(Incorporated in Malaysia - 198901005042 (182350-H))

Quarterly report on consolidated results for the financial period ended 30 September 2024

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

(The figures have not been audited)

	NOTE	Current Quarter Ended 30.09.24 RM'000	Comparative Quarter Ended 30.09.23 RM'000	9 Months Cumulative To 30.09.24 RM'000	9 Months Cumulative To 30.09.23 RM'000
Revenue Cost of sales		11,643 (4,869)	17,587 (11,603)	26,132 (16,445)	81,088 (76,442)
Gross profit	-	6,774	5,984	9,687	4,646
Other expenses Other income	-	(4,394) 2,042	(12,111) 1,238	(16,578) 3,835	(36,173) 6,297
Profit/(loss) from operations		4,422	(4,889)	(3,056)	(25,230)
Finance costs	_	(1,199)	(1,383)	(3,688)	(4,179)
Profit/(loss) before taxation		3,223	(6,272)	(6,744)	(29,409)
Taxation	20	(1,257)	(99)	(1,168)	(1,387)
Profit/(loss) for the period		1,966	(6,371)	(7,912)	(30,796)
Other comprehensive income	_				
Total comprehensive profit/(loss)	-	1,966	(6,371)	(7,912)	(30,796)
Profit/(loss) / total comprehensive pro (loss) attributable to:	ofit/		(4.497)	(0. 7.7.)	
Owners of the Parent		444	(4,435)	(8,752)	(29,489)
Non-controlling interests	_	1,522	(1,936)	840	(1,307)
	_	1,966	(6,371)	(7,912)	(30,796)
Profit/(loss) per ordinary share (sen)					
Basic / Diluted	25	0.08	(0.81)	(1.60)	(5.39)

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Audited Financial Statements of the Group for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements)

(Incorporated in Malaysia - 198901005042 (182350-H))

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	NOTE	As At 30.09.2024 RM '000 (Unaudited)	As At 31.12.2023 RM '000 (Audited)
Assets			
Non-Current Assets			
Property, plant and equipment		10,012	10,596
Investment properties	22	76,291	82,390
Inventories	22	61,125	64,667
Right-of-use assets Goodwill		578 5,314	212 5,314
Deferred tax assets		2,025	2,124
Deferred tax assets		155,345	165,303
Current Assets			
Inventories	22	47,581	54,307
Trade and other receivables		8,457	13,293
Contract assets		2,805	16,772
Current tax assets		616	336
Cash and bank balances		12,446	9,879
		71,905	94,587
Total Assets		227,250	259,890
Equity and Liabilities			
Equity attributable to owners of the Parent			
Share capital		59,587	59,587
Capital reserve		77,986	77,986
Retained earnings		(35,629)	(26,877)
		101,944	110,696
Non-controlling interests		2,925	2,085
Total Equity		104,869	112,781
Non-Current Liabilities			
Borrowings	23	50,041	59,702
Lease liabilities		-	1,075
Redeemable preference shares		499	499
		50,540	61,276
Current Liabilities			
Borrowings	23	21,943	24,572
Trade and other payables		43,757	55,534
Lease liabilities		1,760	924
Current tax liabilities		4,381	4,803
		71,841	85,833
Total Liabilities		122,381	147,109
Total Equity and Liabilities		227,250	259,890
Net assets per share attributable to owners			
of the Parent (RM)		0.19	0.20

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Statements of the Group for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements)

(Incorporated in Malaysia - 198901005042 (182350-H))

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

(The figures have not been audited)

<-----> Attributable to Owners of the Parent ----->

<----> Non-distributable ----> <- Distributable ->

	Share capital	Capital reserve	Retained earnings	Total	Non-controlling interests	Total equity
	RM '000	RM '000	RM '000	RM '000	RM '000	RM '000
At 1 January 2024	59,587	77,986	(26,877)	110,696	2,085	112,781
Total comprehensive profit/(loss) for the period	-	-	(8,752)	(8,752)	840	(7,912)
At 30 September 2024	59,587	77,986	(35,629)	101,944	2,925	104,869
At 1 January 2023	59,587	77,986	19,132	156,705	3,901	160,606
Total comprehensive loss for the period	-	-	(29,489)	(29,489)	(1,307)	(30,796)
At 30 September 2023	59,587	77,986	(10,357)	127,216	2,594	129,810

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Statements of the Group for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements)

(Incorporated in Malaysia - 198901005042 (182350-H))

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

(The figures have not been audited)

	<9 Month	
	30.09.2024 RM '000	30.09.2023 RM '000
Cash Flows from Operating Activities		
Loss before taxation	(6,744)	(29,409)
Adjustments for :-		
Depreciation of property, plant and equipment	2,041	1,934
Depreciation of investment properties	1,624	2,223
Gain on disposal of fixed assets Impairment losses on:	(1,463)	(120)
- trade and other receivables	(353)	(975)
- contract assets	-	(558)
- inventory	-	(2,642)
Finance costs	3,688	4,179
Interest income	(361)	(261)
Operating loss before changes in working capital	(1,568)	(25,629)
Changes in working capital:		
Inventories	10,268	78,000
Receivables	18,803	4,695
Payables	(11,777)	(47,654)
Cash generated from operating activities	15,726	9,412
Interest paid	(3,618)	(4,022)
Tax paid	(1,173)	(975)
Net cash generated from operating activities	10,935	4,415
Cash Flows from Investing Activities		
Proceeds from disposal of property, plant and equipment	-	120
Proceeds from disposal of investment properties	5,938	-
Purchase of property, plant and equipment	(1,457)	(3,042)
Additions to investment properties		(411)
Interest received	361	261
Net cash generated from/(used in) investing activities	4,842	(3,072)
Cash Flows from Financing Activities		
(Repayment)/Drawdown of borrowings	(12,522)	6,989
Drawdown/(Placement) of pledged deposits	232	(30)
Payment of lease liabilities	(309)	(1,843)
Net cash (used in)/generated from financing activities	(12,599)	5,116
Net (decrease)/increase in Cash & Cash Equivalents	3,178	6,459
Cash & Cash Equivalents at beginning of financial period	5,651	5,350
Cash & Cash Equivalents at end of financial period Note A	8,829	11,809
Note A:		
Included in cash and cash equivalents as at 30 June are the following	;:	
- Cash and deposits with licensed banks	12,446	15,476
- Bank overdrafts	(437)	(1,208)
- Deposits pledged	(3,180)	(2,459)
	8,829	11,809

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Audited Financial Statements of the Group for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements)

FINANCIAL PERIOD ENDED 30 SEPTEMBER 2024

NOTES TO THE QUARTERLY FINANCIAL STATEMENTS

Explanatory Notes Pursuant to Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting

1. BASIS OF PREPARATION

The condensed consolidated interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134 *Interim Financial Reporting* issued by the Malaysian Accounting Standards Board and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group's annual audited financial statements for the year ended 31 December 2023.

2. SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies and methods of computation applied in the condensed consolidated interim financial statements are consistent with those adopted in the most recent annual audited consolidated financial statements for the financial year ended 31 December 2023 except for the adoption of the following:-

Amendments to MFRS 107 and MFRS 7

Amendments to MFRS 16

Supplier Finance Arrangements

Lease Liability in a Sale and Leaseback

Amendments to MFRS 101 Classification of Liabilities as Current or Non-current

Amendments to MFRS 101 Non-current Liabilities with Covenants

MFRS Accounting Standards and amendments effective for annual periods beginning on or after 1 January 2025:-

Amendments to MFRS 121 The Effects of Changes in Foreign Exchange Rules - Lack of Exchangeability

MFRS Accounting Standards and amendments effective for annual periods beginning on or after 1 January 2026:-

Amendments to MFRS 9 Financial Instruments and MFRS 7, Financial Instruments: Disclosures -

Classification and Measurement of Financial Instruments

MFRS Accounting Standards and amendments effective for annual periods beginning on or after 1 January 2027:-

MFRS 18 Presentation and Disclosure in Financial Statements
MFRS 19 Subsidiaries without Public Accountability: Disclosures

MFRS Accounting Standards and amendments effective for annual periods beginning on or after a date yet to be confirmed:-

Amendments to MFRS 10 Consolidated Financial Statements and MFRS 128, Investments in Associates and Joint Ventures - Sale or Contribution of Assets between and Investor and

its Associate or Joint Venture

The Group plan to apply the abovementioned accounting standards and amendments, where applicable, in the respective financial years when the abovementioned amendments becomes effective.

The adoption of the above is not expected to have any material impact on the financial statements of the Group.

3. AUDIT REPORT OF PRECEDING ANNUAL FINANCIAL STATEMENTS

The audit report of the preceding year annual financial statements was not qualified.

4. SEASONAL OR CYCLICAL FACTORS

The business of the Group is generally not subject to seasonal changes.

5. UNUSUAL ITEMS AFFECTING ASSETS, LIABILITIES, EQUITY, NET INCOME OR CASH FLOWS

There were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group for the current financial period ended 30 September 2024.

6. CHANGES IN ESTIMATES

There were no changes in estimates of amounts reported in prior financial years that have a material effect on the results for the current financial period ended 30 September 2024.

7. CHANGES IN DEBT AND EQUITY SECURITIES

There were no issuance or repayment of debt and equity securities, share buy-backs and share cancellations during the current financial period ended 30 September 2024.

8. PAYMENT OF DIVIDEND

No dividend was paid during the current financial period ended 30 September 2024.

9. SEGMENTAL REPORTING

a) Segment revenue and results

				Investment		
9 months ended 30 Septem	Property Development RM'000 ber 2024	Property Investment RM'000	Food and Beverages RM'000	Holding / Others RM'000	Elimination RM'000	Consolidated RM'000
Total Revenue						
External Revenue	23,158	1,142	1,825	7	-	26,132
Inter-segment revenue			-	5,238	(5,238)	
	23,158	1,142	1,825	5,245	(5,238)	26,132
Loss from operations	5,844	(2,943)	(2,868)	50,140	(53,229)	(3,056)
9 months ended 30 Septem Total Revenue	ber 2023					
External Revenue	77,683	1,362	2,043	-	-	81,088
Inter-segment revenue	2,280		-	4,230	(6,510)	
	79,963	1,362	2,043	4,230	(6,510)	81,088
Loss from operations	(19,800)	(3,259)	(4,205)	1,955	79	(25,230)

b) Segment assets and liabilities

	Property Development	Property Investment	Food and Beverages	Investment Holding / Others	Elimination	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 30 September 2024						
Segment assets	188,581	9,862	270	262,780	(234,243)	227,250
Segment liabilities	169,299	41,468	15,796	79,478	(183,660)	122,381
As at 31 December 2023						
Segment assets	233,728	11,258	394	260,187	(245,677)	259,890
Segment liabilities	221,562	39,363	13,008	68,962	(195,786)	147,109

Segmental information relating to geographical areas of operations is not presented as the Group operates only in Malaysia.

10. VALUATION OF PROPERTY, PLANT AND EQUIPMENT

The carrying amount of property, plant and equipment is at cost less accumulated depreciation and impairment losses.

11. MATERIAL SUBSEQUENT EVENTS

There were no material events subsequent to the financial period ended 30 September 2024.

12. CHANGES IN THE COMPOSITION OF THE GROUP

There were no changes in the composition of the Group during the financial period ended 30 September 2024.

13. CHANGES IN CONTINGENT LIABILITIES / CAPITAL COMMITMENTS

There were no material changes in contingent liabilities and capital commitments as at the date of this report.

14. RELATED PARTY TRANSACTIONS

	3rd Quarter Ended		9 months	s Ended
	30.09.2024	30.09.2023	30.09.2024	30.09.2023
	RM'000	RM'000	RM'000	RM'000
Directors				
-Office rental paid/payable	(11)	(16)	(43)	(44)

(Incorporated in Malaysia - 198901005042 (182350-H))

Explanatory Notes Pursuant to paragraph 9.22 of the Main Market Listing Requirement of Bursa Malaysia Securities Berhad

15. REVIEW OF PERFORMANCE

Revenue Loss before taxation

9 month	Decrease	
30.09.2024	30.09.2023	%
RM'000	RM'000	
26,132	81,088	(67.8)
(6,744)	(29,409)	(77.1)

The Group recorded revenue of RM26.13 million, approximately 67.8% lower than the corresponding period's revenue of RM81.09 million, mainly due to lower sales as the projects reached the completion stage in the period under review. The Group achieved a lower pre-tax loss of RM6.74 million for the period compared to the pre-tax loss of RM29.41 million for the corresponding period.

Loss for the period was attributed to property segment's lower sales and reduced progress recognition towards handover of Desa Aman phases. Group's performance improved against the corresponding period due to profits from sale of land in Kedah and Penang and the absence of elevated cost of sales which were reported in the corresponding period.

16. COMPARISON WITH PRECEDING QUARTER'S RESULTS

Revenue Profit / (Loss) before taxation

3Q 2024 RM'000		Increase %
11,643	5,330	118.4
3,223	(4,706)	168.5

The group recorded revenue of RM11.64 million and pre-tax profit of RM3.22 million for the current quarter under review as compared to revenue of RM5.33 million and pre-tax loss of RM4.71 million in the preceding quarter. The higher revenue in the current quarter was primarily due to sales of township properties and sale of development land in Kedah as well as investment properties at Lumi Tropicana which in turn contributed to the Group's ability to report a profit for the quarter, a first for the period. Also contributing to the profit for the quarter was the reversal of certain provisions that were no longer needed.

17. PROSPECTS

Lumi Tropicana

Lumi Tropicana has achieved a take-up rate of 100% for Phase 1 and 80% for Phase 2 respectively. Sale of seven (7) units were completed during the quarter. The remaining unsold units held for future sales are primarily located within the Lifestyle Tower, which have the most impressive views of the Tropicana Golf & Country Club. Management aims to sell most of these units in 2024 and 2025 while retaining some units in order for our hospitality segment to generate recurring income.

Following the announcement of the re-implementation of the LRT 3 Tropicana Station during Budget 2024 presentation on 13 October 2023 (source: https://www.nst.com.my/news/nation/2024/01/999173/loke-5-lrt3-stations-expected-be-operational-2027), we anticipate growing interest in the completed units at Lumi Tropicana. Management anticipates an upside in the values of these units as a result of this development.

Kepong

In 2023, the Group has successfully achieved 100% sales of our Suite eNESTa Kepong serviced apartment units and we plan to sell our remaining Suite eNESTa Kepong retail units in 2024 and 2025. The strategy of securing tenancy for our retail units have paid off with investment returns ranging from 4.5% to 7%.

With its proximity to the MRT Jinjang Station, eNESTa Kepong is poised to be a commercial hub.

(Incorporated in Malaysia - 198901005042 (182350-H))

17. PROSPECTS (CONTINUED)

Northern Region - Desa Aman, Kedah

Sales performance of our township in Desa Aman, Kedah has been encouraging with our current project Enesta Avenue having achieved impressive sales of 252 units out of 261 units, representing 97% of sales. Five phases were delivered during the period and Phase 2B Canary is being prepared for delivery of vacant possession.

The Group completed the sale of some development land in Desa Aman during the third quarter in line with Group strategy wherein the proceeds have been utilised to pare down Group borrowings which will contribute towards reducing interest expenses of the Group.

Hospitality

The Group's hospitality division has turn up a notch with renovation and fit out having been completed for selected units during the third quarter. Hospitality division aims to provide short-term accommodation to both business and leisure travellers as well as Hospitality Management Services for property owners. With the completion of the renovation, performance of the division is expected to further improve and contribute positively towards recurring income for the Group and at the same time enhance the value of the units held by the Group.

Lifestyle Retail

Lumi Market Place ("LMP") is dedicated to Food and Beverages ("F&B") and Event Hosting, situated within Lumi Tropicana, featuring over 30,000 square feet of beautiful landscaping and garden space that is perfect for hosting events. To create interest in the space and to attract visitors, LMP incorporated a strong design element and a coherent concept centred around the F&B outlets, as well as curated weekend food markets and events. Management is actively working on building up the lifestyle retail business by scouting new activities as well as collaboration with experienced professionals in the industry.

LMP was launched in 2023 by operating subsidiary Foreli Sdn Bhd ("Foreli") with currently 4 main brands: -

W.E.P – A lifestyle café which also provides for a co-working space SAVAGE Steakhouse – A premium dining venue focused on best steaks in town AKARI – A Japanase Restaurant LMP Events Hall – A banquet and event space

With the Group's focus on LMP, we anticipate further strategic plans which will draw more crowd towards this beautiful landscape and space situated amidst the prime location of Klang Valley.

(Incorporated in Malaysia - 198901005042 (182350-H))

17. PROSPECTS (CONTINUED)

Overall

For the period ended 30 September 2024, the Group's revenue was mainly attributed to new property sales and development progress amounting to RM15.4 million and completion of development land sale in Kedah which contributed revenue of RM5.7 million. Management anticipates the limited remaining units of completed properties in Kedah to be sold by next year. At the same time, sale of the prime units at Lumi Tropicana with the view of Tropicana Golf & Country Club as well as the balance of retail units at Suite eNESTa Kepong will be the focus of the Group.

With property development being the forte, the Group will continue its efforts in search of new landbanks for projects with a quicker turnaround as well as opportunities for development ventures.

Our flagship project, Lumi Tropicana, will continue to reflect the Group's commitment in delivering homes that provide value appreciation and beyond, supported by the improving market sentiment and the variety of activities at LMP, synonymous with the envisioned Luminous lifestyle. Expansion of Group's portfolio into food and beverage, investment properties and hospitality positions the Group in the desired path in generating recurring income for the rest of 2024 and beyond.

With the Group's strategy in place, management is confident its aspirations for continued improvement in performance for the second half of the year will materialise.

18. VARIANCE FROM PROFIT FORECAST OR PROFIT GUARANTEE

Not applicable as there was no profit forecast or profit guarantee issued.

19. LOSS BEFORE TAXATION

	3rd Quarter Ended		9 months Ended	
	30.09.2024 RM'000	30.09.2023 RM'000	30.09.2024 RM'000	30.09.2023 RM'000
Loss before tax is arrived at after charging/(crediting) the following:-				
Depreciation of property, plant and equipment	702	576	2,041	1,934
Depreciation of investment properties Impairment losses on:	414	506	1,624	2,223
- trade and other receivables	(353)	(2,835)	(353)	(975)
- contract assets	-	(1,467)	=	(558)
Employee benefits	-	9,519	-	9,519
Reversal of provision of liquidated ascertained				
damages	(1,133)	-	(1,133)	-
Gain on disposal of property, plant & equipment	-	-	-	(120)
Gain on disposal of investment properties	(1,464)	-	(1,464)	-
Finance costs:				
- bank borrowings	499	667	1,588	1,998
- Other non-financial institution borrowings				
(arising from sale and leaseback arrangement)	651	651	1,953	1,953
- lease liabilities	23	41	70	157
- others	26	24	77	71
Interest income	(22)	(30)	(61)	(261)

(Incorporated in Malaysia - 198901005042 (182350-H))

20. TAXATION

	3rd Quarter Ended		9 months Ended	
	30.09.2024 RM'000	30.09.2023 RM'000	30.09.2024 RM'000	30.09.2023 RM'000
Tax expense				
Income tax	1,036	(816)	1,068	1,817
Deferred tax	221	915	100	(430)
Total tax expense charged / (credited)	1,257	99	1,168	1,387

The effective tax rates of the Group for the current financial period were higher than the statutory tax rate of 24% mainly due to the losses from other subsidiaries which reduced the profit before tax of the Group.

21. CORPORATE PROPOSALS

There were no corporate proposals announced but not completed during the financial period ended 30 September 2024.

22. INVENTORIES

The breakdown of the Group's inventories are as follows:-

	30.09.2024 RM'000	31.12.2023 RM'000
Non-current assets:		
Properties held for development	61,125	64,667
	61,125	64,667
Current assets:		
Properties held for development	28,747	28,532
Completed properties	18,763	25,647
Food ingredients	71	128
	47,581	54,307

23. BORROWINGS

The details of the Group's borrowings are as follows:-

	30.09.2024 RM'000	31.12.2023 RM'000
Borrowings denominated in Ringgit Malaysia:		
Long Term - Secured	50,041	59,702
Short Term - Secured	21,943	24,572
	71,984	84,274

Long term borrowings include other borrowing from a non-financial institution which represents proceeds received from a sale and leaseback arrangement that is accounted for as a financial liability.

24. CHANGES IN MATERIAL LITIGATION

Neither the Company nor any of its subsidiaries is engaged in any material litigation or arbitration, either as plaintiff or defendant as at date of this report, which would have a material effect on the financial position of the Group.

(Incorporated in Malaysia - 198901005042 (182350-H))

25. DIVIDENDS

The Directors do not recommend any dividend for the financial period ended 30 September 2024.

26. LOSS PER ORDINARY SHARE

The calculation of basic loss per ordinary share was based on the loss attributable to ordinary shareholders and a weighted average number of ordinary shares outstanding, calculated as follows:-

	3rd Quarter Ended		9 months Ended	
	30.09.2024 RM'000	30.09.2023 RM'000	30.09.2024 RM'000	30.09.2023 RM'000
Profit/(Loss) for the period	1,966	(6,371)	(7,912)	(30,796)
Add: Non-controlling interests	(1,522)	1,936	(840)	1,307
Loss attributable to the owners of the Parent	444	(4,435)	(8,752)	(29,489)
Weighted average number of ordinary shares in				
issue ('000) ("WAVOS")	546,944	546,944	546,944	546,944
Loss per ordinary share (sen)	0.08	(0.81)	(1.60)	(5.39)

The diluted profit or loss per ordinary share for the current and previous financial period is equal to the basic profit or loss per ordinary share for the respective financial period as there are no dilutive potential ordinary shares as at 30 September 2024 and 30 September 2023.