



**HCK CAPITAL GROUP BERHAD**  
Registration No: 199901010064 (484964-H)

**Interim Financial Statement**  
**For the Financial Period Ended 30 September 2024**

**HCK CAPITAL GROUP BERHAD**

(Incorporated in Malaysia)

Registration No: 199901010064 (484964-H)

**Unaudited Condensed Consolidated Statements of Profit or Loss and Other Comprehensive Income  
For the Financial Period Ended 30 September 2024**

	Note	<u>Current Quarter</u>		<u>Cumulative Quarter</u>	
		<u>30.09.2024</u>	<u>30.09.2023</u>	<u>30.09.2024</u>	<u>30.09.2023</u>
		<u>RM '000</u>	<u>RM '000</u>	<u>RM '000</u>	<u>RM '000</u>
Revenue		90,476	64,485	400,175	151,467
Cost of sales		(79,486)	(45,440)	(349,545)	(98,596)
<b>Gross Profit</b>		<b>10,990</b>	<b>19,045</b>	<b>50,630</b>	<b>52,871</b>
Other operating income		9,015	842	14,982	2,754
Administrative and general expenses		(11,862)	(5,149)	(31,665)	(16,568)
Sales and marketing expenses		(4,566)	(1,334)	(7,782)	(5,665)
		<b>3,577</b>	<b>13,404</b>	<b>26,165</b>	<b>33,392</b>
Interest expense		(2,424)	(3,451)	(14,145)	(10,370)
Share of results in associates, net of tax		-	-	-	-
<b>Profit before taxation</b>	B13	<b>1,153</b>	<b>9,953</b>	<b>12,020</b>	<b>23,022</b>
Tax expense	B6	3,248	(1,121)	3,168	(5,940)
<b>Profit after taxation</b>		<b>4,401</b>	<b>8,832</b>	<b>15,188</b>	<b>17,082</b>
<b>Attributable to:</b>					
Owners of the parent		6,035	10,036	17,147	17,526
Non-controlling interests		(1,634)	(1,204)	(1,959)	(444)
		<b>4,401</b>	<b>8,832</b>	<b>15,188</b>	<b>17,082</b>
<b>Earning per share (Sen)</b>					
- Basic		1.10	1.86	3.14	3.43
- Diluted		1.02	1.70	2.89	3.03

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For the Financial Period Ended 30 September 2024**

	<u>Current Quarter</u>		<u>Cumulative Quarter</u>	
	<u>30.09.2024</u>	<u>30.09.2023</u>	<u>30.09.2024</u>	<u>30.09.2023</u>
	<u>RM '000</u>	<u>RM '000</u>	<u>RM '000</u>	<u>RM '000</u>
Profit after taxation for the period	4,401	8,832	15,188	17,082
<b>Other comprehensive income</b>				
<b>Item that may not be subsequently reclassified to profit or loss</b>				
- Foreign currency translation differences	6	15	(853)	15
<b>Total comprehensive income</b>	<u>4,407</u>	<u>8,847</u>	<u>14,335</u>	<u>17,097</u>
<b>Total comprehensive income attributable to:</b>				
Owners of the parent	6,041	10,051	16,294	17,541
Non-controlling interests	(1,634)	(1,204)	(1,959)	(444)
	<u>4,407</u>	<u>8,847</u>	<u>14,335</u>	<u>17,097</u>

*The above condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.*

**HCK CAPITAL GROUP BERHAD**

(Incorporated in Malaysia)

Registration No: 199901010064 (484964-H)

**Unaudited Condensed Consolidated Statements of Financial Position****For the Financial Period Ended 30 September 2024**

		AS AT 30.09.2024 RM' 000 Unaudited	AS AT 31.12.2023 RM' 000 Audited
<b>ASSETS</b>	Note		
<b>Non-current assets</b>			
Property, plant and equipment		76,036	52,013
Investment property		95,584	107,506
Land held for property development		179,090	145,718
Deferred tax assets		1,355	1,355
Goodwill		10,772	57,875
Intangible assets		803	5
Right of use asset		36,452	36,797
Trade and other receivables		4,767	4,767
		<u>404,859</u>	<u>406,036</u>
<b>Current assets</b>			
Inventories		502,228	753,766
Inventories - Property development costs		134,902	115,874
Trade and other receivables		201,074	289,183
Contract assets		-	66,935
Current tax assets		6,043	2,240
Short term fund		173	170
Fixed deposit with a licensed bank		26,123	32,831
Cash and bank balances		77,493	72,206
		<u>948,036</u>	<u>1,333,205</u>
<b>TOTAL ASSETS</b>		<u>1,352,895</u>	<u>1,739,241</u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to equity holders of the parent</b>			
Shares capital		282,732	277,902
Warrants reserve		4,230	4,469
Shares option reserve		-	-
Translation reserve		(1,156)	(303)
Retained earnings		92,221	75,074
		<u>378,027</u>	<u>357,142</u>
<b>Non-controlling interests</b>		<u>(700)</u>	<u>1,179</u>
		<u>377,327</u>	<u>358,321</u>
<b>Non-current liabilities</b>			
Deferred tax liabilities		40,452	29,884
Trade and other payables		53,939	45,621
Long term borrowings	B8	237,246	321,443
		<u>331,637</u>	<u>396,948</u>
<b>Current liabilities</b>			
Trade and other payables		442,659	669,310
Contract liabilities		170,391	189,070
Current tax liabilities		75	1,346
Short term borrowings	B8	30,806	124,246
		<u>643,931</u>	<u>983,972</u>
<b>Total liabilities</b>		<u>975,568</u>	<u>1,380,920</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>1,352,895</u>	<u>1,739,241</u>
Net assets per share attributable to owners of the parent (RM)		<u>0.69</u>	<u>0.66</u>

*The above condensed consolidated statements of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.*

**HCK CAPITAL GROUP BERHAD**

(Incorporated in Malaysia)

Registration No: 199901010064 (484964-H)

**Unaudited Condensed Consolidation Statements of Changes in Equity  
For the Financial Period Ended 30 September 2024**

	← Attributable to Owners of the Parent →						Non-Controlling Interests	Total Equity
	Share Capital	Non-Distributable Share		Warrants Reserve	Distributable			
		Option Reserve	Translation Reserve		Retained Earnings	Total		
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<b>As at 1 January 2023</b>	187,608	-	120	8,939	50,114	246,781	1,614	248,395
Contributions by and distributions to owners of the Company:								
- Conversions of warrants	85,824	-	-	-	-	85,824	-	85,824
- Employees' share options granted	-	-	-	-	-	-	-	-
- Share grant scheme exercised	-	-	-	-	-	-	-	-
- Transfer of share capital upon conversion of warrant	4,470	-	-	(4,470)	-	-	-	-
- Transfer of share capital upon conversion of ESOS	-	-	-	-	-	-	-	-
- ESOS forfeited	-	-	-	-	-	-	-	-
- Shares issued by subsidiaries to non-controlling interest	-	-	-	-	-	-	75	75
- Acquisition/(Disposal) of subsidiaries	-	-	-	-	-	-	49	49
- Translation reserve	-	-	(423)	-	-	(423)	-	(423)
Total comprehensive income	-	-	-	-	24,960	24,960	(559)	24,401
<b>As at 31 December 2023</b>	<u>277,902</u>	<u>-</u>	<u>(303)</u>	<u>4,469</u>	<u>75,074</u>	<u>357,142</u>	<u>1,179</u>	<u>358,321</u>
<b>As at 1 January 2024</b>	277,902	-	(303)	4,469	75,074	357,142	1,179	358,321
Contributions by and distributions to owners of the Company:								
- Conversions of warrants	4,591	-	-	-	-	4,591	-	4,591
- Employees' share options granted	-	-	-	-	-	-	-	-
- Share grant scheme exercised	-	-	-	-	-	-	-	-
- Transfer of share capital upon conversion of warrant	239	-	-	(239)	-	-	-	-
- Transfer of share capital upon conversion of ESOS	-	-	-	-	-	-	-	-
- Shares issued by subsidiaries to non-controlling interest	-	-	-	-	-	-	80	80
- Translation reserve	-	-	(853)	-	-	(853)	-	(853)
Total comprehensive income	-	-	-	-	17,147	17,147	(1,959)	15,188
<b>As at 30 September 2024</b>	<u>282,732</u>	<u>-</u>	<u>(1,156)</u>	<u>4,230</u>	<u>92,221</u>	<u>378,027</u>	<u>(700)</u>	<u>377,327</u>

The above condensed consolidated statements of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.

**HCK CAPITAL GROUP BERHAD**

(Incorporated in Malaysia)

Registration No: 199901010064 (484964-H)

**Unaudited Condensed Consolidated Statement of Cash Flow  
For the Financial Period Ended 30 September 2024**

	<u>Cumulative Quarter</u>	
	<u>30.09.2024</u>	<u>30.09.2023</u>
	<u>RM' 000</u>	<u>RM' 000</u>
<b>Profit before taxation</b>	12,020	23,022
<b><u>Adjustments for :</u></b>		
Non-cash items	2	734
Non-operating items	12,059	10,370
<b>Total adjustments</b>	<b>12,061</b>	<b>11,104</b>
	<b>24,081</b>	<b>34,126</b>
<b><u>Changes in working capital</u></b>		
Changes in inventories	233,824	(200,074)
Changes in inventories - project development costs	42,954	131,697
Changes in contract costs	-	(31,121)
Changes in contract assets/(liabilities)	48,256	218,016
Changes in trade and other receivables	95,943	49,273
Changes in trade and other payables	(218,340)	(210,161)
<b>Total changes in working capital</b>	<b>202,637</b>	<b>(42,370)</b>
<b>Cash flow used in operations</b>	<b>226,718</b>	<b>(8,244)</b>
Tax paid (net of tax refund)	(6,217)	(3,459)
<b>Net cash flows generated from / (used in) operating activities</b>	<b>220,501</b>	<b>(11,703)</b>
<b><u>Investing activities</u></b>		
Addition to property, plant and equipment	(100)	(5,776)
Addition in land held for development	(33,372)	(1,048)
Addition in right-of-use assets	(270)	-
Additional in intangible asset	(140)	-
Disposal of a subsidiary, net of cash and cash equivalents disposal of	-	10,856
Increase of bank balance held as escrow	(7)	(266)
Placement of short-term deposit pledged to a licensed bank	6,707	(3,996)
<b>Net cash flows used in investing activities</b>	<b>(27,182)</b>	<b>(230)</b>

**HCK CAPITAL GROUP BERHAD**

(Incorporated in Malaysia)

Registration No: 199901010064 (484964-H)

**Unaudited Condensed Consolidated Statement of Cash Flow (Cont'd)**

For the Financial Period Ended 30 September 2024

	<u>Cumulative Quarter</u>	
	<b>30.09.2024</b>	<b>30.09.2023</b>
	<b>RM' 000</b>	<b>RM' 000</b>
<b><u>Financing activities</u></b>		
Proceeds from issuance of ordinary shares:-		
- pursuant to conversion of warrant	4,590	54,060
- pursuant to conversion of ESOS	-	-
Proceeds from issuance of shares to non-controlling interest	-	75
Net drawdown/(repayment) of bank borrowings	(177,570)	6,274
Net drawdown/(repayment) of lease liabilities	(66)	(226)
Interest Paid	(14,145)	(10,370)
<b>Net cash flows (used in) / generated from financing activities</b>	<b><u>(187,191)</u></b>	<b><u>49,813</u></b>
Net increase in cash and cash equivalents	6,128	37,880
Effects of exchange rate fluctuations on cash and cash equivalents	(846)	14
Cash and cash equivalents at beginning of year	70,099	53,056
	<b><u>75,381</u></b>	<b><u>90,950</u></b>
<b><u>Composition of cash and cash equivalents:</u></b>		
Short term fund	173	168
Cash and bank balances	77,493	92,584
Less: Bank balances held in escrow	(2,285)	(1,802)
<b>Cash and cash equivalents at end of period</b>	<b><u>75,381</u></b>	<b><u>90,950</u></b>

*The above condensed consolidated statements of cash flow should be read in conjunction with the audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements.*

## HCK CAPITAL GROUP BERHAD

(Incorporated in Malaysia)

Registration No: 199901010064 (484964-H)

### UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL QUARTER ENDED 30 SEPTEMBER 2024

#### PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

##### A1. Basis of Preparation

The unaudited interim financial report has been prepared in accordance with the reporting requirement as set out in Malaysian Financial Reporting Standards ("MFRS") 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached herein for a better understanding of changes in financial position and performance of the Group.

The significant accounting policies adopted in the preparation the unaudited interim financial report are consistent with those followed in the preparation of the Group's audited financial statements for the financial year ended 31 December 2023 except for the adoption of the following new MFRSs, amendments to MFRSs and IC Interpretations that are effective from 1 January 2024, as disclosed below:

MFRSs and/or IC Interpretations (Including The Consequential Amendments)
MFRS 17 Insurance Contracts
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 108: Definition of Accounting Estimates
Amendments to MFRS 112: Deferred Tax related to Assets and Liabilities arising from a Single Transaction
Amendments to MFRS 112: International Tax Reform – Pillar Two Model Rules

The adoption of the above MFRSs does not have any material impact on the financial statements of the Group.

As at the date of authorisation of the unaudited interim financial report, the following Standards were issued but not yet effective and have not been adopted by the Group:

MFRSs, Amendments to MFRSs and IC Interpretations	Effective for financial periods beginning on or
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets an Investor and its Associate or Joint Venture	Deferred
Amendments to MFRS 16: Lease Liability in a Sale and Leaseback	01 January 2024
Amendments to MFRS 101: Classification of Liabilities as Current or Non-current	01 January 2024
Amendments to MFRS 101: Non-current Liabilities with Covenants	01 January 2024
Amendments to MFRS 107 and MFRS 7: Supplier Finance Arrangements	01 January 2024
Amendments to MFRS 121: Lack of Exchangeability	01 January 2025

The Group will adopt the above pronouncements when they become effective in the respective financial periods. These pronouncements are not expected to have significant impact to the financial statements of the Group.



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**UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL  
QUARTER ENDED 30 SEPTEMBER 2024**

**PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134**

**A2. Valuation of Property, Plant and Equipment and Investment Properties**

There were no changes in the valuation on property, plant and equipment and investment properties during the current financial period under review.

**A3. Seasonal or Cyclical Factors**

The Group's performance is not materially affected by any seasonal or cyclical factors.

**A4. Unusual Items**

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group during the current financial quarter under review.

**A5. Changes in Estimates**

There were no changes in estimates that have had any material effect on the result for the current financial quarter and financial period under review.

**A6. Debt and Equity Securities**

Save for the following, there were no issuances, repurchases and repayments of debt and equity securities during the current financial quarter and financial period under review:

- (a) Issuance of 4,782,200 new ordinary shares from the exercise of Warrants at the exercise price of RM0.96 per warrant amounting to RM4,590,912.

**A7. Dividend Paid**

No dividend was paid during the current financial quarter and previous corresponding financial quarter.

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**UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2024****PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONT'D)****A8. Segmental Information**

	Properties RM'000	Others RM'000	Total RM'000
<b>Results for 9 months ended 30 September 2024</b>			
<b><u>Revenue</u></b>			
External	400,134	41	400,175
Inter-segment	39,211	30,301	69,512
	<u>439,345</u>	<u>30,342</u>	<u>469,687</u>
Consolidated adjustments and elimination			(69,512)
Consolidated revenue			<u>400,175</u>
<b><u>Results</u></b>			
Results before the following adjustments	19,436	5,573	25,009
Consolidated adjustments and elimination	2,881	139	3,020
Depreciation of property and equipment	(1,055)	(106)	(1,161)
Depreciation of right of use assets	(703)	-	(703)
Segment results	<u>20,559</u>	<u>5,606</u>	<u>26,165</u>
Interest income			-
Interest expense			(14,145)
Tax expense			3,168
Consolidated profit after taxation			<u>15,188</u>
<b>Results for 9 months ended 30 September 2023</b>			
<b><u>Revenue</u></b>			
External	147,847	3,620	151,467
Inter-segment	20,019	-	20,019
	<u>167,866</u>	<u>3,620</u>	<u>171,486</u>
Consolidated adjustments and elimination			(20,019)
Consolidated revenue			<u>151,467</u>
<b><u>Results</u></b>			
Results before the following adjustments	24,379	11,093	35,472
Consolidated adjustments and elimination	1,877	(3,202)	(1,325)
Amortisation of intangible asset	-	(2)	(2)
Depreciation of property and equipment	(912)	(46)	(958)
Depreciation of right of use assets	(563)	(106)	(669)
Gain on disposal of a subsidiary	-	874	874
Segment results	<u>24,781</u>	<u>8,611</u>	<u>33,392</u>
Interest income			-
Interest expense			(10,370)
Tax expense			(5,940)
Consolidated profit after taxation			<u>17,082</u>

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**UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2024****PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134 (CONT'D)****A8. Segmental Information (Cont'd)**

	Properties RM'000	Others RM'000	Total RM'000
<b>Segment assets and liabilities as at 30 September 2024</b>			
<b><u>Assets</u></b>			
Segment assets	1,341,535	3,962	1,345,497
Tax recoverable	5,797	246	6,043
Deferred tax assets	1,355	-	1,355
Consolidated total assets	<u>1,348,687</u>	<u>4,208</u>	<u>1,352,895</u>
<b><u>Liabilities</u></b>			
Segment liabilities	931,874	3,168	935,042
Tax liabilities	78	(3)	75
Deferred tax liabilities	40,451	-	40,451
Consolidated total liabilities	<u>972,403</u>	<u>3,165</u>	<u>975,568</u>
<b>Segment assets and liabilities as at 30 September 2023</b>			
<b><u>Assets</u></b>			
Segment assets	1,701,449	(7,692)	1,693,757
Tax recoverable	2,117	44	2,161
Deferred tax assets	1,355	-	1,355
Consolidated total assets	<u>1,704,921</u>	<u>(7,648)</u>	<u>1,697,273</u>
<b><u>Liabilities</u></b>			
Segment liabilities	1,351,514	14,240	1,365,754
Tax liabilities	6,501	42	6,543
Deferred tax liabilities	5,300	-	5,300
Consolidated total liabilities	<u>1,363,315</u>	<u>14,282</u>	<u>1,377,597</u>

**A9. Material Events Subsequent to The End of Interim Period**

There are no material subsequent events that have not been reflected in the financial statements for the financial period ended 30 September 2024.

**A10. Changes in Composition of the Group**

There were no changes in the composition of the Group during the current financial period ended 30 September 2024 except for the followings:

On 27 September 2024, the Company disposed its entire 100% equity interest in the following non-operating and dormant subsidiaries which held through its wholly-owned subsidiary:

- i) HCK Education Sdn Bhd for a total cash consideration of RM2.00;
- ii) HCK Education (KL) Sdn Bhd for a total cash consideration of RM2.00; and
- iii) HCK Education (PJ) Sdn Bhd for a total cash consideration of RM2.00

**A11. Changes in Contingent Assets and Contingent Liabilities**

There were no other changes in contingent assets and contingent liabilities since the end of previous financial year.

**A12. Capital Commitments**

There is no capital commitments provided for to the end of the financial period.

**A13. Related Party Transactions**

	Current Quarter		Cumulative Quarter	
	30/9/2024	30/9/2023	30/9/2024	30/9/2023
	RM'000	RM'000	RM'000	RM'000
Rental income from a non-controlling interest	1,499	-	4,350	-

**HCK CAPITAL GROUP BERHAD**

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**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS****QUARTER ENDED 30 SEPTEMBER 2024****UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL QUARTER ENDED 30 SEPTEMBER 2024****PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD****B1. Review of performance****Current Quarter ended 30 September 2024**

For the current quarter under review, the Group recorded a Revenue and Profit Before Taxation ("PBT") of RM90.48 million and RM1.15 million respectively as compared to RM64.48 million and RM9.95 million respectively in the corresponding quarter last year. The increase in Revenue of RM26.00 million was mainly derived from the recognition of sales of completed property trading stocks and increase in site progress development from its property projects. The decrease in PBT of RM8.80 million was due to lower margin contribution from the sales of completed property trading stock.

**B2. Comment on financial results (current quarter compared with the preceding quarter)**

	Current Quarter 30/9/2024 RM'000	Immediate Preceding Quarter 30/6/2024 RM'000
Revenue	90,476	95,682
Profit Before Taxation ("PBT")	1,153	2,307

The Group recorded a revenue of RM90.48 million (compared to RM95.68 million in the immediate preceding quarter). This was mainly due to higher sales of completed property trading stocks in the immediate preceding quarter.

The Group recorded a PBT of RM1.15 million as compared to immediate preceding quarter's PBT of RM2.31 million. The lower PBT in the current quarter as compared to the immediate preceding quarter was mainly due to lower revenue was recorded.

**B3. Future Prospects**

Bank Negara Malaysia reported Malaysia's Gross Domestic Product ("GDP") grew by 5.3% in the third quarter of 2024 (compared to 5.9% in Q2 2024). Following the Budget 2025 announcement by the Ministry of Finance ("MOF"), 2024 GDP projections were revised upwards to 4.8% - 5.3% mainly driven by a stable labour market, accommodative monetary policies, and a sustained recovery in tourism. The overnight policy rate (OPR) is maintained at 3% and shall continue to benefit the property industry.

The Group continues to clear the balance units from its newly completed development projects. In 2024, only 2 new projects were launched with combined GDV of RM 988 Million. The latest launched project is at Damansara West and have received positive market responses. In 2025, the Group plans to launch several new mixed development projects that combine residential and commercial units at Damansara Perdana, Section U9 of Shah Alam, Cyberjaya, Broga Semenyih and Subang Jaya.

The Group is cautiously optimistic about the outlook of the property sector as stable interest rate will continue to stimulate the real estate market and investment in properties. Furthermore, the Group are confident that the latest incentives announced in the Budget 2025 from the Government such as the higher allocation of funds in the Housing Credit Scheme and tax relief of up to RM7,000 for homes with sales value up to RM750,000, this would bolster the demand for residential properties among youth and the young families.

**B4. Profit Forecast or Profit Guarantee**

The Group has not provided any profit forecast in a public document.

**B5. Variance from profit forecast or profit guarantee**

Not applicable.

**HCK CAPITAL GROUP BERHAD**

(Incorporated in Malaysia)

Registration No: 199901010064 (484964-H)

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS  
QUARTER ENDED 30 SEPTEMBER 2024****UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL QUARTER ENDED 30 SEPTEMBER 2024****PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD****B6. Taxation**

	Current Quarter		Cumulative Quarter	
	30/9/2024	30/9/2023	30/9/2024	30/9/2023
	RM '000	RM '000	RM '000	RM '000
Current income tax				
- for the financial period	1,063	829	1,143	5,648
- over provision in prior financial period	-	292	-	292
	1,063	1,121	1,143	5,940
Deferred tax (assets)/liabilities	(4,311)	-	(4,311)	-
	(3,248)	1,121	(3,168)	5,940

Income tax expense is recognised in each interim period based on the best estimate of the income tax payable for the full financial year.

**B7. Status of Corporate Proposals**

On 25th September, 2024, the Company announced a share buy-back programme and will convene an emergency general meeting ("EGM") at a later date to seek the shareholders' mandate for the share buy-back program.

On 26th September, 2024, UOB Kay Hian ("Principal Advisor") announced on behalf of the Company that the Company had entered into a debt settlement agreement with Tan Sri Hii Chii Kok ("Tan Sri Hii") and Global Activate Sdn Bhd ("GASB") on 26th September 2024 whereby the Company will issue 47,256,746 new ordinary shares of HCK at an issue price of RM2.1161 to settle RM 100 Million of debt due by GASB to Tan Sri Hii. With this settlement, GASB will in turn owes HCK for this RM 100 Million settlement. GASB is an indirect subsidiary of HCK. An EGM will be convened at a later date to seek non-interested shareholders' approval for this settlement.

Save for the above-mentioned, there is no other proposal pending by the Company.

**B8. Borrowings and Debt Securities**

Details of Group's borrowings are as follows:

	As at 30 September 2024			As at 31 December 2023		
	Long term	Short term	Total	Long term	Short term	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<u>Secured</u>						
Term loans	237,246	25,806	263,052	321,443	119,198	440,641
Revolving credit	-	5,000	5,000	-	5,000	5,000
Lease liabilities	-	-	-	-	48	48
	237,246	30,806	268,052	321,443	124,246	445,689

All loans and borrowings are denominated in Ringgit Malaysia ("RM").

**B9. Changes in Material litigation**

There was no material litigation against the Group as at the reporting date.

**B10. Proposed Dividend**

There was no dividend proposed in the current financial quarter and the previous corresponding financial quarter.

**HCK CAPITAL GROUP BERHAD**

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**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS****QUARTER ENDED 30 SEPTEMBER 2024****UNAUDITED REPORT ON CONSOLIDATED RESULTS FOR THE FINANCIAL QUARTER ENDED 30 SEPTEMBER 2024****PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD****B11. Basic earning per Ordinary share**

	Current Quarter		Cumulative Quarter	
	30/9/2024	30/9/2023	30/9/2024	30/9/2023
Profit after taxation attributable to ordinary equity owners of the parent (RM'000)	6,035	10,036	17,147	17,526
Weighted average number of ordinary shares in issue ('000)	546,319	511,031	546,319	511,031
Basic earning/(loss) per share (sen)	1.10	1.96	3.14	3.43
Profit/(Loss) after taxation attributable to ordinary equity owners of the parent (RM'000)	6,035	10,036	17,147	17,526
Weighted average number of ordinary shares in issue ('000)	546,319	511,031	546,319	511,031
Shares deemed to issued for no consideration ('000) - warrants	46,643	67,780	46,643	67,780
Weighted average number of ordinary shares for diluted earnings per share computation ('000)	592,962	578,811	592,962	578,811
Diluted earning/(loss) per share (sen)	1.02	1.73	2.89	3.03

**B12. Auditors' report on preceding annual financial statement**

The auditors' report on the financial statements for the financial year ended 31 December 2023 was not qualified.

**B13. Profit Before Taxation**

	Current Quarter		Cumulative Quarter	
	30/9/2024 RM'000	30/9/2023 RM'000	30/9/2024 RM'000	30/9/2023 RM'000
This is arrived at after charging/(crediting):				
Interest income	(172)	-	(172)	-
Interest expense	2,424	3,451	14,145	10,370
Depreciation of investment properties	1,352	-	3,825	-
Amortisation of intangible assets	-	1	-	2
Depreciation of property, plant and equipment	587	361	1,161	958
Depreciation of right of use assets	212	163	703	669
Gain on disposal of subsidiaries	(7,760)	-	(7,764)	(875)

**HCK CAPITAL GROUP BERHAD**  
**PART A2 : SUMMARY OF KEY FINANCIAL INFORMATION**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER FYE2024 30/9/2024 RM'000	PRECEDING YEAR CORR. QTR FYE2023 30/9/2023 RM'000	CURRENT YEAR TO DATE FYE2024 30/9/2024 RM'000	PRECEDING YEAR CORRESPONDING FYE2023 30/9/2023 RM'000
1 Revenue	90,476	64,485	400,175	151,467
2 Profit before tax	1,153	9,953	12,020	23,022
3 Profit for the period	4,401	8,832	15,188	17,082
4 Profit attributable to ordinary equity	6,035	10,036	17,147	17,526
5 Basic earning per share (sen)	1.10	1.86	3.14	3.43
6 Proposed/Declared dividend per share (sen)	-	-	-	-
			<b>AS AT END OF CURRENT QUARTER</b>	<b>AS AT PRECEDING FINANCIAL YEAR END</b>
7 Net assets per share attributable to ordinary equity holders of the parent (RM)			0.69	0.66

**PART A3 : ADDITIONAL INFORMATION**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER FYE2024 30/9/2024 RM'000	PRECEDING YEAR CORR. QTR FYE2023 30/9/2023 RM'000	CURRENT YEAR TO DATE FYE2024 30/9/2024 RM'000	PRECEDING YEAR CORRESPONDING FYE2023 30/9/2023 RM'000
1 Gross interest income	(172)	-	(172)	0
2 Gross interest expense	2,424	3,451	14,145	10,370