

**CHIN HIN GROUP PROPERTY BERHAD [Registration No: 200101017677 (553434-U)]**
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**
*(The figures have not been audited)*

	Individual Quarter			Cumulative Quarter		
	30.6.2024 RM'000	30.6.2023 RM'000	Changes %	30.6.2024 RM'000	30.6.2023 RM'000	Changes %
Revenue	178,350	158,742	12%	312,561	297,175	5%
Cost of sales	(153,900)	(138,469)	11%	(275,491)	(255,224)	8%
<b>Gross profit</b>	<b>24,450</b>	<b>20,273</b>	<b>21%</b>	<b>37,070</b>	<b>41,951</b>	<b>-12%</b>
Other income	403	616	-35%	1,823	1,387	31%
Administrative expenses	(11,986)	(11,953)	0%	(19,405)	(22,043)	-12%
Other operating expenses	(3,096)	(1,745)	77%	(5,133)	(2,068)	>100%
Fair value gain on other investment	8,892	(1,441)	<100%	17,421	2,707	>100%
Operating profit	18,663	5,750	>100%	31,776	21,934	45%
Finance costs	(3,227)	(2,115)	53%	(6,959)	(3,346)	108%
Share of results of associate companies	-	(267)	-100%	(5)	157	-103%
Share of results of joint venture company	438	5,756	-92%	786	8,077	-90%
<b>Profit before tax</b>	<b>15,874</b>	<b>9,124</b>	<b>74%</b>	<b>25,598</b>	<b>26,822</b>	<b>-5%</b>
Income tax expense	(3,019)	(2,514)	20%	(4,524)	(5,704)	-21%
<b>Profit after tax</b>	<b>12,855</b>	<b>6,610</b>	<b>94%</b>	<b>21,074</b>	<b>21,118</b>	<b>0%</b>
<b>Other comprehensive income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total comprehensive income for the financial period</b>	<b>12,855</b>	<b>6,610</b>	<b>94%</b>	<b>21,074</b>	<b>21,118</b>	<b>0%</b>

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*(The figures have not been audited)*

	Individual Quarter			Cumulative Quarter		
	30.6.2024 RM'000	30.6.2023 RM'000	Changes %	30.6.2024 RM'000	30.6.2023 RM'000	Changes %
<b>Profit after tax attributable to:</b>						
Owners of the parent	12,549	5,831	115%	20,425	19,506	5%
Non-controlling interests	306	779	-61%	649	1,612	-60%
	<u>12,855</u>	<u>6,610</u>	94%	<u>21,074</u>	<u>21,118</u>	0%
<b>Total comprehensive income:</b>						
Owners of the parent	12,549	5,831	115%	20,425	19,506	5%
Non-controlling interests	306	779	-61%	649	1,612	-60%
	<u>12,855</u>	<u>6,610</u>	94%	<u>21,074</u>	<u>21,118</u>	0%
Earnings per share in sen						
- Basic	<u>1.92</u>	<u>1.18</u>	63%	<u>3.13</u>	<u>3.95</u>	-21%
- Diluted	<u>1.92</u>	<u>1.18</u>	63%	<u>3.13</u>	<u>3.95</u>	-21%

**Notes:**

*The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial report.*

**CHIN HIN GROUP PROPERTY BERHAD [Registration No: 200101017677 (553434-U)]**
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 30 JUNE 2024**

	As at <b>30.6.2024</b> <b>RM'000</b> <b>(Unaudited)</b>	As at <b>31.12.2023</b> <b>RM'000</b> <b>(Audited)</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	72,013	72,030
Right-of-use assets	11,667	6,703
Investment properties	31,620	31,620
Goodwill on consolidation	3,978	3,978
Investment in joint venture company	92,998	92,401
Other investment	35	35
Trade receivables	29,785	22,221
Deferred tax assets	923	923
	<u>243,019</u>	<u>229,911</u>
<b>Current assets</b>		
Inventories	583,980	508,576
Contract assets	264,579	210,081
Trade receivables	121,449	93,850
Other receivables, deposits and prepayments	49,840	64,048
Other investment	74,560	53,937
Tax recoverable	2,827	1,601
Fixed deposits with licensed banks	40,640	35,004
Cash and bank balances	48,313	41,914
	<u>1,186,188</u>	<u>1,009,011</u>
Asset classified as held for sale	<u>1,794</u>	<u>-</u>
	<u>1,187,982</u>	<u>1,009,011</u>
<b>TOTAL ASSETS</b>	<u><b>1,431,001</b></u>	<u><b>1,238,922</b></u>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share capital	269,424	228,204
Treasury shares	(255)	(255)
Reserves	137,485	117,060
	<u>406,654</u>	<u>345,009</u>
<b>Non-controlling interests</b>	<u>13,489</u>	<u>12,239</u>
<b>Total equity</b>	<u><b>420,143</b></u>	<u><b>357,248</b></u>

**CHIN HIN GROUP PROPERTY BERHAD [Registration No: 200101017677 (553434-U)]**
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 30 JUNE 2024**

	As at 30.6.2024 RM'000 (Unaudited)	As at 31.12.2023 RM'000 (Audited)
<b>Non-current liabilities</b>		
Contract liabilities	70	43
Trade payables	11,385	8,377
Bank borrowings	325,988	266,750
Lease liabilities	5,891	2,557
Deferred tax liabilities	6,690	7,197
	<u>350,024</u>	<u>284,924</u>
<b>Current liabilities</b>		
Contract liabilities	29,193	34
Trade payables	86,991	80,504
Other payables	231,146	281,963
Amount due to a director	116,771	46,296
Amount due to holding company	51,562	39,456
Amount due to related companies	26,714	21,237
Borrowings	112,262	121,544
Lease liabilities	3,437	2,155
Taxation	2,758	3,561
	<u>660,834</u>	<u>596,750</u>
<b>Total liabilities</b>	<u>1,010,858</u>	<u>881,674</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<u>1,431,001</u>	<u>1,238,922</u>
<b>Net Asset Per Share (RM)</b>	0.87	0.81

**Notes:**

- (1) *The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.*

**CHIN HIN GROUP PROPERTY BERHAD [Registration No: 200101017677 (553434-U)]**
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**
*(The figures have not been audited)*

	Non-Distributable				Distributable		Non-controlling Total	Interests	Total Equity
	Share Capital RM'000	Treasury Shares RM'000	Warrant Reserve RM'000	Capital Reserve RM'000	Revaluation reserve RM'000	Retained Profits RM'000			
<b>Opening balance at 1 Jan 2023</b>	134,813	(255)	1,589	(28)	15,912	58,981	211,012	31,976	242,988
Profit for the period	-	-	-	-	-	13,674	13,674	834	14,508
Realisation of revaluation surplus	-	-	-	-	(54)	54	-	-	-
Total comprehensive income for the period	-	-	-	-	(54)	13,728	13,674	834	14,508
Exercise of warrants	459	-	(107)	-	-	-	352	-	352
Private placement	15,796	-	-	-	-	-	15,796	-	15,796
Acquisition of equity interest in NCI	-	-	-	-	-	4,465	4,465	(21,165)	(16,700)
Total transactions with owners	16,255	-	(107)	-	-	4,465	20,613	(21,165)	(552)
<b>Closing balance at 31 March 2023</b>	<b>151,068</b>	<b>(255)</b>	<b>1,482</b>	<b>(28)</b>	<b>15,858</b>	<b>77,174</b>	<b>245,299</b>	<b>11,645</b>	<b>256,944</b>
<b>Opening balance at 1 Jan 2024</b>	228,204	(255)	-	(28)	21,212	95,876	345,009	12,239	357,248
Profit for the quarter period	-	-	-	-	-	20,425	20,425	649	21,074
Realisation of revaluation surplus	-	-	-	-	(56)	56	-	-	-
Total comprehensive income for the period	-	-	-	-	(56)	20,481	20,425	649	21,074
Private placement	41,220	-	-	-	-	-	41,220	-	41,220
Capital contribution by NCI in subsidiaries	-	-	-	-	-	-	-	601	601
Total transactions with owners	41,220	-	-	-	-	-	41,220	601	41,821
<b>Closing balance at 30 June 2024</b>	<b>269,424</b>	<b>(255)</b>	<b>-</b>	<b>(28)</b>	<b>21,156</b>	<b>116,357</b>	<b>406,654</b>	<b>13,489</b>	<b>420,143</b>

**Notes:**

(1) *The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.*

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**
*(The figures have not been audited)*

	<b>6 months ended</b>	
	<b>30.6.2024</b>	<b>30.6.2023</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Operating activities</b>		
Profit before taxation	25,598	26,822
Adjustments for:		
Depreciation and amortisation	5,049	2,915
Fair value gain on other investment	(17,225)	(2,707)
Reversal of impairment loss on trade and other receivables	(254)	(267)
Interest expense	7,189	3,346
Gain on disposal of property, plant and equipment	-	(55)
Gain on disposal of asset held for sale	-	(34)
Gain on lease termination	(11)	-
Unrealised gain on foreign exchange	(36)	(335)
Share of results of associates	5	(157)
Share of results of joint ventures	(786)	(8,077)
Interest income	(414)	(292)
Total adjustments	(6,483)	(5,663)
<b>Operating cash flows before changes in working capital</b>	<b>19,115</b>	<b>21,159</b>
Changes in working capital:		
Inventories	(75,404)	(28,583)
Receivables	(20,172)	21,572
Payables	(41,294)	19,197
Contract asset/liabilities	(25,312)	(55,622)
Total changes in working capital	(162,182)	(43,436)
Cash generated from operations	(143,067)	(22,277)
Interest received	-	292
Interest paid	(6,365)	(3,346)
Tax paid	(6,877)	(2,587)
<b>Net cash flows used in operating activities</b>	<b>(156,309)</b>	<b>(27,918)</b>
<b>Investing activities</b>		
Acquisition of a subsidiary	-	(1,118)
Changes in subsidiary's ownership interests	-	(16,700)
Capital contribution by NCI in subsidiary	600	-
Proceeds from disposal of property, plant and equipment	-	1,390
Purchase of other investment	(3,397)	(43,859)
Purchase of property, plant and equipment	(2,861)	(5,242)
Purchase of right-of-use assets	(2,152)	(43)
Interest received	414	-
<b>Net cash flows used in investing activities</b>	<b>(7,396)</b>	<b>(65,572)</b>

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2024**
*(The figures have not been audited)*

	6 months ended	
	30.6.2024 RM'000	30.6.2023 RM'000
<b>Financing activities</b>		
Advance from director	70,475	44,341
Advance from holding company	11,515	54
Advance/(Repayment to) from related companies	4,959	(30,096)
Increase in fixed deposits pledged	701	664
Proceeds from exercise of warrants	-	5,099
Proceeds from private placement	41,219	42,244
Drawdown of term loan	72,610	15,965
Repayment of term loan	(30,377)	(2,933)
Repayment of lease liabilities	(2,149)	(1,200)
Net changes in banker's acceptances, revolving credit and trust receipts and trust receipts	19,645	5,041
<b>Net cash flows from financing activities</b>	<b>188,598</b>	<b>79,179</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>24,893</b>	<b>(14,311)</b>
<b>Cash and cash equivalents as at 1 January</b>	<b>26,368</b>	<b>54,524</b>
<b>Cash and cash equivalents as at 30 June</b>	<b>51,261</b>	<b>40,213</b>
<b>Cash and cash equivalents :</b>		
Cash and bank balances	48,313	40,687
Fixed deposits with licensed banks	40,640	27,290
Bank overdrafts	(9,433)	(7,555)
	79,520	60,422
Less : Fixed deposits pledged	(28,259)	(20,209)
	<b>51,261</b>	<b>40,213</b>

**Notes :**

*The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.*

**NOTES TO THE INTERIM FINANCIAL REPORT – FIRST QUARTER ENDED 30 JUNE 2024**
**A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 30 JUNE 2024**
**A1. Basis of preparation**

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards (“MFRS”) No. 134 - Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements (“Listing Requirements”).

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.

**A2. Significant accounting policies**

The accounting policies adopted in the interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2023, except for the adoption of standards and interpretations that are mandatory for the Group for the financial year beginning 1 January 2024:-

Amendments to MFRS 16	Lease Liability in a Sale and Leaseback
Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current
Amendments to MFRS 101	Non-current Liabilities with Covenants
Amendments to MFRS 107 and MFRS 7	Supplier Finance Arrangements

The adoption of the above amendments to MFRSs do not have a material impact on the financial statements of the Group.

The Group has not applied the following standards, amendments and interpretations under MFRS framework that have been issued by the Malaysia Accounting Standards Boards as they have yet to be effective for the Group:

	<b>Effective dates for financial period beginning on and after</b>
<b>MFRSs and IC Interpretations (Including the Consequential Amendments)</b>	
Amendments to MFRS 121 – Lack of Exchangeability	1 January 2025
Amendments to MFRS 9 and MFRS 7 – Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
MFRS 18 – Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19 – Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 10 and MFRS 128 – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice



**A3. Auditors' report**

The auditor's report on the preceding annual financial statements was not subject to any audit qualification.

**A4. Seasonal and cyclical factors**

The results for the current quarter under review were not materially affected by seasonal or cyclical factors.

**A5. Unusual items**

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

**A6. Changes in estimates**

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

**A7. Equity and debt securities**

There was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities for the current quarter under review.

During the current financial period, none of the treasury shares is distributed as share dividend to the shareholders. As at 30 June 2024, the number of treasury shares held was 700,000 ordinary shares.

**A8. Dividend paid**

No dividend has been paid during the current quarter under review.

**A9. Segment information**
**6 months ended 30 June 2024 (Current Financial Period)**

	Property development RM'000	Construction RM'000	Commercial vehicles and bodyworks RM'000	Others segment RM'000	Elimination RM'000	Consolidated RM'000
<b>Revenue</b>	73,690	265,943	29,301	343	(56,716)	312,561
<b>Results</b>						
Segment results	6,865	12,159	968	18,436	(6,652)	31,776
Finance costs	(9,591)	(887)	(328)	(1,644)	5,491	(6,959)
Share of results of associate company	-	(5)	-	-	-	(5)
Share of result of joint venture companies	-	786	-	-	-	786
(Loss)/Profit before tax	(2,726)	12,053	640	16,792	(1,161)	25,598
Income tax expense						(4,524)
Profit for the financial year						21,074

**6 months ended 30 June 2023 (Previous Financial Period)**

	Property development RM'000	Construction RM'000	Commercial vehicles and bodyworks RM'000	Others segment RM'000	Elimination RM'000	Consolidated RM'000
<b>Revenue</b>	16,595	256,713	35,493	338	(11,964)	297,175
<b>Results</b>						
Segment results	(3,805)	20,912	4,340	1,882	(1,395)	21,934
Finance costs	(3,545)	(524)	(508)	(657)	1,888	(3,346)
Share of results of associate company	-	157	-	-	-	157
Share of result of joint venture companies	8,619	(542)	-	-	-	8,077
Profit before tax	1,269	20,003	3,832	1,225	493	26,822
Income tax expense						(5,704)
Profit for the financial year						21,118

**A10. Valuation of Property, Plant & Equipment and Investment Properties**

The Group adopts the fair value model for its investment properties. There is no significant and indicative change in value of the said investment properties since the last balance sheet date.

**A11. Changes in the composition of the Group**

There were no significant changes in the composition of the Group during the current quarter ended 30 June 2024.

**A12. Contingent Assets and Liabilities**

There were no contingent assets as of the date of this report. Contingent liabilities of the Group were as follows:

	As at	
	30.6.2024	30.6.2023
	RM'000	RM'000
<b>Unsecured</b>		
- Guarantees given to third parties in respect of trade & contracts	47,590	46,785
- Guarantees given to financial institutions for borrowings	540,691	363,738
	588,281	410,523

**A13. Capital commitment**

	As at	
	30.6.2024	30.6.2023
	RM'000	RM'000
<b>Approved and contracted for:</b>		
- Acquisition of freehold land	40,000	50,223
- Capital expenditure for joint development	92,000	-
- Plant and equipments	-	207
	132,000	50,430

**A14. Related party transactions**

Our Group's transactions with companies in which our directors or substantial shareholders have an interest for the current financial quarter and financial year to date were as follows:

	Individual Quarter		Cumulative Quarter	
	3 months ended		6 months ended	
	30.6.2024	30.6.2023	30.6.2024	30.6.2023
	RM'000	RM'000	RM'000	RM'000
Rental expense paid/payable	159	1,927	318	1,994
Purchase of goods	10,896	12,474	28,097	19,168
Progress billing receivables	999	19,079	4,118	33,565
Project management fee received/receivables	-	-	-	165
Construction cost incurred	1,313	-	2,893	-
Road tax and insurance paid	-	10	76	78

These transactions have been entered into in the normal course of business.

**B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS**
**B1. Review of performance**
**Review of performance against the previous year corresponding period**

The Group recorded a revenue of RM178.4 million for the current quarter ended 30 June 2024 compared to a revenue of RM158.7 million in the preceding year's quarter ended 30 June 2023. The increase in revenue is attributed to the better performance across Property Development and Construction segments of the Group. Profit before tax increased to RM15.8 million in the current quarter compared to a profit before tax of RM9.1 million in the preceding year's corresponding quarter, it is mainly due to gains from the investment in quoted shares of RM8.9 million.

Tabulated below are the unaudited various divisional contributions:

	Individual Quarter 3 months ended		Cumulative Quarter 6 months ended	
	30.6.2024 RM'000	30.6.2023 RM'000	30.6.2024 RM'000	30.6.2023 RM'000
<b>Revenue</b>				
(a) Property development	48,081	12,965	73,690	16,595
(b) Construction	140,856	135,724	265,943	256,713
(c) Commercial vehicles and bodyworks	18,364	19,071	29,301	35,493
(d) Others segment	173	169	343	338
	<u>207,474</u>	<u>167,929</u>	<u>369,277</u>	<u>309,139</u>
Less: Elimination	(29,124)	(9,187)	(56,716)	(11,964)
<b>Total</b>	<u>178,350</u>	<u>158,742</u>	<u>312,561</u>	<u>297,175</u>
<b>(Loss)/Profit before taxation</b>				
(a) Property development	(1,518)	(3,882)	(2,725)	(7,350)
(b) Construction	7,422	8,416	11,272	20,388
(c) Commercial vehicles and bodyworks	27	1,799	639	3,832
(d) Others segment	9,203	(2,276)	16,792	1,225
	<u>15,134</u>	<u>4,057</u>	<u>25,978</u>	<u>18,095</u>
Less: Elimination	302	(422)	(1,161)	493
	<u>15,436</u>	<u>3,635</u>	<u>24,817</u>	<u>18,588</u>
Share of results of associate company	-	(267)	(5)	157
Share of results of joint venture companies	438	5,756	786	8,077
<b>Total</b>	<u>15,874</u>	<u>9,124</u>	<u>25,598</u>	<u>26,822</u>

**B1. Review of performance (Cont'd)****Property development**

Revenue for the current quarter increased to RM48.1 million compared to RM13.0 million in the preceding year's corresponding quarter. The increase in revenue was attributable to higher sales from on-going development projects such as Quaver, Ayanna, Solarvest and Avantro. The increase in revenue has improved the profit before tax for the current quarter. However, the increase in profit before tax for the current quarter was off-set against higher sales and marketing cost. Consequently, loss before tax has reduced from RM3.9 million in the preceding year's corresponding quarter to loss before tax of RM1.5 million in the current quarter.

**Construction**

Revenue increased to RM140.9 million in the current quarter compared to RM135.7 million in the preceding year's corresponding quarter. Profit before tax slightly reduced to RM7.4 million compared to RM8.4 million in the preceding year's corresponding quarter. This was mainly due to higher administrative cost incurred for the division.

**Commercial vehicles and body work**

Revenue decreased to RM18.4 million in current quarter compared to RM19.1 million in the preceding year's corresponding quarter, mainly due to lower demand for rebuilt commercial vehicles in current quarter. Profit before tax reduced to RM0.03 million compared to RM1.8 million in the preceding year's corresponding quarter. This is mainly due to lower sales for rebuilt commercial vehicles as well as provision of impairment for inventories for the current quarter.

**B2. Financial review for current quarter compared with immediate preceding quarter**

Analysis of performance of the respective business segments are as follows:-

	<b>Current Quarter 30.6.2024 RM'000</b>	<b>Immediate Preceding Quarter 31.3.2024 RM'000</b>
<b>Revenue</b>		
(a) Property development	48,081	25,609
(b) Construction	140,856	125,087
(c) Commercial vehicles and bodyworks	18,364	10,937
(d) Others segment	173	171
	207,474	161,804
Less: Elimination	(29,124)	(27,592)
<b>Total</b>	178,350	134,212
<b>(Loss)/Profit before taxation</b>		
(a) Property development	(1,518)	(1,207)
(b) Construction	7,422	3,851
(c) Commercial vehicles and bodyworks	27	612
(d) Others segment	9,203	7,588
	15,134	10,844
Less: Elimination	302	(1,462)
	15,436	9,382
Share of results of associate company	-	(22)
Share of results of joint venture companies	438	348
<b>Total</b>	15,874	9,708

**Material changes in the current quarter's result compared to the preceding quarter**

The Group's revenue increased to RM178.4 million in the current quarter compared to RM134.2 million in the preceding quarter. The increase in revenue is attributed to the better performance across all the business segments.

Profit before tax of the Group was RM15.9 million in the current quarter compared to RM9.7 million in the preceding quarter. Included in the profit before tax in the current quarter was a net gain from investments in quoted shares of RM8.9 million.

**B3. Commentary on prospects****Property development segment**

The Group is preparing to launch 4 new property development projects, namely Crown Penang with an estimated Gross Development Value (“GDV”) of RM475 million, Andalan Residences with an estimated GDV of RM247 million, Botanica Hills in Rawang with an estimated GDV of RM392 million and resort themed mixed development in Melaka with an estimated GDV of RM792 million in current financial year. As of 30 June 2024, the Division has total unbilled sales of RM726.1 million mainly from its on-going property development projects namely Quaver Residence, Ayanna Resort Residences, Avantro Residences and Solarvest Suites.

**Construction segment**

The division expects a gradual improvement in contract flows and target to participate in the construction of the planned launch of the Group’s in-house property development projects. As of 30 June 2024, the construction segment’s outstanding order book was RM1.1 billion. The replenishment of its order book will depend on the roll-out of infrastructure projects by the Malaysian Government and private construction projects. The segment will continue to bid for construction projects to replenish its current order book.

**Commercial vehicles**

The division anticipates to experience continuous challenges. However, the Group remains cautiously optimistic about the prospect of this segment as the demand of light/big truck and prime movers are derived from logistic and transportation business. The Group is continuing to explore for more option available and expanding its sales and marketing for the Cergas Van which caters to the tourism industry, which expects to growth in the next few years. The Group is also exploring electric commercial vehicles in near future, in line with the Malaysian Government’s encouragement and incentive of green energy vehicles.

Barring any unforeseen circumstances, the Group remained optimistic about the Group’s long-term prospects and will continue to seek opportunities to expand the Group’s revenue and ensure the on-going projects are completed on time. The Group will continue to exercise prudence in its business dealings and manage operational efficiency to achieve sustainable growth of business in the long term and create value for shareholders.

**B4. Profit forecasts**

Not applicable as there was no profit forecast published.

**B5. Profit/(Loss) before taxation**

This is arrived at after crediting/ (charging):

	Individual Quarter		Cumulative Quarter	
	6 months ended		6 months ended	
	30.6.2024	30.6.2023	30.6.2024	30.6.2023
	RM'000	RM'000	RM'000	RM'000
Reversal of impairment loss on receivables	81	1	254	267
Fair value gain/(loss) on equity instruments	8,869	(1,441)	17,225	2,707
Interest income	281	152	414	292
Unrealised gain on foreign exchange	21	104	33	335
Share of results of associate company	(22)	(267)	-	157
Share of results of joint venture companies	343	5,756	5	8,077
Interest expense	(3,466)	(2,116)	(7,189)	(3,346)
Depreciation and amortisation	(2,748)	(1,542)	(5,049)	(2,915)
Gain on disposal of plant and equipment	-	-	-	55
Gain on disposal of assets held for sale	-	34	-	34

Save as disclosed above, the other items as required under Appendix 9B, Part A (16) of the Bursa Listing Requirements are not applicable.

**B6. Income tax expense**

Taxation is provided at the prevailing statutory rate based on the operating profit for the quarter as follows:

	Individual Quarter		Cumulative Quarter	
	6 months ended		6 months ended	
	30.6.2024	30.6.2023	30.6.2024	30.6.2023
	RM'000	RM'000	RM'000	RM'000
<b>Current tax:</b>				
- Malaysian income tax	(3,019)	(2,514)	(4,524)	(5,704)
<b>Deferred tax:</b>	-	-	-	-
Total income tax expense	(3,019)	(2,514)	(4,524)	(5,704)

The effective tax rate for the financial period ended 30 June 2024 is lower than the statutory tax rate due to unutilised tax losses and unabsorbed capital allowances.



## **B7. Corporate proposal**

Saved as disclosed below, there were no other corporate proposals that the Company had announced and are pending completion as of to date:

### **(a) Acquisition of Penang Land**

On 10 January 2024, Chin Hin Property (Penang) Sdn Bhd, a wholly-owned subsidiary of BKG Development Sdn Bhd (“BKGD”), which in turn a wholly-owned subsidiary of the Company has entered into an agreement with Ivory Gleneary Sdn. Bhd. (“IGSB”) for the purchase of a plot of freehold land measuring approximately 1.218 acre (currently identified as Penang Times Square, Phase 4) and forming part of the land held under a master title known as Geran 172694, Lot 10024, Seksyen 10, Bandar George Town, Daerah Timur Laut, Pulau Pinang (“Master Land” or “Master Title”) measuring approximately 4.922 hectares (approximately 12.1625 acres) in area (“the Land”), for a total cash consideration of RM40,000,000.

The proposed acquisition is conditional upon fulfilment of conditions precedent by 31 December 2024.

### **(b) Disposal of subsidiary companies**

On 29 February 2024, the Company entered into Share Sale Agreements (“SSAs”) with Chin Hin Group Berhad (“CHGB”) for:

- i) Proposed disposal of 2 ordinary shares in Chin Hin Construction Engineering Sdn. Bhd. (“CHCE”), representing the entire equity interest in CHCE, to CHGB for a cash consideration of RM16,500,000, and;
- ii) Proposed disposal of 9,500,000 ordinary shares in Kayangan Kemas Sdn. Bhd. (“KKSBS”), representing 95% equity interest in KKSBS, to CHGB for a cash consideration of RM93,500,000.

The SSAs are conditional upon fulfilment of various conditions precedent by 28 October 2024.

**B7. Corporate proposal (Cont'd)**

## (c) Proposed joint development

On 29 February 2024, BKGD entered into a Shareholders' Agreement with Fiamma Holdings Berhad ("Fiamma") for:

## (a) Joint development with Aricia Sdn. Bhd. ("Aricia") (formerly known as Fiamma Properties Sdn. Bhd.)

Proposed subscription by BKGD of 5,833,334 new ordinary shares in Aricia representing 70% of the enlarged ordinary share capital of Aricia at an issue price of RM1.00 per share to facilitate the parties' joint development on the following lands:

- (aa) all that parcel of freehold land held under Geran 25272, Lot 3240 Seksyen 92, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 4,047 square metres ("s.m."); and
- (bb) all that parcel of freehold land held under Geran 37713, Lot 260 Seksyen 92, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 6,535.46 s.m.

("Proposed Aricia Joint Venture")

In conjunction with the Proposed Aricia Joint Venture, BKGD had on 29 February 2024 also entered into the subscription agreements with Fiamma for the proposed issuance of 1,100,000 new redeemable preference shares by BKGD to Fiamma for a total consideration of RM1.00 to facilitate the Proposed Aricia Joint Venture.

## (b) Joint development with Dawn Land Sdn. Bhd. ("Dawn Land") (formerly known as Fiamma Land Sdn. Bhd.)

Proposed subscription by BKGD of 1,166,667 new ordinary shares in Dawn Land representing 70% of the enlarged ordinary share capital of Dawn Land at an issue price of RM1.00 per share to facilitate the parties' joint development on the following lands:

- (aa) all that parcel of freehold land held under Geran 9348, Lot 54 Seksyen 44, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 773.936 s.m.
- (bb) all that parcel of freehold land held under Geran 27778, Lot 74 Seksyen 44, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 1,456.8206 s.m.
- (cc) all that parcel of freehold land held under Geran 71341, Lot 192 Seksyen 44, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 3,477 s.m.

("Proposed Dawn Land Joint Venture")

**B7. Corporate proposal (Cont'd)**

## (c) Proposed joint development (Cont'd)

- (i) Joint development with Dawn Land Sdn. Bhd. (“Dawn Land”) (formerly known as Fiamma Land Sdn. Bhd.) (Cont'd)

In conjunction with the Proposed Dawn Land Joint Venture, BKGD had on 29 February 2024 also entered into the subscription agreements with Fiamma for the proposed issuance of 10,900,000 new redeemable preference shares by BKGD to Fiamma for a total consideration of RM1.00 to facilitate the Proposed Dawn Land Joint Venture.

The proposals are subject to shareholders approval by 28 October 2024.

## (d) Proposed private placement

On 29 February 2024, the Company proposed to undertake a private placement of up to 20% of its ordinary shares totalling up to 132,000,000 ordinary shares.

The proposal is subject to shareholders approval.

## (e) Development Agreement for Mont Kiara Land

On 24 April 2024, BKHS Capital Sdn. Bhd. (“BKHS”), a wholly-owned subsidiary of BKGD, which in turn is a wholly-owned subsidiary of the Company entered into a Development Agreement (“Agreement”) with Archmill Sdn. Bhd. and Suasa Sentosa Sdn. Bhd. to appoint BKHS to implement and complete the development of all that parcel of freehold land held under Geran 65422, Lot 55347, Mukim Batu, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 10,790 square metres (2.67 acres) (“Land”) into a residential development.

The agreement is pending the fulfilment of the condition precedents by 23 April 2025.

## (f) Development Agreement for Segambut Land

On 24 April 2024, Chin Hin Property (Segambut) Sdn. Bhd. (“CHPS”), a wholly-owned subsidiary of BKGD, which in turn is a wholly-owned subsidiary of the Company has entered into a Development Agreement (“Agreement”) with New York Empire Sdn. Bhd. and Kar Sin Bhd to appoint CHPS to implement and complete the development of all that parcel of freehold land held under Geran Mukim 54, Lot 448, Kepong Rly Line 8th Mile, Mukim Batu, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 26,253.121 square metres (6.49 acres) (“Land”) into a residential development.

The agreement is pending the fulfilment of the condition precedent by 23 April 2025.

**B7. Corporate proposal (Cont’d)**

(g) Proposed disposal of Solarvest Office Space

On 13 June 2024, BK Alliance Sdn Bhd (“BKA”), a wholly owned subsidiary of BKGD, which in turn a wholly owned subsidiary of the Company entered into 3 conditional Sales and Purchase Agreements with Solarvest Energy Sdn Bhd, a wholly owned subsidiary of Atlantic Blue Sdn Bhd, which in turn a wholly owned subsidiary of Solarvest Holdings Berhad, for the proposed disposal of the following properties:

- Unit 26-01, Unit 27-01 and Unit 29-01 at Level 26, Level 27, and Level 29;
- Unit 28-01 at Level 28; and
- Unit 31-01 at Level 31

which are part of an on-going high-rise office tower development to be known as Solarvest Tower, being constructed on a piece of leasehold land held under Pajakan Negeri 53073, Lot 481445, Kuala Lumpur with a combined built-up area of 37,793 square feet for a total cash consideration of RM48.73 million.

The agreement is pending fulfilment of condition precedents by 12 September 2024.

**B8. Utilisation of proceeds**

	<b>Actual utilisation RM’000</b>
<b>Details of utilisation</b>	
- Working capital	84,847
- Estimated expenses for the Proposed Private Placement	800
	85,647

**B9. Borrowings**

The total borrowings incurred by the Group and outstanding as at end of the current quarter are as follows:

	As at	
	30.6.2024	30.6.2023
	RM'000	RM'000
<b>Short term borrowings</b>		
<b><u>Secured:</u></b>		
Banker's acceptances	16,138	20,252
Revolving credits	15,153	20,182
Term loans	3,966	4,411
Bill discounting facilities	2,968	1,718
Trust receipts	35,225	-
Margin facilities	29,378	18,866
Bank overdrafts	9,433	7,555
	112,261	72,984
<b>Long term borrowings</b>		
<b><u>Secured:</u></b>		
Term loans	325,988	251,711
	438,249	324,695
<b>Total borrowings</b>		
<b><u>Secured:</u></b>		
Banker's acceptances	16,138	20,252
Revolving credits	15,153	20,182
Term loans	329,954	256,122
Bill discounting facilities	2,968	1,718
Trust receipts	35,225	-
Margin facilities	29,378	18,866
Bank overdrafts	9,433	7,555
	438,249	324,695

**B10. Lease liabilities**

	As at	
	30.6.2024	30.6.2023
	RM'000	RM'000
Present value of minimum lease payments:-		
- Repayable within twelve months	3,437	1,572
- Repayable after twelve months	5,891	2,847
	9,328	4,419

**B11. Disclosure of derivatives**

The Group did not enter into any derivative contract and accordingly, there were no outstanding derivatives (including financial instruments designated as hedging instruments) as at 30 June 2024.

**B12. Changes in material litigation**

There are no pending material litigations as at the date of this report.

**B13. Earnings per share**
**(a) Basic**

	<b>Individual Quarter</b>		<b>Cumulative Quarter</b>	
	<b>30.6.2024</b>	<b>30.6.2023</b>	<b>30.6.2024</b>	<b>30.6.2023</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Profit attributable to the owners of the Company	12,550	5,831	20,426	19,506
Weighted average number of ordinary shares in issue	653,013	493,720	653,013	493,720
Basic earnings per share (sen)	1.92	1.18	3.13	3.95

**(b) Diluted**

	<b>Individual Quarter</b>		<b>Cumulative Quarter</b>	
	<b>30.6.2024</b>	<b>30.6.2023</b>	<b>30.6.2024</b>	<b>30.6.2023</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Profit attributable to the owners of the Company	12,550	5,831	20,426	19,506
Weighted average number of ordinary shares as above	653,013	493,720	653,013	493,720
Adjustment for assumed conversion of warrants	-	554	-	554
Weighted average number of ordinary shares	653,013	494,274	653,013	494,274
Basic earnings per share (sen)	1.92	1.18	3.13	3.95