

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

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FIRST QUARTER ENDED 31 MARCH 2024**

	----- INDIVIDUAL QUARTER -----		----- CUMULATIVE QUARTER -----	
	Current Year Quarter 31 Mar 2024	Preceding Year Corresponding Quarter 31 Mar 2023	Current Year To-date 31 Mar 2024	Preceding Year Corresponding Period 31 Mar 2023
	RM'000	RM'000	RM'000	RM'000
Revenue	7,843	1,155	7,843	1,155
Operating expenses	(7,604)	(2,794)	(7,604)	(2,794)
Other operating income	43	95	43	95
Profit / (Loss) From Operations	282	(1,544)	282	(1,544)
Interest income	509	120	509	120
Interest expenses	(84)	(116)	(84)	(116)
Profit / (Loss) Before Tax	707	(1,540)	707	(1,540)
Taxation	(670)	23	(670)	23
Profit / (Loss) For The Period	37	(1,517)	37	(1,517)
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income / (Loss)	37	(1,517)	37	(1,517)
Attributable to:				
Equity holders of the parent	37	(1,517)	37	(1,517)
Non-controlling interests	*	*	*	*
	37	(1,517)	37	(1,517)
Total Comprehensive Income / (Loss) attributable to equity holders of the parent :				
Basic Earnings/(Loss) per share (Sen)	0.02	(0.69)	0.02	(0.69)

(*) Less than RM1,000

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2023 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 MARCH 2024

	As at end of Current Quarter 31 Mar 2024	As at Preceding Year Ended 31 Dec 2023
	RM'000	RM'000
ASSETS		
NON-CURRENT ASSETS		
Property, plant and equipment	1,194	1,218
Investment property	19,926	19,984
Land held for property development	221,110	229,127
	242,230	250,329
CURRENT ASSETS		
Inventories	9,613	14,024
Property development expenditure	11,836	-
Trade receivables	13,000	21,101
Other receivables, deposits and prepayments	44,147	44,688
Current tax assets	190	190
Cash and cash equivalents	82,166	68,686
	160,952	148,689
TOTAL ASSETS	403,182	399,018
EQUITY AND LIABILITIES		
Equity attributable to equity holders of parent -		
Share capital	218,478	218,478
Retained earnings	100,025	99,988
	318,503	318,466
NON-CONTROLLING INTEREST	481	481
TOTAL EQUITY	318,984	318,947
NON-CURRENT LIABILITIES		
Obligation under finance leases (Long Term)	198	247
Bank borrowings (Long Term)	44,780	46,858
Deferred tax liabilities	8,065	8,163
	53,043	55,268
CURRENT LIABILITIES		
Contract liabilities	5,920	-
Trade payables	11,909	12,707
Other payables and accruals	3,496	3,408
Obligation under finance leases (Short Term)	215	221
Bank borrowings (Short Term)	7,834	7,079
Current tax liabilities	1,781	1,388
	31,155	24,803
TOTAL LIABILITIES	84,198	80,071
TOTAL EQUITY AND LIABILITIES	403,182	399,018
Net assets / share attributable to ordinary equity holders of the parent (RM)	1.46	1.46

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2023 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 CHANGES IN EQUITY
FOR THE FIRST QUARTER ENDED 31 MARCH 2024**

	Share capital	Retained earnings	Non - controlling interest	TOTAL EQUITY
	RM'000	RM'000	RM'000	RM'000
Current Quarter				
Balance as at 1 January 2024	218,478	99,988	481	318,947
Profit after tax	-	37	-	37
Other Comprehensive Income	-	-	-	-
Total Comprehensive Income	-	37	-	37
Transaction with owners :				
Dividend paid	-	-	-	-
Total transactions with owners	-	-	-	-
Balance as at 31 Mar 2024	218,478	100,025	481	318,984
Preceding Year's Corresponding Quarter				
Balance as at 1 January 2023	218,478	93,641	509	312,628
Profit / (Loss) after tax	-	(1,517)	-	(1,517)
Other Comprehensive Income	-	-	-	-
Total Comprehensive Loss	-	(1,517)	-	(1,517)
Transaction with owners :				
Dividend paid	-	-	-	-
Total transactions with owners	-	-	-	-
Balance as at 31 Mar 2023	218,478	92,124	509	311,111

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the Year Ended 31 Dec 2023 and the accompanying notes attached to the Interim Financial Statements.

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**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FIRST QUARTER ENDED 31 MARCH 2024**

	Current Quarter Ended 31 Mar 2024	Preceding Year Quarter 31 Mar 2023
	RM'000	RM'000
PROFIT / (LOSS) BEFORE TAX	707	(1,540)
Depreciation on property, plant and equipment	66	74
Amortisation of investment property	58	58
Interest on obligation under finance leases	5	6
Bank borrowings' interest	79	110
Interest income	(509)	(120)
Gain on unrealised foreign exchange	(71)	(25)
Operating Profit / (Loss) Before Working Capital Changes	335	(1,437)
CHANGES IN WORKING CAPITAL :		
Decrease/(Increase) in inventories	4,411	-
Decrease/(Increase) in property development costs	(104)	(106)
Decrease/(Increase) in contract assets/liabilities	5,920	1,124
Decrease/(Increase) in receivables	8,642	(23,944)
(Decrease)/Increase in payables	(710)	5,751
Cash Generated From / (Used In) Operations	18,494	(18,612)
Taxes paid	(375)	(1,062)
Net Cash Flows Generated From / (Used In) Operating Activities	18,119	(19,674)
INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	(42)	(282)
Addition of land held for property development	(3,715)	(6,947)
Interest income	509	120
Net Cash Flows Used In Investing Activities	(3,248)	(7,109)
FINANCING ACTIVITIES		
Repayment of obligation under finance lease	(55)	183
Repayment of bank borrowings	(1,323)	(645)
Interest on obligation under finance leases	(5)	(6)
Bank borrowings' interest	(79)	(110)
Net Cash Flows Used In Financing Activities	(1,462)	(578)
NET CHANGE IN CASH AND CASH EQUIVALENTS	13,409	(27,361)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	68,686	80,686
Effects of exchange rate changes on cash and cash equivalents	71	25
CASH AND CASH EQUIVALENTS AT END OF PERIOD	82,166	53,350
<u>Cash and cash equivalents comprise the followings :</u>		
Cash and bank balances	63,956	37,269
Fixed deposits with licensed banks (*)	18,210	16,081
	82,166	53,350

(*) : Included in the fixed deposits with licensed banks are deposits amounting to RM6.916M (2023 : RM6.209M) 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 2023 and the accompanying notes attached to the Interim Financial Statements)

NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER ENDED 31 MARCH 2024

1. BASIS OF PREPARATION

The Interim Financial Statements for the first quarter ended 31 March 2024 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 2023.

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 2023.

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 2023.

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 FIRST QUARTER ENDED 31 MARCH 2024**

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 2023 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 FIRST QUARTER ENDED 31 MARCH 2024****9. PROFIT / (LOSS) BEFORE TAX**

The following items have been included in arriving at profit / (loss) before tax :

	---- Individual Quarter ----		--- Cumulative Quarter ---	
	31 Mar 2024	31 Mar 2023	31 Mar 2024	31 Mar 2023
	RM'000	RM'000	RM'000	RM'000
Depreciation on property, plant and equipment	66	74	66	74
Amortisation of investment property	58	58	58	58
Gain on unrealised foreign exchange	(71)	(25)	(71)	(25)

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 March 2024 are as follows :

	Property <u>Investment & Others</u> RM'000	Property <u>Development</u> RM'000	GROUP RM'000
Segment Revenue - External	196	7,647	7,843
Segment Results	(1,126)	1,408	282
Interest Income			509
Interest Expenses			(84)
Profit Before Tax			707
Taxation			(670)
Profit for the Period			37

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 2023.

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 FIRST QUARTER ENDED 31 MARCH 2024****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-

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 and Cumulative Quarter (Year-To-Date)		Changes RM'000
	Current Year Current Quarter and Year-To-Date 31 Mar 2024 ("Q1FY24") and YTD2024") RM'000	Preceding Year Corresponding Quarter and Year-To-Date 31 Mar 2023 ("Q1FY23") and YTD2023") RM'000	
Revenue	7,843	1,155	6,688
Operating Profit/(Loss)	406	(1,408)	1,814
Profit/(Loss) Before Interest and Tax	791	(1,424)	2,215
Profit/(Loss) Before Tax ("PBT")	707	(1,540)	2,247
Profit/(Loss) After Tax ("PAT")	37	(1,517)	1,554
Profit/(Loss) Attributable to Ordinary Equity Holders of the Parent	37	(1,517)	1,554

The Group's revenue surged by 580% to RM7.84 million in the current Q1FY24 from RM1.15 million a year ago, underpinned by a higher sale generated from the Block A of Project Trifolia at Klang.

On the back of the revenue increase, the Group's PAT rose RM1.55 million to RM0.04 million in the current Q1FY24 as compared to a LAT of RM0.15 million reported in the preceding year corresponding quarter Q1FY23.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 MARCH 2024****16. FINANCIAL REVIEW (Cont'd)**

(b)	Current Quarter 31 Mar 2024 ("Q1FY24") RM'000	Immediate Preceding Quarter 31 Dec 2023 ("Q4FY23") RM'000	Changes RM'000
Revenue	7,843	11,327	(3,484)
Operating Profit	406	1,966	(1,560)
Profit Before Interest and Tax	791	2,223	(1,432)
Profit Before Tax ("PBT")	707	2,119	(1,412)
Profit After Tax ("PAT")	37	1,079	(1,042)
Profit Attributable to Ordinary Equity Holders of the Parent	37	1,105	(1,068)

In the current Q1FY24, the Group's revenue fell 30.8% to RM7.84 million, as compared to RM11.33 million in the immediate preceding Q4FY23.

The Group's PAT decreased by RM1.04 million in the current Q1FY24 as compared to RM1.10 million reported in the immediate preceding quarter Q4FY23, mainly due to the decline in revenue.

17. PROSPECTS

In 2024, Malaysia's medium to long-term growth outlook remains favourable, supported by a resilient domestic financial system. The removal of subsidies plan under Budget 2024 is expected to exert upward pressure on inflation in the near term. Nevertheless, the Government's commitment to containing living costs, increasing wage growth and enhancing welfare reflects a proactive stance. In the 2024 Budget, the government's fiscal policies such as the full exemption on stamp duty for first-time house buyers, the increase of the Housing Credit Guarantee Scheme to RM10 billion, and the liberalisation of Malaysia My Second Home demonstrate the government's commitment to stimulating the property market.

In view of the completion of ongoing projects and low inventory for sale in FY2023, in 2024, the Group will be focusing on launching at least two new projects. In addition, the Group is committed to leveraging and monetising the existing inventories to further enhance the financial position of the Group. On top of that, the existing land bank on hand would enable the Group to deliver sustainable long-term growth for all stakeholders. Concurrently, the Group will continue to drive sales momentum and intensify its marketing strategies of utilising digital marketing and virtual technologies and participating in various digital events to increase the visibility and awareness of its projects, hence generating new leads, and boosting sales. In addition, we strive to work closely with the end financiers and potential home buyers to address and overcome the issues of stringent financing and loan rejection.

Moving ahead, the Group's priority is to actively keep an eye on its liquidity and cash flow whilst adopting prudent risk management and rigorous cost-optimisation measures to ensure business sustainability. The Group will continue to leverage its strategic objectives and enhance its business processes and corporate governance while focusing on building quality and value engineering. These objectives include investing in land banking opportunities for creating long-term value for our stakeholders.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 MARCH 2024****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 and Current Year-To-Date
	RM'000
Income tax expense :-	
Estimated current year tax	(768)
Under provision in prior year	-
	(768)
Deferred tax :-	
Reversal of deferred tax liabilities	98
Recognition of deferred tax assets	-
	98
	(670)

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 FIRST QUARTER ENDED 31 MARCH 2024****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 Mar 2024	As At 31 Dec 2023
	RM'000	RM'000
Property Development	13,000	21,101

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 March 2024 are analysed as follows :

<u>Secured</u>	<u>Short Term</u>	<u>Long Term</u>	<u>TOTAL</u>
	RM'000	RM'000	RM'000
Term Loan	7,834	44,780	52,614
Hire Purchase	215	198	413
TOTAL BORROWINGS	8,049	44,978	53,027

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.

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

(Incorporated in Malaysia)

**NOTES TO THE INTERIM FINANCIAL STATEMENTS
FOR THE FIRST QUARTER ENDED 31 MARCH 2024****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)	37	37
Weighted average number of ordinary share in issue ('000)	218,478	218,478
Earnings per share (sen)	0.02	0.02

By Order of the Board

Chang Ngee Chuang (MAICSA 7077854)
Secretary
Kuala Lumpur

Date : 29 May 2024