

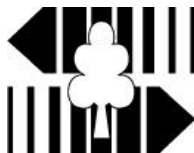


Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income
For the period ended 30 September 2022

	(UNAUDITED) CURRENT QUARTER 30.09.2022 RM'000	(UNAUDITED) CUMULATIVE QUARTER 30.09.2022 RM'000
Revenue	156,916	457,049
Cost of sales	(118,995)	(325,281)
Gross Profit	37,921	131,768
Other income	3,056	7,232
Administrative expenses	(5,599)	(18,641)
Selling and distribution expenses	(12,287)	(40,362)
Finance costs	(5,403)	(16,293)
Profit before taxation	17,688	63,704
Income tax expenses	59	(20,843)
Profit after taxation	17,747	42,861
Other Comprehensive Income		
<u>Items that will not be reclassified</u> <u>subsequently to profit or loss</u>		
Fair value changes of equity investments	(3,163)	993
Total comprehensive income for the period	14,584	43,854
Profit/(Loss) after taxation attributable to:		
Owners of the Company	17,794	44,507
Non-controlling interests	(47)	(1,646)
	17,747	42,861
Total comprehensive income attributable to:		
Owners of the Company	14,631	45,500
Non-controlling interests	(47)	(1,646)
	14,584	43,854
	Sen	Sen
Earnings per share:		
- Basic	9.45	23.64

Note: Pursuant to the change in the financial year end from 31 July 2021 to 31 December 2021, there are no comparative figures presented.

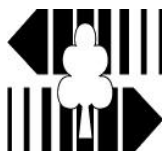
The Unaudited Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial period ended 31 December 2021 and the accompanying explanatory notes attached to the quarterly report.



Condensed Consolidated Statements of Financial Position As at 30 September 2022

	(UNAUDITED) AS AT 30.09.2022 RM'000	(AUDITED) AS AT 31.12.2021 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	1,050,354	1,023,858
Investment properties	158,663	158,663
Land held for property development	6,637	6,637
Biological assets	68,604	66,944
Intangible assets	19,521	19,872
Investment securities	16,251	15,258
Goodwill	2,720	2,720
	1,322,750	1,293,952
Current assets		
Inventories	74,184	69,935
Biological assets	7,061	8,889
Trade receivables	53,167	30,594
Other receivables, deposits and prepayments	28,399	34,145
Current tax assets	604	1,597
Deposits with licensed banks	1,126	1,575
Cash and bank balances	17,605	4,997
	182,146	151,732
TOTAL ASSETS	1,504,896	1,445,684
EQUITY AND LIABILITIES		
Equity		
Share capital	268,680	268,680
Treasury shares	(55,014)	(55,014)
Reserves	447,731	402,231
Equity attributable to owners of the Company	661,397	615,897
Non-controlling interests	3,889	5,535
Total equity	665,286	621,432
Non-current liabilities		
Bank borrowings	189,166	213,778
Deferred tax liabilities	71,296	64,909
	260,462	278,687
Current liabilities		
Trade payables	97,785	94,862
Other payables, deposits and accruals	18,890	22,695
Bank borrowings:-		
- bank overdrafts	5,234	717
- other borrowings	453,221	422,608
Current tax liabilities	4,018	4,683
	579,148	545,565
Total liabilities	839,610	824,252
TOTAL EQUITY AND LIABILITIES	1,504,896	1,445,684
Net assets per share attributable to ordinary equity holders of the Company (RM)	3.53	3.30
Number of shares net of treasury shares ('000)	188,309	188,297

The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the financial period ended 31 December 2021 and the accompanying explanatory notes attached to the quarterly report.

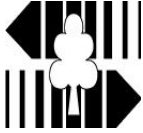


Condensed Consolidated Statements of Changes in Equity
For the period ended 30 September 2022

	<u>Share Capital</u> RM'000	<u>Treasury Shares</u> RM'000	<u>Non- distributable Fair Value Reserves</u> RM'000	<u>Distributable Retained Profits</u> RM'000	<u>Attributable to Owners of the Company</u> RM'000	<u>Non- controlling Interests</u> RM'000	<u>Total Equity</u> RM'000
Nine Months <u>Ended 30 September 2022</u>							
Balance as at 1 January 2022	268,680	(55,014)	(30,215)	432,446	615,897	5,535	621,432
Profit/(Loss) after tax for the financial period	-	-	-	44,507	44,507	(1,646)	42,861
Other comprehensive income:- - Fair value changes of equity investments	-	-	993	-	993	-	993
Total comprehensive income	-	-	993	44,507	45,500	(1,646)	43,854
Balance as at 30 September 2022	<u>268,680</u>	<u>(55,014)</u>	<u>(29,222)</u>	<u>476,953</u>	<u>661,397</u>	<u>3,889</u>	<u>665,286</u>

Note: Pursuant to the change in the financial year end from 31 July 2021 to 31 December 2021, there are no comparative figures presented.

The Unaudited Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited financial statements for the financial period ended 31 December 2021 and the accompanying explanatory notes attached to the quarterly report.

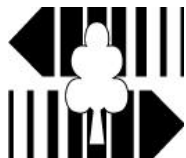


Condensed Consolidated Statements of Cash Flows
For the period ended 30 September 2022

	(UNAUDITED) CUMULATIVE YEAR-TO-DATE 30.09.2022 RM'000
Cash Flows from Operating Activities	
Profit before taxation	63,704
Adjustments for :	
Amortisation of intangible assets	352
Depreciation of property, plant and equipment	43,475
Dividend income	(5)
Fair value change in biological assets	1,828
Interest expense	16,293
Interest income	(445)
Gain on disposal of property, plant and equipment	(1,552)
Property, plant and equipment written off	52
Unrealised loss on foreign exchange	618
Operating profit before working capital changes	<u>124,320</u>
Changes in working capital :	
(Increase) in inventories	(4,249)
(Increase) in trade and other receivables	(17,445)
Decrease in trade and other payables	(880)
Cash from operations	<u>101,746</u>
Taxes paid, net of refund	(14,129)
Interest paid	(14,640)
Interest received	445
Net cash from operating activities	<u>73,422</u>
Cash Flows for Investing Activities	
Costs incurred on biological assets	(1,660)
Dividend received	5
Proceeds from disposal of property, plant and equipment	864
Purchase of property, plant and equipment	(42,322)
Net cash for investing activities	<u>(43,113)</u>
Cash Flows for Financing Activities	
Net of drawdown/(repayment) of bankers' acceptance	38,601
Net of drawdown/(repayment) of revolving credit	(23,650)
Drawdown of term loans	7,006
Payment of interests on long-term borrowings	(7,812)
Repayment of term loans	(27,500)
Repayment of lease liabilities	(9,312)
Net cash for financing activities	<u>(22,667)</u>
Net change in cash and cash equivalents	7,642
Cash and cash equivalents at beginning of period	4,737
Cash and cash equivalents at end of period	<u>12,379</u>
Cash and cash equivalents included in the Condensed Consolidated Statements of Cash Flows comprise:-	
Cash and bank balances	17,605
Deposits with licensed banks	1,126
Bank overdrafts	(5,234)
	<u>13,497</u>
Less: Deposits pledged to licensed banks	(1,118)
	<u>12,379</u>

Note: Pursuant to the change in the financial year end from 31 July 2021 to 31 December 2021, there are no comparative figures presented.

The Unaudited Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Audited financial statements for the financial period ended 31 December 2021 and the accompanying explanatory notes attached to the quarterly financial report.



NOTES :

Note 1 Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with MFRS 134 “Interim Financial Reporting” and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the Group’s audited financial statements for the financial period ended 31 December 2021. These explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in financial position and performance of the Group since the financial period ended 31 December 2021.

Note 2 Change in financial year end

As announced on 26 March 2021, the Company has changed its financial year end from 31 July to 31 December. As such, no comparative figures are presented as it is not comparable with any comparative period previously reported.

Note 3 Significant Accounting Policies

The significant accounting policies adopted in the interim financial report are consistent with those adopted in the Group’s audited financial statements for the financial period ended 31 December 2021. At the date of authorisation of these interim financial statements, the Group has not adopted the following accounting standards that have been issued by the Malaysian Accounting Standards Board (MASB). The Group will adopt these amendments/standards, if applicable, when they become effective.

MFRSs and/or IC Interpretations (Including the Consequential Amendments)	Effective for annual periods beginning on or after
MFRS 17 Insurance Contracts	1 January 2023*
Amendments to MFRS 3: Reference to the Conceptual Framework	1 January 2022
Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16: Interest Rate Benchmark Reform – Phase 2	1 January 2021
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
Amendments to MFRS 17: Insurance Contracts	1 January 2023
Amendments to MFRS 17: Initial Application of MFRS 17 and MFRS 9 - Comparative Information	1 January 2023
Amendments to MFRS 101: Classification of Liabilities as Current or Non-current	1 January 2023**
Amendments to MFRS 101: Disclosure of Accounting Policies	1 January 2023**
Amendments to MFRS 108: Definition of Accounting Estimates	1 January 2023**
Amendments to MFRS 112: Deferred Tax related to Assets and Liabilities arising from a Single Transaction	1 January 2023
Amendments to MFRS 116: Property, Plant and Equipment – Proceeds before Intended Use	1 January 2022
Amendments to MFRS 137: Onerous Contracts – Cost of Fulfilling a Contract	1 January 2022
Annual Improvements to MFRS Standards 2018 – 2020	1 January 2022



Note 3 Significant Accounting Policies (cont'd)

- * The effective date has been deferred from annual reporting periods beginning on or after 1 January 2021 to 1 January 2023 pursuant to the amendments to MFRS 17 issued by the MASB, namely “Amendments to MFRS 17: Insurance Contracts”.
- ** The effective date has been deferred from annual reporting periods beginning on or after 1 January 2022 to 1 January 2023 pursuant to the amendments to MFRS 101 issued by the MASB, namely “Amendments to MFRS 101: Classification of Liabilities as Current or Non-current – Deferral of Effective Date”.

The adoption of the above accounting standard(s) and/or interpretation(s) (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group upon their initial application.

Note 4 Auditors’ Report on Preceding Annual Financial Statements

The auditors’ report on the financial statements for the financial period ended 31 December 2021 was not qualified.

Note 5 Seasonal or Cyclical factors

Production of Fresh Fruit Bunches (“FFB”) is subject to the cropping pattern and age of the palms. The prices for the Group’s products are not within the control of the Group. The timber and timber products prices are determined by the global demand and buying patterns of the buyers. The FFB prices are affected by the edible oils demand in the market.

Note 6 Unusual Items

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

Note 7 Changes in Estimates

There were no changes in estimates that have a material effect on the results of the Group for the period under review.

Note 8 Debt and Equity Securities

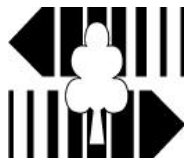
During the financial year-to-date, there was neither purchase nor resale of the Company issued ordinary shares in the open market.

As at 30 September 2022, the number of shares retained as treasury shares amounted to 20,690,800.

Apart from the above, there were no issuances and repayments of debt and equity securities for the period under review.

Note 9 Dividends Paid

There were no dividends paid during the period under review.



Note 10 Segmental Information

Segmental revenue and profit/(loss) before taxation for the financial year-to-date by the respective operating segments as follows:

	Financial year-to-date ended	
	30.09.2022	
	Revenue	Profit/(Loss)
	RM'000	RM'000
Oil Palm	263,103	66,963
Timber	184,554	76
Others	9,392	(3,335)
	<u>457,049</u>	<u>63,704</u>

The Group is organised into business units based on their products and services provided, and has three reportable operating segments as follows:

The plantation segment is involved in cultivation of oil palm and sale of fresh fruit bunches.

The timber segment is involved in extraction, sale of logs, subcontractor for tree planting (reforestation), and the business of manufacturing and trading of plywood, veneer, raw and laminated particleboard, sawn timber, finger-joint moulding and charcoal for its manufacturing activities.

The others segment is involved in provision of towage and transportation services, insurance services, property holding and development, and manufacturing and trading of drinking water.

Note 11 Valuations of Property, Plant and Equipment

There has been no valuation undertaken for the Group's property, plant and equipment since the last annual financial statements.

Note 12 Valuations of Investment Properties

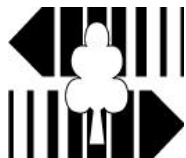
Investment properties are stated at fair value, which have been determined based on valuations performed by independent professional valuers at the end of the reporting date using the market comparison approach. Sales price of comparable properties in close proximity are adjusted for differences in key attributes such as property size, location, tenure and market trends. The most significant input into this valuation approach is price per acre of comparable properties. There has been no change to the valuation technique during the financial period.

The fair values of the investment properties are within level 2 of the fair value hierarchy.

There were no transfers between level 1 and level 2 during the financial period.

The fair value measurements of the investment properties are based on the highest and best use which does not differ from their actual use.

There has been no valuation undertaken for the Group's investment properties since the last annual financial statements.



Note 13 Subsequent Events

There were no material events subsequent to the end of the current quarter that have not been reflected in the financial statement.

Note 14 Changes in the Composition of the Group

On 4 January 2022, the Company acquired 100% equity interest in DMG Marketing Sdn. Bhd. (“DMM”), a company incorporated in Malaysia, for a total cash consideration of RM2. DMM is currently a dormant company and its intended principal activities are repair and maintenance of motor vehicles and sale of industrial, commercial and agriculture vehicles.

Note 15 Changes in Contingent Liabilities and Contingent Assets

There were no material changes in the contingent liabilities or assets since the last annual reporting date.

Note 16 Capital Commitments

	As at 30.09.2022 RM'000	As at 31.12.2021 RM'000
Purchase of property, plant and equipment	11,004	31,984
Construction of property, plant and equipment	<u>5,117</u>	<u>3,036</u>
	<u>16,121</u>	<u>35,020</u>

Note 17 Review of Performance

For the current quarter and financial year-to-date (9 months) ended 30 September 2022, the Group recorded revenue of RM 156.9 million and RM 457.0 million respectively and pre-tax profit of RM 17.7 million and RM 63.7 million respectively.

Segmental performance:

	Current Quarter 3 months ended 30.09.2022 RM'000	Cumulative Quarter 9 months ended 30.09.2022 RM'000
Revenue		
Oil Palm	77,049	263,103
Timber	74,521	184,554
Others	<u>5,346</u>	<u>9,392</u>
	<u>156,916</u>	<u>457,049</u>
Profit/(Loss) Before Tax		
Oil Palm	15,310	66,963
Timber	2,855	76
Others	<u>(477)</u>	<u>(3,335)</u>
	<u>17,688</u>	<u>63,704</u>



Note 17 Review of Performance (cont'd)

Oil Palm

For the current quarter, oil palm segment contributed RM77.0 million or 49% to the Group's revenue. The segment recorded RM15.3 million pre-tax profit with profit margin of 20%.

For the financial year-to-date, oil palm segment contributed RM263.1 million or 58% to the Group's revenue. The segment recorded RM67.0 million pre-tax profit with profit margin of 25%.

Timber

For the current quarter, timber segment recorded revenue of RM74.5 million and profit before tax of RM2.9 million.

For the financial year-to-date, timber segment recorded revenue of RM184.6 million and loss before tax of RM0.1 million.

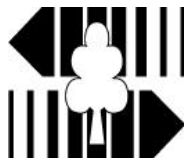
As stated in Note 2, the Group has changed its financial year end from 31 July 2021 to 31 December 2021. As such, there are no comparative figures presented in this report.

Note 18 Material Changes in the Current Period Results Compared to the Results of the Immediate Preceding Quarter

The Group recorded revenue of RM156.9 million in the current quarter as compared to RM171.3 million in the immediate preceding quarter. The Group reported lower pre-tax profit of RM17.7 million as compared to pre-tax profit of RM29.2 million in the immediate preceding quarter.

Segmental performance:

	Current Quarter 30.09.2022 RM'000	Immediate Preceding Quarter 30.06.2022 RM'000
<u>Revenue</u>		
Oil Palm	77,049	105,905
Timber	74,521	62,957
Others	5,346	2,398
	<u>156,916</u>	<u>171,260</u>
<u>Profit/(Loss) Before Tax</u>		
Oil Palm	15,310	29,774
Timber	2,855	923
Others	(477)	(1,543)
	<u>17,688</u>	<u>29,154</u>



Note 18 Material Changes in the Current Period Results Compared to the Results of the Immediate Preceding Quarter (cont'd)

Oil Palm

Oil palm segment's revenue decreased by 27% to RM77.0 million while pre-tax profit decreased by 49% to RM15.3 million mainly due to lower Crude Palm Oil ("CPO") price from RM6,557/MT to RM3,995/MT during the current quarter. However, the impact of lower CPO price was mitigated by higher Fresh Fruit Bunches ("FFB") production volume by 28% to 104,688 MT.

Timber

Revenue from timber segment has improved by 18% to RM74.5 million due to higher logs sales volume, which resulted in better pre-tax profit of RM2.9 million as compared to immediate preceding quarter.

Note 19 Commentary on Prospects

The CPO price is expected to strengthen further in line with the upcoming low crop season while global supply of other vegetable oils remains subdued due to on-going tensions in the Black Sea region. The Group's FFB production volume is expected to ease gradually towards year-end but the segment is expected to deliver positive earnings on the back of strengthening FFB price.

The gradual reopening of international borders has propelled the resumption of economic activities, which at the same time hampered by geo-political conflicts, rising interest rates, and inflation. As such, the Group remains resilient and committed to reinforcing its cost-rationalisation initiatives while strengthening its business operations with continuous improvement to its process flows.

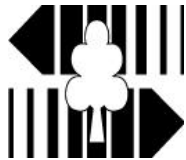
Note 20 Financial Estimate, Forecast, Projection or Internal Targets

The disclosure requirements for explanatory notes on the variation of actual profit after tax and profit forecast stated in the financial estimate, forecast, projection or internal targets and shortfall in profit guarantee are not applicable.

Note 21 Profit Before Taxation

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

	Quarter ended 30.09.2022 RM'000	Financial year-to-date ended 30.09.2022 RM'000
Amortisation of intangible assets	118	352
Depreciation of property, plant and equipment	14,232	43,475
Dividend income	(1)	(5)
Fair value change in biological assets	(557)	1,828
Interest expenses	5,403	16,293
Interest income	159	(445)
Gain on disposal of property, plant and equipment	(489)	(1,552)



Note 21 Profit Before Taxation (cont'd)

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

	Quarter ended 30.09.2022 RM'000	Financial year-to-date ended 30.06.2022 RM'000
Lease income	(533)	(832)
Lease expenses	-	163
Property, plant and equipment written off	9	52
(Gain)/Loss on foreign exchange		
- realised	13	(110)
- unrealised	399	618

Note 22 Taxation

The Group's taxation for the period under review was as follows:

	Quarter ended 30.09.2022 RM'000	Financial year-to-date ended 30.09.2022 RM'000
Income tax:		
Current period provision	3,300	13,989
Under provision in the previous financial period	411	468
Deferred tax:		
Current period provision	(3,770)	6,386
	<u>(59)</u>	<u>20,843</u>

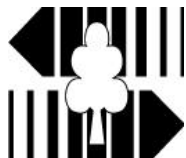
Income tax expense is recognised in each quarter based on the best estimate of the weighted average annual income tax rate expected for the full financial period.

Note 23 Status of Corporate Proposals

There were no outstanding corporate proposals that have been announced but not completed as at the date of this announcement.

Note 24 Borrowings and Debt Securities

	As at 30.09.2022 RM'000	As at 31.12.2021 RM'000
Long term borrowings:		
- Lease liabilities	26,115	41,527
- Term loans, secured	155,331	165,029
- Term loans, unsecured	7,720	7,222
	<u>189,166</u>	<u>213,778</u>



Note 24 Borrowings and Debt Securities (cont'd)

	As at 30.09.2022 RM'000	As at 31.12.2021 RM'000
Short term borrowings:		
- Bank overdrafts, secured	802	339
- Bank overdrafts, unsecured	4,432	378
- Bankers' acceptance, secured	2,516	4,677
- Bankers' acceptance, unsecured	81,680	40,918
- Lease liabilities	36,485	9,529
- Revolving credit, secured	88,500	86,000
- Revolving credit, unsecured	217,875	244,025
- Term loans, secured	26,165	34,681
- Term loans, unsecured	-	2,778
	<u>458,455</u>	<u>423,325</u>
Total borrowings	<u>647,621</u>	<u>637,103</u>

There were no borrowings denominated in foreign currency.

Note 25 Fair Value of Financial Liabilities

The Group has entered into forward foreign exchange contracts to limit its exposure on foreign currency receipts, when it is deemed necessary.

As at 30 September 2022, there was no outstanding foreign exchange contracts.

There was no significant change for the financial derivatives in respect of the followings since the last financial period ended 31 December 2021:

- (a) the credit risk, market risk and liquidity risk associated with these financial derivatives;
- (b) the cash requirements of the derivatives;
- (c) the policies in place for mitigating or controlling the risks associated with these financial derivative; and
- (d) the related accounting policies.

Note 26 Profit/Loss Arising from Fair Value Changes of Financial Liabilities

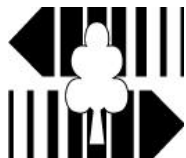
There were no gains or losses arising from fair value changes of financial liabilities for the financial year-to-date ended 30 September 2022.

Note 27 Changes in Material Litigation

There was no pending material litigation as at the date of this announcement.

Note 28 Dividend Payable

The Board of Directors did not declare any dividend for the financial year-to-date ended 30 September 2022 (previous corresponding period: Nil).



Note 29 Earnings Per Share

(a) Basic earnings per share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to ordinary equity holders of the Company over the weighted average number of ordinary shares in issue during the period, excluding treasury shares held by the Company.

	Quarter ended 30.09.2022	Financial year-to-date ended 30.09.2022
Profit for the period attributable to ordinary equity holders of the Company (RM'000)	17,794	44,507
Weighted average number of ordinary shares in issue excluding treasury shares ('000)	188,309	188,309
Basic earnings per share (Sen)	9.45	23.64

(b) Diluted earnings per share

N/A

Note 30 Authorisation for Issue

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the directors on 30 November 2022.