investment is poised to fortify the region's economic prosperity, in alignment with the objectives outlined in the Kedah Development Plan 2035 (PPK 2035).

The Group has played a pivotal role in ensuring the necessary infrastructure for this investments is in place. Ongoing infrastructure projects, including the Pelubang Water Treatment, Irrigation System Development Project, State Road Maintenance Project, and other initiatives, are progressing according to plan.

The Engineering, Construction and Quarry (ECQ) Division remains unwavering in its dedication to ensuring the proper upkeep of state roads. Supported by two quarries situated in Langkawi and Pendang, Kedah, the division has expanded its operations across Kedah, while also serving as a crucial supplier of materials for infrastructure development in the northern region.

Simultaneously, the Property Division continues its efforts to advance the development and expansion of key areas, including the Bandar Darulaman township, Saujana Township, and Aman Nusa in Langkawi. Additionally, the division is actively exploring growth opportunities in Sik, Pendang, and Bandar Baru.

Furthermore, the Group's Leisure Division is poised to unlock the full potential of Darulaman Park in Jitra and Darulaman Sanctuary in Langkawi. Notably, Darulaman Park has recently been selected by the federal government to host the "Majlis Sambutan Aidilfitri Madani 2024". The division has curated a diverse array of activities and anticipates a significant increase in park attendance.

With the continued support from federal and state entities alike, the Group envisions perpetuating its upward performance trend throughout the ongoing financial year.

## 20. Variance from Profit Forecast or Profit Guarantee

Not applicable for the financial period ended 31 March 2024.



## 21. Income Tax Expense

RM'000	3 Months Ended 31 March	
	2024	2023
Continuing Operations		
In respect of current financial year:		
- Current tax	-	-
- Deferred tax	-	-
In respect of prior financial years:		
- Current tax	-	-
- Deferred tax	-	-
Tax expenses	-	-

Income tax expenses for the quarter and year ended under review were provided for profitable companies within the Group.

## 22. Status of Corporate Proposals

There was no outstanding corporate proposal during the quarter under review.

## 23. Group borrowings and Debt Securities

Total loans and borrowings as at 31 March 2024 were as follows:

RM'000	Short Term	Long Term	Total
Term loans	10,970	27,508	38,478
Bankers' Acceptance	3,685	-	3,685
Hire Purchase	2,482	3,737	6,219
Revolving Credit	55,900	-	55,900
Bank overdraft	5,559	-	5,559
<b>TOTAL</b>	<b>78,596</b>	<b>31,245</b>	<b>109,841</b>

## 24. Material Litigation

There has been no pending material litigation since the last annual balance sheet date of 31 December 2023.



## 25. Dividends Payable

No dividend in respect of the current financial year under review has been declared during the quarter under review.

## 26. Earnings Per Share

### a. Basic earnings per share

The basic earnings/(loss) per share were calculated by dividing the Group's net profit/(loss) attributable to ordinary shareholders by the number of ordinary shares in issue as follows:

RM'000	3 months ended 31.03.2024	3 months ended 31.03.2023
Profit/(Loss) attributable to owners of the Company	281	(7,522)
Number of ordinary shares in issue	303,855	303,855
Basic earnings/(loss) per share (sen)	0.09	(2.48)

### b. Diluted earnings per share

Not applicable.

## 27. Authorization for Issue

The Interim financial statements were authorized for issue by the Board of Directors in accordance with a resolution of the directors on 29 May 2024.