

Y&G CORPORATION BHD. [Registration No. : 196501000612 (6403-X)]

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**

	----- INDIVIDUAL QUARTER -----		----- CUMULATIVE QUARTER -----	
	Current Year Quarter 31 Dec 2023	Preceding Year Corresponding Quarter 31 Dec 2022	Current Year To-date 31 Dec 2023	Preceding Year Corresponding Period 31 Dec 2022
	RM'000	RM'000	RM'000	RM'000
Revenue	11,327	5,251	38,734	64,839
Operating expenses	(9,989)	(5,494)	(30,324)	(51,594)
Other operating income	494	653	1,432	983
Profit From Operations	1,832	410	9,842	14,228
Interest income	391	153	876	365
Interest expenses	(104)	(172)	(802)	(639)
Profit Before Tax	2,119	391	9,916	13,954
Taxation	(1,040)	(540)	(3,597)	(4,232)
Profit / (Loss) For The Year	1,079	(149)	6,319	9,722
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income / (Loss)	1,079	(149)	6,319	9,722
Attributable to:				
Equity holders of the parent	1,105	(151)	6,347	9,714
Non-controlling interests	(26)	2	(28)	8
	1,079	(149)	6,319	9,722
Total Comprehensive Income / (Loss) attributable to equity holders of the parent :				
Basic Earnings/(Loss) per share (Sen)	0.51	(0.07)	2.91	4.45

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2022 and the accompanying notes attached to the Interim Financial Statements.

Y&G CORPORATION BHD. [Registration No. : 196501000612 (6403-X)]

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 DECEMBER 2023

	As at end of Current Quarter 31 Dec 2023	As at Preceding Year Ended 31 Dec 2022
	RM'000	RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	1,218	1,198
Investment property	19,984	17,427
Land held for property development	229,127	206,286
Deferred tax assets	-	2,397
	250,329	227,308
CURRENT ASSETS		
Inventories	14,024	10,110
Property development expenditure	-	15,853
Contract assets	-	35,869
Trade receivables	21,101	5,017
Other receivables, deposits and prepayments	44,688	10,054
Current tax assets	190	1,163
Cash and cash equivalents	68,686	80,686
	148,689	158,752
TOTAL ASSETS	399,018	386,060
EQUITY AND LIABILITIES		
Equity attributable to equity holders of parent -		
Share capital	218,478	218,478
Retained earnings	99,988	93,641
	318,466	312,119
NON-CONTROLLING INTEREST	481	509
TOTAL EQUITY	318,947	312,628
NON-CURRENT LIABILITIES		
Obligation under finance leases (Long Term)	247	269
Bank borrowings (Long Term)	46,858	28,288
Deferred tax liabilities	8,163	8,407
	55,268	36,964
CURRENT LIABILITIES		
Trade payables	12,707	10,881
Other payables and accruals	3,408	14,617
Obligation under finance leases (Short Term)	221	182
Bank borrowings (Short Term)	7,079	7,604
Current tax liabilities	1,388	3,184
	24,803	36,468
TOTAL LIABILITIES	80,071	73,432
TOTAL EQUITY AND LIABILITIES	399,018	386,060
Net assets / share attributable to ordinary equity holders of the parent (RM)	1.46	1.43

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2022 and the accompanying notes attached to the Interim Financial Statements.

Y&G CORPORATION BHD. [Registration No. : 196501000612 (6403-X)]

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**

	Share capital	Retained earnings	Non - controlling interest	TOTAL EQUITY
	RM'000	RM'000	RM'000	RM'000
Current Quarter				
Balance as at 1 January 2023	218,478	93,641	509	312,628
Profit / (Loss) after tax	-	6,347	(28)	6,319
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income	-	6,347	(28)	6,319
Transaction with owners :				
Dividend paid	-	-	-	-
Total transactions with owners	-	-	-	-
Balance as at 31 Dec 2023	218,478	99,988	481	318,947
Preceding Year's Corresponding Quarter				
Balance as at 1 January 2022	218,478	83,927	501	302,906
Profit after tax	-	9,714	8	9,722
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income	-	9,714	8	9,722
Transaction with owners :				
Dividend paid	-	-	-	-
Total transactions with owners	-	-	-	-
Balance as at 31 Dec 2022	218,478	93,641	509	312,628

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2022 and the accompanying notes attached to the Interim Financial Statements.

Y&G CORPORATION BHD. [Registration No. : 196501000612 (6403-X)]

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**

	Current Quarter Ended 31 Dec 2023	Preceding Year Quarter 31 Dec 2022
	RM'000	RM'000
PROFIT BEFORE TAX	9,916	13,954
Depreciation on property, plant and equipment	297	284
Amortisation of investment property	232	232
Loss on disposal of property, plant and equipment	2	-
Written off of property, plant and equipment	1	11
Interest on obligation under finance leases	25	22
Bank borrowings' interest	777	617
Interest income	(876)	(365)
Gain on foreign exchange	(439)	(219)
Operating Profit Before Working Capital Changes	9,935	14,536
CHANGES IN WORKING CAPITAL :		
Decrease/(Increase) in inventories	(3,914)	21,785
Decrease/(Increase) in property development costs	15,853	16,903
Decrease/(Increase) in contract assets/liabilities	35,869	(14,083)
Decrease/(Increase) in receivables	(50,717)	39,464
(Decrease)/Increase in payables	(9,383)	(2,349)
Cash Flows (Used In) / Generated From Operations	(2,357)	76,256
Taxes paid	(2,268)	(6,616)
Net Cash Flows (Used In) / Generated From Operating Activities	(4,625)	69,640
INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	(320)	(74)
Acquisition of investment property	(2,789)	-
Addition of land held for property development	(22,841)	(18,520)
Interest income	876	365
Net Cash Flows Used In Investing Activities	(25,074)	(18,229)
FINANCING ACTIVITIES		
Net Drawdown of loans and borrowings	25,587	-
Repayment of obligation under finance lease	(223)	(201)
Repayment of bank borrowings	(7,302)	(9,552)
Interest on obligation under finance leases	(25)	(22)
Bank borrowings' interest	(777)	(617)
Net Cash Flows Generated From / (Used In) Financing Activities	17,260	(10,392)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(12,439)	41,019
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	80,686	39,448
Effects of exchange rate changes on cash and cash equivalents	439	219
CASH AND CASH EQUIVALENTS AT END OF YEAR	68,686	80,686
<u>Cash and cash equivalents comprise the followings :</u>		
Cash and bank balances	51,809	64,708
Fixed deposits with licensed banks (*)	16,877	15,978
	68,686	80,686

(*) : Included in the fixed deposits with licensed banks are deposits amounting to RM6.777M (2022 : RM6.155M) pledged to licensed banks as securities for banking facilities granted to certain subsidiaries

(The Condensed Consolidated Statement of Cash Flow should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2022 and the accompanying notes attached to the Interim Financial Statements)

**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**

1. BASIS OF PREPARATION

The Interim Financial Statements for the fourth quarter ended 31 December 2023 are unaudited and have been prepared in accordance with the requirements of MFRS 134 – "Interim Financial Reporting" issued by the Malaysian Accounting Standards Board ("MASB") and Paragraph 9.22 of the Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities"). The Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2022.

These explanatory notes attached to the Interim Financial Statements provide an explanation of events and transactions that are significant for an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2022.

2. CHANGES IN ACCOUNTING POLICIES

The accounting policies and methods of computation adopted by the Group in preparing this Interim Financial Statements are consistent with those adopted in the Audited Financial Statements for the year ended 31 December 2022.

The Group has adopted the following new and amended Malaysian Financial Reporting Standards ("MFRSs") and Issues Committee ("IC") Interpretation mandatory for annual financial periods beginning on or after 1 January 2023 :

MFRS 17 and Amendments to MFRS 17	Insurance Contracts
Amendment to MFRS 17	Initial Application of MFRS 17 and MFRS 9 - Comparative Information
Amendments to MFRS 101	Disclosure of Accounting Policies
Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current
Amendments to MFRS 108	Definition of Accounting Estimates
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The adoption of the new and amended MFRSs that came into effect during the financial quarter under review do not have any material effect on the financial performance or position of the Group.

The following Standards, Amendments and IC Interpretations have been issued by the MASB but have not been effective and have not been adopted by the Group :

Effective for the financial periods beginning on or after 1 January 2024

Amendment to MFRS 7 and MFRS 107	Supplier Finance Arrangements
Amendment to MFRS 16	Lease Liability in a Sale and Leaseback
Amendment to MFRS 101	Non-current Liabilities with Covenants

Effective for the financial periods beginning on or after 1 January 2025

Amendment to MFRS 121	The Effects of Changes in Foreign Exchange Rates - Lack of Exchangeability
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**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**

2. CHANGES IN ACCOUNTING POLICIES (Cont'd)

Effective date to be announced

Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

3. AUDITORS' REPORT ON PRECEDING AUDITED FINANCIAL STATEMENTS

The auditors' report on the Audited Financial Statements for the year ended 31 December 2022 was not subject to any qualification.

4. SEASONAL OR CYCLICAL FACTORS

The business operations of the Group for the current financial quarter and year-to-date were not subject to any seasonal or cyclical factors.

5. UNUSUAL ITEMS

There were no unusual items which have a material effect on the assets, liabilities, equity, net income or cash flow of the Group for the current financial quarter and year-to-date.

6. CHANGES IN ESTIMATES

There were no changes in estimates of amounts reported in prior financial years which may have a material effect in the current financial quarter.

7. DEBT, EQUITY AND CONVERTIBLE SECURITIES

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current financial quarter.

8. DIVIDEND PAID

The Company did not make any payment of dividends during the current financial quarter.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023****9. PROFIT BEFORE TAX**

The following items have been included in arriving at profit before tax :

	---- Individual Quarter ----		---- Cumulative Quarter ----	
	31 Dec 2023	31 Dec 2022	31 Dec 2023	31 Dec 2022
	RM'000	RM'000	RM'000	RM'000
Depreciation on property, plant and equipment	75	73	297	284
Amortisation of investment property	58	58	232	232
Loss on disposal of property, plant and equipment	-	-	2	-
Written off of property, plant and equipment	1	8	1	11
Gain on foreign exchange	(47)	(231)	(458)	(219)

Save for the items disclosed in the Statement of Comprehensive Income and the note above, other items pursuant to Appendix 9B Note 16 of the MMLR are not applicable.

10. SEGMENTAL INFORMATION

The analysis of the Group's operations for the current financial year-to-date ended 31 December 2023 are as follows :

	Property Investment & Others RM'000	Property Development RM'000	GROUP RM'000
Segment Revenue - External	749	37,985	38,734
Segment Results	(2,070)	11,912	9,842
Interest Income			876
Interest Expenses			(802)
Profit Before Tax			9,916
Taxation			(3,597)
Profit for the Year			6,319

11. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

The valuation of property, plant and equipment has been brought forward without any amendments from the Audited Financial Statements for the year ended 31 December 2022.

12. MATERIAL EVENTS SUBSEQUENT TO THE END OF THE PERIOD UNDER REVIEW

There were no material events subsequent to the end of the current financial quarter that have not been reflected in the Interim Financial Statements as at the date of this Quarterly Report.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023****13. CHANGES IN COMPOSITION OF THE GROUP**

There was no material change in the composition of the Group for the current financial quarter and year to-date.

14. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS

Save and except as disclosed under Note 19 (Taxation) below, there was no material contingent liabilities and/or contingent assets as at the date of this Quarterly Report.

15. CAPITAL COMMITMENTS

There was no material capital commitments which are not provided for in the Interim Financial Statements as at the date of this Quarterly Report.

16. FINANCIAL REVIEW

(a)	Individual Quarter		Changes RM'000
	Current Year Current Quarter 31 Dec 2023 ("Q4FY23") RM'000	Preceding Year Corresponding Quarter 31 Dec 2022 ("Q4FY22") RM'000	
Revenue	11,327	5,251	6,076
Operating Profit	1,966	550	1,416
Profit Before Interest and Tax	2,223	563	1,660
Profit Before Tax ("PBT"/"LBT")	2,119	391	1,728
Profit/(Loss) After Tax ("PAT"/"LAT")	1,079	(149)	1,228
Profit/(Loss) Attributable to Ordinary Equity Holders of the Parent	1,105	(151)	1,256

The Group's revenue outstripped the Q4FY22 by RM6.08 million to RM11.33 million for the current Q4FY23. The increase of the Group's revenue was mainly driven by the sale generated from the Block A of Project Trifolia at Klang which was launched in July 23.

On the back of the revenue increase, the Group's PAT rose RM1.2 million to RM1.08 million in the current Q4FY23 as compared to a LAT of RM0.15 million reported in the preceding year's corresponding Q4FY22.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**

16. FINANCIAL REVIEW (Cont'd)

(b)	Cumulative Quarter (Year-To-Date)		Changes RM'000
	Current Year Current Year-To-Date 31 Dec 2023 ("YTD2023") RM'000	Preceding Year Corresponding Year-To-Date 31 Dec 2022 ("YTD2022") RM'000	
Revenue	38,734	64,839	(26,105)
Operating Profit	10,379	14,756	(4,377)
Profit Before Interest and Tax	10,718	14,593	(3,875)
Profit Before Tax ("PBT")	9,916	13,954	(4,038)
Profit After Tax ("PAT/(LAT)")	6,319	9,722	(3,403)
Profit Attributable to Ordinary Equity Holders of the Parent	6,347	9,714	(3,367)

The Group's YTD2023 revenue was lower by RM26.1 million or 40.3% despite the sale launch of the 120 units Block A of Trifolia at Klang happened in July 2023. The decline in the revenue was primarily due to the much lower inventory for sale in Year 2023 as compared to Year 2022. The Group's PAT was reduced by RM3.4 million to RM6.3 million due to the reasons mentioned above.

(c)	Current Quarter 31 Dec 2023 ("Q4FY23") RM'000	Immediate Preceding Quarter 30 Sep 2023 ("Q3FY23") RM'000	Changes RM'000
Revenue	11,327	4,721	6,606
Operating Profit	1,966	314	1,652
Profit Before Interest and Tax	2,223	428	1,795
Profit Before Tax ("PBT")	2,119	336	1,783
Profit After Tax ("PAT")	1,079	315	764
Profit Attributable to Ordinary Equity Holders of the Parent	1,105	316	789

In the current Q4FY23, the Group reported a higher revenue by RM6.6 million at RM11.3 million, as compared to RM4.7 million for the immediate preceding Q3FY23, due to the promising sale response of the newly launch project of Trifolia Block A.

Despite the increase of revenue, the Group's PAT rose by RM0.7 million at RM1.1 million in the current Q4FY23 as compared to RM0.3 million reported in the immediate preceding quarter Q3FY23.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023****17. PROSPECTS**

In 2023, as a highly open economy, Malaysia's economic prospect is heavily dependent on global economic developments. We foresee that the economic pressures, most notably an increase in global inflation and tighter global financial conditions that may raise the operating and input costs to businesses. While there are uncertainties and challenges, the Group remain vigilant in monitoring the economic progress locally and globally, and optimistic that there is still pent-up demand for well-planned properties in strategic locations. The Group will remain prudently and closely track the market sentiments before launching new projects to meet the demand at all times.

The Group had launched the sale of Block A (120 units) of Project Trifolia ("the Project") in Q3FY23. The launch has garnered encouraging responses. As of Q4FY23, the Project achieved a 50% take-up rate. In addition, the Group secured 42% booking for the remaining unsold units. The construction works of the entire Block A, have been fully completed with the issuance of Certificate of Completion and Compliance in June 2023.

18. PROFIT FORECAST AND PROFIT GUARANTEE

Not applicable as the Company did not issue any profit forecast and/or profit guarantee.

19. TAXATION

The taxation charge for the Group are as follows :

	Current Quarter RM'000	Current Year-To-Date RM'000
Income tax expense :-		
Estimated current year tax	(1,392)	(1,429)
Under provision in prior year	-	(16)
	<u>(1,392)</u>	<u>(1,445)</u>
Deferred tax :-		
Reversal of deferred tax liabilities	373	576
Recognition of deferred tax assets	(21)	(2,728)
	<u>352</u>	<u>(2,152)</u>
	<u>(1,040)</u>	<u>(3,597)</u>

The Group's effective tax rates for both the current financial quarter and year-to-date are higher than the Malaysian statutory tax rate of 24% primarily due to the progressive amortization (through charging out as part of development costs) of the development projects' revaluation surplus, which is not deductible for tax purposes coupled with the non-group tax relief to the Group.

20. SALE OF UNQUOTED INVESTMENTS AND PROPERTIES

There was no sale of unquoted investments and/or properties for the current financial quarter and year-to-date.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023****21. QUOTED SECURITIES**

There was no purchase or disposal of quoted securities for the current financial quarter and year-to-date.

22. TRADE RECEIVABLES

	GROUP	
	As At 31 Dec 2023 RM'000	As At 31 Dec 2022 RM'000
Property Development	21,101	5,017

Trade receivables comprise receivables from property development.

The trade receivables from property development comprises progress billings receivable from on-going development projects and received retention sums of completed development projects held by the solicitors as stakeholder in pursuant to the sale and purchase agreements. The progress billings are due within 21 days while, the retention sums are due upon the expiry of the defect liability period of 12 to 24 months. Other credit terms are assessed and approved on a case-to-case basis.

The trade receivables from the progress billings are creditworthy debtors with mainly good payment records and have obtained and/or in the process of obtaining end financing to fund their purchase of the Group's development properties.

23. GROUP BORROWINGS AND DEBT SECURITIES

The Group's borrowings and debts securities as at 31 December 2023 are analysed as follows :

	<u>Short Term</u> RM'000	<u>Long Term</u> RM'000	<u>TOTAL</u> RM'000
	Secured		
Term Loan	7,079	46,858	53,937
Hire Purchase	221	247	468
TOTAL BORROWINGS	7,300	47,105	54,405

24. OFF BALANCE SHEET FINANCIAL INSTRUMENTS

There was no financial instrument with off balance sheet risk as at the date of this Quarterly Report.

25. MATERIAL LITIGATION

There was no material litigation as at the date of this Quarterly Report.

26. DIVIDEND

The Board of Directors does not recommend any dividend for the current financial quarter and year-to-date.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FOURTH QUARTER ENDED 31 DECEMBER 2023**

27. EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the comprehensive income attributable to equity holders of the parent for the current financial quarter and year-to-date by the weighted average of ordinary shares in issue during the said quarter and year-to-date.

	Individual Quarter	Cumulative Quarter
Total comprehensive income attributable to equity holders of the parent (RM'000)	1,105	6,347
Weighted average number of ordinary share in issue ('000)	218,478	218,478
Earnings per share (sen)	0.51	2.91

By Order of the Board

Chang Ngee Chuang (MAICSA 7077854)
Secretary
Kuala Lumpur

Date : 28 Feb 2024