201501041664(1166985-X) (Incorporated in Malaysia)

Unaudited Interim Financial Statements

For The First Quarter Ended 31 March 2022

WMG HOLDINGS BHD. 201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

Index	page
Condensed Consolidated Statement of Comprehensive Income	3
Condensed Consolidated Statement of Financial Position	4-5
Condensed Consolidated Statement of Changes in Equity	6
Condensed Consolidated Statement of Cash flows	7-8
Notes to the interim financial statements	9 – 14
Additional information required by the Bursa Malaysia Securities Berhad	15 - 17
Authorisation for issue of the interim financial statements	17

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

Condensed Consolidated Statement of Comprehensive Income

		Individual Quarter		Financial Yo	ear-to-date
	•	3 months 31/03/2022	s ended 31/03/2021	3 months 31/03/2022	s ended 31/03/2021
	Note	RM'000	RM'000	RM'000	RM'000
Revenue	8	9,053	14,289	9,053	14,289
Cost of sales		(6,229)	(10,930)	(6,229)	(10,930)
Gross profit		2,824	3,359	2,824	3,359
Other income	9	1,011	732	1,011	732
Other expenses		(227)	(167)	(227)	(167)
Selling and marketing expenses		(207)	(39)	(207)	(39)
Finance costs		(2,973)	(2,444)	(2,973)	(2,444)
Administrative expenses		(3,154)	(3,261)	(3,154)	(3,261)
Loss from operations		(2,726)	(1,820)	(2,726)	(1,820)
Interest income		107	100	107	100
Loss before tax	10	(2,619)	(1,720)	(2,619)	(1,720)
Income tax expense	12	(141)	33	(141)	33
Loss for the period		(2,760)	(1,687)	(2,760)	(1,687)
Other comprehensive income, net of tax:		-	<u>-</u>		
Total comprehensive loss for the period	•	(2,760)	(1,687)	(2,760)	(1,687)
Loss attributable to owners of the Company		(2,760)	(1,687)	(2,760)	(1,687)
Total comprehensive loss attributable to owners of the		(2.760)	(1 697)	(2.760)	(1 697)
Company	•	(2,760)	(1,687)	(2,760)	(1,687)
Loss per share attributable to owners of the Company:	13	Sen	Sen	Sen	Sen
- Basic		(0.63)	(0.50)	(0.63)	(0.50)
- Diluted		(0.23)	(0.14)	(0.23)	(0.14)

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

Condensed Consolidated Statement of Financial Position

ASSETS	Note	AS AT 31/03/2022 RM'000	AS AT 31/12/2021 RM'000
Non-current Assets			
Property, plant and equipment		25,240	25,650
Investment properties	15	99,034	99,884
Other investment		-	31
Deferred tax assets		4,367	4,426
Inventory properties	14	149,207	148,757
inventory properties		277,848	278,748
Current Assets		277,040	270,740
Inventory properties	14	106,522	105,776
Trading inventories		285	324
Trade and other receivables		23,883	27,791
Prepayment		166	132
Contract assets		15,065	17,492
Income tax refundable		570	724
Cash and bank balances	18	16,667	16,840
		163,158	169,079
Total Assets		441,006	447,827
EQUITY AND LIABILITIES			
Current Liabilities Loans and borrowings	17	150,966	149,018
Lease liabilities	17	355	343
Trade and other payables		21,446	23,688
Tax payable		6	6
		172,773	173,055
Net current assets/(liabilities)		(9,615)	(3,976)
Non-current Liabilities			
Loan and borrowings	17	94,036	97,673
Lease liabilities		226	306
Deferred tax liabilities		3,945	4,007
		98,207	101,986
Total Liabilities		270,980	275,041

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

Condensed Consolidated Statement of Financial Position (cont'd)

EQUITY AND LIABILITIES (cont'd)

	Note	AS AT 31/03/2022 RM'000	AS AT 31/12/2021 RM'000
Equity attributable to owners of the Company			
Share capital	16	231,343	231,343
Redeemable convertible preference shares	16	149,173	149,173
Irredeemable convertible preference shares	16	203,339	203,339
Merger deficit		(312,039)	(312,039)
Accumulated losses		(101,790)	(99,030)
Total Equity		170,026	172,786
Total Equity and Liabilities		441,006	447,827
Net assets per share attributable to owners of the Company (RM)		0.38	0.39

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

Condensed Consolidated Statement of Changes in Equity

	Note	Share capital	RCPS	ICPS	Merger deficit	Accumulated losses	Total Equity
		RM'000 RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 Jan 2022		231,343	149,173	203,339	(312,039)	(99,030)	172,786
Total comprehensive loss for the period		-	-	-	-	(2,760)	(2,760)
At 31 March 2022	=	231,343	149,173	203,339	(312,039)	(101,790)	170,026
At 1 Jan 2021		231,343	149,173	203,339	(312,039)	(91,058)	180,758
Total comprehensive loss for the period		-	-	-	-	(1,687)	(1,687)
At 31 March 2021	<u>-</u>	231,343	149,173	203,339	(312,039)	(92,745)	179,071

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

Condensed Consolidated Statement of Cash Flows

Cash flows from operating activities (2,619) (1,720) Adjustments for: (2,619) (1,720) Depreciation 1,262 1,268 Finance costs 2,973 2,444 Interest income (107) (100) Operating profit before working capital changes 1,509 1,892 Increase in properties under development (902) (2,124) Increase in land held for development (450) (547) Decrease in receivables 3,874 4,275 Decrease in receivables 3,874 4,275 Decrease in receivables 2,427 (2,931) Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Income tax refunded 24 - Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities 14			3 months ended		
Cash flows from operating activities Loss before tax (2,619) (1,720) Adjustments for: Depreciation 1,262 1,268 Finance costs 2,973 2,444 Interest income (107) (100) 4,128 3,612 Operating profit before working capital changes 1,509 1,892 Increase in properties under development (902) (2,124) Increase in properties under development (450) (547) Decrease in inventories 193 283 Decrease in inventories 193 283 Decrease in receivables 3,874 4,275 Decrease (increase) in contract assets 2,427 (2,931) Decrease (in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Interest received 93 83 Income tax refunded 24 - Income tax paid (14) (93) <			31/03/2022	31/03/2021	
Loss before tax (2,619) (1,720) Adjustments for:		Note	RM'000	RM'0000	
Loss before tax (2,619) (1,720) Adjustments for:	Cash flows from operating activities				
Depreciation 1,262 1,268 Finance costs 2,973 2,444 Interest income (107) (100) Operating profit before working capital changes 1,509 1,892 Increase in properties under development (902) (2,124) Increase in land held for development (450) (547) Decrease in inventories 193 283 Decrease in receivables 3,874 4,275 Decrease in receivables 3,874 4,275 Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities 4,149 (3,907)			(2,619)	(1,720)	
Finance costs 2,973 2,444 Interest income (107) (100) 4,128 3,612 Operating profit before working capital changes 1,509 1,892 Increase in properties under development (902) (2,124) Increase in land held for development (450) (547) Decrease in inventories 193 283 Decrease in receivables 3,874 4,275 Decrease/(increase) in contract assets 2,427 (2,931) Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities 4,149 (3,907) Cash flows from investing activities Interest income received Interest income received Interest income received Interest paid 14 17 Increase of deposits pledged (9) Procee	Adjustments for:				
Interest income (107) (100) Operating profit before working capital changes 1,509 1,892 Increase in properties under development (902) (2,124) Increase in land held for development (450) (547) Decrease in inventories 193 283 Decrease in receivables 3,874 4,275 Decrease (increase) in contract assets 2,427 (2,931) Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Interest received 93 83 Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities 4 14 17 Increase of deposits pledged (9) Proceeds from disposal of other investment 31 -	Depreciation		1,262	1,268	
Operating profit before working capital changes 4,128 3,612 Increase in properties under development (902) (2,124) Increase in land held for development (450) (547) Decrease in inventories 193 283 Decrease in receivables 3,874 4,275 Decrease/(increase) in contract assets 2,427 (2,931) Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Interest received 93 83 Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities Interest income received 14 17 Increase of deposits pledged (9) Proceeds from disposal of other investment 31 -	Finance costs		2,973	2,444	
Operating profit before working capital changes 1,509 1,892 Increase in properties under development (902) (2,124) Increase in land held for development (450) (547) Decrease in inventories 193 283 Decrease in receivables 3,874 4,275 Decrease/(increase) in contract assets 2,427 (2,931) Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities 4,149 (3,907) Cash flows from investing activities Interest income received Increase of deposits pledged (9) Proceeds from disposal of other investment 31	Interest income		(107)	(100)	
Increase in properties under development (902) (2,124) Increase in land held for development (450) (547) Decrease in inventories 193 283 Decrease in receivables 3,874 4,275 Decrease/(increase) in contract assets 2,427 (2,931) Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Interest received 93 83 Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities 4,149 (3,907) Cash flows from investing activities 4,149 (9) Proceeds from disposal of other investment 31 -			4,128	3,612	
Increase in land held for development (450) (547) Decrease in inventories 193 283 Decrease in receivables 3,874 4,275 Decrease/(increase) in contract assets 2,427 (2,931) Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Interest received 93 83 Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities Interest income received Increase of deposits pledged Proceeds from disposal of other investment 14 17 Increase of deposits pledged (9) Proceeds from disposal of other investment 31 -	Operating profit before working capital changes		1,509	1,892	
Increase in land held for development (450) (547) Decrease in inventories 193 283 Decrease in receivables 3,874 4,275 Decrease/(increase) in contract assets 2,427 (2,931) Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Interest received 93 83 Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities Interest income received Increase of deposits pledged Proceeds from disposal of other investment 14 17	Increase in properties under development		(902)	(2,124)	
Decrease in inventories 193 283 Decrease in receivables 3,874 4,275 Decrease/(increase) in contract assets 2,427 (2,931) Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Interest received 93 83 Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities 4,149 (3,907) Cash flows from investing activities (9) Proceeds from disposal of other investment 31 -	• •		` '		
Decrease/(increase) in contract assets 2,427 (2,931) Decrease in payables (2,242) (4,464) Cash flows from/(used in) operations 4,409 (3,616) Interest paid (363) (281) Income tax received 93 83 Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities 14 17 Increase of deposits pledged (9) Proceeds from disposal of other investment 31 -			193	283	
Decrease in payables(2,242)(4,464)Cash flows from/(used in) operations4,409(3,616)Interest paid(363)(281)Interest received9383Income tax refunded24-Income tax paid(14)(93)Net cash flows from/(used in) operating activities4,149(3,907)Cash flows from investing activitiesInterest income received1417Increase of deposits pledged(9)Proceeds from disposal of other investment31-	Decrease in receivables		3,874	4,275	
Cash flows from/(used in) operations Interest paid (363) (281) Interest received 93 83 Income tax refunded 24 Income tax paid (14) (93) Net cash flows from/(used in) operating activities Cash flows from investing activities Interest income received Increase of deposits pledged Proceeds from disposal of other investment 31 (3,616) (3,616) (3,616) (3,616) (3,616) (14) (93) (14) (93) (14) (93) (14) (17) (17) (17) (18) (18) (19) (19) (19) (19) (19) (19) (19) (19	Decrease/(increase) in contract assets		2,427	(2,931)	
Interest paid (363) (281) Interest received 93 83 Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities Interest income received 14 17 Increase of deposits pledged (9) Proceeds from disposal of other investment 31 -	Decrease in payables		(2,242)	(4,464)	
Interest received 93 83 Income tax refunded 24 - Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities Interest income received 14 17 Increase of deposits pledged (9) Proceeds from disposal of other investment 31 -	Cash flows from/(used in) operations		4,409	(3,616)	
Income tax refunded 24 1- Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities Interest income received 14 17 Increase of deposits pledged (9) Proceeds from disposal of other investment 31 -	Interest paid		(363)	(281)	
Income tax paid (14) (93) Net cash flows from/(used in) operating activities 4,149 (3,907) Cash flows from investing activities Interest income received 14 17 Increase of deposits pledged (9) Proceeds from disposal of other investment 31 -	Interest received		93	83	
Net cash flows from/(used in) operating activities Cash flows from investing activities Interest income received Increase of deposits pledged Proceeds from disposal of other investment 14 17 18 19 19 19 19 19 10 19 10 19 10 19 10 10 10 10 10 10 10 10 10 10 10 10 10	Income tax refunded		24	-	
Cash flows from investing activities Interest income received 14 17 Increase of deposits pledged (9) Proceeds from disposal of other investment 31 -	Income tax paid		(14)	(93)	
Interest income received 14 17 Increase of deposits pledged (9) Proceeds from disposal of other investment 31 -	Net cash flows from/(used in) operating activities		4,149	(3,907)	
Increase of deposits pledged (9) Proceeds from disposal of other investment 31	Cash flows from investing activities				
Increase of deposits pledged (9) Proceeds from disposal of other investment 31	Interest income received		14	17	
Proceeds from disposal of other investment31			•		
			31	-	
			45	8	

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

Condensed Consolidated Statement of Cash Flows (cont'd)

		3 months ended			
	Note	31/03/2022 RM'000	31/03/2021 RM'0000		
Cash flows from financing activities					
Drawdown of bankers' acceptances		128	1,920		
Drawdown of revolving credits		2,700	7,000		
Drawdown of bridging loan		183	5,345		
Drawdown of term loans		121	1,303		
Repayment of bankers' acceptances		(585)	(1,207)		
Repayment of bridging loan		(1,376)	(5,337)		
Repayment of term loan		(2,659)	(2,076)		
Repayment of revolving credits		(300)	(2,700)		
Payment of principal portion of lease liabilities		(68)	(74)		
Finance costs paid		(2,610)	(2,163)		
Net cash flows (used in)/from financing activities		(4,466)	2,011		
Net decrease in cash and cash equivalents		(272)	(1,888)		
Cash and cash equivalents at beginning of financial year		9,544	6,185		
Cash and cash equivalents at end of financial period	18	9,272	4,297		

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements.

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

(A) Notes to the interim financial statements

1) Basis of preparation

WMG Holdings Bhd. is a public limited liability company incorporated and domiciled in Malaysia, and is listed on Bursa Malaysia Securities Berhad.

The unaudited condensed consolidated interim financial statements for the period ended 31 March 2022 have been prepared in accordance with MFRS 134 Interim Financial Reporting issued by the Malaysian Accounting Standards Board and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. These unaudited condensed consolidated interim financial statements also comply with IAS 34 Interim Financial Reporting issued by the International Accounting Standards Board.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2021. The explanatory notes to the interim financial statements provide an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2021.

2) Accounting Policies

The accounting policies and presentation adopted for the interim financial statements are consistent with those adopted for the audited financial statements for year ended 31 December 2021.

3) Seasonality of operations

The Group's operations are not seasonal and cyclical in nature.

4) Unusual items

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

5) Changes in estimates

There were no changes in estimates of amounts reported in prior interim periods of the current financial year or the prior financial year that have a material effect in the interim period under review.

6) Changes in the composition of the Group

There were no changes in the composition of the Group during the interim period under review.

7) Share capital and treasury shares

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the interim period under review.

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

8) Segment information

Business Segments

3 months ended 31 March 2022

	Property	Building materials	Others	Adjustment/ Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue					
External	7,781	1,272	-	-	9,053
Inter-segment	-	-	-	-	-
Total	7,781	1,272	-	-	9,053
Results					
Depreciation	1,250	12	-	_	1,262
Interest income	17	90	-	-	107
Other non-cash expenses		-	-	-	
Segment loss	(2,769)	204	(54)	-	(2,619)

9) Other income

Included in other income for the period are miscellaneous receipts of RM0.77 million pertaining to rental activities.

10) Loss before tax

Included in the loss before tax are the following items:

	Individua	Individual Quarter		Financial Year-to-date		
	3 month	ıs ended	3 months ended			
	31/03/2022	31/03/2021	31/03/2022	31/03/2021		
	RM'000	RM'000	RM'000	RM'000		
(a) Interest income	107	100	107	100		
(b) Other income including investment income	1,011	732	1,011	732		
(c) Interest expenses	2,973	2,444	2,973	2,444		
(d) Depreciation and amortization	1,262	1,268	1,262	1,268		
(e) Provision for and write off of receivables	-	-	-	-		
(f) Provision for and write off/down of inventories	-	-	-	-		
(g)Gain/(loss) on disposal of quoted or unquoted investments or properties	-	-	-	-		
(h) Impairment of assets	-	-	-	-		
(i) Foreign exchange gain/(loss)	-	-	-	-		
(j) Gain or loss on derivatives	-	-	-	-		

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

11) Events after the reporting period

There were no material events subsequent to the end of the interim period.

12) Income tax expense

	Individual Quarter 3 months ended		Financial Year-to-dated 3 months ended	
	31.03.2022 RM'000	31.03.2021 RM'000	31.03.2022 RM'000	31.03.2021 RM'000
Current income tax (Over)/under provision of income tax	144	24	144	24
Deferred tax	(3)	(57)	(3)	(57)
	141	(33)	141	(33)

The Group's income tax expense for the current quarter and period is mainly due to losses of certain subsidiaries which cannot be set off against taxable profits of other subsidiaries within the Group and deferred taxation.

13) Loss per share

Loss net of tax attributable to owners of the Company (RM'000)		Individual Quarter 3 months ended		Financial Year-to-date 3 months ended	
Company (RM'000) (2,760) (1,687) (2,760) (1,687) Less: cumulative dividend on RCPS (2,705) (2,675) (2,705) (2,675) Loss net of tax attributable to owners of the Company used in the computation of basic loss per share (RM'000) (5,465) (4,362) (5,465) (4,362) Add back: cumulative dividend on RCPS 2,705 2,675 2,705 2,675 Loss net of tax attributable to owners of the Company used in the computation of diluted loss per share(RM'000) (2,760) (1,687) (2,760) (1,687) Weighted average number of ordinary shares for basic loss per share computation ('000) 867,149 867,149 867,149 867,149 867,149 867,149 867,149 867,149 1,177,		31.03.2022	31.03.2021		
Less: cumulative dividend on RCPS (2,705) (2,675) (2,705) (2,675) Loss net of tax attributable to owners of the Company used in the computation of basic loss per share (RM'000) (5,465) (4,362) (5,465) (4,362) Add back: cumulative dividend on RCPS 2,705 2,675 2,705 2,675 Loss net of tax attributable to owners of the Company used in the computation of diluted loss per share(RM'000) (2,760) (1,687) (2,760) (1,687) Weighted average number of ordinary shares for basic loss per share computation ('000) 867,149 867,149 867,149 867,149 867,149 867,149 867,149 867,149 867,149 867,149 867,149 11,000 310,000	Loss net of tax attributable to owners of the				
Loss net of tax attributable to owners of the Company used in the computation of basic loss per share (RM'000) (5,465) (4,362) (5,465) (4,362) Add back: cumulative dividend on RCPS 2,705 2,675 2,705 2,675 Loss net of tax attributable to owners of the Company used in the computation of diluted loss per share(RM'000) (2,760) (1,687) (2,760) (1,687) Weighted average number of ordinary shares for basic loss per share computation ('000) 867,149 867,149 867,149 867,149 Effect of dilution – RCPS ('000) 310,000 310,000 310,000 310,000 Weighted average number of ordinary shares for diluted loss per share computation ('000) 1,177,149 1,177,149 1,177,149 1,177,149 Basic loss per share (sen) (0.63) (0.50) (0.63) (0.50)	Company (RM'000)	(2,760)	(1,687)	(2,760)	(1,687)
Company used in the computation of basic loss per share (RM'000) (5,465) (4,362) (5,465) (4,362) Add back: cumulative dividend on RCPS 2,705 2,675 2,705 2,675 Loss net of tax attributable to owners of the Company used in the computation of diluted loss per share(RM'000) (2,760) (1,687) (2,760) (1,687) Weighted average number of ordinary shares for basic loss per share computation ('000) 867,149 867,149 867,149 867,149 867,149 Effect of dilution – RCPS ('000) 310,000 310,000 310,000 310,000 310,000 310,000 Weighted average number of ordinary shares for diluted loss per share computation ('000) 1,177,149 1,177,149 1,177,149 1,177,149 1,177,149 1,177,149 Basic loss per share (sen) (0.63) (0.50) (0.63) (0.50)	Less: cumulative dividend on RCPS	(2,705)	(2,675)	(2,705)	(2,675)
Company used in the computation of basic loss per share (RM'000) (5,465) (4,362) (5,465) (4,362) Add back: cumulative dividend on RCPS 2,705 2,675 2,705 2,675 Loss net of tax attributable to owners of the Company used in the computation of diluted loss per share(RM'000) (2,760) (1,687) (2,760) (1,687) Weighted average number of ordinary shares for basic loss per share computation ('000) 867,149 867,149 867,149 867,149 867,149 867,149 867,149 867,149 867,149 11,177,149					
Loss per share (RM'000)					
Add back: cumulative dividend on RCPS 2,705 2,675 2,705 2,675 Loss net of tax attributable to owners of the Company used in the computation of diluted loss per share(RM'000) (2,760) (1,687) (2,760) (1,687) Weighted average number of ordinary shares for basic loss per share computation ('000) 867,149 867,149 867,149 867,149 Effect of dilution – RCPS ('000) 310,000 310,000 310,000 310,000 Weighted average number of ordinary shares for diluted loss per share computation ('000) 1,177,149 1,177,149 1,177,149 Basic loss per share (sen) (0.63) (0.50) (0.63) (0.50)					
Loss net of tax attributable to owners of the Company used in the computation of diluted loss per share(RM'000) Weighted average number of ordinary shares for basic loss per share computation ('000) Effect of dilution – RCPS ('000) Weighted average number of ordinary shares for diluted loss per share computation ('000) Weighted average number of ordinary shares for diluted loss per share computation ('000) 1,177,149 1,177,149 1,177,149 1,177,149 1,177,149 1,177,149 1,177,149 1,177,149	. ,	. , ,	(4,362)	. , ,	(4,362)
Company used in the computation of diluted loss per share(RM'000) (2,760) (1,687) (2,760) (1,687) Weighted average number of ordinary shares for basic loss per share computation ('000) 867,149	Add back: cumulative dividend on RCPS	2,705	2,675	2,705	2,675
Company used in the computation of diluted loss per share(RM'000) (2,760) (1,687) (2,760) (1,687) Weighted average number of ordinary shares for basic loss per share computation ('000) 867,149					
diluted loss per share(RM'000) (2,760) (1,687) (2,760) (1,687) Weighted average number of ordinary shares for basic loss per share computation ('000) 867,149<					
Weighted average number of ordinary shares for basic loss per share computation ('000) 867,149 867,					
shares for basic loss per share computation ('000) 867,149 867,149 867,149 867,149 Effect of dilution – RCPS ('000) 310,000 310,000 310,000 310,000 Weighted average number of ordinary shares for diluted loss per share computation ('000) 1,177,149 1,177,149 1,177,149 1,177,149 Basic loss per share (sen) (0.63) (0.50) (0.63) (0.50)	diluted loss per share(RM'000)	(2,760)	(1,687)	(2,760)	(1,687)
shares for basic loss per share computation ('000) 867,149 867,149 867,149 867,149 Effect of dilution – RCPS ('000) 310,000 310,000 310,000 310,000 Weighted average number of ordinary shares for diluted loss per share computation ('000) 1,177,149 1,177,149 1,177,149 1,177,149 Basic loss per share (sen) (0.63) (0.50) (0.63) (0.50)					
(*000) 867,149 867,149 867,149 867,149 Effect of dilution – RCPS (*000) 310,000 310,000 310,000 310,000 Weighted average number of ordinary shares for diluted loss per share computation (*000) 1,177,149 1,177,149 1,177,149 1,177,149 Basic loss per share (sen) (0.63) (0.50) (0.63) (0.50)	•				
Effect of dilution – RCPS ('000) 310,000 310,000 310,000 310,000 Weighted average number of ordinary shares for diluted loss per share computation ('000) 1,177,149 1,177,149 1,177,149 1,177,149 Basic loss per share (sen) (0.63) (0.50) (0.63) (0.50)					
Weighted average number of ordinary shares for diluted loss per share computation (*000) 1,177,149 1,177,149 1,177,149 1,177,149 Basic loss per share (sen) (0.63) (0.50) (0.63) (0.50)		•		· · · · · · · · · · · · · · · · · · ·	•
shares for diluted loss per share computation ('000) 1,177,149 1,177,149 1,177,149 1,177,149 1,177,149 1,0.50)	` /	310,000	310,000	310,000	310,000
Computation (*000) 1,177,149 1,177,149 1,177,149 1,177,149 Basic loss per share (sen) (0.63) (0.50) (0.63) (0.50)	•				
Basic loss per share (sen) (0.63) (0.50) (0.63) (0.50)	•				
	computation ('000)	1,177,149	1,177,149	1,177,149	1,177,149
	Basic loss per share (sen)	(0.63)	(0.50)	(0.63)	(0.50)
-					

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

14) Inventory properties

	As at 31.03.2022 RM'000	As at 31.12.2021 RM'000
Non-current		
Land held for property development	149,207	148,757
Current Properties under development Completed properties	63,592 42,930	62,691 43,085
	106,522	105,776
	255,729	254,533

(a) Land held for Development

	As at 31.03.2022 RM'000	As at 31.12.2021 RM'000
At beginning of period	148,757	147,427
Additions	450	1,330
Transfer from properties under development	-	-
Disposal		-
At end of period	149,207	148,757

As at 31.03.2022, the Group has a total land bank of approximately 654 acres, comprising 445 acres in Sandakan and 209 acres in Kota Kinabalu.

(b) Properties under development

Balance at cost		As at 31.03.2022 RM'000	As at 31.12.2021 RM'000
Datance at cost	Long-term leasehold RM'000	Development expenditure RM'000	Total RM'000
Cumulative property development cost At 01.01.2022 Cost incurred during the period Recognised in profit and loss	7,395 - (181)	55,296 4,420 (3,338)	62,691 4,420 (3,519)
At 31.03.2022	7,214	56,378	63,592

As at 31.03.2022, these comprise three ongoing residential projects of RM63.29 million and projects to be launched of RM0.30 million.

The Group's three ongoing residential projects are 240 units of Sri Indah Kondominium at RM40.30 million, with percentage of completion of 89%, 115 units of Parklane 1 terrace houses at RM0.18 million, with percentage of completion of 91% and 215 units of Parklane 2 terrace houses at RM22.81 million with percentage of completion of 12%.

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

15) Investment properties

Included is Mydin Hypermarket with a net carrying amount as at 31 March 2022 of RM67.35 million. (2021: RM68.05 million)

16) Share capital, RCPS and ICPS

The details of share capital, RCPS and ICPS of the Company are as follows:-

Share capital As at 01.01.2022 and 31.03.2022	No. of Ordinary Shares 444,585,469	Amount RM 231,343,259
Redeemable convertible preference	No. of Preference Shares	Amount RM
shares (RCPS) As at 01.01.2022 and 31.03.2022	155,000,000	149,172,930
Irredeemable convertible preference shares (ICPS) As at 01.01.2022 and 31.03.2022	211,281,792	203,338,864

17) Loan and borrowings

The Group's borrowings and debt securities are as follows:

	As at first quarter ended 31.03.2022		As at fourth quarter ended 31.12.2021			
	Long	Short	Total	Long	Short	Total
	Term	Term	borrowings	Term	Term	borrowings
Secured	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Bankers' acceptances (BA)	-	128	128	-	585	585
Revolving credits (RC)	-	137,700	137,700	-	135,300	135,300
Overdraft (OD)	-	5,904	5,904	-	5,806	5,806
Bridging loan (BL)	*18,487	-	18,487	*19,620	*59	19,679
Term loans (TL)	*75,549	*7,234	82,783	*78,053	*7,268	85,321
	94,036	150,966	245,002	97,673	149,018	246,691

^{*} The amounts payable have taken into account the moratorium of loan repayment granted by certain banks.

The interest rates for BA, RC, TL, BL and OD generally range from 1% to 2% above the cost of fund and the lending rate of the respective banks.

There are no borrowings denominated in foreign currency.

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

18) Cash and Cash Equivalents

	As at 31.03.2022 RM'000	As at 31.12.2021 RM'000
Fixed deposits	1,491	1,491
Cash on hand and at banks	15,176	15,349
Cash and bank balances	16,667	16,840
Less: deposits pledged for banking facilities	(1,491)	(1,491)
Less: bank overdrafts	(5,904)	(5,806)
	9,272	9,543

19) Contingencies

There were no changes in contingent liabilities since the last balance sheet date, 31 March 2022 to 23 May 2022, the latest practicable date which is not earlier than 7 days from the issue of this interim financial statements.

20) Dividends

For the period ended 31 March 2022, the Directors do not recommend payment of dividend. (2021:Nil).

The total dividend for the current financial period is Nil (2021: Nil).

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

(B) Additional information required by Bursa Malaysia Securities Berhad's Listing Requirements

1. Performance review

The Group's performance is as tabulated below:

	Individual Quarter			Financial Year to date				
	3 month	ns ended			3 months ended			
	31.03.2022	31.03.2021	Changes		31.03.2022	31.03.2021	Changes	
	RM'000	RM'000	RM'000	%	RM'000	RM'000	RM'000	%
Revenue	9,053	14,289	(5,236)	(37)	9,053	14,289	(5,236)	(37)
Gross profit	2,824	3,359	(535)	(16)	2,824	3,359	(535)	(16)
Profit/(Loss)Before Interest and Tax	354	724	(370)	(51)	354	724	(370)	(51)
Profit/(Loss) Before Tax	(2,619)	(1,720)	(899)	52	(2,619)	(1,720)	(899)	52
Profit/(Loss) After Tax	(2,760)	(1,687)	(1,073)	63	(2,760)	(1,687)	(1,073)	63
Profit/(Loss) attributable to ordinary equity holders of the Company	(2,760)	(1,687)	(1,073)	63	(2,760)	(1,687)	(1,073)	63

For the current quarter and period ended 31 March 2022, the Group recorded revenue of RM9.05 million and incurred loss after tax of RM2.76 million as compared to the corresponding quarter and period's revenue of RM14.29 million and loss after tax of RM1.69 million.

The lower revenue and higher loss after tax for the current quarter and period under review as compared to the corresponding quarter and period was mainly due to lower sales of building materials and lower contribution from property segment.

The Group generated a total revenue of RM9.05 million for the current quarter and period under review. RM7.78 million (86%) was from property segment and RM1.27 million (14%) was from building materials segment.

Sales of properties were at RM5.90 million, property management at RM0.03 million, property letting at RM1.85 million for the current quarter and period under review.

Sales of building materials to contractors engaged by the Group for its property development projects amounted to RM1.22 million representing 96% of the total sales of building materials of RM1.27 million for the current quarter and period under review.

The Group recorded a gross profit of RM2.82 million for the period under review. After taking into account interest income and other income totalling RM1.12 million and deducting expenses of RM6.56 million (which include finance cost of RM2.97 million, other expenses of RM0.23 million, administrative expenses of RM3.15 million), the Group incurred a loss after tax of RM2.76 million.

Administrative expenses of RM3.15 million comprised mainly fixed and semi-fixed costs namely staff costs, directors' remuneration, overheads and office expenses (which include depreciation RM0.41 million) of approximately RM1.08 million, RM1.09 million and RM0.98 million respectively.

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

2. Current quarter compared with immediate preceding quarter

The Group recorded a loss after tax of RM2.76 million for the current quarter under review compared to loss after tax of RM2.48 million for the immediate preceding quarter as follows:-.

	Current quarter	Immediate preceding quarter	Chan	ges
	31.03.2022	31.12.2021		
	RM'000	RM'000	RM'000	%
Revenue	9,053	18,179	(9,126)	(50)
Gross profit	2,824	3,068	(244)	(8)
Profit/(loss) Before Interest and Tax	354	(1,123)	1,477	(132)
Loss Before Tax	(2,619)	(3,989)	1,370	(34)
Loss After Tax	(2,760)	(2,479)	(281)	11
Loss attributable to ordinary equity holders of the Company	(2,760)	(2,479)	(281)	11

Revenue for the current quarter is lower than the immediate preceding quarter by RM9.13 million or 50% mainly due to lower sales of properties and building materials. The Group's loss after tax increased by RM0.28 million or 11% mainly due taxation.

For the current quarter under review, revenue from the property segment and building materials segment amounted to RM7.78 million and RM1.27 million respectively as compared to preceding quarter of RM16.48 million and RM1.70 million respectively.

3. Commentary on Prospects

As at 31 March 2022, the Group has unbilled sales of approximately RM26.20 million and the gross development value of unsold units of its ongoing projects amounted to approximately RM95.95 million.

The Directors are of the view the Group's operating environment in 2022 would be challenging in a still subdued property market with the recent monetary policy tightening.

To strengthen its financial position, the Group is actively looking to monetize certain of its land bank and/or investment properties.

4. Profits forecast and profit guarantee

The above is not applicable as no profit forecast and profit guarantee were provided.

5. Income tax expense

This is stated in note 12 to the interim financial statements.

6. Corporate proposals

There were no corporate proposals announced but not completed as at 23 May 2022, the latest practicable date which is not earlier than 7 days from the date of issue of this interim financial statements other than the proposed voluntary liquidation/de-registration of non-operating subsidiary, Marimba Sdn Bhd.

7. Group borrowings and debt securities

This is stated in note 17 to the interim financial statements.

201501041664 (1166985-X)

Interim financial statements for the first quarter ended 31 March 2022

8. Changes in material litigation

The Group did not have any material litigation as at 23 May 2022, the latest practicable date which is not earlier than 7 days from the date of issue of these interim financial statements.

9. Dividends

This is stated in note 20 to the interim financial statements.

10. Earnings/(loss) per share

This is stated in note 13 to the interim financial statements.

11. Auditors' report on preceding annual financial statements

The auditors' report on the financial statements of the Company for the preceding financial year ended 31 December 2021 was not subject to any qualification.

12. Profit/(loss) before tax

Disclosure of items as required under Appendix 9B, Part A(16) of Bursa Malaysia Securities Berhad listing requirements is stated in note 10 to the interim financial statements.

13. Disclosure of derivatives

The Group did not enter into any derivatives during the period ended 31 March 2022 or the previous financial year ended 31 December 2021.

14. Disclosure of gains/losses arising from fair value changes of financial liabilities

The Group did not have any financial liabilities measured at fair value through profit or loss as at 31 March 2022 and 31 December 2021.

15. Breakdown of realised and unrealised profits or losses

The above disclosure in the format prescribed by Bursa Malaysia Securities Bhd is as follows:

	As at 31.03.2022 RM'000	As at 31.12.2021 RM'000
Total accumulated losses of the Company and its subsidiaries:		
- Realised	(101,790)	(99,030)
Cincumseu	(101,790)	(99,030)
Less: Consolidation adjustments	-	-
Total Group accumulated losses as per consolidated accounts	(101,790)	(99,030)

(C) Authorisation for issue of interim financial statements

The Board of Directors of the Company had authorised this unaudited interim financial statements for issue on 27 May 2022.