

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2021

(The figures have not been audited)

	Individua	l Quarter	Cumulat	ive Quarter
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To-date	Preceding Year Corresponding Period
	31-Dec-21	31-Dec-20	31-Dec-21	31-Dec-20
	RM'000	RM'000	RM'000	RM'000
Continuing operations:				
Revenue	11,204	17,554	29,703	34,366
Cost of Sales	(9,288)	(18,205)	(18,946)	(25,951)
Gross Profit/(loss)	1,915	(651)	10,757	8,415
Other items of income: Interest income Other income	11 9,416	157 53,736	151 42,058	202 58,643
Other items of expense: Administration expenses Finance costs	(18,508) (135)	(15,100) (384)	(37,945) (418)	(30,763) (882)
Profit/(loss) before tax from continuing operations	(7,301)	37,758	14,605	35,615
Income tax expense	(581)	(2,041)	(1,408)	(3,252)
Profit/(loss) from continuing operations, net of tax	- (7,881)	35,717	13,197	32,363
Discontinued operation: Gain/(Loss) from discontinued		270		270
operation, net of tax Profit/(loss) net of tax	(7,881)	279 35,996	13,197	32,642
, ,	(7,001)	35,996	13,197	32,042
Other comprehensive income for the year, net of tax Financial assets at fair value	-	-	-	-
through other comprehensive income Total comprehensive income for the year	(7,881)	35,996	13,197	32,720
Profit attributable to: Equity holders of the parent Minority interests	(7,531) (350)	36,105 (109)	14,122 (925)	33,059 (339)
minority moreoto	(7,881)	35,996	13,197	32,720
Profit/(loss) per share attributable from continuing operations to equity holders of the parent (sen per share)				<u> </u>
Basic	(2.65)	0.79	4.97	11.74
Fully diluted	(2.56)	0.79	4.80	11.57

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2021 (The figures have not been audited)

	31-Dec-21 Management	31-Dec-20 Audited
	RM'000	RM'000
ASSETS	00.000	00.007
Property, Plant and Equipment Inventories	20,302 55,974	20,337 58,422
Investment Properties	53,311	105,096
Investment in jointly controlled entity	125	125
Other Investment	9,239	9,065
Development Expenditure	1,593	2,030
Goodwill on Consolidation	9,681	9,833
TOTAL NON-CURRENT ASSETS	150,225	204,908
Inventories	21,402	32,368
Trade Receivables	4,978	9,408
Other Receivables, Deposits and Prepayments	23,047	10,904
Amount Due From Ultimate Holding Corporation	87,878	5,055
Amount Due from Related Companies	7,881	12,152
Tax recoverable	940 4,475	543 2,133
Cash and Cash Equivalents		
TOTAL CURRENT ASSETS	150,601	72,563
TOTAL ASSETS	300,825	277,471
EQUITY		
Share Capital	188,548	188,126
Investment Revaluation Reserves	776	602
Employee share option reserves	1,100	864
Accumulated profits/(losses) Shareholders' equity	25,093 215,517	10,843 200,435
Non-controlling interest	(1,509)	(437)
TOTAL EQUITY	214,008	199,998
TOTAL EQUIT	214,000	199,990
LIABILITIES Bank borrowings	8,098	9,041
Lease liability	3,096	2,915
Hire Purchase Payables	279	134
Deferred Taxation	15,254	16,350
	26,727	28,440
NET ASSETS	214,007	199,998
Trada Payablas	070	005
Trade Payables Other Payables and Accruals	979 34,929	985 23,167
Amount Due to Ultimate Holding Corporation	-	-
Amount Due to Related Companies	20,035	21,297
Bank Borrowings	2,946	3,085
Lease liability	481	482
Hire Purchase Payables	-	17
Provision for taxation TOTAL CURRENT LIABILITIES	722	40.022
TOTAL CURRENT LIABILITIES	60,092	49,033
NET CURRENT ASSETS	90,509	23,530
TOTAL LIABILITIES	86,818	77,473
TOTAL EQUITY & LIABILITIES	300,826	277,471
Net Assets Per Share attributable to ordinary share holders of the company (RM)		
Based on 284,421,865 ordinary shares	0.75	0.74
(2020: 283,242,865 ordinary shares)	0.75	0.71

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2021

(The figures have not been audited)

	< Attributable to the Equity Holders of the						
	Share Capital	Investment Revaluation Reserve	Employee share option reserves	Retained Earnings	TOTAL	Non- controlling Interests	TOTAL EQUITY
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2020	179,593	524	-	(22,140)	157,977	44	158,021
Changes in ownership interest in a subsidiary company	-	-	-	3	3	(143)	(140)
Gain on investment Revaluation reserve	-	78	-	-	78	-	78
Total comprehensive income for the year	-	-	-	32,980	32,980	(338)	32,642
Issuance of ordinary shares pursuant to private placement	8,354	-	-	-	8,354	-	8,354
Issuance of ordinary shares pursuant to Employee Share Option Scheme ("ESOS")	138	-	-	-	138	-	138
Share options granted under ESOS	-	-	905	-	905	-	905
Transfer from share option reserve	41	-	(41)	-	-	-	-
As at 31 December 2020	188,126	602	864	10.843	200,435	(437)	199,998
As at 1 January 2021	188,126	602	864	10,843	200,435	(437)	199,998
Total comprehensive income for the year	-	-	-	14,123	14,123	(925)	13,197
Changes in ownership interest in a subsidiary company	-		-		-	(147)	(147)
Gain on investment Revaluation reserve	-	174	-	-	174	-	174
Issuance of ordinary shares pursuant to Employee Share Option Scheme ("ESOS")	336	-	-	-	336	-	336
Share options granted under ESOS	-	-	322	-	322	-	322
Transfer from share option reserve	86	-	(86)	-	-	-	-
Disposal of subsidiary company	-	-	-	127	127	-	127
As at 31 December 2021	188,548	776	1,100	25,093	215,517	(1,509)	214,008

INTERIM FINANCIAL REPORT FOR THE 12 MONTHS ENDED 31 DECEMBER 2021 CONDENSED CONDOLIDATED STATEMENT OF CASHFLOWS

CASH FLOW FROM OPERATING ACTIVITIES	31-Dec 2021 RM RM'000	31-Dec 2020 RM RM'000
Cash collection from trade/other receivables	24,775	16,821
Cash received from deposit	24,775	605
Cash advances received from PKNP	_	-
Cash advances received from related company (company in PKNP)	_	_
Cash received from other income	475	6,179
Cash paid to employees	(15,526)	(10,574)
Cash paid for other expenses	(8,404)	(9,365)
Cash paid for interest	-	(587)
Cash paid to suppliers	-	(9,619)
Cash paid to trade/other payables	(3,665)	-
Cash paid to related company related company (company in PKNP)	-	
Cash paid for tax	(387)	(322)
Net cash generated from operating activities	(2,732)	(6,862)
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of development expenditure		(45)
Purchase of property, plant and equipment	5	(351)
Acquistion of jointly control entity		(125)
Interest received	2,809	26
Acquistion of non-controlling interest on subsidiary	-	(291)
Disposal of subsidiary	-	(4)
Purchase of inventories	(2,272)	(288)
Acquistion of subsidiary company		
Net cash used in investing activities	542	(1,078)
CASH FLOW FROM FINANCING ACTIVITIES		
Cash received from ultimate holding corporation		388
Cash received from related companies		429
Cash received from/ (paid to)subsidiary		
Cash repayment from amounts borrowed to bank	4,826	(573)
Repayment of lease liabilities		(308)
Repayment of hire purchase principal	-	(31)
Cash paid for interest costs for hire purchase	(43)	
Cash paid for interest costs for loans	-	-
Cash paid for loan principal	- (11)	- (EO)
Uplift/(Placement) of deposits pledged	(11)	(50) 8,492
Issuance of share capital Proceed from secured loan		0,492
Net cash used in financing activities	4,772	8,347
Net cash used in iniancing activities	4,772	0,347
NET INCREASE IN CASH AND CASH EQUIVALENTS	2,582	407
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(85)	(296)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	2,497	111
Cash and cash equivalents comprise :		
Cash and bank balances	982	1,814
Fixed deposit with licensed bank	3,502	319
Bank overdraft	(1,987)	(1,972)
Deposit pledged to financial institution		(50)
-	2,497	111



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 31 DECEMBER 2021

EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARDS 134 A.

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 theinterim 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**

Combinations

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 Reference to the Conceptual Framework

Amendments to MFRS 9, MFRS 139,

Interest rate benchmark reform - Phase 2 MFRS 7, MFRS 4 and MFRS 16)

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 THREE MONTHS PERIOD ENDED 31 DECEMBER 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 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 THREE MONTHS PERIOD ENDED 31 DECEMBER 2021

A9. Segmental Reporting

	Current quarter		Cumulativ	e quarter
	3 months	ended	12 month	s ended
	31/12/21	31/12/20	31/12/21	31/12/20
Segment revenue	RM'000	RM'000	RM'000	RM'000
Property development and				
management	10,520	10,888	22,215	26,241
Trading	393	897	2,788	1,257
Renewable energy	290	441	1,190	1,539
Others	9,427	377	45,720	5,329
Results	20,630	12,603	71,913	34,366
Segment results				
Property development and				
management	(2,171)	1,749	(8,578)	(5,433)
Trading	(344)	(831)	(2,328)	(1,115)
Renewable energy	(211)	(2,560)	(536)	(2,839)
Others	(25,487)	27,213	(45,866)	11,052
	(7,583)	38,174	14,605	36,031
Taxation	(581)	(2,040)	(1,408)	(3,251)
Net profit for the year	(8,164)	36,134	13,197	32,780
Fair Value of available for sale				
Discontinuing operation				279
Financial cost	283	-	-	-
Total comprehensive income	(7,881)	36,134	13,197	33,059
Non- Controlling interest	(350)	(109)	(925)	(339)
Net profit for the year attributable to				
equity holder of the company	(7,531)	36,243	14,122	32,720

All inter-segment transactions have been entered into in the normal course of business and havebeen 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 THREE MONTHS PERIOD ENDED 31 DECEMBER 2021

A11. Subsequent Events

The Company wholly owned subsidiary, Majuperak Land Sdn Bhd (MPLSB) was served with a Notice of Adjudication on 13 December 2021 filed by Canggih Kilat Sdn. Bhd (CKSB), in relation to disputes arising from alleged payment claim amounting to RM4,309,064.12 under Section 7 and 8 under the Construction Industry Payment & Adjudication Act 2012 (CIPAA).

Subsequently, MPLSB had on 10 February 2022 received Adjudication Claim from CKSB's Solicitors. MPLSB has on 24 February 2022 served its adjudication response and CKSB is expected to serve its reply accordingly.

A12. Changes in Composition of the Group

- 1) Trong Development Sdn Bhd (1405530-M) incorporated on 11 February 2021, is a 51% owned subsidiary of the Company via Tenaga Danawa Sdn Bhd. Its main business activities is to undertake housing development project. Its issued and paid-up share capital is RM2,800.
- 2) Majuperak Realty Sdn Bhd (1002029-A) incorporated on 16 May 2012, is a wholly owned subsidiary of the Company via Majuperak Land Sdn Bhd since 19 March 2021. Its main business activities is to undertake housing development project. Its issued and paid-up share capital is RM300,000.
- 3) Bihun Jaya (Perak) Sdn Bhd (214040-X) ceased to be an associated 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 in this financial period under review.

A14. Capital Commitments

There were no capital commitments in this financial period under review.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 31 DECEMBER 2021

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

B1. Performance Review

	3 months		12 months			
	2021 RM'000	2020 RM'000	Variance	2021 RM'000	2020 RM'000	Variance
Revenue	11,204	17,554	-36%	29,703	34,366	-14%
Operating profit	11,341	53,242	-79%	52,968	14,018	278%
Profit /(Loss) Before Interest and Tax	(7,166)	38,142	119%	15,021	(16,745)	190%
Profit /(Loss Before Tax	(7,301)	37,758	119%	14,605	(17,627)	183%
Profit /(Loss After tax	(7,881)	35,717	122%	13,197	(20,879)	163%
Profit /(Loss) Attributable	(7,531)	36,105	121%	14,122	33,059	57%
to Ordinary Equity Holders of the Parent						

The Group has recorded a decline in revenue during the quarter ended 31st December 2021 amounting to RM11.2 million as compared to RM17.55 million for same period last year indicating a decrease by 36%. The Group's revenue was mainly derived from recognising 112.4 acres sale of land to Silverland Capital Sdn Bhd amounting to RM7.8 million and recognising sale of land to Endirin Sdn Bhd amounting to RM1.37 million. Second largest revenue was from facilities management business amounting to RM0.68 million and the remaining are from property & land rental amounting to RM0.62 million, trading and merchandising sales amounting to RM0.39 million and solar activities amounting to RM0.29 million and project management amounting to RM0.06 million respectively. The Group recorded a loss after tax of RM7.88 million for the quarter mainly due to impairment charges of RM10.9 million. However, the group managed to register a profit at RM13.2 million for the four quarters due to significant contributions from other income especially from the land transaction with PKNP which generated a surplus of RM33.47 million.

B2. Comparison with Preceding Quarter's Results

	Current Quarter 31-Dec-21	Immediate Preceding Quarter 30-Sept-21	Variance
	RM,000	RM,000	
Revenue	11,204	2,548	340%
Operating profit	11,341	27,996	-59%
Profit/(Loss) Before Interest and Tax	(7,166)	19,917	-136%
Profit/(Loss) Before Tax	(7,301)	19,805	-137%
Profit/(Loss) After tax	(7,881)	19,387	-141%
Profit/(Loss) Attributable	(7,531)	19,498	-139%
to Ordinary Equity Holders			

For the current quarter under review, the Group has recorded a greater revenue during the quarter ended 31st December 2021 amounting to RM11.20 million as compared to RM2.54 million in the preceding quarter indicating an increase by 340%. The Group's revenue was mainly derived from recognising 112.4 acres sale of land to Silverland Capital Sdn Bhd amounting to RM7.8 million and recognising sale of land to Endirin Sdn Bhd amounting to RM1.37 million. Second largest revenue was from facilities management business amounting to RM0.68 million and the remaining are from property & land rental amounting to RM0.62 million, trading and merchandising sales amounting to RM0.39 million and solar activities amounting to RM0.29 million and project management amounting to RM0.06 million respectively. The group recorded a net loss of RM7.53 million in the quarter mainly due to impairment charges of RM10.9 million posted in the current quarter, compared to the net profit of RM19.49 million recorded in the preceding quarter under review.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 31 DECEMBER 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 facilities management services to expand its offerings in this sector. Although the long-term prospects of these businesses are favorable the Group is optimistic on the outlook for the business operation while remain cautious on the disruptions and additional costs arising from 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:

	Current Quarter 3 months ended 31-Dis-21	Current Quarter 3 months ended 31-Dis-20
0	RM'000	RM'000
Current year Provision	(581)	(2,041)
	(581)	(2,041)

B6. Sale of Unquoted Investments and Properties

There were no sales of unquoted investments or properties for the current financial period to date.

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 5 October 2021, the company had entered into a conditional subscription agreement with Perbadanan Pembangunan Pertanian Negeri Perak (PPPNP) for the subscription of 56,875,900 new ordinary shares in the group representing approximately 20% of the existing issued ordinary shares at a subscription price of RM0.335 per share in accordance with the terms and conditions of the Subscription Agreement.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 31 DECEMBER 2021

B9. Borrowings

Total Group borrowings as at 31 December 2021 are as follows:

	31-Dis-21 RM'000	31-Dis-20 RM'000
Current : Secured Bank Borrowing - Bank Islam Malaysia Berhad	2,946	3,085
Non Current : Secured Bank Borrowing - Bank Islam Malaysia Berhad	8,098	9,041
	11,044	12,126

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 31 December 2021 and 31 December 2020.

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

The Group were incurred a net gain of RM2.78 million from the conversion to fair value model after revaluation its Investment Property.

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



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 31 DECEMBER 2021

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		Cumulati	ve quarter
	Year ended 31 Dec 2021	Year ended 31 Dec 2020	Year ended 31 Dec 2021	Year ended 31 Dec 2020
	RM'000	RM'000	RM'000	RM'000
Continuing operations:				
Net profit (loss) attributable to shareholders (RM'000)	(7,531)	35,996	14,122	32,642
Weighted average number of shares in issue ('000)	284,422	283,158	284,422	283,158
Basic (loss) per share (sen)	(2.56)	0.79	4.80	11.74

b) Diluted earnings per share

Diluted earnings per share on ESOS

	Cumulative quarter		
	ended 31 Dec 2021	ended 31 Dec 2020	
	RM'000	RM'000	
Diluted EPS:			
Net profit (loss) attributable to shareholders (RM'000)	14,122	32,642	
Number of shares use in the calculation of basic per share ('000)	284,422	283,158	
Number of shares assuming exercise of employee share option (1st and 2nd batch) ('000)	9,953	5,655	
Diluted earning/ (loss) per share (sen)	4.80	11.74	

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 **28**th **February 2022.**

MAJUPERAK HOLDINGS BERHAD

Earnings per share

	31-Dec-2021 Individual Quarter	31-Dec-2021 Cumulative Quarter
Continuing operations:		
Basic EPS	(7 524 025)	4.4.422.205
Net profit attributable to shareholders	(7,531,025)	14,122,385
Number of ordinary share outstanding (ordinary shares)	284,421,865	284,421,865
Basic EPS	(2.65)	4.97
Diluted EPS		
Net profit attributable to shareholders	(7,531,025)	14,122,385
Number of shares use in the calculation of basic per ('000') Number of shares assuming exercise	284,421,865	284,421,865
of employee share option 1st and 2nd batch ('000')	0.053.305	0.052.205
ist and zild batch (000)	9,953,295	9,953,295
	271,373,100	271,373,100
Diluted EPS	(2.56)	4.80
Net Profit less: net dividend of ICPS	(7,531,025)	14,122,385
Basic	(7,531,025)	14,122,385
Net Profit ICPS interest	(7,531,025)	14,122,385
Diluted	(7,531,025)	14,122,385