



Building Lifestyles, Building Trust

EUPE CORPORATION BERHAD

[Registration No.: 199601005416 (377762-V)]

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER
COMPREHENSIVE INCOME
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

	QUARTER ENDED		YEAR-TO-DATE ENDED	
	30.11.2024	30.11.2023	30.11.2024	30.11.2023
	RM'000	RM'000	RM'000	RM'000
Revenue	104,363	89,301	319,565	232,899
Cost of sales	(83,093)	(66,317)	(249,504)	(172,168)
Gross profit	21,270	22,984	70,061	60,731
Other operating income	1,188	968	10,190	2,809
Marketing and distribution expenses	(1,386)	(1,585)	(4,761)	(5,362)
Administrative expenses	(5,298)	(5,522)	(17,869)	(17,599)
Other operating expenses	(888)	(857)	(5,028)	(2,577)
Finance costs	(753)	(736)	(2,132)	(2,574)
Profit before tax	14,133	15,252	50,461	35,428
Tax expense	(5,615)	(4,844)	(14,388)	(10,245)
Profit/Total comprehensive income for the financial period	8,518	10,408	36,073	25,183
Other comprehensive income				
Foreign currency translation differences for foreign operation	-	-	-	-
Total comprehensive income	8,518	10,408	36,073	25,183
Profit/Total comprehensive income attributable to:				
Equity holders of the Company	7,317	8,722	31,592	20,860
Non-controlling interests	1,201	1,686	4,481	4,323
	8,518	10,408	36,073	25,183
Basic Earnings Per Share ("EPS") attributable to equity holders of the Company (sen)	4.97	6.81	21.66	16.30

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 29 February 2024 and the accompanying explanatory notes attached to these Condensed Reports.



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 NOVEMBER 2024**

	AS AT 30.11.2024 RM'000	AS AT 29.02.2024 RM'000	MOVEMENT RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	56,279	59,158	(2,879)
Right-of-use assets	2,530	1,976	554
Inventories - land held for property development	404,913	293,387	111,526
Investment properties	48,796	40,251	8,545
Deferred tax assets	2,418	3,592	(1,174)
	<u>514,936</u>	<u>398,364</u>	<u>116,572</u>
Current assets			
Inventories - property development costs	102,812	107,782	(4,970)
Inventories - completed properties and others	13,802	19,140	(5,338)
Contract costs	13,055	17,723	(4,668)
Contract assets	83,207	128,511	(45,304)
Trade and other receivables	37,062	54,360	(17,298)
Sinking funds	681	864	(183)
Tax recoverable	86	411	(325)
Deposits, cash and bank balances	161,103	80,921	80,182
	<u>411,808</u>	<u>409,712</u>	<u>2,096</u>
TOTAL ASSETS	<u>926,744</u>	<u>808,076</u>	<u>118,668</u>



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 NOVEMBER 2024 (CONT'D)**

	AS AT 30.11.2024 RM'000	AS AT 29.02.2024 RM'000	MOVEMENT RM'000
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital	151,768	145,005	6,763
Reserves	367,261	338,571	28,690
	519,029	483,576	35,453
Non-controlling interests	13,419	16,888	(3,469)
TOTAL EQUITY	532,448	500,464	31,984
Non-current liabilities			
Long-term borrowings	214,421	182,146	32,275
Lease liabilities	2,004	1,229	775
Deferred tax liabilities	12,753	13,765	(1,012)
	229,178	197,140	32,038
Current liabilities			
Contract liabilities	1,811	1,159	652
Trade and other payables	76,601	80,880	(4,279)
Provisions	9,818	12,420	(2,602)
Short-term borrowings	67,677	13,728	53,949
Lease liabilities	630	851	(221)
Current tax payables	8,581	1,434	7,147
	165,118	110,472	54,646
TOTAL LIABILITIES	394,296	307,612	86,684
TOTAL EQUITY AND LIABILITIES	926,744	808,076	118,668
<i>Number of ordinary shares ('000)</i>	<i>147,200</i>	<i>141,600</i>	
Net assets per share attributable to equity holders of the Company (RM)	3.53	3.42	

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 29 February 2024 and the accompanying explanatory notes attached to these Condensed Reports.



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
 FOR THE FINANCIAL YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

	← Attributable to equity holders of the Company →					Non - controlling interests RM'000	Total equity RM'000
	Share capital RM'000	Share options reserve RM'000	Retained earnings RM'000	Distributable Total RM'000			
At 1 March 2024	145,005	-	338,571	483,576	16,888	500,464	
Profit for the financial period	-	-	31,592	31,592	4,481	36,073	
Issuance of ordinary shares	6,763	-	-	6,763	-	6,763	
Dividend paid	-	-	(3,238)	(3,238)	-	(3,238)	
Dividend paid by subsidiaries to non-controlling interests	-	-	-	-	(7,950)	(7,950)	
Employee Share Options Scheme expense	-	336	-	336	-	336	
At 30 November 2024	151,768	336	366,925	519,029	13,419	532,448	
At 1 March 2023	133,982	-	305,091	439,073	18,880	457,953	
Profit for the financial period	-	-	20,860	20,860	4,323	25,183	
Dividend paid	-	-	(1,920)	(1,920)	-	(1,920)	
Dividend paid by subsidiaries to non-controlling interests	-	-	-	-	(7,925)	(7,925)	
At 30 November 2023	133,982	-	324,031	458,013	15,278	473,291	

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 29 February 2024 and the accompanying explanatory notes attached to these Condensed Reports.



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE FINANCIAL YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

	YEAR-TO-DATE ENDED	
	30.11.2024	30.11.2023
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	372,563	182,936
Cash payments to suppliers and creditors	(234,511)	(129,929)
Cash payments to employees and for expenses	(18,150)	(34,964)
Cash generated from operations	119,902	18,043
Deposit paid	(771)	(123)
Insurance claim received	3	-
Rental income received	403	602
Tax paid	(6,753)	(4,880)
Net cash generated from operating activities	112,784	13,642
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income received	1,645	1,336
Net changes in fixed deposits pledged	4,359	282
Proceed from disposal of property, plant and equipment	318	-
Proceed from sale of investment properties	900	-
Purchase of lands	(105,796)	(13,315)
Purchase of property, plant and equipment	(1,443)	(1,627)
Purchase of right-of-use assets	(1,331)	-
Purchase of investment property	(766)	(510)
Net cash used in investing activities	(102,114)	(13,834)



**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE FINANCIAL YEAR-TO-DATE ENDED 30 NOVEMBER 2024 (CONT'D)**

	YEAR-TO-DATE ENDED	
	30.11.2024	30.11.2023
	RM'000	RM'000
CASH FLOWS FROM FINANCING ACTIVITIES		
Issuance of share capital	6,763	-
Dividend paid to shareholders	(3,238)	(1,920)
Dividend paid to non-controlling interests	(7,950)	(7,925)
Net repayment of lease liabilities	551	17
Net drawdown/(repayment) of term loans	45,801	(3,757)
Net drawdown of revolving credits	40,304	7,650
Bank overdraft interest paid	(145)	(151)
Lease liabilities interest paid	(78)	(46)
Revolving credits interest paid	(1,668)	(548)
Term loans interest paid	(6,588)	(7,070)
Net cash generated from/(used in) financing activities	73,752	(13,750)
Net increase/(decrease) in cash and cash equivalents	84,422	(13,942)
Cash and cash equivalents at beginning of financial period	63,911	70,870
Cash and cash equivalents at end of financial period	148,333	56,928
Cash and cash equivalents at end of financial period comprise the following :		
Cash and bank balances	122,382	40,090
Fixed deposits with licensed banks	38,721	33,232
	161,103	73,322
Less: Bank overdraft	(2,563)	(2,263)
Deposits pledged as collateral	(10,207)	(14,131)
	148,333	56,928

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 29 February 2024 and the accompanying explanatory notes attached to these Condensed Reports.



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

Part A: Explanatory Notes Pursuant to MFRS 134

A1 Basis of Preparation

The Condensed Consolidated Interim Financial Statements (“Condensed Report”) have been prepared in accordance with *Malaysian Financial Reporting Standard (“MFRS”) 134: Interim Financial Reporting*, paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and requirements of the Companies Act 2016, where applicable.

This Condensed Report should be read in conjunction with the audited financial statements for the financial year ended 29 February 2024. The explanatory notes attached to the Condensed Report provide 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 29 February 2024.

A2 Accounting Policies

The accounting policies adopted in preparing this Condensed Report are consistent with those used in the audited financial statements for the financial year ended 29 February 2024, except for the adoption of new standards and amendments to the MFRSs as disclosed below:

A2.1 New MFRS and amendments to MFRSs adopted

For the preparation of the Condensed Report, the following new MFRS and amendments to MFRSs issued by the Malaysian Accounting Standards Board (“MASB”) are mandatory for the first time for the financial year 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 – Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants*
- Amendments to MFRS 107 *Statement of Cash Flows* and MFRS 7 *Financial Instruments: Disclosures – Supplier Finance Arrangements*

The adoption of the above-mentioned new MFRS and other amendments to MFRSs has no material impact on the financial statements of the Group.



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A2 Accounting Policies (cont'd)

A2.2 New MFRS and Amendments to MFRSs not yet effective

The following are amendments to MFRSs that have been issued by the MASB but have not been adopted by the Group:

Amendments to MFRSs effective for annual periods beginning on or after 1 January 2025

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

Amendments to MFRSs effective for annual periods beginning on or after 1 January 2026

- Amendments to MFRS 7 *Financial Instruments: Disclosures* and MFRS 9 *Financial Instruments – Amendments to the Classification and Measurement of Financial Instruments*
- Amendments to MFRS 1, MFRS 7, MFRS 9, MFRS 10 and MFRS 107 *Annual Improvements to MFRS Accounting Standards – Volume 11*

New MFRS effective for annual periods beginning on or after 1 January 2027

- MFRS 18 *Presentation and Disclosure in Financial Statements*
- MFRS 19 *Subsidiaries without Public Accountability: Disclosures*

Amendments to MFRSs effective for annual periods beginning on or after a date yet to be confirmed

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

The initial application of new MFRS or amendments to MFRSs is not expected to have any material impact on the financial statements of the Group.

A3 Auditors' Report on Preceding Financial Year Financial Statements

The auditors' report on the financial statements for the financial year ended 29 February 2024 was unmodified.



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A4 Seasonal or Cyclical Factors

The results for the financial quarter and year-to-date ended 30 November 2024 were not materially affected by seasonal or cyclical factors, except for the Chalet & Golf Management Division which normally peaks during major festive seasons and holidays.

A5 Unusual Items due to their Nature, Size or Incidence

There were no unusual items affecting the assets, liabilities, net income or cash flows of the Group during the financial quarter and year-to-date ended 30 November 2024.

A6 Material Changes in Estimates

There were no changes in estimates that had any material effect during the financial quarter and year-to-date ended 30 November 2024.

A7 Debt and Equity Securities

During the current financial period under review, 5,600,000 new ordinary shares of the Company were issued pursuant to the private placement exercise. The said shares were listed and quoted on the Main Market of Bursa Malaysia Securities Berhad on 7 May 2024.

Other than the above, there was no issuance, cancellation, repurchase, resale or repayment of debt and equity securities in the current financial period review.

A8 Dividend Paid

On 25 July 2024, the Board of Directors approved and declared an interim single tier dividend of 2.2 sen per ordinary share in respect of the financial year ending 28 February 2025 amounting to approximately RM3.2 million and was paid on 11 September 2024.

A9 Segmental Reporting

Financial Year-to-Date Ended 30 November 2024

	Property Development RM'000	Property Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Revenue	299,012	57,993	8,343	2,371	367,719
Elimination of inter- segment revenue	(12)	(47,291)	(355)	(496)	(48,154)
	<u>299,000</u>	<u>10,702</u>	<u>7,988</u>	<u>1,875</u>	<u>319,565</u>
Segment results	49,809	(127)	(4,883)	6,149	50,948
Interest income	1,375	251	15	4	1,645
Finance costs	(1,378)	(403)	(351)	-	(2,132)
Profit/(Loss) before tax	<u>49,806</u>	<u>(279)</u>	<u>(5,219)</u>	<u>6,153</u>	<u>50,461</u>
Tax (expense)/income	(11,936)	(1,425)	202	(1,229)	(14,388)
Profit/(Loss) for the period	<u>37,870</u>	<u>(1,704)</u>	<u>(5,017)</u>	<u>4,924</u>	<u>36,073</u>



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A9 Segmental Reporting (cont'd)

As of 30 November 2024

	Property Development RM'000	Property Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Assets					
Segment assets	807,764	18,800	48,373	51,807	926,744
Liabilities					
Segment liabilities	81,973	19,802	6,620	3,803	112,198
Borrowings	256,867	18,750	6,481	-	282,098
	338,840	38,552	13,101	3,803	394,296

Financial Year-to-Date Ended 30 November 2023

	Property Development RM'000	Property Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Revenue	212,081	47,036	4,526	4,103	267,746
Elimination of inter- segment revenue	(2,575)	(30,153)	(70)	(2,049)	(34,847)
	209,506	16,883	4,456	2,054	232,899
Segment results	39,187	446	(2,285)	(682)	36,666
Interest income	1,113	201	20	2	1,336
Finance costs	(2,195)	(13)	(366)	-	(2,574)
Profit/(Loss) before tax	38,105	634	(2,631)	(680)	35,428
Tax (expense)/income	(9,518)	(690)	122	(159)	(10,245)
Profit/(Loss) for the period	28,587	(56)	(2,509)	(839)	25,183

As of 30 November 2023

	Property Development RM'000	Property Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Assets					
Segment assets	662,503	28,790	51,343	45,798	788,434
Liabilities					
Segment liabilities	88,196	18,161	6,739	2,765	115,861
Borrowings	192,530	104	6,648	-	199,282
	280,726	18,265	13,387	2,765	315,143



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A10 Related Party Disclosures

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

A11 Valuation of Investment Properties

The Group has adopted the fair value model for its investment properties, and the fair value of the investment properties was determined at RM48,796,000 based on comparison of recent transacted price of similar properties adopting market value comparison method.

A12 Significant Event Subsequent to the Reporting Period

There was no significant event subsequent to the end of current quarter up to the date of the report.

A13 Changes in the Composition of the Group

There were no material changes in the composition of the Group for the financial quarter and year-to-date ended 30 November 2024 except for the incorporation of a new 100% owned subsidiary, Eupe Bangsar Sdn. Bhd. ("EBSB") under the Company's wholly owned subsidiary, Eupe Kemajuan Sdn. Bhd., for total cash consideration of RM100 on 29 March 2024. Subsequently, the issued and paid-up share capital of EBSB was increased from RM100 to RM500,000 by way of an additional issue of 499,900 ordinary shares amounted to RM499,900. The principal activity of EBSB is to carry on the business of property development.

A14 Contingent Liabilities and Assets

The contingent liabilities of the Group as at 30 November 2024 amounted to RM1.0 million representing claims for liquidated ascertained damages in respect of one of the residential projects undertaken by the Group, should the claims be successful.

During the quarter, the claim of RM3.6 million for additional professional fees by an architect in respect of one of the residential projects was amicably settled.

As of the date of this report, the proceedings in respect of the liquidated ascertained damages claims are still on-going and accordingly, no provision for any liability has been made in the financial statements.



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A15 Capital Commitments

	30.11.2024	29.02.2024
	RM'000	RM'000
Approved and contracted for:		
- Development lands acquired under Sale and Purchase Agreement	-	36,616

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1 Review of Performance

Revenue	Quarter Ended			Year-To-Date Ended		
	30.11.2024	30.11.2023	CHANGES	30.11.2024	30.11.2023	CHANGES
	Q3FY2025	Q3FY2024		9MFY2025	9MFY2024	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property Development	98,712	81,221	17,491	299,000	209,506	89,494
Property Construction	2,215	5,995	(3,780)	10,702	16,883	(6,181)
Chalet & Golf Management	2,816	1,394	1,422	7,988	4,456	3,532
Others	620	691	(71)	1,875	2,054	(179)
Total	104,363	89,301	15,062	319,565	232,899	86,666

Pre-tax Profit/(Loss)	Quarter Ended			Year-To-Date Ended		
	30.11.2024	30.11.2023	CHANGES	30.11.2024	30.11.2023	CHANGES
	Q3FY2025	Q3FY2024		9MFY2025	9MFY2024	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property Development	14,470	16,194	(1,724)	49,806	38,105	11,701
Property Construction	1,020	263	757	(279)	634	(913)
Chalet & Golf Management	(1,114)	(911)	(203)	(5,219)	(2,631)	(2,588)
Others	(243)	(294)	51	6,153	(680)	6,833
Total	14,133	15,252	(1,119)	50,461	35,428	15,033

Q3FY2025 vs Q3FY2024

The Group recorded an increase in total revenue for the financial quarter ended 30 November 2024 ("Q3FY2025") of RM15.1 million or 16.9% to RM104.4 million, compared to RM89.3 million in corresponding financial quarter ("Q3FY2024"). However, this translated into a lower Group pre-tax profit of RM14.1 million in Q3FY2025, a decrease of RM1.1 million or 7.2% from RM15.2 million in Q3FY2024. This was mainly due to lower gross profit margin compared to corresponding financial quarter and provision for deferred taxation underprovided in current quarter.



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B1 Review of Performance (cont'd)

9MFY2025 vs 9MFY2024

The Group posted higher revenue and pre-tax profit of RM319.6 million and RM50.4 million respectively for the nine-month period ended 30 November 2024 ("9MFY2025"). This represented an increase in revenue of RM86.7 million or 37.2% and an increase in pre-tax profit of RM15.0 million or 42.4% compared to the corresponding financial period ("9MFY2024").

The increase in the Group's revenue and pre-tax profit was mainly driven by the Property Development Division, reflecting the strong sales take-up rate and progressive site works from on-going projects. The on-going projects in Central Region are **Est8@Seputeh ("Est8")** and **Helix2@PJ South ("Helix2")**, while in Northern Region are mainly on **Villa Natura, The Somerset** and **Cinta Sayang Villas II**.

The contribution from each of the Group's business division is as follows:

Property Development Division ("PDD")

PDD, as the largest contributor of the Group's revenue and profit, reported a significant increase in revenue of RM17.5 million or 21.5% to RM98.7 million in Q3FY2025 from RM81.2 million in Q3FY2024.

For PDD's Central Region, revenue increased by RM11.5 million, mainly contributed by the Group's third and fourth Kuala Lumpur high-rise residential projects, namely **Est8** and **Helix2** respectively, both of which have achieved strong sales take-up rate as well as good construction progress.

For PDD's Northern Region, revenue increased by RM6.0 million was mainly due to progressive launches of **Villa Natura, The Somerset** and **Cinta Sayang Villas II** since last financial year which has attracted a strong market response.

However, PDD registered a lower pre-tax profit of RM14.5 million in Q3FY2025, a decrease of RM1.7 million or 10.5%, compared to RM16.2 million in Q3FY2024. This is mainly due to construction costs increases for project in Northern region.

Overall, PDD's revenue increased to RM299.0 million in 9MFY2025, compared to RM209.5 million in 9MFY2024, a significant improvement of RM89.5 million or 42.7%. In line with this higher revenue outcome, PDD registered a higher pre-tax profit of RM49.8 million in 9MFY2025, an increase of RM11.7 million or 30.7% from RM38.1 million recorded for 9MFY2024.



NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B1 Review of Performance (cont'd)

Property Construction Division (“PCD”)

PCD’s profit is mainly derived from the construction activities’ profits and supply of building materials to subcontractors in Northern Region.

PCD recorded a lower revenue of RM2.2 million in Q3FY2025 and RM10.7 million in 9MFY2025, a decrease of RM3.8 million or 63.3% and RM6.2 million or 36.7% respectively, compared to the corresponding financial quarter and previous financial period.

The decrease was driven by lower demand for building materials for on-going project construction activities, namely **Villa Natura Phase 1 and Phase 2, Astana Jaya and The Somerset**.

However, PCD recorded a pre-tax profit of RM1.0 million in Q3FY2025 and a pre-tax loss of RM0.3 million in 9MFY2025, compared to a pre-tax profit of RM0.3 million in Q3FY2024 and RM0.6 million in 9MFY2024. The increase of pre-tax profit in Q3FY2025 is mainly due to higher construction profits from good progressive construction activities, however, decrease to pre-tax loss in 9MFY2025 is mainly due to decrease in profits from lower sale of building materials and increase in operating expenses.

Chalet & Golf Management Division (“CGMD”)

CGMD saw a notable increase in revenue of RM1.4 million or 100.0% to RM2.8 million in Q3FY2025 and RM3.5 million or 77.8% to RM8.0 million in 9MFY2025, compared to revenue of RM1.4 million recorded in Q3FY2024 and RM4.5 million in 9MFY2024.

However, CGMD registered a higher pre-tax loss of RM1.1 million in Q3FY2025 and RM5.2 million in 9MFY2025, an increase of RM0.2 million or 22.2% and RM2.6 million or 100.0% respectively, compared to the corresponding financial quarter and previous financial period.

The increase in pre-tax loss was mainly due to the write-off of fixed assets for the Carnival Theme Park amounting to RM2.3 million in 9MFY2025.



**NOTES TO THE FINANCIAL STATEMENTS
 FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B1 Review of Performance (cont'd)

Others

The Others' division revenue represents rental from the Group's investment properties and Group's corporate expenses. The revenue is maintained at RM0.6 million in both Q3FY2025 and Q3FY2024 and decreased to RM1.9 million in 9MFY2025 is mainly due to decrease in rental income.

The division recorded a pre-tax loss of RM0.3 million for both Q3FY2025 and Q3FY2024, and achieved a significant turnaround from the pre-tax loss of RM0.7 million in 9MFY2024 to RM6.2 million in 9MFY2025. The improvement was primarily driven by gains from fair value adjustments on investment properties amounting to RM7.2 million.

B2 Comparison with Preceding Quarter's Results

	Quarter Ended		
	30.11.2024 Q3FY2025	31.08.2024 Q2FY2025	CHANGES
	RM'000	RM'000	RM'000
Revenue	104,363	103,128	1,235
Pre-tax profit	14,133	21,143	(7,010)

The Group's revenue increased slightly by RM1.3 million or 1.3% to RM104.4 million in Q3FY2025, compared to RM103.1 million in the immediate preceding quarter ended 31 August 2024 ("Q2FY2025"). The slight increase was mainly driven by progressive revenue recognition of PDD's Northern Region's **Villa Natura** project.

The pre-tax profit decreased by RM7.0 million or 33.2% to RM14.1 million in Q3FY2025, compared to RM21.1 million in Q2FY2025. The decrease in pre-tax profit is mainly due to absence of the gains on fair value adjustments on investment properties of RM7.2 million offset by write off of the Carnivall asset of RM2.3 million recorded in Q2FY2025, and further offset by increases in construction costs in Northern Region.



**NOTES TO THE FINANCIAL STATEMENTS
 FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B3 Prospects

The outlook for property development in 2025 remains positive with key indicators of economic and housing demand, particularly jobs growth and labour market participation, continuing to track positively. Initiatives outlined in the recent national Budget, particularly targeted investment and other public initiatives to build private and public capacity will also help to support continuing growth. Challenges from rising building material and labour costs continue to pose challenges, creating additional emphasis for innovative design and effective construction methodologies.

During Q3FY2025, the Group launched its Cinta Sayang Villas II project in Sungai Petani comprising 41 high-end units. Response to date has been positive with more than half the properties booked. Demand among younger buyers segment was of particular note, highlighting demand from this segment for differentiated, quality products that represent good value. Similar demand patterns among younger buyers continue to be seen with the Group's Villa Natura project, also in Sungai Petani where Phase 4, the final phase of the project, continues to sell well.

B4 Profit Forecast

The Group did not issue any profit forecast or profit guarantee during the current financial quarter under review.

B5 Taxation

	Quarter Ended		Year-To-Date Ended	
	30.11.2024	30.11.2023	30.11.2024	30.11.2023
	RM'000	RM'000	RM'000	RM'000
Current year taxation	4,775	3,221	14,226	8,690
Deferred taxation	840	1,623	162	1,555
	<u>5,615</u>	<u>4,844</u>	<u>14,388</u>	<u>10,245</u>

The effective tax rate of the Group for the financial quarter and year-to-date ended 30 November 2024 is higher than the statutory tax rate in Malaysia, primarily due to certain non-tax deductible expenses and losses in certain subsidiaries which are not available to set off against taxable profits of other subsidiaries.



**NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 30 NOVEMBER 2024**

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B6 Profit Before Tax

The following amounts have been included in arriving at Profit Before Tax:

	Quarter Ended		Year-To-Date Ended	
	30.11.2024	30.11.2023	30.11.2024	30.11.2023
	RM'000	RM'000	RM'000	RM'000
Interest income	804	409	1,645	1,336
Gain on disposal of property, plant and equipment	3	57	78	59
Gain on fair value adjustments	-	-	7,167	-
Other income	381	502	1,300	1,414
Interest expense	(753)	(736)	(2,132)	(2,574)
Depreciation and amortisation	(782)	(856)	(2,401)	(2,477)
Bad debts written off	-	-	(10)	-
Fixed assets written off	(107)	-	(2,432)	-
Loss on disposal of investment properties	-	-	(131)	-
Loss on disposal of property, plant and equipment	-	-	(30)	(99)
Provision for doubtful debts	-	-	(25)	-

B7 Status of Corporate Proposal

There was no corporate proposal announced as at the date of this announcement.

As of 30 November 2024, the details of utilisation of proceeds raised from the Private Placement were as follows:

Details of utilisation	Timeframe for utilisation	Proposed Utilisation	Actual Utilisation	Balance
		RM'000	RM'000	RM'000
Part finance the infrastructure works for the Group's land located in Daerah Kuala Muda, Kedah	Within 18 months	17,586	372	17,214
Estimated expenses in relation to the Proposals	Immediate	590	590	-
Total		18,176	962	17,214



**NOTES TO THE FINANCIAL STATEMENTS
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Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B8 Group Borrowings and Debt Securities

Total Group borrowings and debt securities as of 30 November 2024 were as follows:

	Non-current RM'000	Current RM'000	Total RM'000
Secured			
Term loans	203,367	20,664	224,031
Revolving credits	11,054	44,450	55,504
Bank overdrafts	-	2,563	2,563
	214,421	67,677	282,098

B9 Changes in Material Litigation

Save as disclosed in Note A14, there was no other material litigation against the Group as at the reporting date.

B10 Dividend

On 25 July 2024, the Board of Directors approved and declared an interim single tier dividend of 2.2 sen (9MFY2024 - 1.5 sen) per ordinary share amounting to approximately RM3.2 million in respect of the financial year ending 28 February 2025. The interim dividend was paid on 11 September 2024 to shareholders whose names appear on the Company's Record of Depositors on 27 August 2024.

B11 Earnings Per Share

The earnings per share ("EPS") have been calculated by dividing the Group's net profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue, as follows:

	Quarter Ended		Year-To-Date Ended	
	30.11.2024	30.11.2023	30.11.2024	30.11.2023
Basic EPS				
Net profit attributable to equity holders of the Company (RM'000)	7,317	8,722	31,592	20,860
Weighted average number of ordinary shares ('000)	147,200	128,000	145,836	128,000
Basic earnings per share (sen)	4.97	6.81	21.66	16.30

B12 Authorised for Issue

The Condensed Consolidated Financial Statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 23 January 2025.