

MAGNA PRIMA BERHAD

Registration No.: 199501040315 (369519-P)

(Incorporated in Malaysia)

Interim Financial Statements

31 DECEMBER 2023

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Interim Financial Statements - 31 DECEMBER 2023

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MAGNA PRIMA BERHAD

Registration No.: 199501040315 (369519-P)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2023

(The figures have not been audited)

	AS AT 31/12/2023 RM'000 (Unaudited)	AS AT 31/12/2022 RM'000 (Audited)
ASSETS		
Non-Current Assets		
Property, plant and equipment	203	111
Right-use-of-assets	-	-
Investment properties	300,000	369,650
Land held for property development	1,016	112,979
Goodwill on consolidation	-	-
Trade receivables	-	-
Deferred tax assets	-	-
	<u>301,219</u>	<u>482,739</u>
Current Assets		
Inventories	61,325	64,300
Contract assets	-	-
Trade and other receivables	24,796	27,816
Tax recoverable	-	86
Cash held under Housing Development Accounts	1,073	840
Fixed and short term deposits with licensed banks	27	202
Cash and bank balances	75	6,569
TOTAL CURRENT ASSETS	<u>87,296</u>	<u>99,814</u>
Non-current assets held for sale	-	-
TOTAL ASSETS	<u><u>388,514</u></u>	<u><u>582,554</u></u>
EQUITY AND LIABILITIES		
Equity attributable to Owners of the Company		
Share capital	150,945	150,945
Share premium	0	-
Treasury shares	(2,385)	(2,385)
Other reserves	14,218	14,335
Retained profits	130,357	257,762
	<u>293,134</u>	<u>420,657</u>
Non-controlling interests	-	1,697
TOTAL EQUITY	<u>293,134</u>	<u>422,354</u>
Non-Current Liabilities		
Borrowings	17,812	17,812
Lease liability	-	-
Deferred tax liabilities	14,060	21,025
	<u>31,872</u>	<u>38,837</u>
Current Liabilities		
Trade and other payables	24,490	22,058
Contract liabilities	-	-
Borrowings	28,713	88,217
Lease liability	98	-
Current tax liabilities	10,207	11,088
	<u>63,508</u>	<u>121,362</u>
TOTAL LIABILITIES	<u>95,379</u>	<u>160,200</u>
TOTAL EQUITY AND LIABILITIES	<u><u>388,514</u></u>	<u><u>582,554</u></u>
Net assets per share of RM0.25 each attributable to Owners of the Company (RM)	<u>0.73</u>	<u>1.05</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.

MAGNA PRIMA BERHAD

Registration No.: 199501040315 (369519-P)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the quarter and period to-date ended 31 December 2023

(The figures have not been audited)

	3 months ended		12 months ended	
	31/12/2023 RM'000	31/12/2022 RM'000	31/12/2023 RM'000	31/12/2022 RM'000
Revenue	25,000	81,600	46,000	85,350
Cost of sales	(25,544)	(65,412)	(55,796)	(66,626)
Gross profit	(544)	16,188	(9,796)	18,724
Other operating income	13,109	107,062	13,735	160,798
Selling and distribution expenses	-	0	(460)	(116)
Administration expenses	(737)	(1,156)	(3,377)	(4,032)
Other operating expenses	(127,853)	(112,284)	(128,048)	(112,906)
Profit/(Loss) before interest and tax	(116,025)	9,810	(127,947)	62,468
Finance costs	(71)	(3,401)	(5,341)	(13,235)
Profit/(Loss) before taxation	(116,096)	6,409	(133,288)	49,233
Taxation	6,059	(14)	5,882	(174)
Profit/(Loss) for the period	(110,037)	6,394	(127,405)	49,059
Other comprehensive income / (expense) :				
Items that may be reclassified subsequently to profit or loss				
Currency translation differences	(299)	(1,834)	(117)	(2,285)
Other comprehensive income for the period	(299)	(1,834)	(117)	(2,285)
Total comprehensive income for the period	(110,336)	4,560	(127,522)	46,774
Profit/(Loss) attributable to:				
Owners of the Company	(110,064)	3,109	(127,405)	46,644
Non-controlling interests	28	3,285	-	2,415
	(110,037)	6,394	(127,405)	49,059
Total comprehensive income/(expense) attributable to:				
Owners of the Company	(110,363)	1,275	(127,522)	44,359
Non-controlling interests	28	3,285	-	2,415
	(110,336)	4,560	(127,522)	46,774
Earnings per share attributable to Owners of the Company:				
- Basic (sen)	(27.57)	0.78	(31.92)	11.69

The Condensed Consolidated Statement of Profit or Loss And Other Comprehensive Income 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.

MAGNA PRIMA BERHAD

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(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the period ended 31 December 2023

(The figures have not been audited)

	Attributable to Owners of the Company								
	Non-Distributable					Distributable		Non-controlling Interests	Total Equity
	Share capital	Share premium	Treasury shares	Capital reserve	Translation reserve	Retained profit/(loss)	Total		
RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
Balance as at 1 January 2023	150,945	-	(2,385)	19,706	(5,372)	257,762	420,657	1,697	422,354
Profit / (Loss) for the year	-	-	-	-	-	(127,405)	(127,405)	-	(127,405)
Other comprehensive expense for the year	-	0	-	-	(117)	-	(117)	(1,697)	(1,814)
Total comprehensive income / (expense) for the year	-	0	-	-	(117)	(127,405)	(127,522)	(1,697)	(129,219)
Balance as at 31 December 2023	150,945	0	(2,385)	19,706	(5,488)	130,357	293,135	-	293,135
Balance as at 1 January 2022 (restated)	150,945	-	(2,385)	19,706	(3,086)	211,119	376,298	(717)	375,581
Profit / (Loss) for the year	-	-	-	-	-	46,644	46,644	2,415	49,059
Other comprehensive income for the year	-	-	-	-	(2,285)	-	(2,285)	-	(2,285)
Total comprehensive income / (expense) for the year	-	-	-	-	(2,285)	46,644	44,359	2,415	46,774
Balance as at 31 December 2022	150,945	-	(2,385)	19,706	(5,372)	257,762	420,657	1,697	422,354

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 explanatory notes attached to the interim financial statements.

MAGNA PRIMA BERHAD

Registration No.: 199501040315 (369519-P)

(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

For the period ended 31 December 2023

(The figures have not been audited)

	12 months 31/12/2023 RM'000	12 months 31/12/2022 RM'000
Cash Flows From Operating Activities		
(Loss) /Profit before taxation	(133,288)	49,233
Adjustments for :-		
Depreciation of property, plant and equipment	44	41
Depreciation of right-of-use asset	-	41
Net provision/(reversal) of expected credit loss allowance on:-		
'- other receivables		92,701
Net gain on disposal of property, plant & equipment	-	(1,970)
Revaluation of Property, plant and equipment	69,650	-
(Gain)/Loss on reversal deconsolidation of a subsidiary	354	-
Property, plant and equipment written off	(136)	-
(Gain)/Loss on deconsolidation of a subsidiary	-	(155,240)
Finance income	(18)	(57)
Finance expense	5,341	13,235
Operating profit before changes in working capital	(58,053)	(2,016)
Changes in working capital		
Land held for property development	111,963	(144)
Inventories	2,976	67,537
Trade and other receivables/payables	2,105	(69,735)
	117,044	(2,342)
Net cash generated from/(used in) operations	58,990	(4,358)
Interest paid	(5,341)	(13,235)
Interest received	18	57
Tax paid	(795)	(687)
Tax refund	-	-
	(6,118)	(13,865)
Net cash generated from/(used in) operating activities	52,873	(18,223)
Cash Flows From Investing Activities		
Net cash (outflow)/inflow from disposal of subsidiary companies	-	(649)
Net proceeds from disposal of non-current asset held for sales	-	56,000
Net cash inflow/(outflow) from deconsolidation of the subsidiary	214	-
Net cash generated from investing activities	214	55,351
Cash Flows From Financing Activities		
Repayment of bank borrowings	(59,515)	(41,232)
Drawdown of bank borrowings	109	-
Net cash used in financing activities	(59,406)	(41,232)
Net change in cash & cash equivalents	(6,320)	(4,104)
Cash & cash equivalents at the beginning of the financial year	7,611	11,700
Effect of exchange rate changes	(117)	15
Cash & cash equivalents at the end of the financial year	1,175	7,611

Cash and cash equivalents at the end of the financial year comprises:

	As at 31/12/2023 RM'000	As at 31/12/2022 RM'000
Cash and bank balances	75	6,569
Cash held under Housing Development Accounts	1,073	840
Fixed and short term deposits with licensed banks	27	202
	1,175	7,611

The Condensed Consolidated Statement of Cash Flows 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.

A Explanatory Notes Pursuant To MFRS 134

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirement of MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial statements should be read in conjunction with the audited financial statements of the Company for the financial year ended 31 December 2022.

Significant Accounting Policies

The significant accounting policies and methods of computation applied in the unaudited interim financial statements are consistent with those adopted in the most recent audited annual financial statements for the financial year ended 31 December 2022, except for the adoption of the following New and Revised Malaysian Financial Reporting Standards ("MFRSs") and amendments/Improvements to MFRS and New IC Interpretations ("IC Int") for financial periods beginning on or after 1 January 2022:-

Amendments to MFRS 3, "Business Combinations" (Reference to the Conceptual Framework)
 Amendments to MFRS 116, "Property, Plant and Equipment" (Proceeds before Intended Use)
 Amendments to MFRS 137, "Provision, Contingent Liabilities and Contingent Assets" (Onerous Contracts – Cost of Fulfilling a Contract)
 Annual Improvements to MFRSs Standard 2018 to 2020

As at the date of authorisation of the interim financial report, the following new MFRSs, amendments/Improvements to MFRSs and IC Interpretations were issued but not yet effective and have not been adopted by the Group:-

Annual period beginning on or after 1 January 2023

- MFRS 17, "Insurance Contracts"
- Amendments to MFRS 17, "Insurance Contracts"
- Amendments to MFRS 101, "Presentation of Financial Statements" (Classification of Liabilities as Current or Non-current)
- Amendments to MFRS 101, "Presentation of Financial Statements" (Disclosure of Accounting Policies)
- Amendments to MFRS 108, "Accounting Policies, Changes in Accounting Estimates and Errors" (Definition of Accounting Estimates)
- Amendments to MFRS 112, "Income Taxes" (Deferred Tax related to Assets and Liabilities arising from a Single Transaction)

Effective date yet to be determined by the Malaysian Accounting Standard Board

- 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)

A2 Auditors' Report For The Financial Year Ended 31 December 2022

The auditors' report on the financial statements for the financial year ended 31 December 2022 was not subjected to any qualification.

A3 Seasonal or Cyclical Factors

The Group's operations during the financial year under review were not materially affected by any seasonal or cyclical factors.

A4 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items which affect the assets, liabilities, equity, net income or cash flows of the Group for the current quarter and current financial period under review.

A5 Material Changes in Estimates of Amounts

There were no changes in estimates that have had any material effect on the results for the current quarter and current financial year under review.

A6 Debts and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities during the current financial period, except:

1) Share buy back

The Company repurchased 2,285,500 ordinary shares at an average price of RM1.044 each of its issued share capital from the open market.

	No. of Treasury Shares Units	Treasury Shares RM
Balance as at 31 December 2023	2,285,500	2,385,431

None of the treasury shares held were resold or cancelled during the period under review.

A7 Dividends Paid

No dividend was paid during the quarter under review.

A8 Segmental Analysis

The Group's segmental reports for the current financial year are as follows:

By operating segment :

	Property Dev't RM'000	Const. & Engineering RM'000	Trading RM'000	Non- reportable segments RM'000	Intersegment eliminations RM'000	Consolidated RM'000
Year ended 31/12/2023 :						
Total revenue	46,000	-	-	-	-	46,000
Intersegment revenue	-	-	-	155	(155)	-
Segment revenue :	46,000	-	-	155	(155)	46,000
Primary geographical markets:						
Australia	-	-	-	-	-	-
Malaysia	46,000	-	-	155	(155)	46,000
	46,000	-	-	155	(155)	46,000
Nature of product						
Commercial properties	46,000	-	-	155	(155)	46,000
Residential properties	-	-	-	-	-	-
	46,000	-	-	155	(155)	46,000
Segment profit / (loss) before tax :	(98,614)	(45)	(9)	63,683	(98,303)	(133,288)
<i>Included in the segment profit / (loss) are :-</i>						
Finance income	(17)	-	-	(1)	-	(18)
Segment assets :	644,518	-	0	530,250	(786,253)	388,514
Segment liabilities :	462,403	3,886	2,384	209,567	(582,860)	95,380

Major customers

The Group is engaged primarily in property development and sells real estate properties by individual units to the mass market. As such, the Group does not have reliance on any particular major customer.

A9 Property, Plant and Equipment

Investment properties are stated at fair value, which has been determined base on the valuations performed by independent valuer. The fair value of the properties has been determined using comparison method depending on the nature of the property.

A10 Material Events Subsequent to the End of the Period

On 18 January 2024, Twinicon (M) Sdn Bhd ("TMSB"), a wholly-owned subsidiary of the Company, has entered into a conditional development agreement ("Development Agreement") with Golden Rainbow View Sdn Bhd to undertake a mixed development on five (5) parcels of adjoining freehold land held under Geran 4628 to 4632, Lot 124 to Lot 128, Seksyen 44, Town and District of Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur measuring approximately 10,587.50 square metres located in Kuala Lumpur, in accordance with the terms and conditions set out in the Development Agreement, whereby TMSB shall be entitled to 10% of the gross development value ("GDV") of the Project, subject to a minimum sum of RM350,000,000 for contributing the Development Land to the Developer pursuant to the Proposed Joint Development.

The Proposed Joint Development allows the unlocking and monetisation of the Development Land at a consideration that represents a premium of RM201.8 million to the initial cost of investment and premium of RM50.0 million or approximately 16.67% to the market value of RM300.0 million as ascribed by the Valuer.

The Landowner's Entitlement allows the Group to generate additional cashflows, which can now be redeployed for the Group's existing and future development projects.

The Group will have greater financial flexibility to meet its current funding obligations as well as potentially free up its capital to pursue future business opportunities.

The Proposed Joint Development is subject to the approvals being obtained from the following:-

- (i) the shareholders of the Company at the EGM of MPB to be convened; and
- (ii) any other relevant authorities / parties, if required.

The Proposed Joint Development is not conditional upon any other proposal undertaken or to be undertaken by the Company.

A11 Changes in the Composition of the Group

On 4 November 2023, the Company has completed the acquisition of the remaining 30% equity interest of the issued share capital of Magna Ecocity Sdn. Bhd. ("Magna Ecocity") comprising 1,114,286 ordinary shares ("the Sale Shares") for a purchase consideration of RM45,576,837.10, the Sale and Purchase Agreement were signed on 3 August 2023.

On 4 November 2023, the Company has completed the disposal of its 100% equity interest in 33 Sentral Park Sdn. Bhd. ("33 Sentral Park") comprising 2,600,000 ordinary shares for a total consideration of Ringgit Malaysia Sixty Five Million (RM65,000,000.00), the Sale and Purchase Agreement were signed on 4 August 2023.

On 8 December 2023, Crossborder Team (M) Sdn. Bhd. ("Crossborder"), its wholly-owned subsidiary of the Company was informed by Malaysian Department of Insolvency that Crossborder is under liquidation, and the Company is in the midst to resolve the matter with the liquidator. The winding up was resultant from non payment of penalties and interest due to Inland Revenue Board ("IRB") but the proceedings were not formally brought to the attention of the Company. The Company will apply to terminate the winding up after resolving the issues with the IRB.

On 2nd February 2024, Pavilion Uptrend Sdn Bhd ("Pavilion Uptrend"), a 70% owned subsidiary of the Group had been struck off and dissolved from the Register of the Companies Commission of Malaysia under Section 550 of the Companies Act, 2016.

Save for the above mentioned, there were no changes in the composition of the Group during the current financial period, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructurings, and discontinued operations.

A12 Contingent Liabilities

Details of contingent liabilities of the company are as follows :

Company	As at 31/12/2023 RM'000	As at 31/12/2022 RM'000
	Utilised portion of corporate guarantees given to financial institutions for facilities granted to subsidiary companies:	
- Secured on assets of subsidiary companies	46,525	106,029
- Unsecured	-	-
	46,525	106,029

B Bursa Malaysia Listing Requirements

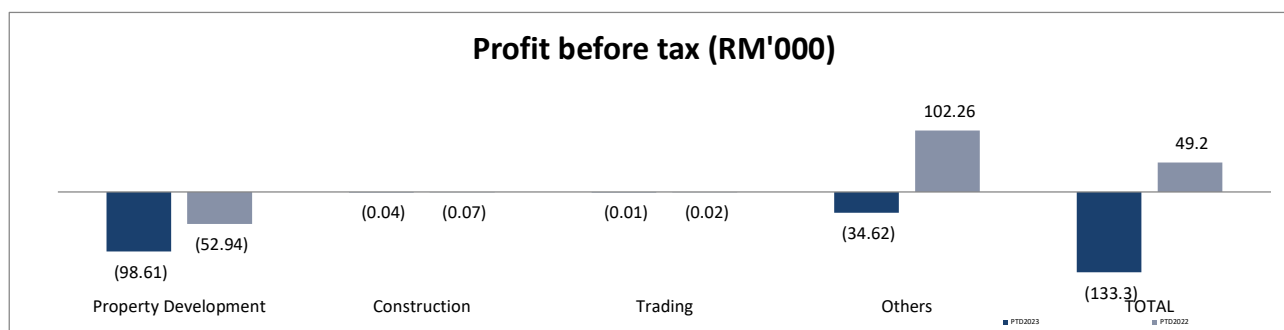
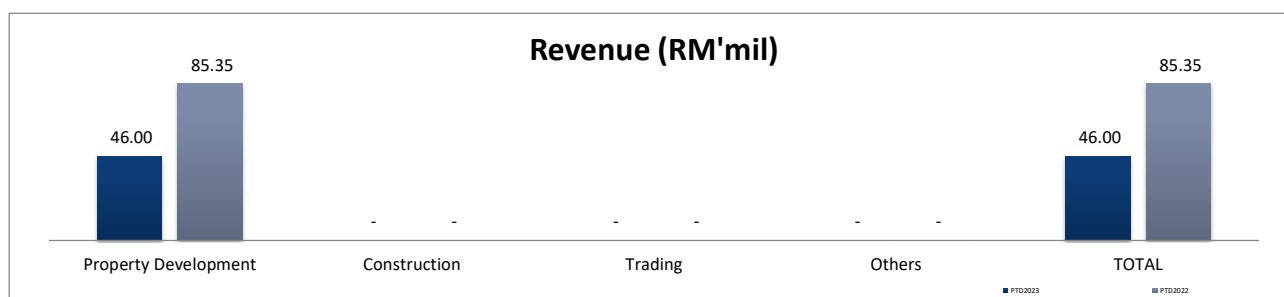
B1 Review of Performance - Comparison with Previous Corresponding Period and Quarter

	3 months ended			12 months ended		
	31/12/2023 RM'000	31/12/2022 RM'000	Changes %	31/12/2023 RM'000	31/12/2022 RM'000	Changes %
Revenue	25,000	81,600	(69%)	46,000	85,350	-46%
Cost of sales	(25,544)	(65,412)	(61%)	(55,796)	(66,626)	(16%)
Gross profit	(544)	16,188	(103%)	(9,796)	18,724	(152%)
Profit/(Loss) before interest and tax	(116,025)	9,810		(127,947)	62,468	
Profit/(Loss) before taxation	(116,096)	6,409		(133,288)	49,233	
Profit/(Loss) for the period	(110,037)	6,394		(127,405)	49,059	
Profit/(Loss) attributable to:						
Owners of the Company	(110,064)	3,109		(127,405)	46,644	

For the 12 months ending 31 December 2023, the Group achieved a revenue of RM46.0 million, compared to previous corresponding period amounting to RM85.3 million and an increase for loss before tax of RM-133.3 million compared to profit of RM49.2 million recorded in the previous corresponding period ended 31 December 2022.

Revenue and loss before tax in the current Quarter ended 31 December 2023 recorded at RM25.0million and RM-116.09million, compared to Revenue in the previous corresponding Quarter at RM81.6 million, and profit before tax at RM6.41 million, decrease due to the fair value adjustment of RM69.5million of an Investment Property as ascribed by the Valuer, and also the impairment of goodwill of RM43.93million of the disposal of its subsidiary company in the current Quarter.

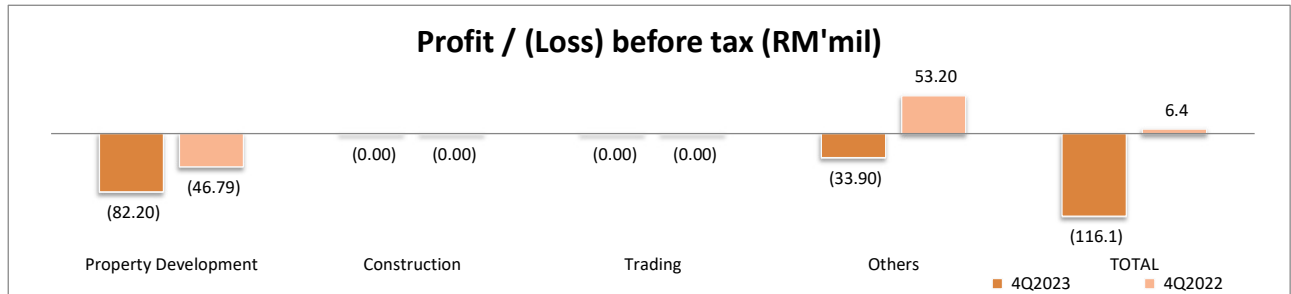
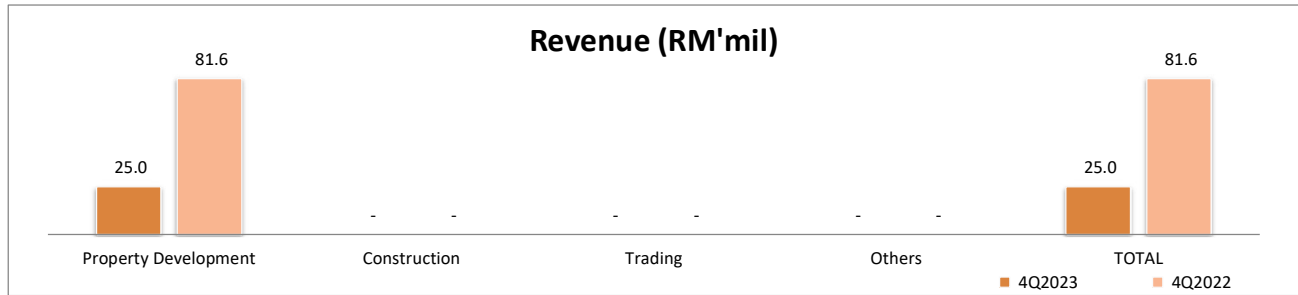
B1 Review of Performance - Comparison with Previous Corresponding Period and Quarter (cont'd)



For the current quarter ended 31 December 2023, the Group recorded a revenue of RM25.00 million, an decrease of revenue from RM81.60 million compared to the previous corresponding quarter ended 31 December 2022.

The loss before tax for the current quarter is RM116.10 million, an increase losses as compared to profit before tax of RM6.4 million in the previous corresponding quarter emded 31 December 2022.

This is mainly due to the due to the fair value adjustment of RM69.5million of an Investment Property as ascribed by the Valuer, and also the impairment of goodwill of RM43.93million of the disposal of its subsidiary company in the current Quarter.



Property Development

The property development segment recorded a revenue of RM25.0 million and loss before tax of RM82.20 million in the current quarter compared to revenue of RM81.60 million and loss before tax of RM46.79 million in the previous corresponding quarter.

Construction & Engineering

The Construction & Engineering segment registered no revenue and loss before tax of RM0.00 million in current quarter as compared to no revenue and loss before tax of RM0.00 million in the previous corresponding quarter.

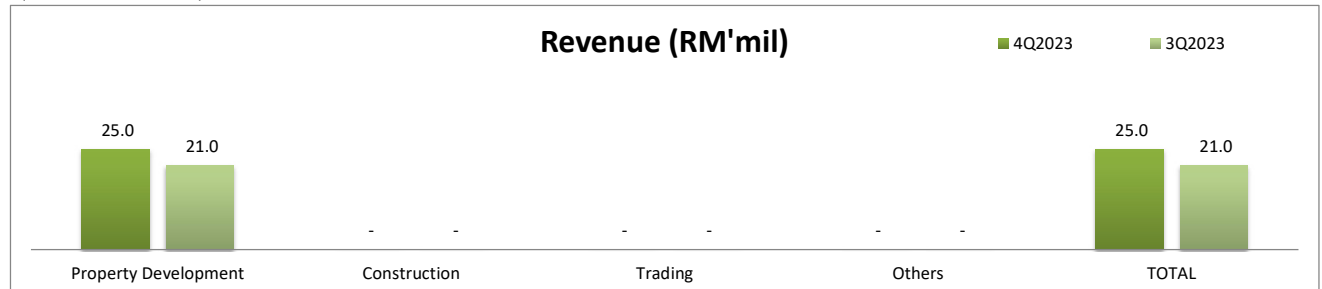
Trading

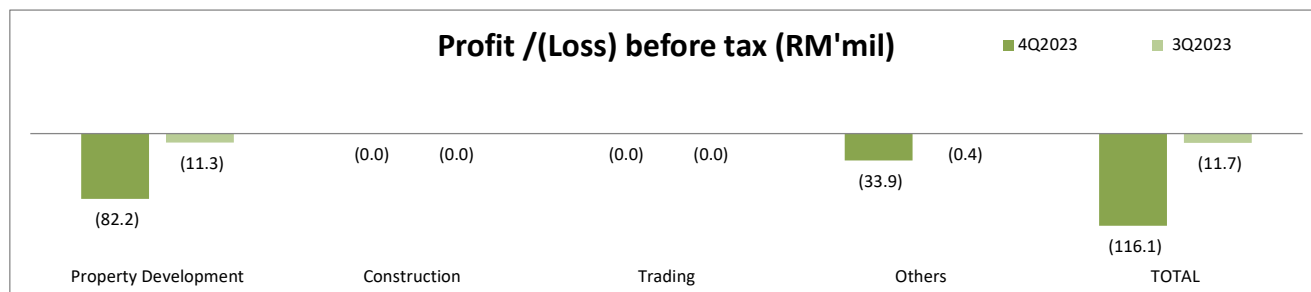
Trading segment reported no revenue and profit before tax RM0.0 million as compared to no revenue and loss before tax of RM0.0 million in the corresponding quarter of the previous financial year.

B2 Review of Performance - Comparison with Immediate Preceding Quarter

	Current Quarter 31/12/2023 RM'000	Immediate Preceding 30/09/2023 RM'000	Changes %
Revenue	25,000	21,000	19%
Cost of sales	(25,544)	(30,252)	(16%)
Gross profit	(544)	(9,252)	(94%)
Profit/(Loss) before interest and tax	(116,025)	(10,193)	1038%
Profit/(Loss) before taxation	(116,096)	(11,694)	893%
Profit/(Loss) for the period	(110,037)	(11,696)	841%
Profit/(Loss) attributable to: Owners of the Company	(110,064)	(11,690)	842%

For the current quarter, the Group recorded a revenue of RM25.0 million, as compared to turnover RM21.0 million in the immediate preceding quarter ended 30 September 2023.





B3 Prospects for the Next Financial Year

a. Kepong Phase 2D Apartment

- (i) Indirect fully owned subsidiary, Magna Park Sdn Bhd (MPSB) has on 07 Sept 2022 awarded a turnkey construction contract to Tafi Home and office Sdn Bhd (a subsidiary of Tafi Industried Berhad) for its proposed development project in Metro Prima, Kepong on a piece of one (1) acre land on a joint venture basis with Dewan Bandaraya Kuala Lumpur (DBKL).
- (ii) The proposed project initially consisted of 266 units service apartment with Gross Development Value of RM130 million. After appeal DBKL has approved the Development Order and Building Plans with increased number of units to 306 units.
- (iii) The Supplemental Agreement between DBKL and MPSB has been executed on 24 July 2023.
- (iv) MPSB has just submitted and obtained a new title in the name of DBKL after amalgamation and has obtained the Developer's License. For strategic reason MPSB is applying for KMB now and expect the same to be issued in March 2024 before engaging with the Hindu temple for relocation. Meanwhile the application for advertising permit is on-going. Hence the official launch is expected to take place in March 2024.

b. Shah Alam KGSSAS Project

- (i) Magna City Shah Alam Sdn Bhd has executed a Joint Venture Agreement with Golden Armani Sdn Bhd ("GASB") on 28 February 2023 to develop its project at Kelab Golf Sultan Abdul Aziz Shah, Shah Alam comprising 315 units of condominiums on the site of a 5.25 acres prime land facing the golf course.
- (ii) GASB has paid RM21 million to Affin Bank Berhad on 15 July 2023 and the loan with Affin Bank has been fully redeemed.
- (iii) GASB has obtained Developer's License and has launched the project to the public.
- (i) There is no further update from the joint venture partner.

c. Shah Alam Lot PT12 Project

- (i) Magna Ecocity Sdn. Bhd entered into a Joint Venture Agreement ("JVA") with OCR Avenue Sdn. Bhd. ("OCR Avenue") on 20 April 2022 to fund and undertake the development. Pursuant to the JVA, OCR Avenue has discretion in the planning, construction, project management and sale of the entire development project. In return, MESB is entitled to a total sum of RM160,000,000 ("Minimum Entitlement"), and the differential sum between 30% of the development profit and the Minimum Entitlement of RM160,000,000, if any.
- (ii) The first tranche payment under the joint venture amounting to RM80 Million was received in the months of December 2022 partially and January 2023 in full. The first tranche payment had been used to substantially pare down the Group's borrowings.
- (iii) The second tranche payment was received by us on 31st January, 2024.
- (iv) (iv)Meanwhile, Majlis Bandaraya Shah Alam (MBSA) is reviewing OCR's application for Developer Order and other ancillary applications. MBSA has issued its letter of support to the Land Office in relation to the land conversion.
- (v) OCR has also sent in a draft supplemental agreement in respect of the change of development elements for our review. We have review the same and it is pending execution by the parties.

d. Jalan Ampang land

Following the mandate of the Board on 29 November 2023 and the resolution of board meeting on 18 January 2024, the Company wholly-owned subsidiary, Twinicon (M) Sdn Bhd has on 18 January 2024 signed a Joint Development Agreement for the development of the Jalan Ampang Land for a minimum fixed entitlement of RM350 million.

e. New business

There is no further update in the proposed new business as yet. We will provide appropriate feedback when there is new development.

B4 Variance from Profit Forecast and Profit Guarantee

Not applicable as there were no profit forecast and profit guarantee published.

B5 Taxation

The breakdown of income tax charge is as follows:

Group	12 months ended	
	31/12/2023	31/12/2022
	RM'000	RM'000
In respect of :		
- current year	184	174
- deferred taxation	(6,965)	21
	<u>(6,781)</u>	<u>195</u>

The effective tax rate of the Group for the financial period ended 31 December 2022 is not consistent with the applicable statutory tax rate of 30% imposed by the Australian Tax Authority and 24% under the Malaysian statutory tax rate due to unrelieved tax losses.

B6 Corporate Proposals

There were no corporate proposal as at the date of this report.

B7 Group Borrowings

Details of Group borrowings as at 31 December 2023 are as follows:

	As at 31/12/2023 RM'000	As at 31/12/2022 RM'000
Secured		
Borrowings repayable		
- within 12 months	28,713	88,217
- after 12 months	17,812	17,812
Total borrowings	<u>46,525</u>	<u>106,029</u>

B8 Details of Financial Instruments with Off Balance Sheet Risks

There were no off-balance sheet risks envisaged as at the date of this report that might materially affect the Group's business position.

B9 Changes and Details of Pending Material Litigation

There is no material litigation to be disclosed in these interim financial statements.

B10 Dividend Proposed/Declared

There were no dividend proposed for the current financial quarter ended 31 December 2023.

B11 Earnings per Share ("EPS")

(a) Basic EPS

The basic earnings per share has been calculated by dividing the Group's net profit attributable to ordinary equity holders of the Company for the year by the weighted average number of ordinary shares in issue.

	12 months ended	
	31/12/2023	31/12/2022
Net profit/(loss) attributable to ordinary equity holders of the Company (RM'000)	(127,405)	46,644
Weighted average number of ordinary shares in issue ('000)	399,153	399,153
Basic EPS (sen)	<u>(31.92)</u>	<u>11.69</u>

(a) Basic EPS

The basic EPS is calculated by dividing the profit for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period excluding treasury shares held by the Company.

B12 Additional disclosures pursuant to para 16, Part A, Appendix 9b of Bursa Malaysia Securities Berhad Listing Requirements

	12 months ended	
	31/12/2023 RM'000	31/12/2022 RM'000
Depreciation of property, plant and equipment	44	82
Interest expenses	5,341	13,235
Interest income	(18)	(57)
Other income	(13,735)	(160,798)
Unrealised (gain)/loss of foreign exchange	<u>(117)</u>	<u>15</u>

Other than items above which have been included in the profit or loss, there were no impairment of assets or exceptional items which may have an effect on the results for the current financial period under review.

- END OF REPORT-