



**Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income**  
**For the financial year ended 31 December 2022**

	(UNAUDITED) CURRENT QUARTER 31.12.2022 RM'000	(UNAUDITED) FINANCIAL YEAR 31.12.2022 RM'000
Revenue	128,826	585,875
Cost of sales	(103,760)	(429,041)
<b>Gross Profit</b>	<b>25,066</b>	<b>156,834</b>
Other income	3,343	9,438
Administrative expenses	(9,692)	(27,197)
Selling and distribution expenses	(11,520)	(51,882)
Finance costs	(4,226)	(20,519)
<b>Profit before taxation</b>	<b>2,971</b>	<b>66,674</b>
Income tax expenses	(2,695)	(23,538)
<b>Profit after taxation</b>	<b>276</b>	<b>43,136</b>
<b>Other Comprehensive Income</b>		
<u>Items that will not be reclassified</u> <u>subsequently to profit or loss</u>		
Fair value changes of equity investments	1,036	2,029
<b>Total comprehensive income for the financial period/year</b>	<b>1,312</b>	<b>45,165</b>
<b>Profit/(Loss) after taxation attributable to:</b>		
Owners of the Company	582	45,088
Non-controlling interests	(306)	(1,952)
	<b>276</b>	<b>43,136</b>
<b>Total comprehensive income attributable to:</b>		
Owners of the Company	1,618	47,117
Non-controlling interests	(306)	(1,952)
	<b>1,312</b>	<b>45,165</b>
	Sen	Sen
<b>Earnings per share:</b>		
- Basic	0.31	23.94

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

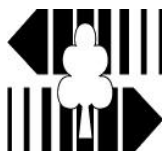
The Unaudited Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial period ended 31 December 2021 and the accompanying explanatory notes attached to the quarterly report.



**Condensed Consolidated Statements of Financial Position As at r ended 31 December**

	(UNAUDITED) AS AT 31.12.2022 RM'000	(AUDITED) AS AT 31.12.2021 RM'000
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	1,044,883	1,023,858
Investment properties	158,113	158,663
Land held for property development	6,637	6,637
Biological assets	70,850	66,944
Intangible assets	19,403	19,872
Investment securities	17,267	15,258
Goodwill	2,720	2,720
	<u>1,319,873</u>	<u>1,293,952</u>
<b>Current assets</b>		
Inventories	72,079	69,935
Biological assets	5,911	8,889
Trade receivables	50,422	30,594
Other receivables, deposits and prepayments	42,725	34,145
Current tax assets	1,586	1,597
Deposits with licensed banks	7,936	1,575
Cash and bank balances	12,218	4,997
	<u>192,877</u>	<u>151,732</u>
<b>TOTAL ASSETS</b>	<u><u>1,512,750</u></u>	<u><u>1,445,684</u></u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share capital	268,680	268,680
Treasury shares	(55,014)	(55,014)
Reserves	449,348	402,231
Equity attributable to owners of the Company	<u>663,014</u>	<u>615,897</u>
Non-controlling interests	3,583	5,535
<b>Total equity</b>	<u><u>666,597</u></u>	<u><u>621,432</u></u>
<b>Non-current liabilities</b>		
Bank borrowings	217,481	213,778
Deferred tax liabilities	73,547	64,909
	<u>291,028</u>	<u>278,687</u>
<b>Current liabilities</b>		
Trade payables	90,521	94,862
Other payables, deposits and accruals	27,825	22,695
Bank borrowings:-		
- bank overdrafts	2,001	717
- other borrowings	433,259	422,608
Current tax liabilities	1,519	4,683
	<u>555,125</u>	<u>545,565</u>
<b>Total liabilities</b>	<u>846,153</u>	<u>824,252</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u><u>1,512,750</u></u>	<u><u>1,445,684</u></u>
<b>Net assets per share attributable to ordinary equity holders of the Company (RM)</b>	3.54	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.

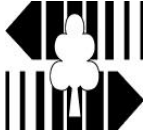


**Condensed Consolidated Statements of Changes in Equity**  
**For the financial year ended 31 December 2022**

	<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
Twelve Months <u>Ended 31 December 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 year	-	-	-	45,088	45,088	(1,952)	43,136
Other comprehensive income:- - Fair value changes of equity investments	-	-	2,029	-	2,029	-	2,029
Total comprehensive income	-	-	2,029	45,088	47,117	(1,952)	45,165
Balance as at 31 December 2022	<u>268,680</u>	<u>(55,014)</u>	<u>(28,186)</u>	<u>477,534</u>	<u>663,014</u>	<u>3,583</u>	<u>666,597</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 financial year ended 31 December 2022**

(UNAUDITED)  
CUMULATIVE  
YEAR-TO-DATE  
31.12.2022  
RM'000

**Cash Flows from Operating Activities**

Profit before taxation	66,674
Adjustments for :	
Amortisation of intangible assets	469
Depreciation of property, plant and equipment	62,303
Dividend income	(21)
Fair value loss on investment securities	36
Fair value loss on investment properties	550
Fair value change in biological assets	2,978
Impairment of property, plant and equipment	6,000
Interest expense	20,519
Interest income	(647)
Gain on disposal of property, plant and equipment	(2,783)
Property, plant and equipment written off	63
Unrealised gain on foreign exchange	(128)
Write-down of inventories no longer required	(88)
Operating profit before working capital changes	155,925
Changes in working capital :	
(Increase) in inventories	(2,056)
(Increase) in trade and other receivables	(28,280)
Increase in trade and other payables	790
Cash from operations	126,379
Taxes paid, net of refund	(18,053)
Interest paid	(18,232)
Interest received	647
<b>Net cash from operating activities</b>	<b>90,741</b>

**Cash Flows for Investing Activities**

Costs incurred on biological assets	(3,906)
Dividend received	5
Proceeds from disposal of property, plant and equipment	2,246
Purchase of property, plant and equipment	(46,722)
<b>Net cash for investing activities</b>	<b>(48,377)</b>

**Cash Flows for Financing Activities**

Net of drawdown/(repayment) of bankers' acceptance	46,822
Net of drawdown/(repayment) of revolving credit	(34,550)
Drawdown of term loans	31,228
Payment of interests on long-term borrowings	(10,827)
Repayment of term loans	(37,463)
Repayment of lease liabilities	(25,276)
<b>Net cash for financing activities</b>	<b>(30,066)</b>

**Net change in cash and cash equivalents**

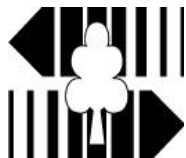
<b>Cash and cash equivalents at beginning of the financial year</b>	<b>4,737</b>
<b>Cash and cash equivalents at end of the financial year</b>	<b>17,035</b>

Cash and cash equivalents included in the Condensed Consolidated Statements of Cash Flows comprise:-

Cash and bank balances	12,218
Deposits with licensed banks	7,936
Bank overdrafts	(2,001)
	18,153
Less: Deposits pledged to licensed banks	(1,118)
	<b>17,035</b>

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.

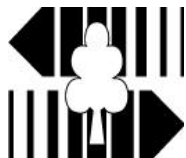
### **Note 2 Change in financial year end**

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.

<b>MFRSs and/or IC Interpretations (Including the Consequential Amendments)</b>	<b>Effective for annual periods beginning on or after</b>
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 financial year 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 financial year under review.

**Note 8 Debt and Equity Securities**

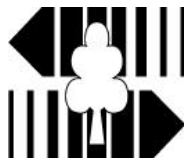
During the financial year, there was neither purchase nor resale of the Company issued ordinary shares in the open market.

As at 31 December 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 financial year under review.

**Note 9 Dividends Paid**

There were no dividends paid during the financial year under review.



## **Note 10 Segmental Information**

Segmental revenue and profit/(loss) before taxation for the financial year ended 31 December 2022 by the respective operating segments as follows:

	<b>Financial year ended</b>	
	<b>31.12.2022</b>	
	<b>Revenue</b>	<b>Profit/(Loss)</b>
	<b>RM'000</b>	<b>Before Tax</b>
	<b>RM'000</b>	<b>RM'000</b>
Oil Palm	330,331	74,384
Timber	242,735	(263)
Others	12,809	(7,447)
	<u>585,875</u>	<u>66,674</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 year.

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 year.

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



### 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 31.12.2022 RM'000	As at 31.12.2021 RM'000
Purchase of property, plant and equipment	764	31,984
Construction of property, plant and equipment	<u>4,617</u>	<u>3,036</u>
	<u>5,381</u>	<u>35,020</u>

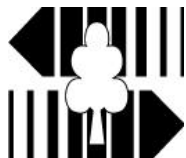
### Note 17 Review of Performance

For the current quarter and financial year ended 31 December 2022, the Group recorded revenue of RM 128.8 million and RM 585.9 million respectively and pre-tax profit of RM 3.0 million and RM 66.7 million respectively.

Segmental performance:

	Current Quarter 3 months ended 31.12.2022 RM'000	Financial year 12 months ended 31.12.2022 RM'000
<b>Revenue</b>		
Oil Palm	67,228	330,331
Timber	58,181	242,735
Others	<u>3,417</u>	<u>12,809</u>
	<u>128,826</u>	<u>585,875</u>
<b>Profit/(Loss) Before Tax</b>		
Oil Palm	7,422	74,384
Timber	(339)	(263)
Others	<u>(4,112)</u>	<u>(7,447)</u>
	<u>2,971</u>	<u>66,674</u>





**Note 17 Review of Performance (cont'd)**

Oil Palm

For the current quarter, oil palm segment contributed RM67.2 million or 52% to the Group's revenue. The segment recorded RM7.4 million pre-tax profit with profit margin of 11%.

For the financial year 2022, oil palm segment contributed RM330.3 million or 56% to the Group's revenue. The segment recorded RM74.4 million pre-tax profit with profit margin of 23%.

Timber

For the current quarter, timber segment recorded revenue of RM58.2 million and loss before tax of RM0.3 million, which included impairment provision on property, plant and equipment of RM6.0 million.

For the financial year 2022, timber segment recorded revenue of RM242.7 million and loss before tax of RM0.3 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 Quarter Results Compared to the Results of the Immediate Preceding Quarter**

The Group recorded revenue of RM128.8 million in the current quarter as compared to RM156.9 million in the immediate preceding quarter. The Group reported lower pre-tax profit of RM3.0 million as compared to pre-tax profit of RM17.7 million in the immediate preceding quarter.

Segmental performance:

	<b>Current Quarter</b>	<b>Immediate Preceding Quarter</b>
	<b>31.12.2022</b>	<b>30.09.2022</b>
	<b>RM'000</b>	<b>RM'000</b>
<b><u>Revenue</u></b>		
Oil Palm	67,228	77,049
Timber	58,181	74,521
Others	3,417	5,346
	<b><u>128,826</u></b>	<b><u>156,916</u></b>
<b><u>Profit/(Loss) Before Tax</u></b>		
Oil Palm	7,422	15,310
Timber	(339)	2,855
Others	(4,112)	(477)
	<b><u>2,971</u></b>	<b><u>17,688</u></b>



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

Oil Palm

Oil palm segment's revenue decreased by 13% to RM67.2 million while pre-tax profit decreased by 52% to RM7.4 million mainly due to lower Fresh Fruit Bunches ("FFB") production volume by 10% to 94,450 MT.

Timber

Timber segment recorded revenue of RM58.2 million while pre-tax loss of RM0.3 million included RM6.0 million impairment provision on property, plant and equipment.

**Note 19 Commentary on Prospects**

The CPO price is expected to remain firm on the back of tightening palm oil supplies due to tropical storm and flooding that have affected the FFB harvesting. Demand for palm oil is expected to be elevated in the coming months in line with the upcoming Ramadan festival. The Group's FFB production volume is expected to pick up gradually in 2nd Quarter in line with the upcoming peak crop season.

Despite the challenges arising from geo-political conflicts and rising interest rates, the Group is expected to deliver positive returns on the back of sustained FFB production and continuous improvement in its business cost efficiency.

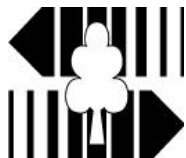
**Note 20 Financial Estimate, Forecast, Projection or Internal Targets**

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:

	<b>Quarter ended 31.12.2022 RM'000</b>	<b>Financial year ended 31.12.2022 RM'000</b>
Amortisation of intangible assets	117	469
Depreciation of property, plant and equipment	18,828	62,303
Dividend income	(16)	(21)
Fair value change in biological assets	1,150	2,978
Fair value loss on investment properties	550	550
Fair value loss on investment securities	36	36
Interest expenses	4,226	20,519
Interest income	(202)	(647)
Impairment of property, plant and equipment	6,000	6,000



**Note 21 Profit Before Taxation (cont'd)**

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

	<b>Quarter ended 31.12.2022 RM'000</b>	<b>Financial year ended 31.12.2022 RM'000</b>
Gain on disposal of property, plant and equipment	(1,231)	(2,783)
Lease income	74	(758)
Lease expenses	-	163
Property, plant and equipment written off	11	63
Write-down of inventories no longer required	(88)	(88)
(Gain)/Loss on foreign exchange		
- realised	68	(42)
- unrealised	(746)	(128)

**Note 22 Taxation**

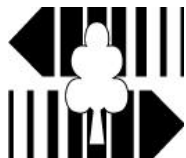
The Group's taxation for the period/year under review was as follows:

	<b>Quarter ended 31.12.2022 RM'000</b>	<b>Financial year ended 31.12.2022 RM'000</b>
Income tax:		
Current financial period/year	445	14,434
Under provision in the previous financial period	(1)	467
Deferred tax:		
Current financial period/year	2,251	8,637
	<u>2,695</u>	<u>23,538</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 year.

**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 31.12.2022 RM'000	As at 31.12.2021 RM'000
<b>Long term borrowings:</b>		
- Lease liabilities	44,737	41,527
- Term loans, secured	165,970	165,029
- Term loans, unsecured	6,774	7,222
	<u>217,481</u>	<u>213,778</u>
<b>Short term borrowings:</b>		
- Bank overdrafts, secured	790	339
- Bank overdrafts, unsecured	1,211	378
- Bankers' acceptance, secured	2,516	4,677
- Bankers' acceptance, unsecured	89,901	40,918
- Lease liabilities	14,636	9,529
- Revolving credit, secured	88,500	86,000
- Revolving credit, unsecured	206,975	244,025
- Term loans, secured	30,731	34,681
- Term loans, unsecured	-	2,778
	<u>435,260</u>	<u>423,325</u>
<b>Total borrowings</b>	<u>652,741</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 31 December 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:

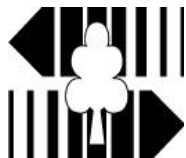
- (a) the credit risk, market risk and liquidity risk associated with these financial derivatives;
- (b) the cash requirements of the derivatives;
- (c) the policies in place for mitigating or controlling the risks associated with these financial derivative; and
- (d) the related accounting policies.

#### 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 ended 31 December 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 ended 31 December 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.

	<b>Quarter ended 31.12.2022</b>	<b>Financial year ended 31.12.2022</b>
Profit attributable to owners of the Company (RM'000)	582	45,088
Weighted average number of ordinary shares in issue excluding treasury shares ('000)	188,309	188,309
Basic earnings per share (Sen)	0.31	23.94

(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 28 February 2023.