

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

(The figures have not been audited)

	Individual Quarter			Cumulativ	e Quarter
	Current	Preceding Year	_	Current	Preceding Year
	Year	Corresponding		Year	Corresponding
	Quarter	Quarter		To-date	Period
	31-Dec-23	31-Dec-22		31-Dec-23	31-Dec-22
-	RM'000	RM'000	_	RM'000	RM'000
Continuing operations:					
Revenue	4,855	649		20,446	26,308
Cost of Sales	(4,061)	(466)		(15,525)	(24,852)
Gross Profit/(loss)	794	183		4,921	1,456
Other items of income:					
Interest income	23	9		48	33
Other income	2,226	12,592		12,899	12,988
Other items of expense:					
Operating expenses	(12,216)	(10,631)		(25,584)	(28,778)
Finance costs	(517)	(1,486)		(2,327)	(2,753)
Drefit//Leas) before above of	•	,		•	· · · · · · · · · · · · · · · · · · ·
Profit/(Loss) before share of associates results	(9,690)	667		(10,043)	(17,054)
Share of associates results	(47)	76		39	76
Profit/(loss) before tax from			-		
continuing operations	(9,737)	743		(10,004)	(16,978)
Income tax (expense) / credit	(257)	3,995		(1,054)	3,979
(a.p. a), a	(20.)	0,000		(-,,	3,213
Net Profit/(loss) after tax	(9,994)	4,738		(11,058)	(12,999)
Profit attributable to:					
Equity holders of the company	(10,217)	4,702		(11,587)	(13,006)
Non-controlling interest	223	36		529	7
	(9,994)	4,738		(11,058)	(12,999)
Profit/(loss) per share attributable from continuing operations to equity holders of the parent (sen per share)					
Basic	(3.59)	1.65		(4.07)	(4.57)
Fully diluted	(3.44)	1.58	•	(3.90)	(4.38)
•					

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2023

(The figures have not been audited)

RM**		31-Dec-23	31-Dec-22
ASSETS Property plant and equipment 13.172 14.851 Investment properties 39.986 39.865 39.965		Unaudited	Restated
Property plant and equipment 13,172 14,851		RM'000	RM'000
Investment properties 39,086 38,085 79,245 10		13 172	14 851
Investments in associated companies 9,915 9,975 9,364 Development expenditure 867 1,526 Goodwill on consolidation 11,862 18,384 TOTAL NON-CURRENT ASSETS 163,237 172,101 Inventories 22,526 19,401 Trade receivables 22,534 1,804 Trade receivables 25,34 1,804 Trade receivables 25,34 1,804 Trade receivables 1,657 2,365 Amount due from ultimate holding corporation 81,814 90,007 Tax recoverable 1,728 62,302 Tax recoverable 2,276 4,708 Total CURRENT ASSETS 119,429 126,169 Total CURRENT ASSETS 119,429 126,169 Total CURRENT ASSETS 119,429 126,169 Total Respective 1,228 1,228 Remployee share option reserves 1,228 1,228 Accumulated profits/(losses) 1,228 1,228 Accumulated prof			
Other investment Development expenditure 7,700 9,354 Goodwill on consolidation 11,862 18,364 Inventories 22,526 19,401 Inventories 2,534 1,801 Inventories 2,534 1,801 Trade receivables, deposits and prepayments 1,657 2,355 Amount due from utilimate holding corporation 81,814 90,907 Amount due from related companies 6,296 6,302 Cash and cash equivalents 1,726 692 Cash and cash equivalents 19,429 125,169 TOTAL CURRENT ASSETS 119,429 125,169 TOTAL ASSETS 188,421 188,421 Investment revaluation reserves 1,228 1,228 Employee share option reserves 1,288 1,228 Employee share option reserves 1,288 1,228 Employee share option reserves 1,288 1,298 Employee share option reserves 1,276 883 Share to district sequity 70 20 Non-controlling interest 6,7	Investment properties	80,635	79,245
Development expenditure 1,526 13,867 1,526 13,832 13,833 13,834 13,8	· · · · · · · · · · · · · · · · · · ·		
11,862 18,384 170TAL NON-CURRENT ASSETS 163,237 172,101			
TOTAL NON-CURRENT ASSETS 163,237 172,101 Inventories 22,526 19,401 Trade receivables 22,526 19,401 Trade receivables 22,534 1,804 Cher receivables 1,657 2,355 Amount due from ultimate holding corporation 81,814 90,907 Amount due from related companies 6,296 6,302 Tax recoverable 1,726 692 Tax recoverable 1,726 692 Tax recoverable 1,726 692 Total CURRENT ASSETS 119,429 126,169 TOTAL ASSETS 282,666 298,270 EQUITY	·		
Trade receivables 2,534 1,804			
Trade receivables 2,534 1,804	Inventories	22 526	19 401
Other receivables, deposits and prepayments 81,857 2,355 Amount due from ultimate holding corporation 81,814 90,907 Amount due from related companies 6,296 6,302 Tax recoverable 1,726 692 Cash and cash equivalents 2,876 4,708 TOTAL CURRENT ASSETS 119,429 126,169 TOTAL ASSETS 119,429 126,169 TOTAL ASSETS 119,429 128,169 TOTAL ASSETS 119,429 128,619 EQUITY Share capital Investment revaluation reserves 1,228 1,228 Employee share option reserves 1,228 1,228 Employee share option reserves 1,228 1,288 Accumulated profits/(losses) 1,270 8,883 Shareholders' equity 186,844 199,423 Non-controlling interest 771 2,165 TOTAL EQUITY 187,654 199,633 Non-coutrolling interest 6,710 8,657 Lease liability			
Amount due from related companies 6,296 6,302 Cash and cash equivalents 1,726 692 Cash and cash equivalents 1014,209 126,169 TOTAL CURRENT ASSETS 119,429 126,169 TOTAL ASSETS 282,666 298,270 EQUITY	Other receivables, deposits and prepayments	1,657	2,355
Tax recoverable			
Cash and cash equivalents	•	· · · · · · · · · · · · · · · · · · ·	
TOTAL CURRENT ASSETS 119,429 126,169 298,270 282,666 282,270 282,666 2	1		
TOTAL ASSETS 282,666 298,270			
Share capital 188,421 188,421 188,421 188,421 188,421 188,421 188,421 188,421 188,421 188,421 188,421 188,421 188,421 188,421 188,421 188,421 188,421 199,633 188,944 199,423 186,944 199,423 186,944 199,423 186,944 199,633 186,944 199,633 186,944 199,633 186,944 199,633 186,944 199,633 186,944 199,633 186,944 199,633 186,944 199,633 186,944 199,633 186,944 199,633 186,944 199,633 186,944 199,633 186,944 199,633			
Share capital Investment revaluation reserves 188,421 188,421 188,421 188,421 189,421 189,421 189,422 1,228 1,229 1,229 1,229 1,229 1,229 1,229 1,228 1,228 1,228 1,228 1,228 1,228 1,228 1,228	TOTAL ASSETS	282,000	290,210
Investment revaluation reserves 1,228 1,	EQUITY		
1,228 1,228 1,228 1,228 3,283 3,283 3,284 3,284 3,284 3,284 3,284 3,285 3,383 3,38	Share capital	188,421	,
Accumulated profits/(losses) 18.83 186,944 199,423 190,423 190,423 190,423 190,423 190,633 187,684 199,633 199,6		-	
Shareholders' equity 186,944 199,423 Non-controlling interest TOTAL EQUITY 187,684 199,633 NON-CURRENT LIABILITIES Bank borrowings 6,710 8,657 Lease liability 2,688 2,692 Lease liability 2,688 2,692 Lease liability 150 187 Deferred taxation 11,614 11,419 TOTAL NON-CURRENT LIABILITES 21,162 22,955 NET ASSETS 187,684 199,633 Bank borrowings 5,036 3,996 Hire purchase payables 37 35 Lease liability 198 198 Trade payables 1,276 928 Other payables and accruals 42,324 42,148 Amount due to related companies 24,411 28,375 Provision for taxation 538 2 TOTAL CURRENT LIABILITIES 73,820 75,682 TOTAL LIABILITIES 94,982 98,637 TOTAL EQUITY AND L			
Non-controlling interest TOTAL EQUITY 740 210 NON-CURRENT LIABILITIES Bank borrowings 6,710 8,657 Lease liability 2,688 2,692 Hire purchase payables 150 187 Deferred taxation 11,614 11,419 NET ASSETS 187,684 199,633 Bank borrowings 5,036 3,996 Hire purchase payables 37 35 Lease liability 93 198 198 Lease liability 198 198 198 Lease liability 198 198 198 Lease liability 1,276 928 Other payables and accruals 42,324 42,144 Amount due to related companies 24,411 28,375 Provision for taxation TOTAL CURRENT LIABILITIES 73,820 75,682 NET CURRENT ASSETS 94,982 98,637 TOTAL EQUITY AND LIABILITIES 282,666 298,270 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) 282,666			
NON-CURRENT LIABILITIES Bank borrowings 6,710 8,657 Lease liability 2,688 2,692 Hire purchase payables 150 187 Deferred taxation 11,614 11,419 TOTAL NON-CURRENT LIABILITES 21,162 22,955 NET ASSETS 187,684 199,633 Bank borrowings 5,036 3,996 Hire purchase payables 37 35 Lease liability 198 198 Trade payables 1,276 928 Other payables and accruals 42,324 42,148 Amount due to related companies 24,411 28,375 Provision for taxation 538 2 TOTAL CURRENT LIABILITIES 73,820 75,682 NET CURRENT ASSETS 98,267 103,214 TOTAL EQUITY AND LIABILITIES 282,666 298,270 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares	· ·	· · · · · · · · · · · · · · · · · · ·	·
Bank borrowings 6,710 8,657 Lease liability 2,688 2,692 Hire purchase payables 11,614 11,419 TOTAL NON-CURRENT LIABILITES 21,162 22,955 NET ASSETS 187,684 199,633 Bank borrowings 5,036 3,996 Hire purchase payables 37 35 Lease liability 198 198 Trade payables and accruals 1,276 928 Other payables and accruals 42,324 42,148 Amount due to related companies 24,411 28,375 Provision for taxation TOTAL CURRENT LIABILITIES 73,820 75,682 TOTAL EQUITY AND LIABILITIES 94,982 98,637 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares	TOTAL EQUITY	187,684	199,633
Bank borrowings 6,710 8,657 Lease liability 2,688 2,692 Hire purchase payables 11,614 11,419 TOTAL NON-CURRENT LIABILITES 21,162 22,955 NET ASSETS 187,684 199,633 Bank borrowings 5,036 3,996 Hire purchase payables 37 35 Lease liability 198 198 Trade payables and accruals 1,276 928 Other payables and accruals 42,324 42,148 Amount due to related companies 24,411 28,375 Provision for taxation TOTAL CURRENT LIABILITIES 73,820 75,682 TOTAL EQUITY AND LIABILITIES 94,982 98,637 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares			
Lease liability 2,688 2,692 Hire purchase payables 150 187 Deferred taxation 11,614 11,419 TOTAL NON-CURRENT LIABILITES 21,162 22,955 NET ASSETS 187,684 199,633 Bank borrowings 5,036 3,996 Hire purchase payables 37 35 Lease liability 198 198 Trade payables 1,276 928 Other payables and accruals 42,324 42,148 Amount due to related companies 24,411 28,375 Provision for taxation 538 2 TOTAL CURRENT LIABILITIES 73,820 75,682 NET CURRENT ASSETS 98,267 103,214 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) 282,666 298,270 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) 38,421,421,865 ordinary shares 36,622 298,270		6.710	8 657
Hire purchase payables 150 187 11,614 11,419 11,419 11,614 11,419 11,419 12,955 187,684 199,633 187,684 199,633 187,684 199,633 187,684 199,633 187,684 199,633 187,684 199,633 198		· · · · · · · · · · · · · · · · · · ·	,
NET ASSETS 187,684 199,633		· · · · · · · · · · · · · · · · · · ·	
NET ASSETS 187,684 199,633	Deferred taxation	11,614	11,419
Bank borrowings 5,036 3,996	TOTAL NON-CURRENT LIABILITES	21,162	22,955
Bank borrowings 5,036 3,996 Hire purchase payables 37 35 Lease liability 198 198 Trade payables 1,276 928 Other payables 42,324 42,148 Amount due to related companies 24,411 28,375 Provision for taxation 538 2 TOTAL CURRENT LIABILITIES 73,820 75,682 TOTAL LIABILITIES 94,982 98,637 TOTAL EQUITY AND LIABILITIES 94,982 98,637 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares	NET ASSETS	187,684	199,633
Hire purchase payables		5.026	
Lease liability 198 198 Trade payables 1,276 928 Other payables and accruals 42,324 42,148 Amount due to related companies 24,411 28,375 Provision for taxation 538 2 TOTAL CURRENT LIABILITES 73,820 75,682 TOTAL LIABILITIES 94,982 98,637 TOTAL EQUITY AND LIABILITIES 282,666 298,270 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares 34,421,865 ordinary shares			
Trade payables 1,276 928 Other payables and accruals 42,324 42,148 Amount due to related companies 24,411 28,375 Provision for taxation 538 2 TOTAL CURRENT LIABILITES 73,820 75,682 NET CURRENT ASSETS 98,267 103,214 TOTAL LIABILITIES 94,982 98,637 TOTAL EQUITY AND LIABILITIES 282,666 298,270 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares			
Other payables and accruals 42,324 42,148 Amount due to related companies 24,411 28,375 Provision for taxation 538 2 TOTAL CURRENT LIABILITES 73,820 75,682 NET CURRENT ASSETS 98,267 103,214 TOTAL LIABILITIES 94,982 98,637 TOTAL EQUITY AND LIABILITIES 282,666 298,270 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares 34,421,865 ordinary shares 34,421,865 ordinary shares	· · · · · · · · · · · · · · · · · · ·	1,276	928
TOTAL CURRENT LIABILITES 73,820 75,682	Other payables and accruals	· · · · · · · · · · · · · · · · · · ·	
TOTAL CURRENT LIABILITES 73,820 75,682 NET CURRENT ASSETS 98,267 103,214 TOTAL LIABILITIES 94,982 98,637 TOTAL EQUITY AND LIABILITIES 282,666 298,270 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares 84,421,865 ordinary shares	·	·	
NET CURRENT ASSETS 98,267 103,214 TOTAL LIABILITIES 94,982 98,637 TOTAL EQUITY AND LIABILITIES 282,666 298,270 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares			
TOTAL LIABILITIES 94,982 98,637 TOTAL EQUITY AND LIABILITIES 282,666 298,270 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares			
TOTAL EQUITY AND LIABILITIES 282,666 298,270 Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares	NET CURRENT ASSETS	98,267	103,214
Net Assets Per Share Attributable To Ordinary Shareholders of the company (RM) Based on 284,421,865 ordinary shares	TOTAL LIABILITIES	94,982	98,637
the company (RM) Based on 284,421,865 ordinary shares	TOTAL EQUITY AND LIABILITIES	282,666	298,270
Based on 284,421,865 ordinary shares			
(0000 004 404 005 11 1 1 1			
		0.66	0.70

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

(The figures have not been audited)

	Attributable to the Equity Shareholders of the Company						
	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
Balance as at 1 January 2022							
As previously stated	188,421	748	1,228	23,097	213,494	-	213,494
Impact on comparatives	-	-	-	(1,207)	(1,207)	-	(1,207)
As restated	188,421	748	1,228	21,890	212,287	-	212,287
Acquisition of non-controlling interest	-	-	-	-	-	202	202
Total comprehensive income for the year	-	143	-	(13,007)	(12,864)	8	(12,856)
As at 31 December 2022	188,421	891	1,228	8,883	199,423	210	199,633
As at 1 January 2023	188,421	891	1,228	8,883	199,423	210	199,633
Total comprehensive income for the period/year	-	(891)	-	(11,587)	(12,478)	530	(11,948)
As at 31 December 2023	188,421		1,228	(2,704)	186,945	740	187,685

CONDENSED CONSOLIDATED STATEMENT OF CASHFLOWS FOR FINANCIAL PERIOD ENDED 31 DECEMBER 2023

FOR FINANCIAL PERIOD ENDED 31 DECEMBER 2023		
	31-Dec 2023 RM RM'000	31-Dec 2022 RM RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Profit/(Loss) before taxation Adjustments for:	(10,004)	(16,978)
Finance Cost	2,327	2,753
Interest Income	(48)	(33)
Depreciation	1,675	1,341
Loss on disposal of property, plant and equipment	(8,930)	30
Loss on impairment of goodwill	6,522	-
Share of associates results	(39)	(76)
Expected credit loss		400
- Trade receivables	41	438
- Other receivables - Related parties	-	23 3,880
Reversal of impairment in joint controlled entity		(5)
Fair value gain on investment properties	(1,170)	(11,722)
Gain/ (loss) from disposal of other investment	(797)	-
		(00.040)
Operating profit/(loss) before working capital changes	(10,423)	(20,349)
Decrease/ (Increase) trade and other receivables	(32)	10,582
(Decrease)/ Increase trade and other payables Decrease/ (Increase) amount owing from ultimate holding corporation	8,366 9,093	(3,941) 13,370
(Decrease) / Increase amount owing from unimate holding corporation (Decrease) / Increase amount owing to related parties	(3,958)	1,549
Decrease/ (Increase) in inventories	(3,504)	22,100
Decrease/ (Increase) in development expenditures	(0,001)	(4,482)
Cash generated from operating activities	(458)	18,829
Tax paid	(717)	(446)
Net cash generated from operating activities	(1,175)	18,383
CASH FLOW FROM INVESTING ACTIVITIES		
Acquisition of property, plant and equipment	-	(610)
Acquisition of new assoiciate company	-	(8,000)
Acquisition of new subsidiaries companies	-	(6,500)
Proceeds from disposal of investment in jointly controlled	-	125
Proceed from disposal of IRIC	9,527	-
Proceed from disposal of PPE Proceed from disposal of other investment	4 1,560	34
Net cash generated from investing activities	11,091	(14,951)
Net cash generated from investing activities	11,031	(14,331)
CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of bank borrowings	(1,770)	(901)
Repayment of lease liabilities	-	(604)
Repayment of hire purchase payables	(35)	(74)
Interest paid	(2,327)	(2,555)
Interest received	48	33
Settlement of promisory note (Placement)/Uplift of fixed deposit	(9,527)	(44)
Drawdown the loan	1 000	(41)
	1,000	
Proceed from hire purchase	- (40.044)	- (4.440)
Net cash generated from financing activities	(12,611)	(4,140)
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(2,695)	(708)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	1,768	2,476
CASH AND CASH EQUIVALENTS AT END OF PERIOD	(927)	1,768
Oash and Oash Empirelants assumings		
Cash and Cash Equivalents comprises:	027	762
Fixed deposit with licensed bank Cash and bank balances	827 2,048	762 3,946
Cuon and paint painties	2,875	4,708
Less:	2,0.0	7,700
Deposit pledged to financial institution	(68)	(52)
Bank overdraft	(3,734)	(2,888)
	(927)	1,768



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

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 the 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 2022. 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 on 31 December 2022.

A2. Changes in Accounting Policies

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

Effective for financial periods beginning on or after 1 January 2023

MFRS 17 Insurance Contracts and Amendments to MFRS 17	Significantly improved comparability of insurance results follows principles of MFRS 17 and has its own set of prescribed accounting requirements.
Amendments to MFRS 101: Presentation of Financial Statements	Classification of Liabilities as Current or Non- current Disclosure of Accounting Policies
Amendments to MFRS 108: Accounting Policies Changes in Accounting Estimates and Errors	Definition of Accounting Estimates
Amendments to MFRS 112: Incomes Taxes	Deferred Tax Related to Assets and Liabilities Arising from a Single Transaction

Effective for financial periods beginning on or after 1 January 2024

Amendments to MFRS 16: Leases	Leases - Lease Liability in a Sale and Leaseback
Amendments to MFRS 101: Presentation of Financial Statements	Non-current liabilities with Covenants

MFRSs and Amendments to MFRSs effective date deferred indefinitely:

Amendments to MFRS 10: Consolidated Financial Statements	Sale or Contribution of Assets between an Investor and its Associates of Joint Venture
Amendments to MFRS 128: Investments in Associates and Joint Ventures	Sale or Contribution of Assets between an Investor and its Associate of Joint Venture



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

A3. Audit Qualification of Preceding Annual Financial Statements

The Audited Financial Statements for the year ended 31 December 2022 were not subject to any qualification by the auditor.

A4. Seasonal and Cyclical Factors

The Group is principally engaged in property development, facilities management and 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 except for as disclosed in note B14.

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.

A8. Dividend

No dividend was declared or paid during the period under review.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

A9. Segmental Reporting

	Current quarter 3 months ended		Cumulative quarter 12 months ended	
•	31/12/2023	31/12/2022	31/12/2023	31/12/2022
Segment revenue	RM'000	RM'000	RM'000	RM'000
Property Development	-	24	-	18,430
Facilities Management	4,481	45	16,355	3,124
Renewable Energy	(217)	468	1,964	1,689
Trading, rentals, investment holding and others	591	112	2,127	3,065
	4,855	649	20,446	26,308
Segment results				
Property Development	(4,182)	1,232	(2,857)	(11,401)
Facilities Management	577	(563)	2,189	(1,482)
Renewable Energy	517	2,466	701	1,912
Trading, rentals, investment holding and others	(6,649)	(2,392)	(10,037)	(6,007)
Profit / (loss) before tax	(9,737)	743	(10,004)	(16,978)
Taxation	(257)	3,995	(1,054)	3,979
Net profit / (Loss) for the year	(9,994)	4,738	(11,058)	(12,999)
Add/ (less): Non- controlling interest Net profit / (loss) for the period attributable	(223)	(36)	(529)	(7)
to equity holder of the company	(10,217)	4,702	(11,587)	(13,006)

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 were carried out in Malaysia.

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 audited financial statements for the year ended 31 December 2022.

A11. Subsequent Events

1. Land Swap Agreement

On 11 August 2023, Majuperak Energy Resources Sdn Bhd (MERSB) and Perbadanan Kemajuan Negeri Perak (PKNPk) had, via a letter dated 3 August 2023, mutually agreed to extend the Extended Conditional Period (as defined in the Land Swap Agreement) for a further 6 months, thereby extending the last day of the Extended Conditional Period to 13 February 2024 to fulfill all the Conditions Precedents in the Land Swap Agreement. Subsequently, on 2 February 2024, MHB announced that all conditions precedent as set out in the Land Swap Agreement dated 13 August 2021 have been fulfilled, Hence the Agreement has become unconditional.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

A12. Changes in Composition of the Group

There were no changes in the composition of the Group during the current 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 2022.

A14. Capital Commitments

There were no capital commitments in the financial statements as at 31 December 2022 and as at the date of this report.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

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		
	2023	2022	Variance	2023	2022	Variance
	RM'000	RM'000		RM'000	RM'000	
Revenue	4,855	649	648%	20,446	26,308	-22%
Operating profit	3,043	12,784	-76%	17,868	14,477	23%
(Loss)/Profit Before Interest	(9,173)	2,153	-526%	(7,716)	(14,301)	46%
and Tax						
(Loss)/Profit Before Tax	(9,690)	667	-1553%	(10,043)	(17,054)	41%
(Loss)/Profit After tax	(9,994)	4,738	-311%	(11,058)	(12,999)	15%
(Loss)/Profit Attributable	(10,217)	4,702	-317%	(11,587)	(13,006)	11%
to Ordinary Equity Holders						•
of the Parent						

The Group reported a total revenue of RM4.86 million for the current quarter ended 31 December 2023, as compared to RM0.65 million during the same quarter in the previous year. The major contributor to the Group's current quarter revenue totaling RM4.48 million was from the facilities management segment, particularly from Majuperak Allied Sdn Bhd (MASB) of RM4.39 million services with Allied Group pursuant to the Master Facilities Agreement. The next main contributor is derived from the trading, rentals and others segment amounting RM0.59 million as compared to the previous year's quarter of RM0.09 million.

The Group reported a net loss after tax of RM9.99 million for the current quarter as compared to the net profit after tax of RM4.74 million in the corresponding period in the previous year. The net loss for the current quarter is derived after providing for an impairment of goodwill on consolidation amounting RM6.5 million.

B2. Comparison with Preceding Quarter's Results

	Current Quarter 31 Dec 23 RM'000	Immediate Preceding Quarter 30 Sept 23 RM'000	Variance
Revenue	4,855	5,055	-4%
Operating (loss)profit	3,043	1,282	137%
Profit/(Loss) Before Interest and Tax	(9,173)	(2,613)	-251%
Profit/(Loss) Before Tax	(9,690)	(3,122)	-210%
Profit/(Loss) After tax	(9,994)	(3,211)	-211%
Profit/(Loss) Attributable to Ordinary	(10,217)	(3,318)	-208%
Equity Holders of the Company			

For the current quarter under review, the Group has recorded a revenue amounting to RM4.86 million as compared to RM5.06 million in the preceding quarter, indicating a decrease of 4%.

The Group registered a net loss after tax of RM9.99 million in the current quarter as compared to the net loss after tax of RM3.21 million recorded in the preceding quarter. The net loss for the current quarter is derived after providing for an impairment of goodwill on consolidation amounting RM6.5 million.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

B3. Prospects

The Group will continue to focus on its core businesses i.e. property development, facilities management, and renewable energy by leveraging the continuous development of its existing land banks as well as through the newly acquired subsidiary. With several development projects that are scheduled to gain advanced tractions in 2024, the Group expects that its performance will improve further in 2024 onwards.

B4. Profit Forecast

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

B5. Income Tax Expense / (Credit)

The taxation charge for the Group consists of the followings:

	Current Quarter 3 months ended 31-Dec-23 RM'000	Current Quarter 3 months ended 31-Dec-22 RM'000
Tax expense / (Credit)	(257)	3,995
	(257)	3,995

B6. Unquoted Investments and Properties

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

B7. Quoted Securities

The Group disposed some of its investment in quoted securities (representing less than 1% of the investee's share capital) during the current financial year. The profit from the disposal of the quoted securities amounting RM0.79 million were recognized in the income statements of the current financial year.

B8. Corporate Proposals

1. <u>Memorandum of Understanding (MoU) between Majuperak Holdings Berhad (MHB) and MK Land Holdings Berhad (MKLAND)</u>

On 3 October 2023, MHB entered into a MoU with MKLAND, to explore and identify the various commercial aspects, including the assessment of risk, project viability and sustainability, technical considerations in relation to a development of floating solar farm in Perak.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

2. <u>Master Development Agreement (MDA) between Perbadanan Kemajuan Negeri Perak (PKNPk)</u> and Majuperak Holdings Berhad (MHB)

On 10 October 2023, the Group entered into a MDA with PKNPk for a synergistic collaborative initiative involving the utilisation of MHB's expertise to jointly develop PKNPk's assets and appointment of MHB as the master developer of part of PKNPk's industrial development area in Perak.

3. <u>Pursuant to Paragraph 8.03A(2b) of the Main Market Listing Requirements ("MMLR") of Bursa</u> Securities

The Group announced on 13 April 2020 that it has triggered para 8.03A(2b) of the MMLR of Bursa Securities for having inadequate annual revenue in its FY 2019 results. As an Affected Listed Issuer, the Company is required to regularise its condition and submit a regularisation plan to Bursa Securities before the required deadline.

On 10 October 2023, the Group had submitted another application for an extension of time (EOT) to Bursa prior to the last required deadline on 11 October 2024. On 1 November 2023, Bursa has granted the EOT of 6 months up to 11 April 2024.

4. Proposed disposal of land together with the building erected thereon known as Brewster Village from Syarikat Majuperak Berhad (SMB), a wholly owned subsidiary of Majuperak Holdings Berhad (MHB) to Ladang Lekir Sdn Bhd

The company via its wholly owned subsidiary, Syarikat Majuperak Berhad (SMB) has on 18 December 2023 entered into a Sale and Purchase Agreement (SPA) with Ladang Lekir Sdn. Bhd. (LLS), a wholly owned subsidiary of Perak Agro Oil Palm Sdn. Bhd. which in turn is a wholly owned subsidiary of Perbadanan Pembangunan Pertanian Negeri Perak (PPPNP) for the sale of land held under Geran No. 59907, Lot 28801, Bandar Ipoh (S), Daerah Kinta, Perak and Pajakan Negeri No. 213729, Lot 9225N, Bandar Ipoh (U), Daerah Kinta, Perak together with the building erected thereon known as Brewster Village for a total consideration of RM18,400,000.

B9. Borrowings

Total Group borrowings as of 31 December 2023 are as follows:

	31-Dec-23 RM'000	31-Dec-22 RM'000
Current : Secured		
Term loan	1,302	1,108
Bank Overdraft	3,734	2,888
	5,036	3,996
Non Current : Secured		
Term loan	6,710	8,657
	11,746	12,653

The above borrowings are denominated in Ringgit Malaysia.



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

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 2023.

B11. Disclosure of gains/losses arising from fair value changes of Investment Property

During the current quarter, the Group has recognised a net gain in fair value for its Investment Properties of RM1.16 million in line with the Group's adopted accounting policy.

B12. Material Litigation

The Group is not involved in any material litigation, either as a 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 judgment 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 by the weighted average number of shares in issue during the year.

	Individual quarter		Cumulative quarter	
	ended 31 Dec 2023	ended 31 Dec 2022	ended 31 Dec 2023	ended 31 Dec 2022
	RM'000	RM'000	RM'000	RM'000
Continuing operations:				
Net profit (loss) attributable to shareholders	(10,217)	4,702	(11,587)	(13,006)
Weighted average number of shares in issue	284,422	284,422	284,422	284,422
Basic (loss) per share (sen)	(3.59)	1.65	(4.07)	(4.57)



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

b) Diluted earnings per share

Diluted earnings per share on ESOS

	Individual quarter		Cumulative quarter	
	ended 31 Dec 2023	ended 31 Dec 2022	ended 31 Dec 2023	ended 31 Dec 2022
	RM'000	RM'000	RM'000	RM'000
Diluted EPS: Net profit (loss) attributable to shareholders	(10,217)	4,702	(11,587)	(13,006)
Weighted average number of ordinary shares in issue	284,422	284,422	284,422	284,422
Effects of dilution due to ESOS	12,681	12,681	12,681	12,681
Adjusted weighted average number of ordinary shares applicable to diluted earnings per share	297,103	297,103	297,103	297,103
Diluted earnings/ (loss) per share (sen)	(3.44)	1.58	(3.90)	(4.38)

B14. COMPARATIVES

Certain comparative figures have been adjusted/restated to reflect changes in the following circumstances relating to the prior years:

- 1. The amount of goodwill arising from the acquisition of a subsidiary was remeasured following the notice of share buy-back to the vendor issued by the Group during the current year. In accordance to MFRS 3 Business Combination, the provisional goodwill which was first recognized in 2022 has to be adjusted retrospectively to reflect the new circumstances.
- 2. An accrual was made to recognize certain operating expenses relating to the previous years after the certainty in the amount obtained during the current year.

Changes in the comparative figures are summarized below:

Group	As previously stated (RM'000)	Adjustment/ Reclassification (RM'000)	As restated (RM'000)
Statement of Financial Position as at 31 Dec 2022:			
Goodwill on Consolidation	24,384	(6,000)	18,384
Other payables	(46,940)	4,792	(42,148)
Accumulated Profits/(Losses)	10,090	(1,207)	8,883



NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE TWELVE MONTHS PERIOD ENDED 31 DECEMBER 2023

B15. 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 **26 February 2024.**