RAPID SYNERGY BERHAD Registration No. 199401040248 (325935-U)

(Incorporated in Malaysia)

The Board of directors is pleased to submit its quarterly report on the consolidated results of the Group for the first quarter ended 30 September 2023. The figures have not been audited.

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2023 Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

	Individua	al Period	Cumulativ	e Period
				Preceding
		Preceding Year		Year
	Current Year	Corresponding	Current Year-to-	Corresponding
	Quarter	Quarter	date	Period
	9/30/2023	9/30/2022	9/30/2023	9/30/2022
	RM'000	RM'000	RM'000	RM'000
	(3 months)	(3 months)	(3 months)	(3 months)
Continuing Operations				
D	7.000	N1/0	7,000	N1/0
Revenue	7,896	N/A	7,896	N/A
Cost of sales	(4,350)	N/A	(4,350)	N/A
Gross profit	3,546	N/A	3,546	N/A
Interest income	19	N/A	19	N/A
Gain from disposal of investment properties	17,906	N/A	17,906	N/A
Other income	5	N/A	5	N/A
Administrative and Distribution expenses	(2,109)	N/A	(2,109)	-
Depreciation of investment properties and PPE	(965)	N/A	(965)	
Other expenses	(531)	N/A	(531)	
Finance costs	(2,471)	N/A	(2,471)	N/A
Des Chille Committee	45.400	N1/0	4 = 400	N1/0
Profit before taxation	15,400	N/A	15,400	N/A
Income tax expense	(1,546)	N/A	(1,546)	N/A
Profit for the period	13,854	N/A	13,854	N/A
Other comprehensive loss				
Fair value of available-for sale financial assets	_	N/A	_	N/A
i an value of available for sale infantial accord		14// (14// (
	13,854	N/A	13,854	N/A

Earning/(Loss) per share attributables to shareholders of the parent:

Basic and diluted earnings/(loss) per ordinary share (sen) 12.96

Note: Due to the change in financial year end from 31 December 2022 to 30 June 2023, there is no comparative figures for this quarter.

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjuction with the audited financial statement for the period ended 30 June 2023 and the accompanying explanatory notes attached to the interim financial statements).

KLSESEP2023-FF\RSB-Sep2023-PL

RAPID SYNERGY BERHAD Registration No. 199401040248 (325935-U)

(Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2023 Condensed Consolidated Statement of Financial Position

	Unaudited	Audited
	As At	As At
	30/09/2023	30/06/2023
ASSETS	RM'000	RM'000
Non-current assets	2 207	2 402
Property, plant & equipment Investment properties	3,297 243,954	3,402 268,139
Prepaid lease payments	1,916	1,935
Other investments	387	387
Deferred tax assets	180	183
Deposits	32,271	32,271
Doposito	282,005	306,317
Current Assets	,	000,011
Inventories	247	342
Contract assets	2,193	2,923
Receivables, deposits and prepayment	55,450	14,654
Current tax assets	1,170	798
Assets classified as held for sale	488	488
Fixed Deposit	1,243	1,239
Cash & bank balances	9,664	8,164
	70,455	28,608
TOTAL ASSETS	352,460	334,925
EQUITY AND LIABILITIES Equity attributable to equity holders of the parent	107 401	107 <i>1</i> 01
Share capital Reserves	107,491 66,806	107,491 52,952
Total equity	174,297	160,443
Total equity	117,201	100,440
Non-current liabilities		
Loan and borrowings	84,956	92,615
Payables and accruals	2,607	2,607
Deferred income	700	700
Contract liability	698	713
Deferred tax liabilities	640	640
	89,601	97,275
Current liabilities		
Loan and borrowings	63,653	60,737
Deferred income	100	100
Payables and accruals	24,754	16,282
Provision for taxation	-	33
Deferred income	55	55
	88,562	77,207
Total liabilities	178,163	174,482
TOTAL EQUITY AND LIABILITIES	352,460	334,925
Not accete you also a attaile of a late		
Net assets per share attributable to		
ordinary equity holders of the parent (RM)	1.62	1.49

(The Condensed Consolidated Statement of Financial Position should be read in conjuction with the audited financial statements for the period ended 30 June 2023 and the accompanying explanatory notes attached to the interim financial statements).

RAPID SYNERGY BERHAD Registration No. 199401040248 (325935-U) (Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2023 Condensed Consolidated Statement of Cash Flows

Net profit before tax		Unaudited 9/30/2023 RM'000 (3 months)	Audited 6/30/2023 RM'000 (18 months)
Depreciation and amortisation	CASH FLOWS FROM OPERATING ACTIVITIES	(====,	(
Depreciation and amortisation 965 6,432 (200 Interest income 119 (745	Net profit before tax	15,400	5,101
Gain on disposal of : -invostment proporties	Depreciation and amortisation Government grants for purchase of plant and machinery Interest income	(19)	(200) (745)
Decreases/(Increases) in:	Gain on disposal of : - investment properties		(2,320)
Inventories	, , , , , , , , , , , , , , , , , , , ,	911	21,387
Increase/(Decrease) in:	Inventories		` ,
Contract liabilities			,
Tax paid	Contract liabilities	` '	` '
Acquisition of: 19		` '	
Interest received	Net cash (used in)/generated from operating activities	(32,551)	19,955
Acquisition of:		10	745
- investment properties	Acquisition of:		
Deposits paid for acquisition of investment properties Grant received for purchase of paint and machinery Proceeds from disposal of: - Investment properties - asset classifed as held for sale - asset classifed as held for sale Procees refunded from cancellation of properties purchased - 11,370 Net cash generated from/(used in) investing activities CASH FLOW FROM FINANCING ACTIVITIES Interest paid Repayment of hire purchase creditor, net (Repayment)/Drawdown of term loans (Repayment)/Drawdown of term loans (Repayment)/Drawdown of revolving credit Withdrawf(Placement) of pledged deposit (4) 1,182 Net cash used in financing activities Net increase/(decrease) in cash and cash equivalents Cash and cash equivalents at end of Year Net Cash (Used in)/Generated From Operating Activities Net Cash (Used in)/Generated From Poperating Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Financing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Financing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities (32,569) Net Cash (Used in)/Generated From Investing Activi		(10)	` '
- asset classified as held for sale Procees refunded from cancellation of properties purchased - 11,370 Net cash generated from/(used in) investing activities 41,271 (25,569) CASH FLOW FROM FINANCING ACTIVITIES Interest paid (2,471) (356) Repayment of hire purchase creditor, net (366) (494) (Repayment)/Drawdown of term loans (4,621) (628) (Repayment)/Drawdown of revolving credit - 4,675 Withdrawl/(Placement) of pledged deposit (4) 1,182 Net cash used in financing activities (7,182) (8,616) Net increase/(decrease) in cash and cash equivalents 1,538 (14,230) Cash and cash equivalents at beginning of Year 9,664 8,126 Cash and cash equivalents at end of Year (32,551) 19,955 Net Cash (Used in)/Generated From Operating Activities (7,182) (8,616) NET CHANGE IN CASH AND CASH EQUIVALENTS (7,182) (8,616) NET CHANGE IN CASH AND CASH EQUIVALENTS (7,182) (8,616) CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER 9,664 8,126 Cash and Cash Equivalents at 30 September consist of:- Cash and bank balances 9,664 8,164 Bank overdrafts 9,664 8,164 Bank overdrafts 9,664 8,164	Deposits paid for acquisition of investment properties Grant received for purchase of paint and machinery		(32,271)
Procees refunded from cancellation of properties purchased - 11,370		41,262	·
CASH FLOW FROM FINANCING ACTIVITIES Interest paid (2,471) (13,351) Repayment of hire purchase creditor, net (86) (494) (Repayment)/Drawdown of term loans (4,621) (628) (Repayment)/Drawdown of terwolving credit		-	·
Interest paid (2,471)	Net cash generated from/(used in) investing activities	41,271	(25,569)
Repayment of hire purchase creditor, net (Repayment)/Drawdown of term loans (4,621) (628) (Repayment)/Drawdown of revolving credit - 4,675 Withdrawl/(Placement) of pledged deposit (4) 1,182 Net cash used in financing activities (7,182) (8,616) Net increase/(decrease) in cash and cash equivalents 1,538 (14,230) Cash and cash equivalents at beginning of Year 8,126 22,356 Cash and cash equivalents at end of Year 9,664 8,126 Net Cash (Used in)/Generated From Operating Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities 41,271 (25,569) Net Cash (Used in)/Generated From Investing Activities (7,182) (8,616) NET CHANGE IN CASH AND CASH EQUIVALENTS 1,538 (14,230) CASH AND CASH EQUIVALENTS AT 1 JANUARY 8,126 22,356 CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER 9,664 8,126 Cash and Cash Equivalents at 30 September consist of:- - (38)		(2.471)	(12 251)
(Repayment)/Drawdown of revolving credit - 4,675 Withdrawl/(Placement) of pledged deposit (4) 1,182 Net cash used in financing activities (7,182) (8,616) Net increase/(decrease) in cash and cash equivalents 1,538 (14,230) Cash and cash equivalents at beginning of Year 8,126 22,356 Cash and cash equivalents at end of Year 9,664 8,126 Net Cash (Used in)/Generated From Operating Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities 41,271 (25,569) Net Cash (Used in)/Generated From Financing Activities (7,182) (8,616) NET CHANGE IN CASH AND CASH EQUIVALENTS 1,538 (14,230) CASH AND CASH EQUIVALENTS AT 1 JANUARY 8,126 22,356 CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER 9,664 8,126 Cash and Cash Equivalents at 30 September consist of:- 3,664 8,164 Cash and bank balances 9,664 8,164 Bank overdrafts - (38)	Repayment of hire purchase creditor, net	(86)	(494)
Withdrawl/(Placement) of pledged deposit (4) 1,182 Net cash used in financing activities (7,182) (8,616) Net increase/(decrease) in cash and cash equivalents 1,538 (14,230) Cash and cash equivalents at beginning of Year 8,126 22,356 Cash and cash equivalents at end of Year 9,664 8,126 Net Cash (Used in)/Generated From Operating Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities 41,271 (25,569) Net Cash (Used in)/Generated From Financing Activities (7,182) (8,616) NET CHANGE IN CASH AND CASH EQUIVALENTS 1,538 (14,230) CASH AND CASH EQUIVALENTS AT 1 JANUARY 8,126 22,356 CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER 9,664 8,126 Cash and Cash Equivalents at 30 September consist of:- 2,664 8,164 Cash and bank balances 9,664 8,164 Bank overdrafts - (38)		(4,621)	
Net increase/(decrease) in cash and cash equivalents 1,538 (14,230) Cash and cash equivalents at beginning of Year 8,126 22,356 Cash and cash equivalents at end of Year 9,664 8,126 Net Cash (Used in)/Generated From Operating Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities 41,271 (25,569) Net Cash (Used in)/Generated From Financing Activities (7,182) (8,616) NET CHANGE IN CASH AND CASH EQUIVALENTS 1,538 (14,230) CASH AND CASH EQUIVALENTS AT 1 JANUARY 8,126 22,356 CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER 9,664 8,126 Cash and Cash Equivalents at 30 September consist of:- - (38) Cash and bank balances 9,664 8,164 Bank overdrafts - (38)		(4)	
Cash and cash equivalents at beginning of Year 8,126 22,356 Cash and cash equivalents at end of Year 9,664 8,126 Net Cash (Used in)/Generated From Operating Activities (32,551) 19,955 Net Cash (Used in)/Generated From Investing Activities 41,271 (25,569) Net Cash (Used in)/Generated From Financing Activities (7,182) (8,616) NET CHANGE IN CASH AND CASH EQUIVALENTS 1,538 (14,230) CASH AND CASH EQUIVALENTS AT 1 JANUARY 8,126 22,356 CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER 9,664 8,126 Cash and Cash Equivalents at 30 September consist of:- 2,664 8,164 Cash and bank balances 9,664 8,164 Bank overdrafts - (38)	Net cash used in financing activities	(7,182)	(8,616)
Net Cash (Used in)/Generated From Operating Activities Net Cash (Used in)/Generated From Investing Activities Net Cash (Used in)/Generated From Investing Activities Net Cash (Used in)/Generated From Investing Activities Net Cash (Used in)/Generated From Financing Activities NET CHANGE IN CASH AND CASH EQUIVALENTS 1,538 (14,230) CASH AND CASH EQUIVALENTS AT 1 JANUARY 8,126 22,356 CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER 9,664 8,126 Cash and Cash Equivalents at 30 September consist of:- Cash and bank balances Bank overdrafts - (38)			
Net Cash (Used in)/Generated From Investing Activities41,271 (25,569)Net Cash (Used in)/Generated From Financing Activities(7,182) (8,616)NET CHANGE IN CASH AND CASH EQUIVALENTS1,538 (14,230)CASH AND CASH EQUIVALENTS AT 1 JANUARY8,126 22,356CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER9,664 8,126Cash and Cash Equivalents at 30 September consist of:-9,664 8,164Cash and bank balances9,664 8,164Bank overdrafts- (38)	, and the second		
Net Cash (Used in)/Generated From Investing Activities41,271 (25,569)Net Cash (Used in)/Generated From Financing Activities(7,182) (8,616)NET CHANGE IN CASH AND CASH EQUIVALENTS1,538 (14,230)CASH AND CASH EQUIVALENTS AT 1 JANUARY8,126 22,356CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER9,664 8,126Cash and Cash Equivalents at 30 September consist of:-9,664 8,164Cash and bank balances9,664 8,164Bank overdrafts- (38)	Not Cook (Hood in)/Congreted From Operating Activities	(22.551)	10.055
NET CHANGE IN CASH AND CASH EQUIVALENTS CASH AND CASH EQUIVALENTS AT 1 JANUARY 8,126 22,356 CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER 9,664 8,126 Cash and Cash Equivalents at 30 September consist of:- Cash and bank balances 9,664 8,164 Bank overdrafts - (38)	, ,	· ·	·
CASH AND CASH EQUIVALENTS AT 1 JANUARY 8,126 22,356 CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER 9,664 8,126 Cash and Cash Equivalents at 30 September consist of:- Cash and bank balances 9,664 8,164 Bank overdrafts - (38)	Net Cash (Used in)/Generated From Financing Activities	(7,182)	(8,616)
CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER 9,664 8,126 Cash and Cash Equivalents at 30 September consist of:- Cash and bank balances Bank overdrafts 9,664 8,164 (38)	NET CHANGE IN CASH AND CASH EQUIVALENTS	1,538	(14,230)
Cash and Cash Equivalents at 30 September consist of:- Cash and bank balances Bank overdrafts 9,664 8,164 - (38)	CASH AND CASH EQUIVALENTS AT 1 JANUARY	8,126	22,356
Cash and bank balances 9,664 8,164 Bank overdrafts - (38)	CASH AND CASH EQUIVALENTS AT 30 SEPTEMBER	9,664	8,126
Bank overdrafts - (38)	Cash and Cash Equivalents at 30 September consist of:-		
9,664 8,126		9,664	·
		9,664	8,126

(The Condensed Consolidated Statement of Cash Flows should be read in conjuction with the audited financial statements for the period ended 30 June 2023 and the accompanying explanatory notes attached to the interim financial statements).

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RAPID SYNERGY BERHAD Registration No. 199401040248 (325935-U) (Incorporated in Malaysia)

INTERIM FINANCIAL REPORT FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2023 Condensed Consolidated Statement of Changes in Equity

	<	Attribu < Non-distributa		ders of the parent Distributable	>
	Share Capital RM'000	Share Premium Fair RM'000	Value Rserve Re RM'000	etained Earnings RM'000	Total RM'000
At 1 January 2022	107,491		(293)	51,669	158,867
Other comprehensive income - Fair value of available-for-sale financial assets	-	-	(164)	-	(164)
Profit for the period	_	_	-	1,740	1,740
Total comprehensive income for the period	-	-	(164)	1,740	1,576
At 30 June 2023	107,491	-	(457)	53,409	160,443
At 1 July 2023	107,491	-	(457)	53,409	160,443
Other comprehensive loss - Fair value of available-for-sale financial assets	-	-		-	-
Profit for the period	_	_	-	13,854	13,854
Total comprehensive income for the period	-	-	-	13,854	13,854
At 30 September 2023	107,491	-	(457)	67,263	174,297

(The Condensed Consolidated Statement of Changes in Equity should be read in conjuction with the audited financial statements for the period ended 30 June 2023 and the accompanying explanatory notes attached to the interim financial statements).

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NOTES TO THE CONDENSED CONSOLIDATED INTERIM FINANCIAL STATEMENTS FOR THE FIRST QUARTER IN RESPECT OF FINANCIAL YEAR ENDING 30 SEPTEMBER 2023 – UNAUDITED

Part A: Selected explanatory notes pursuant to Malaysian Financial Reporting Standards ("MFRS") 134 Interim Financial Reporting

A1 Basis of preparation

These condensed consolidated interim financial reports, for the period ended 30 September 2023, have been prepared in accordance with MFRS 134: *Interim Financial Reporting* issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa"). The interim financial statements should be read in conjunction with the audited annual financial statement of the Group for the financial 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.

A2 Significant Accounting Policies

The accounting policies and presentation adopted by the Group for the quarterly financial statements are consistent with those adopted in the Group's consolidated audited financial statements for the financial year ended 30 June 2023.

The following revised Malaysian Financial Reporting Standards ("MFRSs") and Amendments to MFRSs applicable to the Group have been issued by the MASB and are not yet effective for adoption by the Group.

MFRSs and Amendments effective for annual periods beginning on or after 1 January 2023

•	MFRS 17	Insurance Contracts
•	Amendments to MFRS 17	Insurance Contracts – Initial application of MFRS 17 and MFRS 9 – Comparative Information
•	Amendments to MFRS 101	Presentation of Financial Statements-Classification of
		Liabilities as Current or Non-Current and 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 and International Tax Reform – Pillar Two Model Rules

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

•	Amendments 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 MFRS 107 Statement of Cash Flows and MFRS 7, Financial

Instruments: Disclosures – Supplier Finance

Arrangements

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

 Amendments to MFRS 121 The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability

MFRSs and Amendments effective for a date yet to be confirmed

Amendments to MFRS 10 Consolidated Financial Statements

• Amendments to MFRS 128 Investment in Associates and Joint Ventures – Sale or

Contribution by Assets between an Investor and Its

Associate or Joint Venture

The Group plan to apply the abovementioned amendments, where applicable in the respective financial years when the abovementioned amendments become effective.

The Group does not plan to apply MFRS 17, Insurance Contracts that is effective for annual periods on or after 1 January 2023 as it is not applicable to the Group and the company.

The adoption of the above MFRSs and Amendments to MFRSs are not expected to have any material financial impact to the Group upon their first adoption.

A3 Auditors' Report on Preceding Annual Financial Statements

The auditor has expressed the basis for qualified opinion in their independent auditors' report to the members of the company for 18 months financial period ended 30 June 2023.

Kindly refer to the Group's financial statement for more detail on the auditor's report as well as the relevant announcement to Bursa relating to the Audit.

A4 Seasonal or cyclical factors

The Group's operations were not affected by any significant seasonal or cyclical factors in the current quarter.

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A5 Unusual items Due to Their Nature, Size or Incidence

Other than disclosed in the financial statements, there were no unusual items affecting the assets, liabilities, equity, net income or cash flows of the Group during the first quarter ended 30 September 2023 ("Q1 FY24").

A6 Change in Estimates

There were no significant changes in estimates of amounts reported in prior financial year which have a material effect in Q1 FY24.

A7 Debts and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debts and equity securities during the current quarter and financial year-to-date.

A8 Dividend

There was no dividend payment made for the current quarter under review.

A9 Segmental Reporting

Segmental reporting by quarter and cumulative year-to-date basis is as tabulated.

3 Months ended Q1 FY24	Manufacturing RM'000 2023	Investment Holding RM'000 2023	Consolidated RM'000 2023
Revenue	5,144	2,752	7,896
Results			
Segment results	203	17,668	17,871
Interest Expenses	(156)	(2,315)	(2,471)
Total			15,400

Note: Due to the change in financial year end from 31 December 2022 to 30 June 2023, there is no comparative figures for this quarter.

A10 Valuations of property, plant and equipment

The valuations of property, plant and equipment have been brought forward without amendments from the audited financial statements for the financial year ended 30 June 2023.

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A11 Material events subsequent to balance sheet date

There were material events subsequent to the end of the period under review to 17 November 2023 except as follows:

- 1. On 9 October 2023, the company had entered into sale and purchase agreement to dispose off a 5 storey commercial building amounting to RM32.39 million with expected gain of RM20.07 million which would be recognized upon fulfillment of the terms and conditions of the SPA. The expected completion would be in March 2024.
- On 17 October 2023, Fresh Melody Sdn Bhd a wholly owned subsidiaries of the company had entered into sale and purchase agreement ("SPA") to dispose off a double storey shop amounting to RM0.70 million with expected gain of RM0.20 million which would be recognized upon fulfillment of the terms and conditions of the SPA. The expected completion date would be in January 2024.
- 3. On 27 October 2023, the company had entered into sale and purchase agreement to dispose off a commercial building amounting to RM7.50 million with expected gain of RM4.37 million which would be recognized upon fulfillment of the terms and conditions of the SPA. The expected completion would be in April 2024.

A12 Changes in the composition of the Group

There were no changes in the composition of the Group subsequent to the end of the period under review to 17 November 2023.

A13 Changes in contingent liabilities or contingent assets as at 30 September 2023 The contingent liabilities / assets as at 30 September 2023 is as tabulated:

Unsecured:	RM '000
Corporate guarantee issued to banks for credit facilities granted to	85,851
subsidiary companies	

A14 Property, plant and equipment

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

A15 Capital commitments

There were no capital commitments during the current quarter except for the balance of deposits amounted to RM9.6 million paid to a legal firm pending finalizing the new list of investment properties for acquisition.

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Part B: Additional information required under Part A of Appendix 9B of Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1 Group's Financial Performance Review and Segmental Analysis

(1) Overall review of Group's financial performance by quarter

	<> months ended 30 September				
	Current year quarter 1Q FY24 RM'000	Preceding year Corresponding Quarter 1Q FY23 RM'000	Changes in Amount RM'000	Changes in %	
Manufacturing					
Revenue	5,144	N/A	N/A	N/A	
Profit Before Interest and Tax	203	N/A	N/A	N/A	
Profit Before Tax	47	N/A	N/A	N/A	
Loss After Tax	(24)	N/A	N/A	N/A	
Investment holding					
Revenue	2,752	N/A	N/A	N/A	
Profit Before Interest and Tax	17,668	N/A	N/A	N/A	
Profit Before Tax	15,353	N/A	N/A	N/A	
Profit After Tax	13,878	N/A	N/A	N/A	
Total					
Revenue	7,896	N/A	N/A	N/A	
Profit Before Interest and Tax	17,871	N/A	N/A	N/A	
Profit Before Tax	15,400	N/A	N/A	N/A	
Profit After Tax	13,854	N/A	N/A	N/A	

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There is no comparative figures with the preceding year corresponding quarter and preceding year corresponding period-to-date quarter following change in financial year end from 31 December to 30 June.

(i) Statement of Profit or Loss and Other Comprehensive Income
During the current quarter under review the Group recorded revenue of
RM7.90 million and profit before tax ("PBT") of RM15.40 million.

Statement of Financial Position

The total equity attributable to the owners of the Company as at 30 September 2023 increase to RM174.30 million.

Total borrowings of the Group decreased to RM148.61 million as at 30 September 2023.

(ii) Statement of Cash Flows

The net cash used in operations of the Group was RM32.55 million for the three months ended 30 September 2023. The net cash generated from investing activities was RM41.27 million and net cash used in financing activities was RM7.18 million. Overall, cash and cash equivalents as at 30 September 2023 was RM9.66 million.

(3) Segmental Analysis

Current quarter compared with previous year corresponding quarter

There is no comparative figures with the current quarter and previous year corresponding period-to-date quarter following change in financial year end from 31 December to 30 June.

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B2 Financial review for current quarter compared with immediate preceding quarter

The Group posted revenue of RM7.90 million during the current financial quarter compared with RM8.44 million recorded in the immediate preceding quarter. In the current quarter the Group recorded profit before tax ("PBT") of RM15.40 million as compared with PBT of RM0.37 million reported in the immediate preceding quarter. The contributory factors to the above performance are explained in the respective business segments as follows:

	Current Quarter ended 30.09.2023	Immediate Preceding Quarter 30.06.2023	Changes in amount		
	RM'000	RM'000	RM'000	Changes in %	
Manufacturing					
Revenue	5,144	5,493	(349)	(6)	
Profit before Interest and Tax	203	1,444	(1,241)	(86)	
Profit before Tax	47	1,287	(1,240)	(96)	
(Loss)/Profit after Tax	(24)	934	(958)	(103)	
Investment holding					
Revenue	2,752	2,946	(194)	(7)	
Profit before Interest and Tax	17,668	1,605	16,063	1,001	
Profit/(Loss) before Tax	15,353	(920)	16,273	1,769	
Profit/(Loss) after Tax	13,878	(1,445)	15,323	1,060	
Total					
Revenue	7,896	8,439	(543)	(6)	
Profit before Interest and Tax	17,871	3,049	14,822	486	
Profit before Tax	15,400	367	15,033	4,096	
Profit/(Loss) after Tax	13,854	(511)	14,365	2,811	

⁽a) The manufacturing division recorded revenue of RM5.14 million and PBT of RM0.47 million in the current quarter as compared with RM5.49 million and RM1.29 million respectively in the immediate preceding quarter.

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(b) During the current quarter, the investment holding division recorded revenue of RM2.75 million as compared with RM2.95 million recorded in the immediate preceding quarter. The investment holding division recorded a PBT of RM15.35 million during the current quarter as compared loss before tax of RM0.92 million recorded in the immediate preceding quarter. The multi-fold increase in PBT recorded in the current quarter as compared to the immediate preceding quarter was mainly due to gain from disposal of investment properties.

B3 Prospects for FY2024

Given the uncertainties and challenges ahead the global economy is expected to soften in 2024. This is due to the higher interest rates and tighter credit will take a bigger toll on the global economy.

The investment property division is expected to contribute continuous income to the group via rental received and disposal of properties.

The semiconductor industry is cyclical and the long-term prospects for this sector are incredibly bright. The long-term market outlook remains strong for the manufacturing division and is expected to contribute positively to the Group for FY2024.

B4 Profit forecast

This was not applicable as no profit forecast was published.

B5 Profit/(Loss) before taxation

Profit/(Loss) before taxation is arrived at after crediting/ (charging) the following income/ (expenses):

	←3 months ended		←3 months	ended→
	30.09.2023 RM'000	30.09.2022 RM'000	30.09.2023 RM'000	30.09.2022 RM'000
(a) Gain from disposal of investment properties	17,906	N/A	17,906	N/A
(b) Interest expense	(2,471)	N/A	(2,471)	N/A
(c) Interest income	19	N/A	19	N/A
(d) Allowance for write (down)/back of inventories	(75)	N/A	(75)	N/A
(e) Gain/(loss) on foreign exchange				

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	←3 months	←3 months ended		ended →
	30.09.2023 RM'000	30.09.2022 RM'000	30.09.2023 RM'000	30.09.2022 RM'000
- Realized	(6)	N/A	(6)	N/A
- Unrealized	1	N/A	1	N/A
(f) Depreciation and mortization	(965)	N/A	(965)	N/A
B6 Tax expense	←3 months	ended -	←3 months	ended →
	30.09.2023 RM'000	30.09.2022 RM'000	30.09.2023 RM'000	30.09.2022 RM'000
Income tax expense - Current	1,543	N/A	1,543	N/A
	1,543 3	N/A N/A	1,543 3	N/A N/A

The effective tax rate for the current quarter is lower than the statutory tax rate.

B7 Gain/(losses) on sale of unquoted investments and/or properties

There was no profit/(losses) on sale of unquoted investment and/or properties in the current quarter ended 30 September 2023 except as follows:

- 1. On 21 July 2023, the company had entered into sale and purchase agreement to dispose off a unit of corner double-storey shop/office amounting to RM1.10 million with approximately gain of RM0.14 million. The completion of the disposal was on 22 September 2023.
- 2. On 21 July 2023, the company had entered into sale and purchase agreement to dispose off seven(7) pieces of vacant land amounting to RM4.40 million with approximately gain of RM0.90 million. The disposal is expected to be completed by first quarter of FY2025.

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- On 27 July 2023, Fresh Melody Sdn Bhd a wholly owned subsidiaries of the company had entered into sale and purchase agreement to dispose off a unit of double-storey shop/office amounting to RM0.73 million with approximately gain of RM0.30 million. The disposal is expected to be completed by second quarter of FY2024.
- 4. On 10 August 2023, Persiaran Eksklusif Sdn. Bhd a wholly owned subsidiaries of the company had entered in sale and purchase agreement to dispose off one and a half-storey supermarket building and car park land amounting to RM16.00 million with approximately gain of about RM9.00 million. The completion of the disposal was on 10 September 2023.
- 5. On 15 September 2023, the company had entered into sale and purchase agreement to dispose off 6,653/10,000 undivided share (measuring approximately 303,487 square feet in area) in the parcel of freehold land with a one storey commercial shopping complex amounting to RM22,892 million with approximately gain of RM8.61 million. The completion of the disposal was on 25 September 2023.

B8 Marketable securities

There were no purchase or disposal of quoted securities during the current quarter ended 30 September 2023.

B9 Status of corporate proposals

There were no corporate proposals during the current guarter ended 30 September 2023.

B10 Borrowing and debts securities

All borrowings of the Group are denominated in Ringgit Malaysia.

3 months ended 30.09.2023 (RM'000)

	Long Term	Short Term	Total Borrowings
Bank Overdraft	-	-	-
Bank Loan	84,183	39,189	123,372
Revolving credit	-	24,124	24,124
Finance Lease Liability	773	340	1,113
Total	84,956	63,653	148,609

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B11 Off balance sheet financial instruments

The Group does not have any financial instruments with off-balance sheet risk as at 17 November 2023.

B12 Changes in material litigation

There was no material litigation during the current quarter and period ended 30 September 2023.

B13 Basis of calculation of earnings per share

The basic earnings per share for the current quarter and cumulative year to date are computed as follows:

	3 months ended	3 months ended
	30.09.2023	30.09.2023
Net Profit for the period attributable to owners of the Company (RM'000)	13,854	13,854
Weighted average number of ordinary shares in issue	106,896,506	106,896,506
Profit/Basic earnings per share (sen)	12.96	12.96

B14 Authorisation for issue

The interim financial statements were authorised for issue by the Board of Directors.

By order of the Board

LEE CHIEW HIANG Executive Director 24 November 2023

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