



4<sup>TH</sup> QUARTER  
INTERIM REPORT  
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023

**Interim Report For The Financial Year Ended 30 June 2023**  
**(The figures have not been audited)**

<b>CONTENTS</b>	<b>PAGES</b>
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	1
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	2
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	3
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS	4
EXPLANATORY NOTES TO THE INTERIM REPORT	5-12

Interim Report for The Financial Year Ended 30 June 2023  
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE  
FINANCIAL YEAR ENDED 30 JUNE 2023

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD 30.06.2023 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 30.06.2022 RM'000	CURRENT YEAR TO-DATE 30.06.2023 RM'000	PRECEDING PERIOD CORRESPONDING YEAR TO-DATE 30.06.2022 RM'000
Revenue	71,648	68,046	246,966	219,633
Cost of sales	(40,581)	(41,698)	(150,829)	(123,302)
Gross profit	31,067	26,348	96,137	96,331
Other operating expenses	(17,669)	(16,900)	(53,819)	(50,727)
Other operating income	3,547	3,277	10,740	7,583
Profit from operations	16,945	12,725	53,058	53,187
Finance income	222	410	433	449
Finance cost	(4,869)	(4,861)	(19,563)	(19,984)
Profit before taxation	12,298	8,274	33,928	33,652
Taxation	(7,515)	(5,555)	(9,773)	(14,477)
Profit after taxation	4,783	2,719	24,155	19,175
Other Comprehensive Income	5,218	-	5,218	-
<b>Total comprehensive income for the financial year</b>	<b>10,001</b>	<b>2,719</b>	<b>29,373</b>	<b>19,175</b>
<b>Profit/(Loss) attributable to:</b>				
Owners of the Company	5,318	2,607	24,410	21,229
Non-Controlling Interest	(535)	112	(255)	(2,054)
	<b>4,783</b>	<b>2,719</b>	<b>24,155</b>	<b>19,175</b>
<b>Total comprehensive income/(loss) attributable to:</b>				
Owners of the Company	10,536	2,607	29,628	21,229
Non-Controlling Interest	(535)	112	(255)	(2,054)
	<b>10,001</b>	<b>2,719</b>	<b>29,373</b>	<b>19,175</b>
<b>EPS - Basic (sen)</b>	<b>1.33</b>	<b>0.65</b>	<b>6.11</b>	<b>5.31</b>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

**Interim Report for The Financial Year Ended 30 June 2023**  
**(The figures have not been audited)**

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023**

	(UNAUDITED) AS AT 30.06.2023 RM'000	(AUDITED) AS AT 30.06.2022 RM'000
<b>Non-Current Assets</b>		
Property, plant, and equipment	52,485	49,917
Investment properties	56,523	56,166
Inventories	330,909	353,410
Deferred tax assets	8,149	7,851
Trade and other receivables	478	852
	<b>448,544</b>	<b>468,196</b>
<b>Current assets</b>		
Inventories	529,889	540,826
Tax recoverable	3,585	3,861
Trade and other receivables	141,421	104,314
Contract assets	30,593	12,453
Cash and bank balances	28,609	23,604
	<b>734,097</b>	<b>685,058</b>
<b>Total Assets</b>	<b>1,182,641</b>	<b>1,153,254</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Share capital	206,250	206,250
Treasury shares	(3,373)	(3,373)
Revaluation reserves	5,218	-
Retained earnings	308,305	283,895
<b>Equity attributable to owners of the Parent</b>	<b>516,400</b>	<b>486,772</b>
Non-Controlling Interest	32,298	32,553
	<b>548,698</b>	<b>519,325</b>
<b>Non-current liabilities</b>		
Borrowings	149,152	167,164
Lease liabilities	1,736	1,685
Deferred tax liabilities	1,087	873
	<b>151,975</b>	<b>169,722</b>
<b>Current liabilities</b>		
Trade and other payables	257,119	219,117
Contract liabilities	123,646	116,644
Borrowings	94,788	115,299
Lease liabilities	2,025	7,127
Current tax liabilities	4,390	6,020
	<b>481,968</b>	<b>464,207</b>
<b>Total liabilities</b>	<b>633,943</b>	<b>633,929</b>
<b>Total equity and liabilities</b>	<b>1,182,641</b>	<b>1,153,254</b>
Net assets per share (RM)	1.25	1.18

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

**Interim Report for The Financial Year Ended 30 June 2023**  
(The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023**

	Non-distributable			Distributable		Non-Controlling Interest	Total Equity
	Share capital RM'000	Revaluation reserve RM'000	Treasury shares RM'000	Retained earnings RM'000	Total RM'000		
At 01.07.2022	206,250	-	(3,373)	283,895	486,772	32,553	519,325
Profit for the financial year	-	-	-	24,410	24,410	(255)	24,155
Other comprehensive income, net of tax	-	5,218	-	-	5,218	-	5,218
Total comprehensive income	-	5,218	-	24,410	29,628	(255)	29,373
At 30.06.2023	206,250	5,218	(3,373)	308,305	516,400	32,298	548,698
At 01.07.2021	206,250	-	(3,373)	262,634	465,511	36,143	501,654
Acquisition on non-controlling interest	-	-	-	32	32	(732)	(700)
Dividend paid to non-controlling interests	-	-	-	-	-	(804)	(804)
Total comprehensive income	-	-	-	21,229	21,229	(2,054)	19,175
At 30.06.2022	206,250	-	(3,373)	283,895	486,772	32,553	519,325

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

**Interim Report for The Financial Year Ended 30 June 2023**  
(The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE FINANCIAL YEAR ENDED 30 JUNE 2023**

	<b>12 MONTHS ENDED</b> <b>30.06.2023</b>	<b>12 MONTHS ENDED</b> <b>30.06.2022</b>
	<b>RM'000</b>	<b>RM'000</b>
<b><u>Operating activities</u></b>		
Profit before taxation	33,928	33,652
Adjustments for non-cash items	22,513	22,616
Operating profit before working capital changes	<u>56,441</u>	<u>56,268</u>
Trade receivables & other receivables	(37,015)	10,857
Contract asset	(20,190)	(3,684)
Land held for property development	22,501	12,785
Inventories	(290,518)	23,494
Property development cost	300,745	24,145
Trade payables and other payables	38,002	(26,904)
Contract liabilities	7,002	(12,857)
Cash generated from operations	<u>76,968</u>	<u>84,104</u>
Tax paid	(11,211)	(12,678)
<b>Net cash from operating activities</b>	<b><u>65,757</u></b>	<b><u>71,426</u></b>
<b><u>Investing activities</u></b>		
Interest received	261	449
Acquisition of a non-controlling interest	-	(700)
Additions to land held for development	-	(6,556)
Proceeds from disposal of investment properties	580	4,276
Purchase of property, plant and equipment	(2,733)	(1,430)
Proceed from disposal of property, plant and equipment	7,538	2,309
<b>Net cash from/(in) investing activities</b>	<b><u>5,646</u></b>	<b><u>(1,652)</u></b>
<b><u>Financing activities</u></b>		
Interest paid	(19,563)	(19,984)
Drawdown of borrowings	2,962	96,000
Repayments of borrowings	(41,560)	(130,260)
Repayments of lease liabilities	(8,312)	(6,922)
Placement of fixed deposits pledged to licensed bank	(1,742)	(37)
<b>Net cash used in financing activities</b>	<b><u>(68,215)</u></b>	<b><u>(61,203)</u></b>
<b>Net increase in cash and cash equivalents for the financial year</b>	<b>3,188</b>	<b>8,571</b>
<b>Cash and cash equivalents at beginning of financial year</b>	<b>(18,416)</b>	<b>(26,987)</b>
<b>Cash and cash equivalents at end of financial year</b>	<b><u>(15,228)</u></b>	<b><u>(18,416)</u></b>
<b>Cash and cash equivalent comprise the following:</b>		
Deposits	2,339	1,134
Cash and bank balances	26,270	22,470
Bank overdrafts	(41,498)	(41,422)
	<u>(12,889)</u>	<u>(17,818)</u>
Less: Deposit pledged to licensed banks	(2,339)	(598)
	<u>(15,228)</u>	<u>(18,416)</u>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2022)

**Notes to the Interim Report For The Financial Year Ended 30 June 2023**  
**(The figures have not been audited)**

**A. EXPLANATORY NOTES**

**A1. Basis of Preparation**

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards (“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. The interim financial report should be read in conjunction with the annual audited financial statements of the Group for the year ended 30 June 2022.

**A2. Changes in Significant Accounting Policies**

The accounting policies applied by the Group in these condensed consolidated interim financial statements are the same as those applied by the Group in the consolidated financial statements for the financial year ended 30 June 2022.

**A3. Status of Audit Qualifications**

The audited financial statements of the Group for the year ended 30 June 2022 were not subject to any audit qualification.

**A4. Seasonal or Cyclical Factors**

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

**A5. Unusual Items**

There were no unusual items affecting assets, liabilities, equity, net income and cash flows during the financial quarter under review.

**A6. Material changes in past estimates and their effect on the current interim period**

There were no material changes in estimates for the financial year ended 30 June 2023.

**A7. Issuances or Repayments of Debts and Equity Securities**

There were no issuance, cancellation, repurchases, resale and repayment of debts and equity securities in the financial quarter under review except for:

Share Buy-back

As at to-date, the Company has bought back a total of 12,879,200 shares from the open market at an average purchase price of RM0.26 per share. The total consideration paid for the share buy-back, inclusive of transaction costs amounted to RM3,373,365.

**A8. Dividend**

The Board does not recommend any interim dividend for the financial quarter under review.

**Notes to the Interim Report For The Financial Year Ended 30 June 2023**  
(The figures have not been audited)

**A. EXPLANATORY NOTES**

**A9. Segment Information**

Segmental information is presented in respect of the Group's business segments and they reflect the Group's internal reporting structures that are regularly reviewed for the purpose of allocating resources to the segment and assessing its performance.

For management purposes, the Group has identified the following three reportable segments as follows:

- a) Property Development : Property Development, Letting of Properties and Project Management
- b) Construction : Project Construction Services, Manufacturing of Concrete Products and Trading of Building Materials
- c) Others : Hotel services and dormant companies for future use

	<b>Property development</b>	<b>Construction</b>	<b>Others</b>	<b>Elimination</b>	<b>Total</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b><u>12 Months Ended 30.06.2023</u></b>					
Revenue					
External revenue	234,942	9,282	3,815	(1,073)	246,966
Inter-segment revenue	5,000	64,987	-	(69,987)	-
<b>Total</b>	<b>239,942</b>	<b>74,269</b>	<b>3,815</b>	<b>(71,060)</b>	<b>246,966</b>
Adjusted EBITDA	63,499	2,266	784	(7,065)	59,484
<b><u>12 Months Ended 30.06.2022</u></b>					
Revenue					
External revenue	208,782	10,876	1,430	(1,455)	219,633
Inter-segment revenue	5,259	46,766	-	(52,025)	-
<b>Total</b>	<b>214,041</b>	<b>57,642</b>	<b>1,430</b>	<b>(53,480)</b>	<b>219,633</b>
Adjusted EBITDA	61,438	(885)	948	(2,245)	59,256
<b><u>Total segment assets</u></b>					
30.06.2023	1,684,659	82,849	26,024	(622,625)	1,170,907
30.06.2022	1,601,256	82,935	21,253	(563,902)	1,141,542
<b><u>Total segment liabilities</u></b>					
30.06.2023	873,991	71,060	14,244	(330,829)	628,466
30.06.2022	796,404	72,232	14,954	(256,553)	627,037



**Notes to the Interim Report For The Financial Year Ended 30 June 2023**  
(The figures have not been audited)

**A. EXPLANATORY NOTES**

**A9. Segment Information (continued)**

	<b>30.06.2023</b>	<b>30.06.2022</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>A reconciliation of total adjusted EBITDA</b>		
Adjusted EBITDA	59,484	59,256
Finance income	433	449
Finance cost	(19,563)	(19,984)
Tax	(9,773)	(14,477)
Depreciation	(6,426)	(6,069)
Net profit for the financial year	<u>24,155</u>	<u>19,175</u>
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,170,907	1,141,542
Tax recoverable	11,734	11,712
Consolidated total assets (as per Statement of Financial Position)	<u>1,182,641</u>	<u>1,153,254</u>
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	628,466	627,036
Tax payable	5,477	6,893
Consolidated total liabilities (as per Statement of Financial Position)	<u>633,943</u>	<u>633,929</u>

**A10. Carrying Amount of Revalued Assets**

Property, plant and equipment and investment properties, which are stated at revalued amounts have been revalued during this financial year from RM82.96 million to RM90.84 million.

**A11. Material events not reflected in interim period.**

The Group does not have any material events during the financial period under review.

**A12. Changes in the Composition of the Group**

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

**A13. Contingent Liabilities**

There were no material contingent liabilities that have arisen since the date of the latest audited financial statements.

**A14. Capital Commitments**

The Group does not have any capital commitments outstanding during the financial period under review.

**Notes to the Interim Report for The Financial Year Ended 30 June 2023**  
**(The figures have not been audited)**

**A. EXPLANATORY NOTES**

**A15. Recurrent Related Party Transactions**

a) Nature of relationships of BCB Group with the interested related parties

- (i) Tan Sri Dato' Tan Seng Leong is a director of BCB Berhad and all its subsidiary companies. He is a major shareholder of BCB Berhad via his family-controlled company called Evergreen Ratio Sdn Bhd. He is deemed to have an interest with the interested related parties by virtue of his relationship with his spouse and his children namely Puan Sri Datin Lim Sui Yong, Tan Vin Sern and Tan Lindy, who are directors of Marvel Plus Development Sdn Bhd ("MPDSB"), whilst Puan Sri Datin Lim Sui Yong and Tan Vin Sern are also shareholders of MPDSB. Tan Sri Dato' Tan Seng Leong is also a director of Ju-Ichi Enterprise Sdn Bhd ("JIESB") as well as a major shareholder of IBZI Development (Johor) Sdn Bhd ("IBZI").
- (ii) Tan Vin Sern is a director of BCB Berhad and all its subsidiary companies. He is the son of Tan Sri Dato' Tan Seng Leong and brother of Tan Lindy. He is also a director of MPDSB, JIESB and IBZI.
- (iii) Tan Lindy is a Director of BCB Berhad and all its subsidiary companies. She is the daughter of Tan Sri Dato' Tan Seng Leong and the sister of Tan Vin Sern. She is also a director of MPDSB and JIESB.
- (iv) Tan Lay Hiang is a Director of BCB Berhad and most of its subsidiary companies. She is the sister of Tan Sri Dato' Tan Seng Leong.
- (v) Chang Shao-Yu is a Director of MPDSB. He is the spouse of Tan Lindy and son-in-law of Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong.
- (vi) Puan Sri Datin Lim Sui Yong is a major shareholder of BCB Berhad via her family-controlled company called Evergreen Ratio Sdn Bhd. She is also a director and shareholder of MPDSB.

b) The recurrent related party transactions between BCB Group and the interested related parties are as follows:

		<b>Current Period Quarter 30.06.2023 RM'000</b>	<b>Preceding Period Quarter 30.06.2022 RM'000</b>
<b><u>Marvel Plus Development Sdn Bhd</u></b>			
BCB Construction Sdn Bhd	- Building construction services	1,624	3,698
	- Hiring of machinery	6	11
BCB Resources Sdn Bhd	- Hiring of machinery	3	10
<b><u>Ju-Ichi Enterprise Sdn Bhd</u></b>			
BCB Berhad	- Rental of office space	75	75

**Notes to the Interim Report for The Financial Year Ended 30 June 2023**  
(The figures have not been audited)

**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF MAIN MARKET LISTING REQUIREMENTS**

**B1. Review of Performance of the Group for the Current Quarter and Cumulative Quarter**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER	PRECEDING PERIOD CORRESPONDING QUARTER	CURRENT PERIOD TO DATE	PRECEDING PERIOD CORRESPONDING PERIOD TO DATE
	30.06.2023	30.06.2022	30.06.2023	30.06.2022
	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>				
Property Development	67,956	64,076	233,869	207,327
Construction	2,651	3,222	9,282	10,876
Others	1,041	748	3,815	1,430
	<u>71,648</u>	<u>68,046</u>	<u>246,966</u>	<u>219,633</u>
<b>Profit/(Loss) Before Tax</b>				
Property Development	11,606	5,765	32,270	35,152
Construction	574	1,092	1,240	(1,732)
Others	118	1,417	418	232
	<u>12,298</u>	<u>8,274</u>	<u>33,928</u>	<u>33,652</u>

**4Q 2023 vs 4Q 2022**

The Group recorded an increase of revenue and profit before tax amounting to RM 3.60 million and RM 4.02 million respectively compared to the previous corresponding quarter. Segmental performance for the current quarter under review is as follows:

**i.) Property Development**

The current period quarter revenue was mainly contributed by the project progress recognition from HomeTree @ Kota Kemuning ("HomeTree"), Evergreen Heights ("EH") and Bandar Putera Indah ("BPI") @ Batu Pahat.

The property development segment reported an increase in revenue amounting to RM 3.89 million, from RM RM64.07 million to RM 67.96 million compared to the preceding period corresponding quarter. The increase in revenue was largely attributed to the higher contributions from active phases and newly launched phases in BPI. In addition, sales of completed inventories in Elysia Park Residences @ Medini and Concerto condominium @ North Kiara, Kuala Lumpur.

In line with the increase in revenue, such segment reported an increase in profit before tax of RM 5.84 million, from RM 5.77 million to RM 11.61 million compared to the preceding period corresponding quarter. Higher profit before tax in the current period quarter also due to disposal of vacant lands.

**ii.) Construction**

The construction segment reported a decrease in revenue of RM 0.57 million mainly due to Taman Saujana's Olivia has almost reached its completion stage. The current period quarter revenue was mainly contributed by Taman Saujana's Olivia 2.

The decrease in profit before tax was in line with the revenue in the current period quarter. There were no significant fluctuations in the operating income and expenses for both current and prior quarter under review.

**iii.) Others**

Others division mainly represents hotel services and leasing business. There is an increase in revenue of RM 0.29 million as compared to the preceding period quarter. The improvement was mainly attributed to the business achieving enhanced stability over the year as compared to preceding period corresponding quarter that only resumed business operations for 4 months.

Despite the increase in revenue, such segment reported a decrease in profit before tax amounting to RM 1.30 million mainly due to a revaluation gain of RM 1.10 million incurred in preceding period corresponding quarter.

**Notes to the Interim Report for The Financial Year Ended 30 June 2023**  
(The figures have not been audited)

**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF MAIN MARKET LISTING REQUIREMENTS**

**B1. Review of Performance of the Group for the Current Quarter and Cumulative Quarter (continued)**

**FY 2023 vs FY 2022**

For the financial year ended 30 June 2023, the Group registered a revenue of RM246.97 million and profit before tax of RM 33.93 million as compared to a revenue of RM219.63 million and profit before tax of RM 33.65 million reported in the preceding financial year. Segmental performance for the current financial year under review is as follows:

**i.) Property Development**

The property development segment reported an increase in revenue amounting to RM 26.54 million, from RM 207.33 million to RM 233.87 million compared to the preceding financial year. The increase in revenue was largely attributed to the higher contributions from active phases and newly launched phases in HomeTree and EH.

Despite the increase in revenue, such segment reported a slight decrease in profit before tax amounting to RM 2.88 million, from 35.15 million to RM 32.27 million compared to the preceding financial year. Lower profit before tax mainly due to additional cost incurred to improve the infrastructure of HomeTree. In addition, revaluation gain of RM 3 million incurred in the preceding financial year.

**ii.) Construction**

The construction segment reported a decrease in revenue of RM 1.59 million mainly due to Taman Saujana’s Olivia has almost reached its completion stage, offset by higher revenue recognised for Taman Saujana’s Olivia 2.

Such segment reported an increase in profit before tax amounting to RM 2.97 million, from loss before tax of RM 1.73 million in preceding financial year to profit before tax of RM 1.24 million in the current financial year. The increase mainly due to increase of profit margin for overall on-going projects in current financial year. There were no significant fluctuations in the operating income and expenses for both current and preceding financial year under review.

**iii.) Others**

The other division reported an increase in revenue of RM 2.39 million as compared to preceding financial year. Higher revenue in the current financial year mainly due to business operation only resumed for 4 months in preceding financial year.

The increase in profit before tax was in line with the increase in revenue in the current financial year. There were no significant fluctuations in the operating income and expenses for both current and preceding financial year under review.

**B2. Material Changes in Profit Before Taxation for the Quarter Reported On as Compared with the Immediate Preceding Quarter**

	<b>3 Months Ended</b>		
	<b>30.06.2023</b>	<b>31.03.2023</b>	<b>Changes</b>
	<b>RM’000</b>	<b>RM’000</b>	<b>RM’000</b>
<b>Revenue</b>	71,648	48,453	23,195
<b>Profit before tax</b>	12,298	1,039	11,259

Revenue increased from RM 48.45 million to RM 71.65 million mainly due to higher contributions from active phases and newly launched phases in BPI. In addition, sales of completed inventories in Elysia Park Residences @ Medini.

In line with the increase in revenue, the profit before tax increased by RM 11.26 million, from RM 1.04 million to RM 12.30 million in the current quarter. The increase was mainly due to additional cost incurred to improve the infrastructure of HomeTree in the immediate preceding quarter. In addition, revision of budget cost for EH and higher sales contributed by BPI in the current period quarter.

**Notes to the Interim Report for The Financial Year Ended 30 June 2023**  
**(The figures have not been audited)**

**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF MAIN MARKET LISTING REQUIREMENTS**

**B3. Prospects**

The Malaysian economy is projected to expand by 4.0% to 5.0% range in 2023. Growth for the remainder of the year will continue to be driven by resilient domestic demand amid improving employment and income as well as implementation of multi-year projects. The property market is gradually returning to normalcy with indications of healthy demand for landed residential and industrial products.

Notwithstanding headwinds in the market and various nationwide challenges, such as rising of interest rate and raw material costs, the Group has been able to generate revenue of RM246.97 million and profit before tax of RM33.93 million.

Moving forward, the Group will remain focused in driving cost efficiency due to inflationary pressure, whilst continuing its on-going development projects and launching new developments products which meet market demand and needs.

**B4. Variance on Profit Forecast**

There were no profit forecasts published as at 30 June 2023.

**B5. Profit for the financial period**

Profit before taxation is derived after taking into consideration of the following:

	<b>Current Quarter 30.06.2023 RM'000</b>	<b>Cumulative Period to-date 30.06.2023 RM'000</b>
Interest Income	222	433
Other Income	3,547	10,740
Interest expenses	4,869	19,563
Depreciation and amortisation	1,686	6,426

Other than the above, there were no disposal of quoted or unquoted investment or properties and amortisation of assets for the financial quarter under review.

**B6. Taxation**

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>CURRENT QUARTER 30.06.2023 RM'000</b>	<b>PRECEDING CORRESPONDING QUARTER 30.06.2022 RM'000</b>	<b>CURRENT PERIOD TO DATE 30.06.2023 RM'000</b>	<b>PRECEDING PERIOD CORRESPONDING PERIOD TO DATE 30.06.2022 RM'000</b>
Taxation	7,515	5,555	9,773	14,477

The effective tax rate of the Group for current quarter is higher than the statutory tax rate mainly due to certain expenses are not tax deductible and under-provision for deferred tax in prior year.

**B7. Profit or loss on sale of unquoted investments and / or properties.**

There was no disposal of unquoted investment or property during the financial period under review other than in the ordinary course of the Group's business.

Notes to the Interim Report for The Financial Year Ended 30 June 2023  
(The figures have not been audited)

**B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF MAIN MARKET LISTING REQUIREMENTS**

**B8. Quoted Securities**

There was no purchase and disposal of quoted securities for the financial period under review.

**B9. Status of Corporate Proposal**

There were no corporate proposals during the financial period under review.

**B10. Dividend**

The Board of Directors has not recommended any interim dividend for the current quarter or financial period to-date.

**B11. Group Borrowings**

The tenure of Group borrowings classified as current and non-current liabilities categories are as follows: -

	RM'000
<b>Current liabilities</b>	
- Secured	94,788
	<u>94,788</u>
<b>Non-current liabilities</b>	
- Secured	149,152
	<u>149,152</u>
<b>Total Borrowing</b>	<u><u>243,940</u></u>

**B12. Financial instruments with off balance sheet risk**

There was no off-balance sheet financial instrument during the financial period under review.

**B13. Material litigation**

The Group does not have any material litigation during the financial period under review.

**B14. Earnings per share**

	Individual		Cumulative	
	Current Period quarter RM'000	Preceding Period corresponding quarter RM'000	Current Period To-date RM'000	Preceding Period corresponding Quarter To-date RM'000
<b>a) Basic earnings per share</b>				
Net profit attributable to owners for the period	5,318	2,607	24,410	21,229
Weighted average number of ordinary shares in issue	399,621	399,621	399,621	399,621
Basic earnings per share (sen)	1.33	0.65	6.11	5.31
<b>b) Diluted earnings per share</b>				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A