



EDEN INC. BERHAD

Registration No. 197701005144 (36216-V)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED
30 SEPTEMBER 2022**



EDEN INC. BERHAD (197701005144 (36216-V))
(Incorporated in Malaysia)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 SEPTEMBER 2022**

Note	Individual Quarter 3 months ended			Cumulative Quarter 3 months ended		
	30.09.2022 (RM'000)	30.09.2021 (RM'000)	Changes %	30.09.2022 (RM'000)	30.09.2021 (RM'000)	Changes %
Revenue	34,206	6,215	450	34,206	6,215	450
Cost of sales	(25,202)	(3,182)	692	(25,202)	(3,182)	692
Gross profit	9,004	3,033	197	9,004	3,033	197
Other income	45,719	3,306	1,283	45,719	3,306	1,283
Administrative expenses	(5,374)	(3,715)	45	(5,374)	(3,715)	45
Selling and marketing expenses	(151)	(70)	116	(151)	(70)	116
Other expenses	(712)	(677)	5	(712)	(677)	5
Operating profit	48,486	1,877	2,483	48,486	1,877	2,483
Finance costs	(870)	(586)	48	(870)	(586)	48
Profit before taxation	47,616	1,291	3,588	47,616	1,291	3,588
Taxation	(802)	(7)	11,357	(802)	(7)	11,357
Profit for the year representing total comprehensive income for the year	46,814	1,284	3,546	46,814	1,284	3,546
Total comprehensive income attributable to:						
Equity holders of the Company	46,814	1,313	3,465	46,814	1,313	3,465
Non-controlling interests	-	(29)	(100)	-	(29)	(100)
	46,814	1,284	3,546	46,814	1,284	3,546
Earnings per share attributable to equity holders of the Company (sen)						
- Basic	25	11.61	0.33	11.61	0.33	
- Diluted	25	11.61	0.33	11.61	0.33	

The above Unaudited Condensed Consolidated Statements 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 these interim financial statements.

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2022**

	Note	As At 30.09.2022 RM'000 (Unaudited)	As At 30.06.2022 RM'000 (Audited)
Assets			
Non-current assets			
Property, plant and equipment	11	38,781	39,814
Right-of-use assets		19,662	20,239
Investment properties		179,654	211,159
Deferred tax assets		29,699	29,940
Other investments		94	94
		<u>267,890</u>	<u>301,246</u>
Current assets			
Inventories		5,306	4,338
Trade and other receivables		12,402	11,120
Amount due from immediate holding company		42,001	47,002
Tax recoverable		89	136
Cash and bank balances		84,962	8,730
		<u>144,760</u>	<u>71,326</u>
Total assets		412,650	372,572
Equity and liabilities			
Equity attributable to equity holders of the Company			
Share capital		332,260	332,260
Fair value reserve		86	86
Accumulated losses		(53,264)	(100,078)
		<u>279,082</u>	<u>232,268</u>
Non-controlling interests		<u>(1,671)</u>	<u>(1,671)</u>
Total equity		<u>277,411</u>	<u>230,597</u>
Non-current liabilities			
Borrowings	22	20,000	25,507
Lease liabilities		3,683	2,947
Deferred tax liabilities		22,107	22,107
		<u>45,790</u>	<u>50,561</u>
Current liabilities			
Trade and other payables		65,280	61,619
Borrowings	22	14,607	18,613
Lease liabilities		230	1,187
Deferred income		408	1,032
Tax payable		8,924	8,963
		<u>89,449</u>	<u>91,414</u>
Total liabilities		<u>135,239</u>	<u>141,975</u>
Total equity and liabilities		412,650	372,572
Net assets per share (RM)		0.84	0.70

The above Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 June 2022 and the accompanying explanatory notes attached to these interim financial statements.



EDEN INC. BERHAD (197701005144 (36216-V))
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UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 SEPTEMBER 2022

	Attributable to Owners of the Parent			Total RM'000	Non- controlling Interest RM'000	Total Equity RM'000
	-Non-Distributable-					
	Share Capital RM'000	Fair value Reserve RM'000	Accumulated Losses RM'000			
As at 1 July 2022	332,260	86	(100,078)	232,268	(1,671)	230,597
Total comprehensive income/(expense)	-	-	46,814	46,814	-	46,814
As at 30 September 2022	332,260	86	(53,264)	279,082	(1,671)	277,411
As at 1 July 2021	324,862	46	(101,525)	223,383	(1,158)	222,225
Total comprehensive income/(expense)	-	-	1,313	1,313	(29)	1,284
As at 30 September 2021	324,862	46	(100,212)	224,696	(1,187)	223,509

The above Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2022 and the accompanying explanatory notes attached to these interim financial statements.

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 SEPTEMBER 2022**

	3 months 30.09.2022 RM'000	3 months 30.09.2021 RM'000
Cash flow from operating activities		
Profit/(loss) before taxation	47,616	1,291
Adjustment for:		
Interest income	(34)	(7)
Interest expense	870	586
Depreciation of property, plant and equipment	1,093	1,060
Amortisation of right-of-use assets	551	527
Amortisation of deferred income	357	203
Net gain on compulsory disposal of investment properties	(45,359)	-
Net fair value adjustment of investment properties	-	(2,648)
Operating cash flows before changes in working capital	<u>5,094</u>	<u>1,012</u>
<u>Changes in working capital</u>		
Changes in inventories	(968)	425
Changes in trade and other receivables	4,007	(391)
Changes in trade and other payables	2,420	(1,110)
Cash generated from operating activities	<u>10,553</u>	<u>(64)</u>
Net income tax paid	(802)	(7)
Interest paid	(870)	(586)
Net cash generated from/(used in) operating activities	<u>8,881</u>	<u>(657)</u>
Cash flows from investing activities		
Purchase of property, plant and equipments	(34)	(227)
Proceeds from compulsory disposal of investment property	76,864	-
Interest received	34	7
Net cash generated from/(used in) investing activities	<u>76,864</u>	<u>(220)</u>
Cash flows from financing activities		
Increase/(decrease) in fixed deposits pledged	-	1,215
Proceeds from issuance shares	-	5,275
Net repayment of term loans and lease liabilities	(9,517)	(2,118)
Net cash generated from/(used in) financing activities	<u>(9,517)</u>	<u>4,372</u>
Net decrease in cash and cash equivalents	76,228	3,495
Cash and cash equivalent at beginning of year	2,996	(990)
Cash and cash equivalents at end of period	<u>79,224</u>	<u>2,505</u>
Cash and cash equivalents comprise the following:		
Cash and bank balances	84,962	8,285
Pledged fixed deposits	(240)	(45)
Bank overdraft	(5,498)	(5,735)
	<u>79,224</u>	<u>2,505</u>

The above Condensed Consolidated Statements of Cash Flow should be read in conjunction with the audited financial statements for the year ended 30 June 2022 and the accompanying explanatory notes attached to these interim financial statements.

NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 SEPTEMBER 2022

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

1. BASIS OF PREPARATION

The condensed consolidated interim financial statements have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134 *Interim Financial Reporting* and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. These condensed consolidated interim financial statements also comply with IAS 34 *Interim Financial Reporting* issued by the International Accounting Standards Board.

The condensed consolidated interim financial statements should be read in conjunction with the audited financial statements for the year ended 30 June 2022.

The explanatory notes attached to the condensed consolidated interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 30 June 2022.

2. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies adopted in preparing these condensed consolidated interim financial statements are consistent with those of the audited financial statements for the year ended 30 June 2022.

The adoption of the Amendments to MFRSs and Issues Committee (IC) that came into effect on 1 January 2022 did not have any material impact on the condensed consolidated interim financial statements upon their initial application.

3. COMMENTS ABOUT SEASONAL OR CYCLICAL FACTORS

There were no seasonal or cyclical effects for the Energy and Manufacturing Sector. However, the performance of Food & Beverages and Tourism Sector is affected positively by the major festivals and school holidays.

4. 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 financial period ended 30 September 2022.

5. SIGNIFICANT ESTIMATES AND CHANGES IN ESTIMATES

There were no changes in estimates that have had a material effect in the current quarter results.

6. DEBT AND EQUITY SECURITIES

There were no issuance and repayment of debt and equity securities, share buy-backs, share cancellation, shares held as treasury shares and resale of treasury in the current quarter.

7. DIVIDENDS PAID

There was no dividend paid to the shareholders for the current financial period to date.

8. OTHER INCOME

	Individual Quarter		Cumulative Quarter	
	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000
Interest income:				
Fixed deposits	34	7	34	7
	<u>34</u>	<u>7</u>	<u>34</u>	<u>7</u>
Other income:				
Rental income	245	245	245	245
Fair value adjustments of investment property	-	2,648	-	2,648
Gain on compulsory disposal of investment properties	45,359	-	45,359	-
Miscellaneous income	81	406	81	406
	<u>45,685</u>	<u>3,299</u>	<u>45,685</u>	<u>3,299</u>
	<u>45,719</u>	<u>3,306</u>	<u>45,719</u>	<u>3,306</u>

9. OTHER EXPENSES

	Individual Quarter		Cumulative Quarter	
	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000
Depreciation of plant, property and equipment	161	126	161	126
Amortisation of right of use assets	551	551	551	551
	<u>712</u>	<u>677</u>	<u>712</u>	<u>677</u>

10. SEGMENTAL INFORMATION

Segmental results by business activities:

RESULTS FOR THE INDIVIDUAL QUARTER

	Energy			F&B and Tourism			Manufacturing			Investment			Eliminations		Total		
	30.09.2022 RM'000	30.09.2021 RM'000	Changes %	30.09.2022 RM'000	30.09.2021 RM'000	Changes %	30.09.2022 RM'000	30.09.2021 RM'000	Changes %	30.09.2022 RM'000	30.09.2021 RM'000	Changes %	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000	Changes %
Revenue																	
Sales to external customers	28,124	4,695	499	6,082	1,474	313	-	46	100	-	-	-	-	-	34,206	6,215	450
Inter-segment sales	-	-	-	-	-	-	-	-	-	371	233	59	(371)	(233)	-	-	-
Total segment revenue	28,124	4,695	499	6,082	1,474	313	-	46	100	371	233	59	(371)	(233)	34,206	6,215	450
Results																	
Other income	13	4	225	111	411	(73)	-	22	100	45,802	3,073	1,390	(207)	(204)	45,719	3,306	1,283
Segment profit/(loss)	1,283	650	97	2,210	(984)	(325)	(53)	(58)	(9)	44,199	1,709	2,486	(23)	(26)	47,616	1,291	3,588

RESULTS FOR THE CUMULATIVE QUARTER

	Energy			F&B and Tourism			Manufacturing			Investment			Eliminations		Total		
	30.09.2022 RM'000	30.09.2021 RM'000	Changes %	30.09.2022 RM'000	30.09.2021 RM'000	Changes %	30.09.2022 RM'000	30.09.2021 RM'000	Changes %	30.09.2022 RM'000	30.09.2021 RM'000	Changes %	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000	Changes %
Revenue																	
Sales to external customers	28,124	4,695	499	6,082	1,474	313	(1)	47	100	-	-	-	-	-	34,205	6,216	450
Inter-segment sales	-	-	-	-	-	-	-	-	-	371	233	59	(370)	(234)	1	(1)	-
Total segment revenue	28,124	4,695	499	6,082	1,474	313	(1)	47	100	371	233	59	(370)	(234)	34,206	6,215	450
Results																	
Other income	13	4	225	111	411	(73)	-	22	100	45,802	3,073	1,390	(207)	(204)	45,719	3,306	1,283
Segment profit/(loss)	1,283	650	97	2,210	(984)	(325)	(53)	(58)	(9)	44,199	1,709	2,486	(23)	(26)	47,616	1,291	3,588
Segment assets	209,417	187,520	12	115,000	111,085	4	206	1,069	(81)	375,698	337,261	11	(287,671)	(276,123)	412,650	360,812	14
Segment liabilities	228,714	209,199	9	81,273	91,586	(11)	1,926	1,722	12	92,469	95,667	(3)	(269,143)	(266,148)	135,239	132,026	2

11. CARRYING AMOUNT OF REVALUED ASSETS

The carrying amount of property, plant and equipment is recorded at cost and has been brought forward without amendment from the financial statements for the year ended 30 June 2022.

12. CAPITAL COMMITMENTS

The amount of commitments for the purchase of property, plant and equipment not provided for in the interim financial statements as at 30 September 2022 and 30 June 2022 are as follows:

	As at 30.09.2022 RM'000	As at 30.06.2022 RM'000
Capital expenditure		
Approved but not contracted for:		
Property, plant and equipment	13,982	7,850
	<u>13,982</u>	<u>7,850</u>

13. CHANGES IN COMPOSITION OF THE GROUP

There were no changes in the composition of the Group during the current quarter under review.

14. MATERIAL EVENTS SUBSEQUENT TO THE REPORTING PERIOD

There were no material events subsequent to the end of the interim period reported which have not been reflected in the financial statements.

PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD
15. PERFORMANCE REVIEW
(a) 1st Quarter FY22/23 vs. 1st Quarter FY21/22

The Group recorded a Profit Before Tax ("PBT") of RM47.6 million for the quarter ended 30 September 2022 ("1Q FY22/23") compared to PBT of RM1.3 million in the corresponding quarter ended 30 September 2021 ("1Q FY21/22"). During the period, the Company recognised an extraordinary gain of RM45.4 million on the Compulsory Acquisition by the Government of Malaysia of the Company's Lands classified as investment properties for East Coast Rail Link ("ECRL") project. The Group's operating profit was RM2.2M mainly contributed by the Tourism Segment and Energy Sector.

Energy Sector: The sector recorded revenue and PBT of RM28.1 million and RM1.3 million respectively in 1Q FY22/23 compared to 1Q FY21/22 revenue and PBT of RM4.7 million and RM0.6 million. The improved profitability was a result of the recommencement of the Libaran Plant and optimum performance of the Sungai Kenerong Plant.

Food & Beverage and Tourism Sector: The sector recorded revenue and PBT of RM6.1 million and RM2.2 million respectively in 1Q FY22/23 compared to 1Q FY21/22 revenue and Loss Before Tax ("LBT") LBT of RM1.5 million and RM1.0 million. The PBT recorded was attributable to higher revenue registered by the Tourism segment as tourism related activities continued to recover as the country entered into the endemic stage.

16. COMMENT ON MATERIAL CHANGES IN CURRENT QUARTER RESULTS AS COMPARED TO IMMEDIATE PRECEDING QUARTER

	Quarter Ended		
	30.09.2022 RM'000	30.06.2022 RM'000	Changes %
Revenue	34,206	26,735	28
Cost of sales	(25,202)	(17,868)	41
Gross profit	9,004	8,867	2
Other income	45,719	2,646	1,628
Administrative expenses	(5,374)	(4,717)	14
Selling and marketing expenses	(151)	(175)	(14)
Other expenses	(712)	(1,797)	(60)
Operating profit/(loss)	48,486	4,824	905
Finance costs	(870)	(653)	33
Profit/(loss) before taxation	47,616	4,171	1,042

The Group recorded significantly higher PBT of RM47.6 million as compared to RM4.2 million in the preceding quarter ended 30 June 2022, primarily due to the gain on compulsory disposal of partial land classified as investment properties for the ECRL project.

17. COMMENTARY ON PROSPECTS

The Malaysian economy is on track to surpass pre-pandemic growth in the year 2022, supported by several factors, including expansion in domestic demand and contribution by the tourism-related sector following an increase in the number of tourist arrivals.

For the Group, the Financial Year Ended 30 June 2023 (FY22/23) is anticipated to be a better year, with positive contributions from all sectors.

The optimal operations of the Sungai Kenerong Plant and Libaran Plant and the recovery of the Tourism industry will ensure that the Energy Sector and the Tourism segment will continue to be the main contributor for the Group. The Food and Beverage segment of the Group will contribute positively by capitalising on the seasonal nature of the industry.

The Group will continue to be adaptive to market changes, maintain optimum cost structure and focus to expand the business.

18. PROFIT FORECAST OR PROFIT GUARANTEE

The Group did not issue any profit forecast or profit guarantee in the current quarter under review.

19. TAXATION

	Individual Quarter		Cumulative Quarter	
	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000
Current tax:				
Malaysian income tax	(561)	(7)	(561)	(7)
Deferred tax	(241)	-	(241)	-
Total income tax expense	<u>(802)</u>	<u>(7)</u>	<u>(802)</u>	<u>(7)</u>

The effective tax rate for the current financial quarter was lower than the statutory tax rate of 24% mainly due to lower taxable income.

20. CORPORATE PROPOSALS

There are no corporate proposals announced but not completed as at the date of this report.

21. TRADE RECEIVABLES

	As at 30.09.2022 RM'000	As at 30.06.2022 RM'000
Trade receivables	23,396	21,296
Less: Allowance for impairment	<u>(12,582)</u>	<u>(12,628)</u>
	<u>10,814</u>	<u>8,668</u>

The ageing analysis of the Group's trade receivables as at 30 September 2021 is as follows:

Current	10,522	8,064
<i>Past due not impaired</i>		
Less than 30 days	71	7
31 to 60 days	118	550
61 to 90 days	88	19
More than 90 days	15	28
	292	604
Impaired	<u>12,582</u>	<u>12,628</u>
	<u>23,396</u>	<u>21,296</u>

22. BORROWINGS

Group loans and borrowings as at 30 September 2022 and 30 June 2022 denominated in Ringgit Malaysia were:

	As at 30.09.2022 RM'000	As at 30.06.2022 RM'000
Current		
Secured:		
Bank overdraft	5,498	5,494
Bank loans	<u>9,109</u>	<u>13,119</u>
	<u>14,607</u>	<u>18,613</u>
Non-current		
Secured:		
Bank loans	<u>20,000</u>	<u>25,507</u>
Total borrowings	<u>34,607</u>	<u>44,120</u>

23. CHANGES IN MATERIAL LITIGATION

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

24. DIVIDEND PAYABLE

No dividend has been declared for the quarter under review.

25. EARNINGS PER SHARE

(a) Basic

The basic earnings per share are calculated based on the consolidated profit for the financial period attributable to owners of the parent and the weighted average number of ordinary shares in issue during the financial period as follows:

	Individual Quarter		Cumulative Quarter	
	30.09.2022 RM'000	30.09.2021 RM'000	30.09.2022 RM'000	30.09.2021 RM'000
Profit attributable to owners of the Company	46,814	1,313	46,814	1,313
	Number of shares ('000)			
Weighted average number of ordinary shares in issue	403,361	403,361	403,361	403,361
Basic earnings per share (sen)	11.61	0.33	11.61	0.33

(b) Diluted

The Group have no dilution in earnings per ordinary share as there are no dilutive potential ordinary shares. There have been no other transactions involving ordinary shares or potential ordinary share for the quarter under review.

26. AUTHORISATION FOR ISSUE

The condensed consolidated interim financial statements were authorised for issue by the Board of Directors in accordance with resolution of the Directors on 25 November 2022.

By order of the Board.

Date: 25 November 2022