



EDEN INC. BERHAD

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

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



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 2023**

Note	Individual Quarter 3 months ended			Cumulative Quarter 3 months ended		
	30.09.2023 (RM'000)	30.09.2022 (RM'000)	Changes %	30.09.2023 (RM'000)	30.09.2022 (RM'000)	Changes %
Revenue	40,014	34,206	17	40,014	34,206	17
Cost of sales	(30,199)	(25,202)	20	(30,199)	(25,202)	20
Gross profit	9,815	9,004	9	9,815	9,004	9
Other income	1,239	45,719	(97)	1,239	45,719	(97)
Administrative expenses	(6,550)	(5,374)	22	(6,550)	(5,374)	22
Selling and marketing expenses	(326)	(151)	116	(326)	(151)	116
Other expenses	(739)	(712)	4	(739)	(712)	4
Operating profit	3,439	48,486	(93)	3,439	48,486	(93)
Finance costs	(351)	(870)	(60)	(351)	(870)	(60)
Profit before taxation	3,088	47,616	(94)	3,088	47,616	(94)
Taxation	(1,077)	(802)	34	(1,077)	(802)	34
Profit for the year representing total comprehensive income for the year	2,011	46,814	(96)	2,011	46,814	(96)
Total comprehensive income attributable to:						
Equity holders of the Company	2,011	46,814	(96)	2,011	46,814	(96)
Non-controlling interests	-	-	-	-	-	-
	2,011	46,814	(96)	2,011	46,814	(96)
Earnings per share attributable to equity holders of the Company (sen)						
- Basic	0.44	10.19		0.44	10.19	

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 2023 and the accompanying explanatory notes attached to these interim financial statements.

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2023**

	Note	As At 30.09.2023 RM'000 (Unaudited)	As At 30.06.2023 RM'000 (Audited)
Assets			
Non-current assets			
Property, plant and equipment	11	29,802	30,787
Right-of-use assets		17,779	18,371
Investment properties		180,118	180,118
Deferred tax assets		11,744	12,245
Other investments		101	101
		<u>239,544</u>	<u>241,622</u>
Current assets			
Inventories		5,536	5,060
Trade and other receivables		38,418	29,372
Amount due from immediate holding company		41,326	41,326
Tax recoverable		112	112
Cash and bank balances		41,643	42,897
		<u>127,035</u>	<u>118,767</u>
Total assets		<u>366,579</u>	<u>360,389</u>
Equity and liabilities			
Equity attributable to equity holders of the Company			
Share capital		332,260	332,260
Fair value reserve		93	93
Accumulated losses		(74,204)	(76,215)
		<u>258,149</u>	<u>256,138</u>
Non-controlling interests		<u>(1,653)</u>	<u>(1,653)</u>
Total equity		<u>256,496</u>	<u>254,485</u>
Non-current liabilities			
Borrowings	22	10,500	12,500
Lease liabilities		2,624	2,531
Deferred tax liabilities		18,887	18,887
		<u>32,011</u>	<u>33,918</u>
Current liabilities			
Trade and other payables		60,109	52,324
Borrowings	22	9,496	9,521
Lease liabilities		489	848
Deferred income		-	513
Tax payable		7,978	8,780
		<u>78,072</u>	<u>71,986</u>
Total liabilities		<u>110,083</u>	<u>105,904</u>
Total equity and liabilities		<u>366,579</u>	<u>360,389</u>
Net assets per share (RM)		0.56	0.56

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 2023 and the accompanying explanatory notes attached to these interim financial statements.

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

	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 2023	332,260	93	(76,215)	256,138	(1,653)	254,485
Total comprehensive income	-	-	2,011	2,011	-	2,011
As at 30 September 2023	332,260	93	(74,204)	258,149	(1,653)	256,496
As at 1 July 2022	332,260	86	(100,078)	232,268	(1,671)	230,597
Total comprehensive income	-	-	46,814	46,814	-	46,814
As at 30 September 2022	332,260	86	(53,264)	279,082	(1,671)	277,411

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 2023 and the accompanying explanatory notes attached to these interim financial statements.



EDEN INC. BERHAD (197701005144 (36216-V))

(Incorporated in Malaysia)

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

	3 months 30.09.2023 RM'000	3 months 30.09.2022 RM'000
Cash flow from operating activities		
Profit before taxation	3,088	47,616
Adjustment for:		
Interest income	(260)	(34)
Interest expense	351	870
Depreciation of property, plant and equipment	1,099	1,093
Amortisation of right-of-use assets	498	551
Amortisation of deferred income	519	357
Net gain on compulsory disposal of investment properties	-	(45,359)
Operating cash flows before changes in working capital	<u>5,295</u>	<u>5,094</u>
<u>Changes in working capital</u>		
Changes in inventories	(476)	(968)
Changes in trade and other receivables	(9,046)	4,007
Changes in trade and other payables	6,454	2,420
Cash generated from operating activities	<u>2,227</u>	<u>10,553</u>
Net income tax paid	(1,345)	(802)
Interest paid	(351)	(870)
Net cash generated from/(used in) operating activities	<u>531</u>	<u>8,881</u>
Cash flows from investing activities		
Purchase of property, plant and equipments	(20)	(34)
Proceeds from disposal of investment property	-	76,864
Interest received	260	34
Net cash generated from/(used in) investing activities	<u>240</u>	<u>76,864</u>
Cash flows from financing activities		
Increase/(decrease) in fixed deposits pledged	(2)	-
Net repayment of term loans and lease liabilities	(2,000)	(9,517)
Net cash generated from/(used in) financing activities	<u>(2,002)</u>	<u>(9,517)</u>
Net decrease in cash and cash equivalents	(1,231)	76,228
Cash and cash equivalent at beginning of year	41,101	2,996
Cash and cash equivalents at end of period	<u>39,870</u>	<u>79,224</u>
Cash and cash equivalents comprise the following:		
Cash and bank balances	41,643	84,962
Pledged fixed deposits	(277)	(240)
Bank overdraft	(1,496)	(5,498)
	<u>39,870</u>	<u>79,224</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 2023 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 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 2023.

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 2023.

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 2023.

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

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	
	30.09.2023 RM'000	30.09.2022 RM'000	30.09.2023 RM'000	30.09.2022 RM'000
Interest income:				
Fixed deposits	260	34	260	34
	<u>260</u>	<u>34</u>	<u>260</u>	<u>34</u>
Other income:				
Rental income	-	245	-	245
Gain on compulsory disposal of investment property	-	45,359	-	45,359
Miscellaneous income	979	81	979	81
	<u>979</u>	<u>45,685</u>	<u>979</u>	<u>45,685</u>
	<u>1,239</u>	<u>45,719</u>	<u>1,239</u>	<u>45,719</u>

9. OTHER EXPENSES

	Individual Quarter		Cumulative Quarter	
	30.09.2023 RM'000	30.09.2022 RM'000	30.09.2023 RM'000	30.09.2022 RM'000
Depreciation of plant, property and equipment	241	161	241	161
Amortisation of right of use assets	498	551	498	551
	<u>739</u>	<u>712</u>	<u>739</u>	<u>712</u>

10. SEGMENTAL INFORMATION

Segmental results by business activities:

RESULTS FOR THE INDIVIDUAL QUARTER

	Energy			F&B and Tourism			Manufacturing			Investment			Eliminations		Total		
	30.09.2023 RM'000	30.09.2022 RM'000	Changes %	30.09.2023 RM'000	30.09.2022 RM'000	Changes %	30.09.2023 RM'000	30.09.2022 RM'000	Changes %	30.09.2023 RM'000	30.09.2022 RM'000	Changes %	30.09.2023 RM'000	30.09.2022 RM'000	30.09.2023 RM'000	30.09.2022 RM'000	Changes %
Revenue																	
Sales to external customers	32,116	28,124	14	7,899	6,082	30	-	-	-	-	-	-	-	-	40,015	34,206	17
Inter-segment sales	-	-	-	-	-	-	-	-	-	375	371	1	(376)	(371)	(1)	-	-
Total segment revenue	32,116	28,124	14	7,899	6,082	30	-	-	100	375	371	1	(376)	(371)	40,014	34,206	17
Results																	
Other income	17	13	31	21	111	(81)	-	-	100	1,414	45,802	(97)	(213)	(207)	1,239	45,719	(97)
Segment profit/(loss)	1,997	1,283	56	1,650	2,210	(25)	-	(53)	(100)	(891)	44,199	(102)	332	(23)	3,088	47,616	(94)

RESULTS FOR THE CUMULATIVE QUARTER

	Energy			F&B and Tourism			Manufacturing			Investment			Eliminations		Total		
	30.09.2023 RM'000	30.09.2022 RM'000	Changes %	30.09.2023 RM'000	30.09.2022 RM'000	Changes %	30.09.2023 RM'000	30.09.2022 RM'000	Changes %	30.09.2023 RM'000	30.09.2022 RM'000	Changes %	30.09.2023 RM'000	30.09.2022 RM'000	30.09.2023 RM'000	30.09.2022 RM'000	Changes %
Revenue																	
Sales to external customers	32,116	28,124	14	7,899	6,082	30	-	-	-	-	-	-	-	-	40,015	34,206	17
Inter-segment sales	-	-	-	-	-	-	-	-	-	375	371	1	(376)	(371)	(1)	-	-
Total segment revenue	32,116	28,124	14	7,899	6,082	30	-	-	100	375	371	1	(376)	(371)	40,014	34,206	17
Results																	
Other income	17	13	31	21	111	(81)	-	-	100	1,414	45,802	(97)	(213)	(207)	1,239	45,719	(97)
Segment profit/(loss)	1,997	1,283	56	1,650	2,210	(25)	-	(53)	(100)	(891)	44,199	(102)	332	(23)	3,088	47,616	(94)
Segment assets	191,722	209,417	(8)	101,601	115,000	(12)	124	206	(40)	341,089	375,698	(9)	(267,957)	(289,804)	366,579	410,517	(11)
Segment liabilities	226,283	228,714	(1)	56,420	57,110	(1)	1,880	1,926	(2)	62,751	92,469	(32)	(237,251)	(247,114)	110,083	133,105	(17)

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 2023.

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 2023 and 30 June 2023 are as follows:

	As at 30.09.2023 RM'000	As at 30.06.2023 RM'000
Capital expenditure		
Approved but not contracted for:		
Property, plant and equipment	5,839	1,381

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) Current Quarter vs. Preceding Corresponding Quarter

For the quarter ended 30 September 2023 ("1Q FYE 2024"), the Group's revenue increased by RM5.81 (17%) million to RM40.01 million from RM34.21 million reported in the corresponding quarter ended 30 September 2022 ("1Q FYE 2023"). All sectors recorded revenue growth during the quarter.

The Group recognised a gain on compulsory acquisition of RM45.36 million in 1Q FYE2023. Without the gain the Group had posted a 37% increase in Profit Before Tax ("PBT") of RM3.09 million in 1Q FYE 2024 compared to PBT of RM2.26 million in 1Q FYE 2023.

Energy Segment

Revenue in the Energy segment increased by 14% to RM32.12 million compared to RM28.12 million recorded in 1Q FYE 2023, primarily boosted by the higher demand of electricity in Sabah.

In line with higher revenue, the segment's PBT improved to RM2.0 million from RM1.28 million recorded in 1Q FYE 2023. The significant increase in PBT by 57% was achieved due to reduction in external outages in the Sungai Kenerong Plant which mitigated the adverse impact on the increase of fuel price and spare parts cost in the Libaran Plant.

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

Revenue in the F&B and Tourism segment had also increased by 30% to RM7.90 million from RM6.08 million reported in 1Q FYE 2023. The increase in revenue was partly contributed by the commencement of F&B operation at Bank Negara which had compensated the lower than expected number of visitors to the UWL.

Despite the increase in revenue, this segment posted lower PBT of RM0.56 million, compared to a PBT of RM2.21 million in 1Q FYE 2023. The lower PBT was due to higher manpower cost and lower sales as well as its corresponding margin.

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

	Quarter Ended		
	30.09.2023 RM'000	30.06.2023 RM'000	Changes %
Revenue	40,014	42,150	(5)
Cost of sales	(30,199)	(33,922)	(11)
Gross profit	9,815	8,228	19
Other income	1,239	2,341	(47)
Administrative expenses	(6,550)	(9,055)	(28)
Selling and marketing expenses	(326)	(228)	43
Other expenses	(739)	(9,674)	(92)
Operating profit/(loss)	3,439	(8,388)	(141)
Finance costs	(351)	(434)	(19)
Profit/(loss) before taxation	3,088	(8,822)	(135)

The Group recorded PBT of RM3.09 million compared to LBT of RM8.82 million in the preceding quarter ended 30 June 2023. The improved PBT recorded during the quarter was mainly due to the absence of impairment losses on assets in the Energy segment and lower operating expenses group wide.

17. COMMENTARY ON PROSPECTS

The Group expects to perform satisfactorily in the financial year ending 30 June 2024 despite the challenging operating environment due to inflationary pressures, weaker Ringgit and volatile crude oil prices.

The Energy segment 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.

Tourism segment will work closely with the local tourism authorities and business partners to secure the projected higher visitors to Underwater World Langkawi whilst the Food and Beverage segment will continue to procure strategic partners to expand its operations. Nevertheless, the Group remains cautious on the performance of the Food and Beverage and Tourist segment which 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.

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	
30.09.2023	30.09.2022	30.09.2023	30.09.2022
RM'000	RM'000	RM'000	RM'000
Current tax:			
	(576)	(561)	(576)
Malaysian income tax	(576)	(561)	(576)
Deferred tax	(501)	(241)	(501)
Total income tax expense	(1,077)	(802)	(1,077)

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 30.09.2023 RM'000	As at 30.06.2023 RM'000
Trade receivables	24,582	17,722
Less: Allowance for impairment	<u>(1,213)</u>	<u>(1,213)</u>
	<u>23,369</u>	<u>16,509</u>

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

Current	13,648	15,332
<i>Past due not impaired</i>		
Less than 30 days	8,164	232
31 to 60 days	292	141
61 to 90 days	916	799
More than 90 days	349	5
	9,721	1,177
Impaired	<u>1,213</u>	<u>1,213</u>
	<u>24,582</u>	<u>17,722</u>

22. BORROWINGS

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

	As at 30.09.2023 RM'000	As at 30.06.2023 RM'000
Current		
Secured:		
Bank overdraft	1,496	1,521
Bank loans	<u>8,000</u>	<u>8,000</u>
	<u>9,496</u>	<u>9,521</u>
Non-current		
Secured:		
Bank loans	<u>10,500</u>	<u>12,500</u>
Total borrowings	<u>19,996</u>	<u>22,021</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	
	30.09.2023 RM'000	30.09.2022 RM'000	30.09.2023 RM'000	30.09.2022 RM'000
Profit attributable to owners of the Company	2,011	46,814	2,011	46,814
	Number of shares ('000)			
Weighted average number of ordinary shares in issue	459,414	459,414	459,414	459,414
Basic earnings per share (sen)	0.44	10.19	0.44	10.19

(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 23 November 2023.

By order of the Board.

Date: 23 November 2023