



ewein
WEIN BERHAD
Company No. 200601023136 (742890-W)
(Incorporated in Malaysia)
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPT 2023
(The figures have not been audited)

	As at 30-Sept-2023 RM'000	As at 31- Dec-2022 RM'000 (Audited)
ASSETS		
Property, plant and equipment	4,793	3,993
Investment properties	84,975	84,673
Rights-of-use-assets	4,093	4,181
Trade and other receivables	-	149
Deferred tax assets	8,658	8,658
Total non-current assets	<u>102,519</u>	<u>101,654</u>
Inventories	96,620	103,920
Current tax assets	3,438	3,261
Trade and other receivables	14,079	27,719
Fixed deposit with licensed banks	2,790	13,162
Cash and cash equivalents	66,185	35,250
Total current assets	<u>183,112</u>	<u>183,312</u>
TOTAL ASSETS	<u>285,631</u>	<u>284,966</u>
EQUITY AND LIABILITIES		
Share capital	152,424	152,424
Reserves	99,949	97,573
Total equity attributable to shareholders of the Company	<u>252,373</u>	<u>249,997</u>
Non-controlling interests	-	-
Total equity	<u>252,373</u>	<u>249,997</u>
Long term borrowings	10,699	12,523
Lease liabilities	-	119
Other payables	809	1,500
Deferred tax liabilities	2,526	2,526
Total non-current liabilities	<u>14,034</u>	<u>16,668</u>
Loans and borrowings	3,659	3,659
Lease liabilities	237	463
Trade and other payables	15,133	14,114
Current tax liabilities	195	65
Total current liabilities	<u>19,224</u>	<u>18,301</u>
TOTAL LIABILITIES	<u>33,258</u>	<u>34,969</u>
TOTAL EQUITY AND LIABILITIES	<u>285,631</u>	<u>284,966</u>
Net Assets per ordinary share (RM)	<u>0.84</u>	<u>0.83</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.



EWEIN BERHAD

Company No. 200601023136 (742890-W)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 30 SEPT 2023**

(The figures have not been audited)

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	3 months ended			9 months ended		
	30-Sep			30-Sep		
	2023	2022	Changes	2023	2022	Changes
	RM'000	RM'000	(%)	RM'000	RM'000	(%)
Revenue	11,747	12,989	(9.56)	27,031	31,285	(13.60)
Cost of sales	(7,358)	(8,734)	(15.75)	(16,853)	(20,647)	(18.38)
Gross profit	<u>4,389</u>	<u>4,255</u>		<u>10,178</u>	<u>10,638</u>	
Other operating income	763	1,215	(37.20)	3,199	2,232	43.32
Distribution and administrative expenses	(3,771)	(3,581)	5.31	(9,662)	(10,673)	(9.47)
Finance costs	(264)	(187)	41.18	(775)	(407)	90.42
Profit before taxation	<u>1,117</u>	<u>1,702</u>	(34.37)	<u>2,940</u>	<u>1,790</u>	64.25
Tax expense	(66)	(246)	73.17	(564)	(925)	(39.03)
Profit for the period	<u>1,051</u>	<u>1,456</u>	(27.82)	<u>2,376</u>	<u>865</u>	174.68
Other Comprehensive Income, net of tax	-	-		-	-	
Total Comprehensive Income for the period	<u><u>1,051</u></u>	<u><u>1,456</u></u>	(27.82)	<u><u>2,376</u></u>	<u><u>865</u></u>	174.68
Profit attributable to:						
Owners of the Company	1,051	1,456		2,376	865	
Non-controlling interests	-	-		-	-	
	<u><u>1,051</u></u>	<u><u>1,456</u></u>		<u><u>2,376</u></u>	<u><u>865</u></u>	
Total comprehensive income attributable to:						
Owners of the Company	1,051	1,456		2,376	865	
Non-controlling interests	-	-		-	-	
	<u><u>1,051</u></u>	<u><u>1,456</u></u>		<u><u>2,376</u></u>	<u><u>865</u></u>	
Basic earnings/(loss) per share (sen)	<u>0.35</u>	<u>0.48</u>		<u>0.79</u>	<u>0.29</u>	

The condensed consolidated statements of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying notes attached to the interim financial statements.

**EWEIN BERHAD**

Company No. 200601023136 (742890-W)

(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 30 SEPT 2023**

(The figures have not been audited)

	Share capital RM'000	Treasury shares RM'000	Non- Distributable Reverse acquisition reserve RM'000	Non- Distributable Warrants reserve RM'000	Non- Distributable Revaluation reserve RM'000	Distributable Retained earnings RM'000	Total RM'000	Non-Controlling Interests RM'000	Total equity RM'000
At 1 January 2023	152,424	-	(31,482)	-	3,632	125,423	249,997	-	249,997
Total comprehensive income for the period	-	-	-	-	-	2,376	2,376	-	2,376
At 30 Sept 2023	152,424	-	(31,482)	-	3,632	127,799	252,373	-	252,373
At 1 January 2022	152,424	-	(31,482)	6,479	3,800	120,930	252,151	-	252,151
Transfer upon expiry fo warrants	-	-	-	(6,479)	-	6,479	-	-	-
Dividends to owners of the Company	-	-	-	-	-	(1,508)	(1,508)	-	(1,508)
Total comprehensive income for the period	-	-	-	-	-	865	865	-	865
At 30 Sept 2022	152,424	-	(31,482)	-	3,800	126,766	251,508	-	251,508

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying notes attached to the interim financial statements.



EWEIN BERHAD

Company No. 200601023136 (742890-W)

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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE PERIOD ENDED 30 SEPT 2023

(The figures have not been audited)

	9 months ended 30 Sept	
	2023	2022
	RM'000	RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit before taxation	2,940	1,790
Adjustments for:		
Non-cash items	308	743
Non-operating items	(1,565)	(482)
Operating profit before working capital changes	1,683	2,051
Changes in working capital		
Net changes in current assets	21,089	24,596
Net changes in liabilities	328	(19,058)
Taxes refunded/(paid)	(611)	(355)
Net cash generated from operating activities	22,489	7,234
CASH FLOW FROM INVESTING ACTIVITIES		
- Interest income	2,038	889
- Acquisition of property, plant and equipment	(1,142)	(33)
- Proceeds from disposal of property, plant and equipment	122	-
Net cash generated from investing activities	1,018	856
CASH FLOW FROM FINANCING ACTIVITIES		
- Interest paid	(775)	(407)
- Repayment of loans and borrowings	(2,169)	(769)
- Payment of dividend to owner of the Company	-	(1,508)
Net cash used in financing activities	(2,944)	(2,684)
Net change in cash and cash equivalents	20,563	5,406
Cash and cash equivalents at beginning of the period	48,412	41,601
Cash and cash equivalents at end of the period	68,975	47,007
<u>Cash and cash equivalents</u>		
Cash and cash equivalents included in the condensed consolidated statement of cash flows comprise the following:		
Cash and bank balances	66,185	12,304
Fixed deposits placed with licensed banks	2,790	34,703
	68,975	47,007

The condensed consolidated cash flow statement should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying notes attached to the interim financial statements.



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Notes to the Unaudited Interim Financial Report

1. Basis of preparation

The condensed consolidated interim financial information is unaudited and have been prepared in accordance with the applicable disclosure provisions of paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and MFRS 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and IAS 34, Interim Financial Reporting issued by the International Accounting Standards Board.

This interim financial report contains condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to the understanding of the changes in financial position and performance of the Company and its subsidiaries (“the Group”) subsequent to 31 December 2022.

2. Significant accounting policies

The significant accounting policies applied in the unaudited condensed interim financial statements are consistent with those adopted in the most recent annual audited financial statements for the financial year ended 31 December 2022 except for the adoption of the new and revised Malaysian Financial Reporting Standards (“MFRS”) with effect from 1 January 2023.

The Group plans to apply the following accounting standards, amendments and interpretations:

MFRSs and amendments effective for annual periods beginning on or after 1 January 2024

- Amendment to MFRS 16 Leases - Lease Liability in a Sale and Leaseback
- Amendments to MFRS 101 Presentation of Financial Statements - Non-current Liabilities with Covenants and Classification of Liabilities as Current or Non-current
- Amendments to MFRS107 and MFRS 7- Supplier Finance Arrangements

MFRSs and amendments effective for annual periods beginning on or after 1 January 2025

- Amendments to MFRS 121 - Lack of Exchangeability

MFRSs, Interpretations and amendments effective for a date yet to be confirmed

- Amendments to MFRS 10 Consolidated Financial Statements and MFRS 128 Investments in Associates and Joint Ventures - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture



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Notes to the Unaudited Interim Financial Report

3. Auditors' report on preceding annual financial statements

The auditors have expressed an unqualified opinion on the Company's statutory financial statements for the year ended 31 December 2022 in their report dated 28 April 2023.

4. Seasonality or cyclical factors

The business of Ewein Group is not significantly affected by any seasonality or cyclical factors.

5. Unusual items due to their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the quarter ended 30 September 2023.

6. Changes in estimates

There were no changes in estimates that had a material effect in the current quarter ended 30 September 2023.

7. Debt and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities by the Company during the quarter ended 30 September 2023.

8. Dividend paid/payable

There was no dividend announced by the Company in the current quarter and year to date as at date of this interim financial report.



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Notes to the Unaudited Interim Financial Report

9. **Segment information**

The following comprises the main business segments of the Group: -

	Individual Quarter 3 months ended		Cumulative Quarter 9 months ended	
	30 Sept 2023 RM'000	30 Sept 2022 RM'000	30 Sept 2023 RM'000	30 Sept 2022 RM'000
Segment Revenue				
Property development	5,751	7,408	11,555	10,431
Manufacturing	4,644	4,582	11,579	16,721
Investment holding, property management & letting and others	1,352	999	3,897	4,133
Total revenue	11,747	12,989	27,031	31,285
Segment Results				
Property development	1,152	1,252	437	(468)
Manufacturing	(443)	(115)	(228)	1,074
Investment holding, property management & letting and others	175	81	1,468	701
Profit before interest and taxation	884	1,218	1,677	1,308
Interest expense	(264)	(187)	(775)	(407)
Interest income	497	671	2,038	889
Profit before taxation	1,117	1,702	2,940	1,790
Taxation	(66)	(246)	(564)	(925)
Profit for the period	1,051	1,456	2,376	865



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Notes to the Unaudited Interim Financial Report

10. **Group's financial performance review and segmental analysis**

10.1 **Overall review of group's financial performance**

Statement of financial position:

Overall, the Group continues to maintain a healthy current ratio that measures the Group's ability to pay off its short-term liabilities with its current assets. The current ratio of the Group at 30 September 2023 and 31 December 2022 were 9.53 times and 10.02 times respectively.

Comparison with previous year's corresponding quarter

The Group recorded a revenue of RM11.75 million in the third quarter ended September 2023 (3Q23) as compared to RM12.99 million in the third quarter ended September 2022 (3Q22). The Group reported a profit before interest and tax of RM0.88 million in 3Q23 against profit before interest and tax of RM1.22 million in 3Q22. The decrease in profit before interest and tax was mainly due lower demand in to the manufacturing segment.

Comparison with previous year's corresponding cumulative period to date

The Group recorded a revenue of RM27.03 million in the nine-month period ended September 2023 (9M23) as compared to RM31.29 million in the nine-month period ended September 2022 (9M22). The Group reported a profit before interest and tax of RM1.68 million in 9M23 against profit before interest and tax of RM1.31 million in 9M22. In the property development segment, there are more property sold compare to corresponding quarter. In the manufacturing segment, decrease in revenue and profit before interest and tax was mainly due to lower demand in the overall Electrical & Electronics (E&E) industry. In the property management & letting segment, the increase in profit before interest and taxation was mainly due to lower foreign exchange losses compared to 9M22.

10.2 **Segmental analysis**

Comparison with previous year's corresponding quarter

(i) **Property development**

The revenue recorded in 3Q23 was RM5.75 million and profit before interest and tax of RM1.15 million. In comparison, the revenue of RM7.41 million and profit before interest and tax of RM1.25 million reported in 3Q22. The Group is actively marketing and seeking for potential buyer for the completed project City of Dreams.



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(ii) Manufacturing

The revenue recorded in 3Q23 was RM4.64 million as compared to RM4.58 million in 3Q22. The loss before interest and tax in 3Q23 was RM0.44 million compared to loss before interest and tax of RM0.12 million in 3Q22. This was due to lower demand in the overall Electrical & Electronics (E&E) industry. The Company is actively seeking for new business opportunities in different market segments with the hope to cushion the impact of decrease in demand from this revenue stream.

(iii) Investment holding, property management & letting and others

The revenue recorded in 3Q23 was RM1.35 million as compared to RM1 million in 3Q22. The profit before interest and tax in 3Q23 was RM0.18 million as compared to profit before interest and tax in 3Q22 of RM0.01 million. The increase in revenue was mainly in 3Q22, there was a reclassification of 9 months of rental income derived from a sub-lease (of an investment property, a townhouse, to a third party) to net investment receivable. The corresponding profit before interest and tax from the sub-lease was reclassified as interest income accordingly.

Comparison with previous year's cumulative period to date

(i) Property development

The revenue recorded in 9M23 was RM11.56 million and profit before interest and tax of RM0.44 million. In comparison, the revenue of RM10.43 million and loss before interest and tax of RM0.47 million reported in 9M22. The Group is actively marketing and seeking for potential buyer for the completed project City of Dreams.

(ii) Manufacturing

The revenue recorded in 9M23 was RM11.58 million as compared to RM16.72 million in 9M22. The loss before interest and tax in 9M23 was RM0.22 million compared to profit before interest and tax of RM1.07 million in 9M22. This was due to lower demand in the overall Electrical & Electronics (E&E) industry. The Company is actively seeking for new business opportunities in different market segments with the hope to cushion the impact of decrease in demand from this revenue stream.

(iii) Investment holding, property management & letting and others

The revenue recorded in 9M23 was RM3.89 million as compared to RM4.13 million in 9M22. The profit before interest and tax in 9M23 was RM1.47 million as compared to profit before interest and tax in 9M22 of RM0.7 million. The decrease in revenue was mainly due to lesser rental income generated from Menara IJM Land. The increase in revenue was mainly in 3Q22, there was a reclassification of 9 months of rental income derived from a sub-lease (of an investment property, a townhouse, to a third party) to net investment receivable. The increase in profit before interest and taxation was mainly due to lower foreign exchange losses compared to 9M22.

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Notes to the Unaudited Interim Financial Report**11. Variation of results against preceding quarter**

	3 Months Ended 30 Sept 2023 RM'000	3 Months Ended 30 June 2023 RM'000	Changes
Revenue	11,747	7,789	+50.82%
Profit before interest and taxation	884	131	>+100%
Profit before taxation	1,117	831	+34.42%
Profit after taxation	1,051	609	+72.58%

The Group recorded a revenue of RM11.75 million in 3Q23 as compared to RM7.79 million in second quarter ended June 2023 (2Q23) and the Group reported a profit before tax of RM0.88 million in 3Q23 against profit before tax of RM0.13 million in 2Q23.

12. Valuation of property, plant and equipment and investment properties

Property, plant and equipment are stated at cost less accumulated depreciation and any accumulated impairment losses.

The valuation of land and building has been brought forward without amendments since 31 December 2022.

13. Other investment

There is no other investment made by the Company.

14. Changes in Group's composition

Ewein Land Sdn Bhd ("ELSB"), which in turn the wholly-owned subsidiary of Ewein Berhad had on 4 September 2023 incorporated a wholly-owned subsidiary, SkyDorm Sdn Bhd.

There were no other significant changes in the Group's composition as of the date of this report except for subsequent event as disclosed in Note 20(i) and 20(ii).

15. Changes in contingent liabilities

There were no material contingent liabilities to be disclosed as at the date of this report.



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Notes to the Unaudited Interim Financial Report

16. Commitments

SkyDorm Sdn Bhd (“SDSB”) had on 18 September 2023 entered into a Sale and Purchase Agreement with non-related party, for the purchase of all that piece of freehold land and hereditament known as Lot 10048, Mukim 06, Daerah Seberang Perai Tengah, Pulau Pinang held under GM 2533 with land area measuring approximately 3.9306 hectares, for a total cash consideration of RM39,770,208.00.

There were no other material capital commitments as at 30 September 2023 to be disclosed as at the date of this report.

17. Prospects for 2023

The Group’s prospects for the year 2023 in the respective operating segments are explained as follows:

(i) Property development

The company is actively marketing the unsold units to monetise its inventory of completed units.

(ii) Manufacturing

The manufacturing segment is facing challenge due to the lower demand in this industry but management is actively approaching new business opportunities.

(iii) Investment holding, property management and letting

The prospect of this segment remains positive due to the strategic location and take up rate of Menara IJM Land.

18. Variance between actual profit and forecast profit

This is not applicable as no profit forecast has been published.

19. Status of corporate proposals

There were no corporate proposals as at 30 September 2023 to be disclosed as at the date of this report.



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Notes to the Unaudited Interim Financial Report

20. **Events subsequent to the balance sheet date**

(i) ELSB had on 25 October 2023 incorporated a wholly-owned subsidiary SkyDorm Industries Sdn Bhd.

(ii) ELSB had on 6 November 2023 acquire 100% interest in Delight Island Sdn Bhd for a total cash consideration of RM100,000.

(iii) ELSB had on 7 November 2023 entered into the following tenancy agreements:

(a) Tenancy Agreement with Midas Eagle Sdn Bhd

ELSB to rent 2 blocks of 5-storey foreign worker hostel which shall comprise Block 1 (“Block 1”) & Block 2 (“Block 2”) to be erected on part of land known as No. Lot 11361 (Lot Lama 764), Seksyen 39, Bandar Kulim, Daerah Kulim, Kedah held under Geran Mukim No. 529 (“Premises”) from Midas Eagle Sdn Bhd for a monthly rental of RM790,000 for a period of three (3) years.

(b) Tenancy Agreement with Kujaya Dormitories Sdn Bhd

ELSB to sublet the Premises to Kujaya Dormitories Sdn Bhd for a monthly rental of RM1,055,000 for a period of three (3) years.

(iv) SkyDorm Industries Sdn. Bhd. had on 10 November 2023 entered into a Sale and Purchase Agreement with Rex Canning Co. Sdn. Bhd. to purchase the following 2 properties for a total cash consideration of RM41,800,000.

(a) all that piece of land and hereditaments measuring 24,377 square metres held under No. Hakmilik PN 6849, Lot 3826, Mukim 13, Daerah Seberang Perai Tengah, Negeri Pulau Pinang (“Lot 3826”) together with the factory aged 20 years old with the built up area of 194,056 sq ft (“Building for Lot 3826”) erected thereon bearing assessment address Plot 125, Jln Perindustrian Bukit Minyak 5, Tmn Perindustrian Bukit Minyak, 14100 Simpang Ampat, Seberang Perai, Pulau Pinang; and

(b) All that piece of land and hereditaments measuring 7,051 square metres held under No. Hakmilik PN 10414, Lot 7067, Mukim 13, Daerah Seberang Perai Tengah, Negeri Pulau Pinang (“Lot 7067”) together with the warehouse aged 10 years old with the built up area of 27,759 sq ft (“Building for Lot 7067”) erected thereon bearing address for correspondence Plot 126, Jln Perindustrian Bukit Minyak 5, Tmn Perindustrian Bukit Minyak, 14100 Simpang Ampat, Seberang Perai, Pulau Pinang.

Except for the above, there was no event subsequent to the balance sheet date to be disclosed as at the date of this report.



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Notes to the Unaudited Interim Financial Report

21. **Borrowings**

	As at 30 September 2023			As at 31 December 2022				
	Interest rate %	Secured		Total RM '000	Interest rate %	Secured		Total RM '000
		RM '000 USD denomination	RM '000 RM denomination			RM '000 USD denomination	RM '000 RM denomination	
Current:								
Term loan	6.9	3,659	-	3,659	5.45	3,659	-	3,659
		<u>3,659</u>	<u>-</u>	<u>3,659</u>		<u>3,659</u>	<u>-</u>	<u>3,659</u>
Non-current:								
Term loan	6.9	10,699	-	10,699	5.45	12,523	-	12,523
		<u>10,699</u>	<u>-</u>	<u>10,699</u>		<u>12,523</u>	<u>-</u>	<u>12,523</u>
Total		<u>14,358</u>	<u>-</u>	<u>14,358</u>		<u>16,182</u>	<u>-</u>	<u>16,182</u>



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22. Material litigation

There was no update on the litigation status between Ewein City of Dreams Sdn Bhd (“ECODSB”), a wholly owned subsidiary of Ewein Land Sdn Bhd, which is in turn a wholly owned subsidiary of Ewein and CRCC Malaysia Berhad (“CRCCMB”) since the date of last quarterly announcement. Ewein Group is not engaged in any other material litigation for the period ended 30 September 2023.

23. Basic earnings per share

The calculation of basic earnings per share is based on the net profit attributable to ordinary shareholders divided by the weighted average number of ordinary shares.

	Individual Quarter		Cumulative Quarter	
	3 Months Ended		9 Months Ended	
	30 Sept 2023	30 Sept 2022	30 Sept 2023	30 Sept 2022
	RM’000	RM’000	RM’000	RM’000
Profit attributable to owners of the Company (RM’000)	1,051	1,456	2,376	865
Weighted average number of ordinary shares in issue (’000)	301,585	301,585	301,585	301,585
Weighted average number of ordinary shares after taking into account the effect of share buyback (’000)	-	-	-	-
Total weighted average number of ordinary shares (’000)	301,585	301,585	301,585	301,585
Basic earnings/(loss) per share (sen)	0.35	0.48	0.79	0.29

Diluted earnings per share

The diluted per share were not presented as there were no dilutive potential ordinary shares outstanding at the end of the reporting period.



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Notes to the Unaudited Interim Financial Report

24. Profit before taxation

	Current Quarter Ended		Cumulative Quarter Ended	
	30 Sept 2023 RM'000	30 Sept 2022 RM'000	30 Sept 2023 RM'000	30 Sept 2022 RM'000
Profit before tax is arrived at after crediting/(charging):				
Interest income	497	671	2,038	889
Interest expense	(264)	(187)	(775)	(407)

25. Authorisation for issue

The interim financial report was authorised for issue by the Board of Directors in accordance with a resolution of the Board.

Date: 20 November 2023