



**CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME  
FOR THE SIXTH MONTHS PERIOD ENDED 30 JUNE 2021**

*(The figures have not been audited)*

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30-Jun-21 RM'000	Preceding Year Corresponding Quarter 30-Jun-20 RM'000	Current Year To-date 30-Jun-21 RM'000	Preceding Year Corresponding Period 30-Jun-20 RM'000
<b>Continuing operations:</b>				
Revenue	2,505	2,673	15,952	4,842
Cost of Sales	(1,348)	(1,076)	(7,470)	(1,751)
Gross Profit/(loss)	1,157	1,597	8,482	3,091
<b>Other items of income:</b>				
Interest income	2	36	127	40
Other income	4,305	1,473	5,021	1,521
<b>Other items of expense:</b>				
Administration expenses	(5,656)	(4,676)	(11,358)	(10,046)
Finance costs	(72)	(95)	(171)	(420)
<b>Profit/(loss) before tax from continuing operations</b>	<b>(264)</b>	<b>(1,665)</b>	<b>2,101</b>	<b>(5,814)</b>
Income tax expense	439	-	(409)	(26)
<b>Profit/(loss) from continuing operations, net of tax</b>	<b>-</b>	<b>(1,665)</b>	<b>1,692</b>	<b>(5,840)</b>
<b>Discontinued operation:</b>				
Gain/(Loss) from discontinued operation, net of tax	-	-	-	-
<b>Profit/(loss) net of tax</b>	<b>175</b>	<b>(1,665)</b>	<b>1,692</b>	<b>(5,840)</b>
Other comprehensive income for the year, net of tax	-	-	-	-
Financial assets at fair value through other comprehensive income	-	-	-	-
<b>Total comprehensive income for the year</b>	<b>175</b>	<b>(1,665)</b>	<b>1,692</b>	<b>(5,840)</b>
Profit attributable to:				
Equity holders of the parent	486	(1,268)	2,156	(4,091)
Minority interests	(311)	(397)	(464)	(481)
	175	(1,665)	1,692	(4,572)
<b>Profit/(loss) per share attributable from continuing operations to equity holders of the parent (sen per share)</b>				
Basic	0.17	(0.45)	0.76	(1.90)
Fully diluted	0.17	(0.45)	0.73	(1.90)

**CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2021***(The figures have not been audited)*

	30-Jun-21 Management	31-Dec-20 Audited
	RM'000	RM'000
<b>ASSETS</b>		
Property, Plant and Equipment	20,057	20,337
Inventories	57,271	58,422
Investment Properties	105,239	105,096
Investment in jointly controlled entity	125	125
Other Investment	9,065	9,065
Development Expenditure	2,117	2,030
Goodwill on Consolidation	9,681	9,833
<b>TOTAL NON-CURRENT ASSETS</b>	<b>203,556</b>	<b>204,908</b>
Inventories	29,460	32,368
Trade Receivables	8,664	9,408
Other Receivables, Deposits and Prepayments	10,570	10,904
Amount Due From Ultimate Holding Corporation	4,786	5,055
Amount Due from Related Companies	12,152	12,152
Tax recoverable	648	543
Cash and Cash Equivalents	1,814	2,133
<b>TOTAL CURRENT ASSETS</b>	<b>68,094</b>	<b>72,563</b>
<b>TOTAL ASSETS</b>	<b>271,650</b>	<b>277,471</b>
<b>EQUITY</b>		
Share Capital	188,536	188,126
Investment Revaluation Reserves	602	602
Employee share option reserves	952	864
Accumulated profits/(losses)	13,126	10,843
Shareholders' equity	203,216	200,435
Non-controlling interest	(901)	(437)
<b>TOTAL EQUITY</b>	<b>202,315</b>	<b>199,998</b>
<b>LIABILITIES</b>		
Bank borrowings	8,694	9,041
Lease liability	3,031	2,915
Hire Purchase Payables	301	134
Deferred Taxation	16,350	16,350
<b>TOTAL CURRENT LIABILITIES</b>	<b>28,375</b>	<b>28,440</b>
<b>NET ASSETS</b>	<b>202,315</b>	<b>199,998</b>
Trade Payables	1,140	985
Other Payables and Accruals	19,579	23,167
Amount Due to Related Companies	16,604	21,297
Bank Borrowings	2,776	3,085
Lease liability	427	482
Hire Purchase Payables	25	17
Provision for taxation	409	-
<b>TOTAL CURRENT LIABILITIES</b>	<b>40,959</b>	<b>49,033</b>
<b>NET CURRENT ASSETS</b>	<b>27,135</b>	<b>23,530</b>
<b>TOTAL LIABILITIES</b>	<b>69,334</b>	<b>77,473</b>
<b>TOTAL EQUITY &amp; LIABILITIES</b>	<b>271,650</b>	<b>277,471</b>
Net Assets Per Share attributable to ordinary share holders of the company (RM)		
Based on 284,421,865 ordinary shares		
(2020: 283,242,865 ordinary shares)	0.71	0.71



**MAJUPERAK HOLDINGS BERHAD ( 585389-X)**

**CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY  
FOR THE SIXTH MONTHS PERIOD ENDED 30 JUNE 2021**

*(The figures have not been audited)*

	<---- Attributable to the Equity Holders of the						TOTAL Non- controlling Interests	TOTAL EQUITY
	Share Capital	Investment Revaluation Reserve	Employee share option reserves	Retained Earnings	TOTAL			
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000		
As at 1 January 2020	179,593	524	-	(22,140)	<b>157,977</b>	44	<b>158,021</b>	
Changes in ownership interest in a subsidiary company	-	-	-	3	<b>3</b>	(143)	<b>(140)</b>	
Gain on investment Revaluation reserve	-	78	-	-	<b>78</b>	-	<b>78</b>	
Total comprehensive income for the year	-	-	-	32,980	<b>32,980</b>	(338)	<b>32,642</b>	
Issuance of ordinary shares pursuant to private placement	8,354	-	-	-	<b>8,354</b>	-	<b>8,354</b>	
Issuance of ordinary shares pursuant to Employee Share Option Scheme ("ESOS")	138	-	-	-	<b>138</b>	-	<b>138</b>	
Share options granted under ESOS	-	-	905	-	<b>905</b>	-	<b>905</b>	
Transfer from share option reserve	41	-	(41)	-	-	-	-	
As at 31 December 2020	<u>188,126</u>	<u>602</u>	<u>864</u>	<u>10,843</u>	<u><b>200,435</b></u>	<u>(437)</u>	<u><b>199,998</b></u>	
As at 1 January 2021	188,126	602	864	10,843	<b>200,435</b>	(437)	<b>199,998</b>	
Total comprehensive income for the year	-	-	-	2,156	<b>2,156</b>	(464)	<b>1,692</b>	
Issuance of ordinary shares pursuant to Employee Share Option Scheme ("ESOS")	325	-	-	-	<b>325</b>	-	<b>325</b>	
Share options granted under ESOS	-	-	173	-	<b>173</b>	-	<b>173</b>	
Transfer from share option reserve	85	-	(85)	-	-	-	-	
Disposal of subsidiary company	-	-	-	127	<b>127</b>	-	<b>127</b>	
As at 30 June 2021	<u><b>188,536</b></u>	<u><b>602</b></u>	<u><b>952</b></u>	<u><b>13,126</b></u>	<u><b>203,216</b></u>	<u><b>(901)</b></u>	<u><b>202,315</b></u>	

**INTERIM FINANCIAL REPORT FOR THE 3 MONTHS ENDED 31 MARCH 2021  
CONDENSED CONDOLIDATED STATEMENT OF CASHFLOWS**

	<b>6 MONTHS ENDED</b>	
	<b>30-Jun</b>	<b>30-Jun</b>
	<b>2021</b>	<b>2020</b>
	<b>RM</b>	<b>RM</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
Cash collection from trade/other receivables	13,769	6,244
Cash advances received from related company (company in PKNP)	-	-
Cash received from other income	347	117
Cash paid to employees	(6,087)	(5,279)
Cash paid for other expenses	(4,518)	(4,098)
Cash paid to trade/other payables	(2,689)	(517)
Cash paid to related company related company (company in PKNP)	(10)	(81)
Cash paid for tax	(384)	(388)
Net cash generated from operating activities	<u>428</u>	<u>(4,260)</u>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>		
Interest received	3	572
Cash receipt from issuance of shares	310	8,083
Development costs	(722)	(941)
Net cash used in investing activities	<u>(409)</u>	<u>7,714</u>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Cash repayment from amounts borrowed to bank	(59)	(1,506)
Cash paid for interest costs for hire purchase	(21)	-
Cash paid for interest costs for loans	-	-
Cash paid for loan principal	-	(21)
Uplift/(Placement) of deposits pledged	(3)	(324)
Proceed from secured loan	-	-
Net cash used in financing activities	<u>(83)</u>	<u>(1,851)</u>
NET INCREASE IN CASH AND CASH EQUIVALENTS	(64)	1,603
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(85)	(304)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>(149)</u>	<u>1,299</u>
Cash and cash equivalents comprise :		
Cash and bank balances	1,813	1,140
Fixed deposit with licensed bank	-	159
Bank overdraft	(1,962)	-
	<u>(149)</u>	<u>1,299</u>



**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2021**

**A. EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARDS 134**

**A1. Basis of Preparation**

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”), International Financial Reporting Standards and the requirements of the Companies Act, 1965 in Malaysia.

These financial statements have been prepared on the historical cost convention, except as disclosed in the significant accounting policies below.

The interim financial statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2020. These explanatory notes attached to the 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 financial year ended 31 December 2020.

**A2. Changes in Accounting Policies**

The Group adopted the following Standards, Amendments and IC Interpretations :-

**MFRSs and Amendments to MFRSs effective after 1 April 2021:**

Amendment to MFRS 16 Leases	Covid-19 Related Rent Concessions beyond 30 June 2021
-----------------------------	---

**Effective for financial periods beginning on or after 1 January 2022**

Amendments to MFRS 3 Business Combinations	Reference to the Conceptual Framework
Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16)	Interest rate benchmark reform - Phase 2
Amendments to MFRS 116 Property, Plant and Equipment	Proceeds before Intended Use
Amendments to MFRS 137 Provisions, Contingent Liabilities and Contingent Assets	Onerous Contracts - Cost of Fulfilling a Contract
Amendments to MFRS 9, MFRS 139 and MFRS 7	Interest Rate Benchmark reform

Annual Improvements to MFRS Standards 2018 – 2020:

- Amendment to MFRS 1 First-time Adoption of Malaysian Financial Reporting Standards
- Amendment to MFRS 9 Financial Instruments
- Amendment to MFRS 141 Agriculture

**MFRSs and Amendments to MFRSs effective date deferred indefinitely:**

Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an investor and its Associate or Joint Venture: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture.
------------------------------------	---



**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS  
PERIOD ENDED 30 JUNE 2021**

**MFRSs and Amendments to MFRSs effective date deferred indefinitely (cont'd):**

These abovementioned pronouncements are not expected to have any material impacts to the financial statements of the Group and the Company upon their initial application.

MFRS 140 Investment Property      The Group has implemented Fair Value Model for all assets under the Investment property category as part of its accounting policy commencing from financial year ended 2020.

**A3.      Audit Qualification of Preceding Annual Financial Statements**

The Audited Financial Statements for the year ended 31 December 2020 were not subject to any qualification by the auditor.

**A4.      Seasonal and Cyclical Factors**

The Group is principally engaged in property development and also has interest in renewable energy businesses. The business operations are cyclical in nature which is dependent on the economic conditions prevailing in Malaysia as a whole.

**A5.      Material and Unusual Items**

There were no unusual material and unusual items affecting the Group's assets, liabilities, equity, net income or cash flows in the current financial period under review.

**A6.      Changes in Estimates**

There were no changes in the estimates of amounts previously reported that have a material effect in the current financial period under review.

**A7.      Debt and Equity Securities**

There were no issuance, cancellation, repurchase, resale and repayments of debt and equity securities during the current financial period, except for 1,087,000 units of shares were issued via the ESOS scheme.

**A8.      Dividend**

No dividend was paid during the period under review.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2021**

**A9. Segmental Reporting**

	Current quarter		Cumulative quarter	
	3 months ended		6 months ended	
	30/06/21	30/06/20	30/06/21	30/06/20
	RM'000	RM'000	RM'000	RM'000
<b>Segment revenue</b>				
Property development and management	2,032	2,288	10,172	4,030
Trading	131	73	1,706	237
Renewable energy	342	314	564	576
Others	4,306	1,509	8,657	1,561
<b>Results</b>	<b>6,811</b>	<b>4,184</b>	<b>21,099</b>	<b>6,404</b>
<b>Segment results</b>				
Property development and management	(586)	(924)	(5,659)	(1,354)
Trading	(651)	(55)	(1,287)	(182)
Renewable energy	(112)	(98)	(210)	(215)
Others	(5,726)	(4,772)	(11,842)	(10,467)
	(264)	(1,665)	2,101	(5,814)
Taxation	439	-	(409)	(26)
Net profit for the year	175	(1,665)	1,692	(5,840)
Fair Value of available for sale				
Financial cost	-	-	-	-
Total comprehensive income	175	(1,665)	1,692	(5,840)
Non- Controlling interest	(312)	(397)	(464)	(481)
Net profit for the year attributable to equity holder of the company	487	(1,268)	2,156	(5,359)

All inter-segment transactions have been entered into in the normal course of business and have been established on negotiated terms.

All activities of the Group's operations are carried out in Malaysia.

There has been no material change in total assets and no differences in the basis of segmentation or in the basis of measurement of segment profit or loss as compared to the last financial statements.

**A10. Property, Plant and Equipment**

There was no valuation of property, plant and equipment in the current financial period under review. The valuation of property, plant and equipment has been brought forward without amendment from the financial statements for the year ended 31 December 2020.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS  
PERIOD ENDED 30 JUNE 2021**

**A11. Subsequent Events**

The Group has announced on 13 August 2021, a wholly owned subsidiary of the company Majuperak Energy Resources Sdn Bhd (MERSB), had entered into a land swap agreement with Perbadanan Kemajuan Negeri Perak (PKNP). The group has appointed Malacca Securities Sdn Bhd as its Principal Adviser.

An announcement on the issuance of circular was made on 29 September 2021 and an EGM is scheduled on the 14 October 2021 to decide on the aforesaid matter.

**A12. Changes in Composition of the Group**

1) Trong Development Sdn Bhd (14055350-M) – incorporated 11 Feb 2021 – 100% owned via Tenaga Danawa Sdn Bhd.

2) Majuperak Realty Sdn Bhd (1002029-A) is now 100% owned (previously 51%) since 19 March 2021 via Majuperak Land Sdn Bhd.

3) Bihun Jaya (Perak) Sdn Bhd (214040-X) ceased to be company for the group as at the end of the financial period under review.

**A13. Changes in Contingent Liabilities and Contingent Assets**

There were no changes in contingent liabilities or contingent assets since the last annual statements of financial position as at 31 December 2020.

**A14. Capital Commitments**

There were no capital commitments in the financial statements as at 31 December 2020 and as at the date of this report.





**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2021**

**B. EXPLANATION NOTES PURSUANT TO PARAGRAPH 9.22 OF THE LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD**

**B1. Performance Review**

	3 months			6 months		
	2021 RM'000	2020 RM'000	Variance	2021 RM'000	2020 RM'000	Variance
Revenue	2,505	2,673	-6%	15,952	4,842	229%
Operating profit	5,464	3,106	76%	13,630	4,652	193%
Profit /(Loss) Before Interest and Tax	(192)	(1,570)	88%	2,272	(5,394)	142%
Profit /(Loss) Before Tax	(264)	(1,665)	84%	2,101	(5,814)	136%
Profit /(Loss) After tax	175	(1,665)	111%	1,692	(5,840)	129%
Profit /(Loss) Attributable to Ordinary Equity Holders of the Parent	486	(1,268)	138%	2,156	(5,359)	140%

The Group has recorded a decline in revenue during the period ended 30th June 2021 amounting to RM2.51 million as compared to RM2.67 million for same period last year indicating a decrease by 6%. The Group's revenue was mainly derived from property and land rental amounting to RM0.75 million and recognising sale of land amounting to RM0.50 million. Second largest revenue was from facilities management amounting to RM0.72 million and the remaining are from solar activities amounting to RM0.34 million, trading and merchandising sales amounting to RM0.13 million. The Group also secured a waiver of payables amounting to RM4.39 million recorded under other income.

As a result, RM0.18 million of actual net profit was recorded compared to corresponding quarter net loss amounting to RM1.67 million.

**B2. Comparison with Preceding Quarter's Results**

	Current Quarter	Immediate Preceding Quarter	Variance
	30-June-21 RM,000	31-March-21 RM,000	
Revenue	2,505	13,447	81%
Operating profit	5,464	7,325	-25%
Profit/(Loss) Before Interest and Tax	(192)	2,464	-108%
Profit/(Loss) Before Tax	(264)	2,365	-111%
Profit/(Loss) After tax	175	1,517	-88%
Profit/(Loss) Attributable to Ordinary Equity Holders of the Parent	486	1,670	-71%

For the current quarter under review, The Group has recorded a decline in revenue during the period ended 30th June 2021 amounting to RM2.51 million as compared to RM2.67 million for same period last year indicating a decrease by 6%. The Group's revenue was mainly derived from property and land rental amounting to RM0.75 million and recognising sale of land amounting to RM0.50 million. Second largest revenue was from facilities management amounting to RM0.72 million and the remaining are from solar activities amounting to RM0.34 million, trading and merchandising sales amounting to RM0.13 million.

This has resulted in the Group recording a net profit of RM0.18 million in the current quarter compared to the net profit of RM1.52 million recorded in the preceding quarter under review.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2021**

**B3. Current Year Prospects**

The Group will continue to focus on its core businesses such as property development, property management services, and energy businesses by leveraging the continuous development of its existing land banks. The Group will also leverage its track record in clinical support services to expand its property & facilities management services offerings. Although the long-term prospects of these businesses are favorable, the Group expects the results to remain challenging due to the gestation period of new projects and the current economic climate and the ongoing Covid-19 pandemic.

**B4. Profit Forecast**

Not applicable as the Group did not publish any profit forecast.

**B5. Income Tax Expense**

The taxation charge for the Group consists of the followings:

	<b>Current Quarter 3 months ended 30-Jun-21 RM'000</b>	<b>Current Quarter 3 months ended 30-Jun-20 RM'000</b>
Current year Provision	439	-
	<u>439</u>	<u>-</u>

**B6. Sale of Unquoted Investments and Properties**

Bihun Jaya (Perak) Sdn Bhd (214040-X) ceased to be a company for the group as at the end of the financial period under review.

**B7. Quoted Securities**

There were no purchases or disposals of quoted securities for the current financial period.

**B8. Corporate Proposals**

The Group has announced on 24 February 2021 to undertake a private placement of up to 20% of the ordinary shares of the Group but on 24 April 2021, the group announced that the plan has been put on hold since the Group is still in discussion with several interested parties.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2021**

**B9. Borrowings**

Total Group borrowings as at 30 June 2021 are as follows:

	<b>30-Jun-21</b>	<b>30-Jun-20</b>
	<b>RM'000</b>	<b>RM'000</b>
Current : Secured	2,776	3,731
Bank Borrowing - Bank Islam Malaysia Berhad		
Non Current : Secured	8,694	12,117
Bank Borrowing - Bank Islam Malaysia Berhad		
	<u>11,470</u>	<u>15,848</u>

The above borrowings are denominated in Ringgit Malaysia.

**B10. Disclosure of gains/losses arising from fair value changes of financial liabilities**

The Group did not have any financial liabilities measured at fair value through profit or loss as at 30 June 2021 and 30 June 2020.

**B11. Disclosure of gains/losses arising from fair value changes of Investment Property in Non Current Asset**

There were no changes reported in the current financial year period under review.

**B12. Material Litigation**

The Group is not involved in any material litigation, either as plaintiff or as defendant, and the Directors have no knowledge of any proceedings, pending or threatened, against the Group or of any fact likely to give rise to any proceedings or judgement which might materially and adversely affect the position or business of the Group.

**B13. Earnings/(Loss) per share**

**a) Basic earnings/(loss) per share**

The basic earnings/(loss) per share are calculated by dividing the Group's net profit/(loss) attributable to shareholders (net dividend of ICPS) by the weighted average number of shares in issue during the year.

	Individual quarter		Cumulative quarter	
	Year ended 30 June 2021	Year ended 30 June 2020	Year ended 30 June 2021	Year ended 30 June 2020
	RM'000	RM'000	RM'000	RM'000
<b>Continuing operations:</b>				
Net profit (loss) attributable to shareholders (RM'000)	486	(1,268)	2,156	(5,340)
Weighted average number of shares in issue ('000)	284,330	282,758	284,330	282,758
Basic (loss) per share (sen)	<b>0.17</b>	<b>(0.45)</b>	<b>0.76</b>	<b>(1.90)</b>



**NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE SIX MONTHS PERIOD ENDED 30 JUNE 2021**

**b) Diluted earnings per share**

Diluted earnings per share on ESOS

	Cumulative quarter	
	ended 30 June 2021	ended 30 June 2020
	RM'000	RM'000
<b>Diluted EPS:</b>		
Net profit (loss) attributable to shareholders (RM'000)	2,156	(5,340)
Number of shares use in the calculation of basic per share ('000)	284,330	282,758
Number of shares assuming exercise of employee share option (1 <sup>st</sup> and 2 <sup>nd</sup> batch) ('000)	9,953	5,655
Diluted earning/ (loss) per share (sen)	<b>0.76</b>	<b>(1.90)</b>

**B13. AUTHORISATION FOR ISSUE**

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors passed at the Board of Directors' meeting held on **23<sup>rd</sup> September 2021**.