

EDEN INC. BERHAD

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

CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS
FOR THE PERIOD ENDED
30 JUNE 2023



(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2023

			vidual Quarte	r	Cumulative Quarter				
		3 m	nonths ended		12 r	nonths ended			
		30.06.2023	30.06.2022	Changes	30.06.2023	30.06.2022	Changes		
		(RM'000)	(RM'000)	%	(RM'000)	(RM'000)	%		
	Note								
_									
Revenue	10	42,150	26,671	58	152,111	59,566	155		
Cost of sales		(33,922)	(17,910)	89	(117,022)	(35,294)	232		
Gross profit		8,228	8,761	(6)	35,089	24,272	45		
Other income	8	2,341	2,961	(21)	49,166	7,282	575		
Administrative expenses		(9,055)	(4,918)	84	(27,136)	(18,057)	50		
Selling and marketing		/							
expenses		(228)	(195)	17	(742)	(473)	57		
Other expenses	9	(9,674)	(1,941)	398	(11,856)	(3,666)	223		
Operating profit		(8,388)	4,668	(280)	44,521	9,358	376		
Finance costs		(434)	(636)	(32)	(2,018)	(2,446)	(17)		
Profit before taxation		(8,822)	4,032	(319)	42,503	6,912	515		
Taxation	19	(13,736)	(5,975)	130	(16,455)	(5,978)	175		
Profit for the year									
representing total compre	hensive	(00.550)	(4.040)	4 004	00.040	004	0.000		
income for the year		(22,558)	(1,943)	1,061	26,048	934	2,689		
Total comprehensive incom attributable to:	ie								
Equity holders of the Compan	y	(22,558)	(1,546)	1,359	26,048	1,447	1,700		
Non-controlling interests			(397)	(100)		(513)	(100)		
		(22,558)	(1,943)	1,061	26,048	934	2,689		
Earnings per share attributable to equity holders of the Company (sen)									
- Basic	25	(4.91)	(0.34)		5.67	0.31			

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.



(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2023

	Note	As At 30.06.2023 RM'000 (Unaudited)	As At 30.06.2022 RM'000 (Audited)
Assets		,	,
Non-current assets			
Property, plant and equipment	11	30,788	39,814
Right-of-use assets		18,465	20,239
Investment properties		180,111	211,159
Deferred tax assets		12,805	29,940
Other investments		101	94
		242,270	301,246
Current assets			
Inventories		5,064	4,338
Trade and other receivables		29,354	11,120
Amount due from immediate holding company		41,502	47,002
Tax recoverable		136	136
Cash and bank balances		42,896	8,730
		118,952	71,326
Total assets		361,222	372,572
Equity and liabilities Equity attributable to equity holders of the Com	npany		
Share capital		332,260	332,260
Fair value reserve		93	86
Accumulated losses		(74,030)	(100,078)
		258,323	232,268
Non-controlling interests		(1,671)	(1,671)
Total equity		256,652	230,597
Non-current liabilities			
Borrowings	22	12,500	25,507
Lease liabilities		2,604	2,947
Deferred tax liabilities		19,042	22,107
		34,146	50,561
Current liabilities			
Trade and other payables		51,420	61,619
Borrowings	22	9,521	18,613
Lease liabilities		838	1,187
Deferred income		-	1,032
Tax payable		8,645	8,963
		70,424	91,414
Total liabilities		104,570	141,975
Total equity and liabilities		361,222	372,572
Net assets per share (RM)		0.56	0.51

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.



(Incorporated in Malaysia)



UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2023

		utable to Owners	of the Parent			
	-Non-Distributa	able-		_		
	Share Capital RM'000	Fair value Reserve RM'000	Accumulated Losses RM'000	Total RM'000	Non- controlling Interest RM'000	Total Equity RM'000
As at 1 July 2022	332,260	86	(100,078)	232,268	(1,671)	230,597
Total comprehensive income/(expense)	-		26,048	26,048	-	26,048
Net changes in fair value of equity investment As at 30 June 2023	332,260	(11) 75	(74,030)	(11) 258,305	(1,671)	(11) 256,634
As at 1 July 2021	324,862	46	(101,525)	223,383	(1,158)	222,225
Total comprehensive income/(expense)	-		1,447	1,447	(513)	934
Net changes in fair value of equity investment		40		40		40
Transaction with owners Issuance of ordinary shares:				-		-
- private placement	7,398			7,398		7,398
As at 30 June 2022	332,260	86	(100,078)	232,268	(1,671)	230,597

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.



(Incorporated in Malaysia)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2023

	12 months 30.06.2023 RM'000	12 months 30.06.2022 RM'000
Cash flow from operating activities	۱	
Profit/(loss) before taxation	42,503	6,912
Adjustment for:		
Interest income	(736)	(40)
Interest expense	2,018	2,446
Depreciation of property, plant and equipment	5,541	4,188
Amortisation of right-of-use assets	1,304	2,360
Gain on disposal of property, plant and equipment	-	(110)
Net impairment losses on trade receivables	- 5 250	254
Impairment loss on property, plant and equipment Net gain on compulsory disposal of investment properties	5,250 (45,350)	-
Net fair value adjustment of investment properties	(45,359) 343	(5,271)
Property, plant and equipment written off	5 -1 5	107
Inventories written down	1,543	514
Waiver of debts	-	(218)
Operating cash flows before changes in working capital	12,407	11,142
	,	,
Changes in working capital Changes in inventories	(2,269)	(7,958)
Changes in trade and other receivables	(19,034)	(455)
Changes in trade and other payables	(12,502)	4,603
-	(21,398)	7,332
Cash generated from operating activities Net income tax paid	(2,117)	(1,597)
Interest paid	(2,018)	(2,446)
Net cash generated from/(used in) operating activities	(25,533)	3,289
	(20,000)	
Cash flows from investing activities Purchase of property, plant and equipments	(1,295)	(1,550)
Proceeds from disposal of property, plant and equipments	(1,293)	(1,330)
Proceeds from disposal of property, plant and equipments Proceeds from disposal of investment property	76,864	-
Net changes in amount due from/(to) immediate holding company	5,500	42
Interest received	729	40
Net cash generated from/(used in) investing activities	81,798	(1,358)
Cash flows from financing activities		, ,
Increase/(decrease) in fixed deposits pledged	(2)	1,020
Proceeds from issuance shares	(-)	7,398
Drawdown of bank borrowing	_	9,406
Net repayment of term loans and lease liabilities	(18,126)	(15,769)
Net cash generated from/(used in) financing activities	(18,128)	2,055
Net decrease in cash and cash equivalents	38,137	3,986
Cash and cash equivalent at beginning of year	2,996	(990)
Cash and cash equivalents at end of period	41,133	2,996
Cash and cash equivalents comprise the following:		·
Cash and bank balances	42,896	8,730
Pledged fixed deposits	(242)	(240)
Bank overdraft	(1,521)	(5,494)
	41,133	2,996
		,

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.



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NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE QUARTER AND YEAR-TO-DATE ENDED 30 JUNE 2023

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 2021.

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 2021.

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 2021.

The adoption of the Amendments to MFRSs and Issues Committee (IC) that came into effect on 1 January 2021 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 June 2023.

5. SIGNIFICANT ESTIMATES AND CHANGES IN ESTIMATES

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



Cumulative Quarter

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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

	Individua	I Quarter	Cumulative Quarte		
	30.06.2023	30.06.2022	30.06.2023	30.06.2022	
	RM'000	RM'000	RM'000	RM'000	
Interest income:					
Fixed deposits	239	10	736	40	
	239	10	736	40	
Other income:					
Rental income	-	246	654	981	
Fair value adjustments of investment property	1,562	2,431	1,562	5,271	
Gain on compulsory disposal of					
investment property	-	-	45,359	-	
Miscellaneous income	540	274	855	990	
	2,102	2,951	48,430	7,242	
	2,341	2,961	49,166	7,282	

9. OTHER EXPENSES

30.06.2023 30.06.2022 30.06.2023 30.06.2022 RM'000 RM'000 RM'000 RM'000 337 Depreciation of plant, property and equipment 476 1,765 570 Amortisation of right of use assets 210 412 1,304 2,191 Fair value adjustment on investment properties 1,905 1,905 Impairment on receivables 277 277 1,543 514 1,543 514 Impairment on inventories Impairment on plant, property and equipment 107 5,250 107 5,250 Miscellaneous expenses 88 496 89 7 9,674 1,941 11,856 3,666

Individual Quarter



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10. SEGMENTAL INFORMATION

Segmental results by business activities:

RESULTS FOR THE INDIVIDUAL QUARTER

		Energy		F&E	3 and Touris	m	М	anufacturing			Investment		Elimin	ations		Total	
	30.06.2023 RM'000	30.06.2022 RM'000	Changes %	30.06.2023 RM'000	30.06.2022 RM'000	30.06.2023 RM'000	30.06.2022 RM'000	Changes %									
Revenue																	
Sales to external customers	35,979	22,030	63	6,170	4,688	32	(1)	-	100	-	-	-	-	-	42,148	26,718	58
Inter-segment sales	-	-	-	-	-	-	-	-	-	371	188	97	(369)	(235)	2	(47)	-
Total segment revenue	35,979	22,030	63	6,170	4,688	32	(1)	-	100	371	188	97	(369)	(235)	42,150	26,671	58
Results																	
Other income	282	30	840	314	2,656	(88)	56	32	100	6,887	430	1,502	(5,198)	(187)	2,341	2,961	(21)
Segment profit/(loss)	(4,841)	3,087	(257)	228	3,188	(93)	16	(852)	(102)	776	(1,672)	(146)	(5,001)	281	(8,822)	4,032	(319)

RESULTS FOR THE CUMULATIVE QUARTER

	30.06.2023 RM'000	Energy 30.06.2022 RM'000	Changes %	F&E 30.06.2023 RM'000	3 and Touris 30.06.2022 RM'000	m Changes %	30.06.2023 RM'000	anufacturing 30.06.2022 RM'000	Changes %	30.06.2023 RM'000	Investment 30.06.2022 RM'000	Changes %	Elimin 30.06.2023 RM'000	ations 30.06.2022 RM'000	30.06.2023 RM'000	Total 30.06.2022 RM'000	Changes %
Revenue																	
Sales to external customers	127,833	45,121	183	24,278	14,446	68	-	47	100	-	-	-	- (4.40.4)	-	152,111	59,614	155
Inter-segment sales		-			-			-		1,484	934	59	(1,484)			(48)	
Total segment revenue	127,833	45,121	183	24,278	14,446	68		47	100	1,484	934	59	(1,484)	(982)	152,111	59,566	155
Results																	
Other income	367	44	734	701	3,625	(81)	56	59	100	53,859	4,542	1,086	(5,817)	(988)	49,166	7,282	575
Segment profit/(loss)	(584)	4,526	(113)	6,143	5,257	17	(37)	(1,070)	(97)	41,836	(2,066)	(2,125)	(4,855)	265	42,503	6,912	515
Segment assets	203,923	201,024	1	119,461	113,976	5	206	216	(5)	351,674	331,677	6	(314,042)	(274,321)	361,222	372,572	(3)
Segment liabilities	220,402	221,361	(0)	57,655	81,901	(30)	1,850	1,883	(2)	75,580	92,646	(18)	(250,917)	(255,816)	104,570	141,975	(26)



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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 June 2023 and 30 June 2022 are as follows:

As at	As at
30.06.2023	30.06.2022
RM'000	RM'000

Capital expenditure

Approved but not contracted for: Property, plant and equipment

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.



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PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

15. PERFORMANCE REVIEW

(a) Current Quarter vs. Preceding Corresponding Quarter

In the fourth quarter of the financial year ended 30 June 2023 ("4Q FYE 2023"), the Group revenue increased 58.0% to RM42.15 million from RM26.67 million recorded in the preceding fourth quarter of the financial year ended 30 June 2022 ("4Q FYE2022"). The increase was primarily contributed by higher revenue from the Energy Sector.

Despite the increase in revenue, the Group reported a loss before tax ("LBT") of RM8.82 million in the quarter under review. The losses were due to the losses before tax recorded by the Energy Sector and Investment Sector.

Energy Sector

Revenue in the Energy Sector increased substantially by 63.3% to RM35.98 million year-on-year ("YOY") which was primarily boosted by the higher demand of electricity in Sabah. However, due to RM6.79 million impairment losses on plant and machineries as well as higher operating cost, the Energy Sector posted a LBT of RM4.84 million in the current quarter under review compared to a PBT of RM3.09 million recorded in the preceding corresponding quarter of FYE 2022. Excluding the impairment losses, this sector would have recorded a Profit Before Tax ("PBT") of RM1.95 million.

Food and Beverage ("F&B") and Tourism Sector

Revenue in the F&B and Tourism Sector also increased 31.6% to RM6.17 million from RM4.69 million reported in the preceding fourth quarter of FYE 2022. The increase in revenue was primarily contributed by the Matta Fair sales recognised in the Tourism Sector.

Despite the increase in revenue, this sector posted lower PBT of RM0.23 million, compared to a PBT of RM3.19 million (inclusive of a one-off fair value gain on investment property of RM2.43 million) recorded in the preceding correspondence quarter of FYE 2022. The lower PBT was due to higher operating cost for maintenance cost and manpower cost.

(b) Current Financial Year-to-Date vs. Preceding Corresponding Financial Year-to-Date

In FYE 2023 Group revenue increased 155.4% to RM152.11 million compared to RM59.57 million recorded in FYE 2022. This was largely contributed by the higher revenue from the Energy Sector.

The Group's Profit Before Tax ("PBT") increased substantially by more than five times to RM42.50 million from RM6.91 million achieved in FYE 2022. The higher PBT included a one-off net gain of RM43.36 million from the compulsory acquisition by the Government of Malaysia (net off incidental cost relating to the compulsory acquisition). Excluding the net gain from compulsory acquisition (Investment Sector) as well as the impairment losses on plant and machineries (Energy Sector), the Group would have recorded a PBT of RM5.94 million in FYE 2023.

Energy Sector

Revenue in the Energy Sector increased substantially by 183.3% to RM127.83 million YOY which was primarily boosted by a full year of operations in FYE 2023 (FYE 2022: Four months operations) and high demand of electricity in Sabah. However, due to the RM6.79 million impairment losses on plant and machineries and higher operating cost, the Energy Sector posted a LBT of RM0.58 million in FYE 2023 compared to a PBT of RM4.53 million recorded in FYE 2022. Excluding the impairment losses, this sector would have recorded a PBT of RM6.21 million.



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15. PERFORMANCE REVIEW (CONT'D)

(b) <u>Current Financial Year-to-Date vs. Preceding Corresponding Financial Year-to-Date</u>

F&B and Tourism Sector

Revenue in the F&B and Tourism Sector also increased 68.1% to RM24.28 million from RM14.45 million recorded in FYE 2022. The increase in revenue was primarily contributed by higher number of visitors from the full year of operations in FYE 2023 (FYE 2022: Nine months operations) and the recognition of sales from Matta Fair.

The sector's PBT increased to RM6.14 million in FYE 2023 from RM5.26 million recorded in FYE 2022. Excluding the fair value adjustment for both financial years, this sector would have recorded a 185% PBT increase, recording RM8.05 million in FYE 2023 compared to RM2.83 million in FYE 2022.

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

	Quarter Ended			
	30.06.2023	31.03.2023	Changes	
	RM'000	RM'000	%	
Revenue	42,150	36,852	14	
Cost of sales	(33,922)	(28,671)	18	
Gross profit	8,228	8,181	1	
Other income	2,341	363	545	
Administrative expenses	(9,055)	(5,836)	55	
Selling and marketing expenses	(228)	(147)	55	
Other expenses	(9,674)	(701)	1,280	
Operating profit/(loss)	(8,388)	1,860	(551)	
Finance costs	(434)	(655)	(34)	
Profit/(loss) before taxation	(8,822)	1,205	(832)	

The Group recorded LBT of RM8.82 million compared to PBT of RM1.21 million in the preceding quarter ended 31 March 2023. The decline in PBT was mainly due to impairment losses on assets and higher cost of sales incurred primarily due to the expenses related to the power plants' repair and maintenance costs as the engines has reached its maximum running hours.

17. COMMENTARY ON PROSPECTS

For the financial year ended 30 June 2024 ("FYE 2024"), the Group is cautiously expected to perform satisfactorily despite the challenging operating environment due to inflationary pressures, weaker Ringgit and volatile crude oil prices.

The Energy Sector will continue to drive the positive results, focusing on optimizing the generation and improving efficiency through effective maintenance schedules for both the hydro and diesel-fired power plants. However, costs of repair and maintenance will be adversely affected by the weaker Ringgit due to the spare parts costs.

The Tourism Sector is expected to contribute positively with the projected increase in tourist arrivals to Langkawi. Nevertheless, the performance of the Food and Beverage and Tourism Sector could be weighed down by the continued inflationary pressures resulting in an increase in raw materials, feedstock costs and reduced consumer's ability and willingness to spend.



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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

	Individua	I Quarter	Cumulativ	e Quarter
	30.06.2023	30.06.2022	30.06.2023	30.06.2022
	RM'000	RM'000	RM'000	RM'000
Current tax:				
Malaysian income tax	(994)	(650)	(2,413)	(652)
Deferred tax	(12,742)	(5,325)	(14,042)	(5,326)
Total income tax expense	(13,736)	(5,975)	(16,455)	(5,978)

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. STATUS OF UTILISATION OF PROCEEDS RAISED FROM CORPORATE PROPOSALS

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

21. TRADE RECEIVABLES

	As at 30.06.2023 RM'000	As at 30.06.2022 RM'000
Trade receivables	28,781	21,296
Less: Allowance for impairment	(12,363)	(12,628)
	16,418	8,668

The ageing analysis of the Group's trade receivables as at 30 June 2023 is as follows:

Current	14,128	8,064
Past due not impaired		
Less than 30 days	1,714	7
31 to 60 days	42	550
61 to 90 days	184	19
More than 90 days	350	28
	2,290	604
Impaired	12,363	12,628
	28,781	21,296



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22. BORROWINGS

Group loans and borrowings as at 30 June 2023 and 30 June 2022 denominated in Ringgit Malaysia were:

	As at 30.06.2023 RM'000	As at 30.06.2022 RM'000
Current		
Secured:		
Bank overdraft	1,521	5,494
Bank loans	8,000	13,119
	9,521	18,613
Non-current Secured:		
Bank loans	12,500	25,507
Total borrowings	22,021	44,120

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.



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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	
	30.06.2023	30.06.2022	30.06.2023	30.06.2022
	RM'000	RM'000	RM'000	RM'000
Profit attributable to owners of the Company	(22,558)	(1,546)	26,048	1,447
	Number of shares ('000)			
Weighted average number of ordinary shares in issue	459,415	459,415	459,415	459,415
Basic earnings per share (sen)	(4.91)	(0.34)	5.67	0.31

(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 28 August 2023.

By order of the Board.

Date: 28 August 2023