



PTT SYNERGY GROUP BERHAD

**Company No. 197101000134 (10493-P)
(Incorporated in Malaysia)**

UNAUDITED INTERIM FINANCIAL REPORT FOR YEAR ENDED 30th JUNE 2023 (4th QUARTER OF FY2023)

<u>Table of contents</u>	Page
Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income	1
Condensed Consolidated Statement of Financial Position	2
Condensed Consolidated Statement of Changes in Equity	5
Condensed Consolidated Statement of Cash Flows	7
Notes to the Interim Financial Report	9
Additional Information Required by Main Market Listing Requirements (Appendix 9B)	14

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income for the period ended 30 June 2023

	INDIVIDUAL QUARTER ENDED		CUMULATIVE QUARTER ENDED	
	3 months Current Year Quarter 30.06.2023 RM'000 Unaudited	3 months Preceding Year Corresponding Quarter 30.06.2022 RM'000 Audited	12 months Current Year To Date 30.06.2023 RM'000 Unaudited	12 months Preceding Year To Date 30.06.2022 RM'000 Audited
Revenue	24,593	32,357	163,415	125,555
Cost of sales	<u>(21,572)</u>	<u>(25,483)</u>	<u>(131,946)</u>	<u>(100,898)</u>
Gross profit	3,021	6,874	31,469	24,657
Other income	1,506	4,786	4,340	6,315
Distribution expenses	(182)	(172)	(871)	(485)
Administrative expenses	(5,306)	(3,027)	(17,733)	(12,011)
Other expenses	(1,069)	(5,302)	(3,740)	(6,218)
Finance costs	<u>(3,767)</u>	<u>(195)</u>	<u>(4,817)</u>	<u>(557)</u>
Profit before taxation	<u>(5,797)</u>	<u>2,964</u>	<u>8,648</u>	<u>11,701</u>
Tax expense	<u>(1,914)</u>	<u>(509)</u>	<u>(6,447)</u>	<u>(2,296)</u>
Profit for the period	<u><u>(7,711)</u></u>	<u><u>2,455</u></u>	<u><u>2,201</u></u>	<u><u>9,405</u></u>
Profit for the period attributable to:				
Equity holders of the Company	(7,628)	2,485	1,593	8,415
Non-controlling interests	<u>(83)</u>	<u>(30)</u>	<u>608</u>	<u>990</u>
	<u><u>(7,711)</u></u>	<u><u>2,455</u></u>	<u><u>2,201</u></u>	<u><u>9,405</u></u>
Total comprehensive profit attributable to:				
Equity holders of the Company	(7,628)	2,485	1,592	8,415
Non-controlling interests	<u>(83)</u>	<u>(30)</u>	<u>609</u>	<u>990</u>
	<u><u>(7,711)</u></u>	<u><u>2,455</u></u>	<u><u>2,201</u></u>	<u><u>9,405</u></u>
Earning per share ("EPS") (sen) :-				
(a) Basic	(8.40)	2.97 *	1.75	10.07 *
(b) Diluted	N/A	N/A	N/A	N/A
(c) Weighted average number of shares ('000)	90,821	83,545	90,821	83,545

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2022 and the accompanying explanatory notes attached to the interim statements.

* For comparative purpose, the EPS for the quarter and year to date ended 31 March 2022 has been adjusted to reflect the private placement of 9,000,000 new ordinary shares at an issue price of RM1.07 per Share which was completed on 7 March 2023.

Unaudited Condensed Consolidated Statement of Financial Position
As at 30 June 2023

	Unaudited As at 30.06.2023 RM'000	Audited As at 30.06.2022 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	6,923	7,107
Right-of-use assets	37,634	16,030
Investment properties	19,311	19,408
Other investment	222	-
Inventories - land and development costs	33,967	13,184
Goodwill on consolidation	1,133	1,133
	<u>99,190</u>	<u>56,862</u>
Current assets		
Inventories - property development costs	211,650	1,274
Inventories - trading stock	19,644	18,293
Contract assets	90,414	42,290
Trade receivables	45,630	27,479
Other receivables, deposits and prepayments	10,614	8,949
Current tax assets	-	736
Deposits with licensed banks	6,986	1,571
Cash and bank balances	4,320	3,595
Assets held for sale	1,152	-
	<u>390,410</u>	<u>104,187</u>
TOTAL ASSETS	<u><u>489,600</u></u>	<u><u>161,049</u></u>

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2022 and the accompanying explanatory notes attached to the interim statements.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

**Unaudited Condensed Consolidated Statement of Financial Position
As at 30 June 2023**

	Unaudited As at 30.06.2023 RM'000	Audited As at 30.06.2022 RM'000
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the parent		
Share capital	83,196	73,705
Reserves	2,308	8,635
Accumulated profit / (loss)	4,052	(3,867)
	<u>89,556</u>	<u>78,473</u>
Non-controlling interests	12,518	12,179
	<u>102,074</u>	<u>90,652</u>
Total equity		
Non current liabilities		
Lease liabilities	17,213	3,334
Term Loan	30,577	6,257
Trade payables	209,301	-
Deferred tax liabilities	4,004	1,991
	<u>261,095</u>	<u>11,582</u>
Current liabilities		
Trade payables and accruals	81,838	40,705
Contract Liabilities	5,945	3,446
Other payables and accruals	14,585	6,617
Lease liabilities	5,580	1,320
Term Loan	12,184	4,114
Bankers' acceptance	1,439	853
Bank overdrafts	4,032	1,760
Current tax liabilities	828	-
	<u>126,431</u>	<u>58,815</u>
Total liabilities	387,526	70,397
	<u>489,600</u>	<u>161,049</u>
TOTAL EQUITY AND LIABILITIES		
Net assets per share attributable to owners of the parent (RM)	<u>0.99</u>	<u>0.94</u> *

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

Unaudited Condensed Consolidated Statement of Financial Position As at 30 June 2023

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2022 and the accompanying explanatory notes attached to the interim statements.

* For comparative purpose, the EPS for the quarter and year to date ended 30 June 2022 has been adjusted to reflect the private placement of 9,000,000 new ordinary shares at an issue price of RM1.07 per Share which was completed on 7 March 2023.

Comparative Figures

The following are changes in comparative figures due to changes in reclassifications.

- (a) **Reclassification**
Certain comparative figures are reclassified to conform with the current year's presentation.

- (b) **Reconciliation**

	As previously Reported RM ('000)	As reclassified RM ('000)
Group		
Statements of Financial Position		
Current Assets		
Other receivables	5,503	8,949
Current Liabilities		
Contract Liabilities	-	(3,446)

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

**Unaudited Condensed Consolidated Statement of Changes in Equity
For the period ended 30 June 2023**

	----- Attributable to Equity Holders of the Parent -----			Non- controlling Interests	Total Equity	
	-- Non-distributable --	Distributable				
	Share Capital RM'000	Revaluation Reserve RM'000	Unappro. Profit/ (Loss) RM'000	Total RM'000	RM'000	RM'000
Balance as at 1st July 2021	44,186	8,635	(12,282)	40,539	11,339	51,878
Comprehensive income:						
Net profit for the financial year	-	-	8,415	8,415	990	9,405
Total comprehensive income	-	-	8,415	8,415	990	9,405
Transaction with owners:						
Issuance of share capital	30,000	-	-	30,000	-	30,000
Share issuance expenses	(481)	-	-	(481)	-	(481)
Dividends paid to non controlling interests	-	-	-	-	(150)	(150)
Total transactions with owners	29,519	-	-	29,519	(150)	29,369
Balance as at 30th June 2022	<u>73,705</u>	<u>8,635</u>	<u>(3,867)</u>	<u>78,473</u>	<u>12,179</u>	<u>90,652</u>

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2022 and the accompanying explanatory notes attached to the interim statements.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

**Unaudited Condensed Consolidated Statement of Changes in Equity
For the period ended 30 June 2023**

	---- Attributable to Equity Holders of the Parent ----			Non-controlling Interests	Total Equity
	-- Non-distributable --	Distributable			
	Share Capital	Revaluation Reserve	Unappro. Profit/(Loss)		
	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1st July 2022	73,705	8,635	(3,867)	12,179	90,652
Comprehensive income:					
Net profit for the financial period	-	-	1,592	609	2,201
Other comprehensive income:					
Derecognition of Property, Plant and Equipment		(6,327)	6,327	-	-
Total comprehensive income	-	(6,327)	7,919	609	2,201
Transaction with owners:					
Issuance of share capital	9,630	-	-	-	9,630
Private placement expenses	(139)				(139)
Subscription of shares in a subsidiary by non-controlling interest				30	30
Dividends paid to non controlling interests				(300)	(300)
	9,491	-	-	(270)	9,221
Balance as at 30 June 2023	<u>83,196</u>	<u>2,308</u>	<u>4,052</u>	<u>12,518</u>	<u>102,074</u>

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2022 and the accompanying explanatory notes attached to the interim statements.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

NOTES TO THE INTERIM FINANCIAL REPORT

**Unaudited Condensed Consolidated Statement of Cash Flows
For the period ended 30 June 2023**

	12months Current year To Date 30-06-2023 RM'000	12 months Preceding Year To Date 30-06-2022 RM'000
Cash flows from operating activities		
Profit before taxation	8,648	11,701
Adjustments for :		
Depreciation of property, plant & equipment and right of use assets	5,541	2,017
Gain on lease termination	(2)	-
Gain on disposal of investment property	(32)	-
Gain on disposal of property, plant and equipment	(120)	-
Reversal of impairment on trade receivables	(2,071)	(979)
Bad debts written off / (recovery)	12	(22)
Fair value gain on Investment Property	(15)	-
Interest income	(93)	(35)
Interest expense	4,817	557
Operating profit before working capital changes	16,685	13,239
Changes in working capital		
Inventories	(232,509)	(5,856)
Receivables	(21,167)	(7,729)
Contract assets	(48,123)	(42,290)
Payables	258,639	26,404
Net cash from / (used in) operations	(26,475)	(16,232)
Interest received	93	35
Interest paid	(1,752)	(557)
Income tax paid	(2,906)	(1,957)
Net cash from / (used in) operating activities	(31,040)	(18,711)
Cash Flows from investing activities		
Withdrawal / (placement) of pledged deposit	(4,715)	(165)
Proceeds from disposal of investment property	5,935	360
Proceeds from subscription of shares by NCI	30	-
Proceeds from disposal of property, plant and equipment	120	-
Purchase of property, plant & equipment and right of use assets	(4,135)	(8,337)
Acquisition of investment properties	(5,791)	(250)
Investment in unquoted instrument	(222)	-
Net cash used in investing activities	(8,778)	(8,392)
Balance carried forwards	(39,818)	(27,103)

Unaudited Condensed Consolidated Statement of Cash Flows
For the period ended 30 June 2023

The unaudited condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Statements for the year ended 30 June 2022 and the accompanying explanatory notes attached to the interim statements.

	12 months Current year To Date 30-06-2023 RM'000	12 months Preceding year To Date 30-06-2022 RM'000
Balance brought forward	(39,818)	(27,103)
Cash flows from financing activities		
Dividends paid to non controlling interests	(300)	(150)
Advance from Director's related company	38	-
Repayment to subsidiary		(889)
Proceeds from banker's acceptance	6,020	853
Repayment of banker's acceptance\	(3,780)	(749)
Proceeds from factoring facilities	4,354	7,154
Repayment of factoring facilities	(3,286)	(3,836)
Drawdown of borrowing	39,814	5,884
Repayment of borrowing	(10,147)	(3,670)
Repayment of principal portion of lease liabilities	(3,233)	(918)
Proceeds from issuance of shares	9,630	30,000
Expenses on right issue	(139)	(482)
Net cash generated from / (used in) financing activities	38,971	33,197
Net increase in cash and cash equivalents	(847)	6,094
Cash and cash equivalents at beginning of year	1,835	(4,259)
Cash and cash at 31st March (i)	988	1,835

(i) Cash and cash equivalents

Cash and cash equivalents included in the statements of cash flows comprise the following:

	30/06/2023	30/06/2022
	RM'000	RM'000
Cash and bank balances	7,274	3,406
Less: Fixed Deposit pledged	(6,286)	(1,571)
	988	1,835

A1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with the requirements of Malaysian Financial Reporting Standards (“MFRS”) 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board 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 audited financial statements of the Company for the year ended 30th June 2022. These explanation notes attached to the interim financial statements provided an explanation of events and transactions that are significant for an understanding of the financial position and performance of the Group since the financial year ended 30th June 2022.

A2. Changes in Accounting Policies

The Group has adopted the MFRSs, Amendments to MFRSs and IC Interpretation (if applicable) which become effective during the current financial year. The adoption of these pronouncements did not have any material impact on the financial statements of the Group.

The significant accounting policies and computation methods are consistent with those used in the preparation of the audited financial statements for the financial year ended 30th June 2022 except for the adoption of the following Amendments to MFRSs:

Effective for financial periods beginning on or after 1st January 2023:

<u>Standard</u>	<u>Title</u>
MFRS 17	Insurance Contracts
Amendments to MFRS 17	Initial Application of MFRS 17 and MFRS 9: Comparative information.
Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current and Disclosure of Accounting Policies
Amendments to MFRS 108	Definition of Accounting Estimates
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction

A2. Changes in Accounting Policies (Cont'd)

Effective date to be announced

<u>Standard</u>	<u>Title</u>
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture.

The adoptions of the above standards, interpretation or amendments are not expected to have material financial impact to the financial statements of the Group.

A3. Auditors' Report of Preceding Annual Audited Financial Statements

The auditors' reports on the preceding audited annual financial statements for the year ended 30 June 2023 were not subject to any qualification.

A4. Seasonal or Cyclical Factors

The business of the Group was not affected by any significant seasonal or cyclical fluctuations.

A5. Items or incidence of an Unusual Nature Unusual

There were no unusual items or incidence which may substantially affect the value of assets, liabilities, equity, net income or cash flows of the Group during the financial period under review.

A6. Changes in Estimates

There were no changes in estimates that may have a material effect in the current quarter under review.

A7. Debt and Equity Securities

During the current quarter, the Company increased its issued and paid-up ordinary share capital by way of private placement issue of 9,000,000 new ordinary shares at an issue price of RM1.07 each per Shares.

As at 30 June 2023, the issued and paid-up ordinary share capital of the Company was RM83,207,095. The details were as follows: -

Issued And Paid-Up Share Capital	Unit Of Ordinary Share	RM'000
As At 1 July 2022	90,000,000	73,705
Issuance Of Private Placement Shares	9,000,000	9,630
Private Placement Shares Expenses	-	(139)
As At 30 June 2023	99,000,000	83,196

Save for the above, there were no issuances and repayment of debt and equity securities, share buy-backs, share cancellations, share held as treasury shares and resale of treasury shares for the current financial quarter under review.

A8. Dividends Paid

There were no dividends paid by the Company during the period from 1 July 2022 to 30 June 2023 (30 June 2022: NIL).

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

NOTES TO THE INTERIM FINANCIAL REPORT

A9. Segment Information

Segment information is presented in respect of the Group's business segments.

Results for 12 months ended 30 June

	Construction RM'000		Trading RM'000		Property Development RM'000		Investment & Services and Others RM'000		Elimination RM'000		Group RM'000	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
REVENUE												
Revenue from external customers	115,000	76,051	47,229	47,154	1,186	2,350	-	-	-	-	163,415	125,555
Inter-segment revenue	52	-	7,332	-	-	-	700	477	(8,084)	(477)	-	-
Total Revenue	115,052	76,051	54,561	47,154	1,186	2,350	700	477	(8,084)	(477)	163,415	125,555
RESULTS												
Segment Results	14,864	9,949	3,277	4,342	(1,602)	(908)	3,463	(936)	(6,711)	(223)	13,291	12,224
Net interest expenses	(1,070)	(123)	(257)	(185)	(3,006)	(13)	(310)	(202)	-	-	(4,643)	(523)
Profit / (Loss) Before Tax	13,794	9,826	3,020	4,157	(4,608)	(921)	3,153	(1,138)	(6,711)	(223)	8,648	11,701
Taxation	(5,524)	(1,457)	(921)	(850)	(2)	12	-	(1)	-	-	(6,447)	(2,296)
Profit / (Loss) After Tax	8,270	8,369	2,099	3,307	(4,610)	(909)	3,153	(1,139)	(6,711)	(223)	2,201	9,405
Segment assets	164,206	87,125	61,484	56,308	245,152	11,039	22,568	20,654	1,133	1,133	494,543	165,220
Segment liabilities	118,426	47,147	20,881	16,822	243,094	2,080	11,220	10,599	-	-	393,621	74,568

The prior year comparatives have been restated for better comparability with adjustments for current business structure. This involves, segregating the Construction and Property Development segments as independent segments.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

NOTES TO THE INTERIM FINANCIAL REPORT

A10. Valuation of Property, Plant and Equipment

The valuations of land and buildings have been brought forward, without amendment from the previous annual audited financial statements for year ended 30th June 2022.

A11. Material Events Subsequent to the End of the Interim Period

On 30th March 2023, the Company entered into a conditional share sale agreement (“SSA”) with Teo Swee Phin (“TSP”), Teo Swee Leng (“TSL”) and Faddy bin Nordin (“Faddy”) (collectively, the “Vendors”) for the proposed acquisition of 25,000,000 ordinary shares in Pembinaan Tetap Teguh Sdn. Bhd. (“PTTSB”) (“Sale Shares”), representing 100% equity interest in PTTSB for a total purchase consideration of RM152.0 million (“Purchase Consideration”) (“Proposed Acquisition”). As at the date of this interim report, the Proposed Acquisition has been completed.

A12. Changes in Composition of the Group

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

A13. Changes in Contingent Liabilities

There are no material changes on contingent liabilities other than those highlighted in the financial report for the year ended 30 June 2022.

A14. Capital commitments

	RM
Approved and contracted for:	
- Purchase of Development Land	15,697,282
- Purchase of Investment Property	15,155,904
Total	30,853,186

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)

B1. Review of Performance

Review of performance against previous year corresponding period

During the current quarter, the Group recorded lower revenue of RM24.59 million compared to RM32.36 million in the preceding year's corresponding quarter, representing a decrease of 24.0%. This quarter recorded loss before tax of RM5.8 million compared to profit before tax of RM2.96 million in the preceding year's corresponding quarter.

The dropped in profit for current quarter is mainly derived from the recognition of accretion of interest of RM3.1 million on the Net Present Value of the landowner entitlement for some development projects.

Whereas for the cumulative year to date, the Group recorded higher revenue of RM163.42 million compared to RM125.56 million in the preceding cumulative year to date, representing an increase of 30.2%. The increased mainly due to higher revenue contributions from the construction segment division.

The profit before tax was dropped by 26.1% to RM8.65 million in cumulative year to date as compared to preceding cumulative year of RM11.7 million is mainly due to the note as explained on the above 2nd paragraph.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)**B1. Review of Performance (Cont'd)****Review of performance against previous year corresponding period (Cont'd)****Segmental Information**

The contributions from various business segments are set out as below: -

Revenue	3 months Current Quarter Ended		Change %	12 months Cumulative Ended		Change %
	30.06.2023	30.06.2022		30.06.2023	30.06.2022	
	RM'000	RM'000	RM'000	RM'000		
Construction	13,330	17,631	(24.4%)	115,000	76,051	51.2%
Trading	11,245	12,376	(9.1%)	47,229	47,154	0.2%
Property Developments	18	2,350	(99.2%)	1,186	2,350	(49.5%)
Investment services & Others	-	-	-	-	-	-
Total	24,593	32,357	(24.0%)	163,415	125,555	30.2%

Profit/(loss) before tax	3 months Current Quarter Ended		Change %	12 months Cumulative Ended		Change %
	30.06.2023	30.06.2022		30.06.2023	30.06.2022	
	3 RM'000	RM'000	RM'000	2 RM'000		
Construction	(654)	3,624	>(100%)	13,742	9,826	39.9%
Trading	(119)	(320)	62.8%	3,020	4,157	(27.4%)
Property Development	(3,257)	60	>(100%)	(4,608)	(921)	>(100%)
Investment services & Others	(1,767)	(400)	>(100%)	(3,506)	(1,361)	>(100%)
Total	(5,797)	2,964	>(100%)	8,648	11,701	(26.1%)

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)

B1. Review of Performance (Cont'd)

Review of performance against previous year corresponding period (Cont'd)

Segmental Information (Cont'd)

Construction Segment

Revenue of the construction segment for the current quarter decreased to RM13.33 million compared to RM17.63 million in the preceding year's corresponding quarter. Hence, resulting a loss before tax of RM0.65 million compared to profit before tax of RM3.62 million. The dropped in revenue mainly due to lower progress of two water treatment and piping projects.

Trading Segment

For the current quarter under review, trading segment recorded the revenue of RM11.24 million compared to RM12.38 million in the preceding year's corresponding quarter, representing a slightly decreased of 9.1%. Even though the slightly dropped of revenue but the loss before tax is lower than the previous year's corresponding quarter. The reason for the improvement of loss before tax in current year's corresponding quarter was mainly due to better margin contribution and higher net recoverable of impairment of trade receivables.

Property Development Segment

The revenue of Property Development Segment in current quarter is derived from the rental of the PJ office whereas for the preceding year's corresponding quarter is derived from sale of completed townhouse. The Group will continue to sell the balance of completed inventory.

There is higher loss before tax of RM3.3 million in current quarter under review is mainly due to recognition of accretion of interest of RM3.1 million on the Net Present Value of the landowner entitlement for some development projects.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)

B2. Comparison with Immediately Preceding Quarter

	Current Quarter 30th June 2023 RM'000	Immediate Preceding Quarter 31st March 2023 RM'000	Variance (%)
Revenue	24,593	47,882	(48.6%)
(Loss)/Profit before interest and tax	(2,030)	5,627	>(100%)
(Loss)/Profit before tax	(5,797)	5,197	>(100%)
(Loss)/Profit after tax	(7,711)	3,424	>(100%)

The Group's revenue decreased by 48.6% to RM24.59 million in the current quarter compared to RM47.88 million in the preceding quarter. Loss after tax of RM7.71 million compared to the preceding quarter of profit before tax of RM3.42 million, mainly due to the recognition of accretion of interest of RM3.1 million on the Net Present Value of the landowner entitlement for some development projects and additional prior year deferred tax for construction segment of RM1.63 million.

B3. Prospects

The Group anticipated that this year's performance will still be driven by the Construction Segment. As at the date of this interim report, the Group has total unbilled order book of RM417 million.

On 30th March 2023, the Group announced that it has entered into the Share Sale Agreement with Pembinaan Tetap Teguh Sdn Bhd ("PTTSB") for the acquisition of entire shares of PTTSB.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)

B3. Prospects (Cont'd)

Upon completion of the Proposed Acquisition, the enlarged PTT Group can leverage on the strength of PTTSB in relation to its management team, resources, and expertise to further strengthen the Group's construction order book, financial position and prospects. The Proposed Acquisition will also provide an opportunity for PTT Group to bolster its earnings stream which is expected to strengthen the financial performance for the next 2 financial years of the enlarged PTT Group. Currently, PTTSB has 11 on-going construction projects with an aggregate contract value of RM496 million. And the Proposed Acquisition was completed on 10 August 2023.

The Group has launched its residential projects of 40 units of the residential link houses on 14 June 2023.

Further to that, the Group also initiated its Industrial Development and will generate innovative design and development to provide a wholistic warehousing facilities and solutions to fulfil the demand of the clients. The Group is actively seeking for the business opportunity in intralogistics consultation and planning for distribution operation, warehouse for both conventional and fully automated warehouses, distribution centres and eCommerce Fulfillment Hub in Malaysia.

The management initiatives to strengthen the credit control and collections for Trading Segment in previous year have achieved favorable result. The Group will continue to implement those initiatives such as profiling of customers, tight credit and collections and development of new products under own brands.

Barring any unforeseen circumstances, the Group is anticipated to remain profitable for the financial year ending 30 June 2023.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)**B4. Taxation**

	3 months		12 months	
	Quarter ended		Cumulative to date	
	30.06.2023	30.06.2022	30.06.2023	30.06.2022
	RM'000	RM'000	RM'000	RM'000
Income tax				
- Current year Provision	550	(408)	(3,450)	(2,233)
-(Under)/ Overprovision in prior year	(854)	-	(984)	38
RPGT tax	403	-	-	-
Deferred taxation	(2,013)	(101)	(2,013)	(101)
Total	(1,914)	(509)	(6,447)	(2,296)

B5. Derivatives

There were no derivatives entered by the Group as at 29 August 2023.

B6. Changes in material litigation

Save as disclosed below, as at 29 August 2023, there is no material litigation, claims or arbitration, either as plaintiff or defendant, which will have a material and/or adverse effect on the financial position or business of the Group, and the Board is not aware of any proceedings pending or threatened against the Group, or of any facts likely to give rise to any proceedings which may materially or adversely affect the financial position or business of the Group:

High Court of Malaya at Shah Alam Civil Suit No.: BA-22NCC-18-08/2023, Heap Wah Barakah Sdn Bhd ("Heap Wah") (as plaintiff) v. (i) FZ Infinity Sdn Bhd ("First Defendant"); (ii) Foong Chee Kien ("Second Defendant"); and (iii) Lee Kwan Cheng ("Third Defendant") (collectively, as "Defendants")

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)

B6. Changes in material litigation (Cont'd)

On 3 February 2023, Heap Wah had filed a writ and statement of claim to the High Court of Malaya at Shah Alam ("SA High Court") under the suit no. BA-22NCC-18-08/2023 against the Defendants for the failure of the First Defendant in honouring the payment for the invoices issued by Heap Wah in respect of the goods and services provided by Heap Wah to the First Defendant.

The Second Defendant is the director and shareholder of the First Defendant and in its capacity, the Second Defendant had executed a credit facility arrangement provided by Heap Wah to the First Defendant to facilitate the purchase of goods from Heap Wah. In view of Heap Wah providing the credit facilities to the First Defendant, the Second and Third Defendant had signed on a letter of guarantee dated 27 September 2021, guaranteeing the indebtedness of the First Defendant together with all interest, costs, charges, etc. to Heap Wah.

As such, Heap Wah had pleaded for the following claims against the Defendants:

- (i) a sum of RM1,597,068.90;
- (ii) interest of RM507,527.02 as at 31 January 2023;
- (iii) accrued interest at the rate of 1.50% monthly on the sum of RM1,597,068.90 commencing from 1 February 2023 up to the judgment being obtained;
- (iv) accrued interest at the rate of 1.50% monthly on the sum of RM1,597,068.90 commencing from the judgment being obtained up to the full settlement of the judgment sum; and
- (v) cost of action.

On 24 March 2023, the SA High Court had entered a judgment in default of appearance against the First Defendant for the claims pleaded by Heap Wah following the First Defendant's failure to enter into appearance. As such, the First Defendant is ordered to pay Heap Wah in respect of the claims pleaded by Heap Wah as stated above.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)

B6. Changes in material litigation (Cont'd)

On 25 March 2023, the SA High Court had ordered for Heap Wah to serve (i) by substituted service on the Second Defendant by attaching the writ and statement of claim together with the sealed order at the Second Defendant's last known address via registered post, (ii) by attaching the writ and statement of claim together with the sealed order at the SA High Court statement board and, (iii) by advertising in a local newspaper named "STAR".

The solicitors-in-charge of the abovementioned suit have informed that the Third Defendant was discovered to have passed away and the solicitors have withdrawn the suit against the Third Defendant.

On 10 May 2023, Heap Wah had obtained a judgement in default against the Second Defendant and accordingly, Heap Wah had filed the winding up proceedings against the First Defendant. The matter is currently fixed for hearing on 11 November 2023.

Pursuant to the judgement in default obtained by Heap Wah, the First and Second Defendant are required to pay collectively or separately to Heap Wah:-

- (i) a sum of RM1,597,068.90;
- (ii) interest of RM507,527.02 as at 31 January 2023;
- (iii) accrued interest at the rate of 1.50% monthly on the sum of RM1,597,068.90 commencing from 1 February 2023 up to the judgment being obtained;
- (iv) accrued interest at the rate of 1.50% monthly on the sum of RM1,597,068.90 commencing from the judgment being obtained up to the full settlement of the judgment sum; and
- (v) cost of action.

B7. Gains / losses arising from fair value changes in financial liabilities

There were no gains / losses arising from fair value changes in financial liabilities for the financial period under review.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)**B8. Group Borrowings and Debt Securities**

Details of the Group's borrowings were as follows:

	As at 30 June 2023		
	Long term	Short term	Total
	RM'000	RM'000	RM'000
Secured			
Bank Overdraft (Interest rates ranging: 6.95%- 7.95% p.a)	-	4,032	4,032
Lease liabilities (Interest rates ranging: 3.72% - 8.73% p.a)	17,213	5,580	22,793
Term loan (Interest rates ranging: 3.17% - 7.95% p.a)	30,577	12,184	42,761
Banker's Acceptance ("BA") (Interest rates ranging: 3.65%- 6.41% p.a)	-	1,439	1,439
Unsecured	-	-	-
Total	47,790	23,235	71,025

	As at 30 June 2022 (Audited)		
	Long term	Short term	Total
	RM'000	RM'000	RM'000
Secured			
Bank Overdraft (Average int. 6.95% p.a)	-	1,760	1,760
Lease liabilities (Interest rates ranging: 3.72% - 8.73% p.a)	3,334	1,320	4,654
Term loan (Interest rates ranging: 3.67% - 7.20% p.a)	6,257	4,114	10,371
Banker's Acceptance ("BA") (Interest rates ranging: 3.50% - 3.62% p.a)	-	853	853
Unsecured	-	-	-
Total	9,591	8,047	17,638

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)**B9. Earnings per share (“EPS”)**

	Individual Quarter Ended		12 months Cumulative Ended	
	30.06.2023	30.06.2022	30.06.2023	30.06.2022
Net profit / (loss) attributable to owners the parent (RM'000)	(7,628)	2,485	1,593	8,415
Weighted average number of ordinary shares in issue ('000) for basic earnings per share	90,821	83,545*	90,821	83,545*
Basic EPS (sen)	(8.40)	2.97*	1.75	10.07*

* For comparative purpose, the EPS for the quarter and year to date ended 30 June 2022 has been adjusted to reflect the private placement of 9,000,000 new ordinary shares at an issue price of RM1.07 per Share which was completed on 7 March 2023.

B10. Profit before tax

Profit before tax is arrived at after charging / (crediting) the following items:

	3 months		12 months	
	Quarter ended		Cumulative to date	
	30.06.23	30.06.22	30.06.23	30.06.22
	RM'000	RM'000	RM'000	RM'000
Interest income	(20)	(9)	(93)	(35)
Rental income	(17)	(19)	(65)	(80)
Bad debts written off / (recovery)	-	(3)	12	(22)
Reversal of impairment losses on trade receivables	(1,312)	(4,514)	(3,703)	(5,806)
Fair value adjustment, net	(15)	-	(15)	-
(Gain) / loss on disposal of investment properties	83	-	(152)	-
Impairment loss on trade receivable	474	4,808	1,632	4,808
Impairment in goodwill	-	18	-	18
Depreciation of property, plant & equipment and right-of-use assets	1,570	66	5,540	1,373
Interest expenses	3,767	195	4,817	557

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)**B11. Trade Receivables**

	As at 30.06.2023	As at 30.06.2022
	RM'000 (Unaudited)	RM'000 (Audited)
Collateralised Receivables		
Stakeholder sums	-	2,115
Non-collateralised Receivables		
Trade Receivables	43,043	29,825
Less: Allowance for impairment losses	(5,615)	(7,737)
Trade Receivables, net	37,428	22,088
Retention sum held by contract customers	8,202	3,276
	45,630	27,479

The aging analysis of the Group' trade receivables is as follows:

Neither past due nor impaired	6,355	6,543
Past due not impaired:		
1 - 30 days	4,702	3,804
31 - 60 days	5,959	3,490
61 - 90 days	5,614	2,798
> 91 days	14,798	5,453
Impaired	5,615	7,737
Gross trade receivables	43,043	29,825

Trade receivables are non-interest bearing and are generally within the stipulated current credit term. They are recognized at their original invoice amounts which represent their fair values on initial recognition.

PTT SYNERGY GROUP BERHAD

Co. No. 197101000134 (10493-P)

ADDITIONAL INFORMATION REQUIRED BY MAIN MARKET LISTING REQUIREMENTS
(APPENDIX 9B)**B12. Status of Utilisation of Proceeds of Private Placement Shares**

As at 30 June 2023, the proceeds from the Private Placement Shares have been utilized in the following manner:

Purpose	Proposed Utilisation RM'000	Amount Utilised @ 30 June 2023 RM'000	Balance unutilized RM'000
Working Capital for Construction Business	9,430	9,491	-
Expenses in relation to the private placement	200	139 ⁽¹⁾	-
Total	9,630	9,630	-

Note:

- (1) For information, approximately RM61,000 initially earmarked for the estimated expenses in relation to the Private Placement is in excess of the final expenses for the Private Placement and hence has been reallocated to working capital for construction business.