

(Incorporated in Malaysia)

### CONDENSED CONSOLIDATED FINANCIAL STATEMENTS FOR THE QUARTER AND YEAR-TO-DATE ENDED 31 DECEMBER 2023

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Registration No. 198201008273 (105550-K)

### Interim Financial Report for the Fourth Quarter Ended 31 December 2023 Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income

Unaudited				
Individual	Quarter	Cumulative		
3 Months	s Ended	12 Months Ended		
31-Dec-23	31-Dec-22	31-Dec-23	31-Dec-22	
RM'000	RM'000	RM'000	RM'000	
975	1,731	7,230	6,523	
(1,036)	(1,922)	(7 <i>,</i> 593)	(6,945)	
(61)	(191)	(363)	(422)	
203	466	858	748	
(690)	(4,333)	(2,673)	(7,423)	
(548)	(4,058)	(2,178)	(7,097)	
87	111	403	193	
(42)	(69)	(138)	(247)	
(503)	(4,016)	(1,913)	(7,151)	
-	4		4	
(503)	(4,012)	(1,913)	(7,147)	
-	-			
(503)	(4,012)	(1,913)	(7,147)	
(503)	(4,012)	(1,913)	(7,147)	
(0.78)	(7.00)	(2.98)	(13.14)	
	Individual 3 Month 31-Dec-23 RM'000 975 (1,036) (61) 203 (690) (548) 87 (42) (503) - (503) - (503)	Individual Quarter   3 Monthy Ended   31-Dec-23 31-Dec-22   RM'000 RM'000   975 1,731   (1,036) (1,922)   (61) (191)   203 466   (690) (4,333)   (548) (4,058)   87 111   (42) (69)   (503) (4,016)   - -   (503) (4,012)   (503) (4,012)	Individual Quarter   Cumu     3 Months Ended   12 Monti     31-Dec-23   31-Dec-22     RM'000   RM'000     975   1,731     (1,036)   (1,922)     (1,036)   (1,922)     (61)   (191)     (363)   (2,673)     (690)   (4,333)     (2,673)   (2,178)     87   111     403   (4,016)     (1,913)   (1,913)     -   4     (503)   (4,012)     (503)   (4,012)     (503)   (4,012)     (503)   (4,012)	

The Condensed Consolidated Statements of Profit or Loss And Other Comprehensive Income should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2022.

Registration No. 198201008273 (105550-K)

## Interim Financial Report for the Fourth Quarter Ended 31 December 2023 Condensed Consolidated Statement of Financial Position

	(Unaudited) As At <b>31-Dec-23</b> RM'000	(Audited) As At <b>31-Dec-22</b> RM'000
ASSETS		
Non-current Assets		
Property, plant and equipment	18	92
Investment properties Goodwill on consolidation	7,860 31,509	4,860 31,509
Deferred tax assets	7,202	7,202
Fixed deposits with licensed Financial Institutions	3,418	3,356
	50,007	47,019
Current Assets	,	· · ·
Inventories	5,217	-
Trade receivables	12,588	15,696
Other receivables	7,028	3,140
Contract assets	327	128
Other investments	186	168
Tax recoverable	7	42
Cash and bank balances	, 125	6,509
	25,478	25,683
TOTAL ASSETS	75,485	72,702
EQUITY AND LIABILITIES		
Equity attributable to owners of the Company		
Share capital	81,258	81,258
Accumulated losses	(30,500)	(28,587)
Total equity	50,758	52,671
Non-current Liabilities		
Lease liabilities	-	35
Deferred tax liabilities	4	4
	4	39
Current Liabilities		
Trade payables	14,967	14,332
Others payables	2,921	2,688
Contract liabilities	3,568	78
Amount owing to a director	73	79
Bank borrowings	898	81
Lease liabilities Bank overdraft	34	71
Tax payable	2,222 40	2,623 40
Tax payable	24,723	19,992
TOTAL EQUITY AND LIABILITIES	75,485	72,702
Net assets per share (RM)	0.79	0.97

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2022.

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## Interim Financial Report for the Fourth Quarter Ended 31 December 2023 Condensed Consolidated Statements of Changes in Equity

	<-Attributable To Equity holders of the Company->			
	Non-distributable	Accumulated		
	Share Capital	Losses	Total Equity	
	RM'000	RM'000	RM'000	
Balance as of 1 Jan 2022	125,038	(81,440)	43,598	
Transaction with owners				
Issuance of new shares	16,220	-	16,220	
Capital reduction	(60,000)	60,000	_	
	(43,780)	60,000	16,220	
Total comprehensive loss				
for the financial year	-	(7,147)	(7,147)	
Balance as of 31 Dec 2022	81,258	(28,587)	52,671	
Total comprehensive loss				
for the financial period	-	(1,913)	(1,913)	
Balance as of 31 Dec 2023	81,258	(30,500)	50,758	
			,	

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Audited Financial Statements for the year ended 31 December 2022.

Registration No. 198201008273 (105550-K)

#### Interim Financial Report for the Fourth Quarter Ended 31 December 2023 Condensed Consolidated Statements of Cash Flows

Condensed Consolidated Statement	(Unaudited) 12 months Ended		
GROUP	31-Dec-23 RM'000	31-Dec-22 RM'000	
OPERATING ACTIVITIES			
Loss before taxation	(1,913)	(7,151)	
Adjustment for:			
Depreciation of property, plant and equipment	87	637	
Bad debts written off	-	522	
Fair value loss of other investments	(18)	10	
Fair value loss of investment properties	-	150	
Interest expenses	138	247	
Interest income	(403)	(193)	
Impairment loss on trade receivables	-	547	
Gain on disposal of property, plant and equipment	(90)	(75)	
Property, plant and equipment written off	-	-	
Depoosit forfeited	-	2,351	
Operating loss before working capital changes	(2,199)	(2,955)	
Changes in working capital:			
Inventories	(5,217)	-	
Receivables	(3,792)	(5,281)	
Contract balances	3,291	(50)	
Payables	868	211	
Bankers' acceptance	898	-	
Cash used in operations	(6,151)	(8,075)	
Interest paid	(114)	(206)	
Income tax refund	35	159	
Income tax paid	-	(166)	
Net cash used in operating activities	(6,230)	(8,288)	
INVESTING ACTIVITIES			
Purchase of property, plant and equipment	(13)	-	
Proceeds from disposal of property, plant & equipment	90	75	
Net cash from investing activities	77	75	
FINANCING ACTIVITIES			
Placement of fixed deposits pledged	(62)	(57)	
Drawdown of bank borrowing	-	57	
Interest received	403	83	
Repayment to a director	(6)	(953)	
Repayment of lease liabilities	(72)	(238)	
Repayment of borrowing	(81)	(486)	
Interest paid Issuance of new shares	(12)	(42)	
Net cash from financing activities		16,221 14,585	
5			
CASH AND CASH EQUIVALENTS	(E 003)	E 272	
Net changes Balance as of 1 January	(5,983) 3,886	6,372 (2,485)	
Balance as at end of financial period	(2,097)	3,887	
	(2,037)	5,007	

Cash and cash equivalents at the end of the financial period comprise the following balance amount:

Cash and bank balances	125	6,509
		,
Bank overdrafts	(2,222)	(2,622)
Fixed deposits	3,418	3,356
Less: Fixed deposits pledged	(3,418)	(3,356)
	(2,097)	3,887

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### A EXPLANTORY NOTES IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARDS ("MFRS") 134, INTERIM FINANCIAL REPORTING

### A1 Basis of Preparation

The interim financial statement is unaudited and have been prepared in compliance with Malaysian Financial Reporting Standards ("MFRSs") 134, Interim Financial Reporting, issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("BMSB").

The interim financial statements shall be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2022. These interim financial statements contain selected explanatory notes which provide explanations of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Company and its subsidiaries ("Group").

## A2 Malaysian Financial Reporting Standards

The significant accounting policies adopted by the Group in these interim financial statements are consistent with those of the audited financial statements for the year ended 31 December 2022.

The Group has also adopted the following new standard/amendments/improvements to MFRSs which are mandatory for the financial periods beginning on or after 1 January 2023:

MFRS 17 and Amendments to MFRS 17 <sup>#</sup>	Insurance contracts
Amendments to MFRS 17 <sup>#</sup>	Insurance contracts: Initial application of MFRS 17 and MFRS 9 - comparative information
Amendments to MFRS 101	Presentation of financial statements: Classification of liabilities as current or non-current
Amendments to MFRS 101	Presentation of financial statements: Disclosure of accounting policies
Amendments to MFRS 108	Accounting policies, changes in accounting estimates and errors: Definition of accounting estimates
Amendments to MFRS 112	Income taxes: Deferred tax related to assets and liabilities arising from a single transaction

The adoption of these amendment to MFRSs have not resulted in any material impact on the financial statements of the Group.

The following new standard/amendments to MFRSs that were issued but are not yet effective have not been early adopted by the Group.

### Effective for financial period beginning in or after 1 January 2024:-

Amendments to MFRS 16	Lease: Lease liability in a sales and leaseback
Amendments to MFRS 10	Presentation of financial statements: Non-current
	liabilities with covenants

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#### A2 Malaysian Financial Reporting Standards (Cont'd)

#### Deferred to a date to be determined by the Malaysian Accounting Standards Board:-

Amendments to MFRS 10 and 128<sup>#</sup> Consolidated financial statements and investments in associates and joint ventures: Sale or contribution of assets between an investor and its associate or joint venture

<sup>#</sup> Not applicable to the Group's operation

#### A3 Audit Qualification

There was no qualification of the Group audited financial statements for the year ended 31 December 2022.

#### A4 Seasonality or Cyclicality of Interim Operations

The Group's operations are not significantly affected by any seasonal or cyclical factors.

#### A5 Items of Unusual Nature

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current financial quarter under review.

#### A6 Change in Estimates

There was no material change in estimates for the current financial quarter under review.

### A7 Dividend Paid

There were no dividends paid during the current financial quarter under review.

#### A8 Sales Revenue by Geographical Market

The Group's revenue is derived wholly from its operating activities in Malaysia.

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### A9 Segmental Reporting

Segmental report for the financial period ended 31 December 2023 is as follows:

	Trading RM'000	Construction RM'000	Investment Holding RM'000	Property Development RM'000	Eliminations RM'000	The Group RM'000
12 Months Ended 31 De	ecember 2023	<u>3</u>				
Revenue						
External revenue	2,326	4,904	-	-	-	7,230
Inter-segment revenue	-	320	1,208	-	(1,528)	-
Total revenue	2,326	5,224	1,208	-	(1,528)	7,230
Results						
Segment loss	(265)	(1,597)	(83)	(213)	(20)	(2,178)
Interest income	155	248	-	-	-	403
Finance cost	(83)	(46)	(9)	-	-	(138)
Loss before tax	(193)	(1,395)	(92)	(213)	(20)	(1,913)
12 Months Ended 31 De	ecember 2022	2				
Revenue						
External revenue	2,484	4,039	-	-	-	6,523
Inter-segment revenue	2	-	996	-	(998)	-
Total revenue	2,486	4,039	996	-	(998)	6,523
Results						
Segment loss	(257)	(3,700)	(3,093)	(2,447)	2,400	(7,097)
Interest income	68	125	-	-	-	193
Finance cost	(181)	(55)	(1,908)	-	1,897.00	(247)
Loss before tax	(370)	(3,630)	(5,001)	(2,447)	4,297	(7,151)

### A10 Changes in Debt and Equity Securities

There were no issuance, cancellation, repurchases, resale and repayments of debt and equity securities for the current financial quarter ended 31 December 2023.

### A11 Subsequent Material Events

There were no material events subsequent to the end of the current quarter up to 7 February 2024 that have not be reflected in the financial statement for the current financial period.

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#### A12 Changes in the Composition of the Group

There were no changes in the composition of the Group during the current financial period under review.

### A13 Capital Commitment

There is no capital commitment which has not been reflected in the interim financial statements for the current financial quarter ended 31 December 2023.

### A14 Contingent Liabilities / Assets

Save as disclosed below, there are no contingent liabilities incurred or known to be incurred by the Group.

#### **Litigation**

On 28 January 2021, a vendor commenced legal action against a subsidiary of the Company amounting to RM0.97 million in respect of the missing materials on site.

Based on the legal advice from external legal counsel, the Directors are of the opinion that the possibility of outflow on the litigation above is not probable and therefore, no provision is required to be made.

There are no contingent assets as at the date of this report.

#### A15 Valuation of Property, Plant and Equipment

There was no change in the valuation of property, plant and equipment for the current quarter under review.

#### A16 Significant Related Party Transactions

The Group had the following significant related party transactions with company in which certain directors of the Company have interest as follow:

		Current	Year
Mandated		Quarter	to date
<b>Related Parties</b>	Nature of Transactions	31-Dec-23	31-Dec-23
		RM'000	RM'000
Ecofirst Group *	<ul><li>(i) Construction works</li><li>(ii) Rental of office space and parking lots</li></ul>	- 54	- 197
Alpine Blossom	(i) Construction works	-	-

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## B EXPLANATORY NOTES IN COMPLIANCE WITH LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

#### B1 Review of performance – Comparison with corresponding results of last year quarter.

<u>Current quarter ended 31 December 2023 ("4Q2023") versus preceding year</u> <u>corresponding quarter ended 31 December 2022 ("4Q2022")</u>

	Individual Quarter			
	31-Dec-23	31-Dec-22	Cha	nges
	RM'000	RM'000	RM'000	%
Revenue Loss before tax	975 (503)	1,731 (4,016)	(756) 3,513	-44% 87%

For the current quarter ended 31 December 2023, the Group recorded a loss before tax of RM0.50 million on revenue of RM0.98 million, compared to a loss before tax of RM4.02 million on revenue of RM1.73 million reported in the preceding year's corresponding quarter. The lower revenue in the current quarter mainly due to lower construction revenue generated as compared to the preceding year's corresponding period. The loss before tax for the current quarter is primarily attributable to the group overhead cost for the current quarter as compared to the impairment provided in the preceding corresponding period.

### B2 Review of Performance - Comparation with corresponding results of preceding Quarter

Current quarter ended 31 December 2023 ("4Q2023") versus immediate preceding quarter ended 30 September 2023 ("3Q2023")

	Current	Previous		
	Quarter	Quarter		
	31-Dec-23	30-Sep-23	Cha	nges
	RM'000	RM'000	RM'000	%
Revenue	975	-	975	-
Loss before tax	(503)	(418)	(85)	-20%

For the current quarter ended 31 December 2023, the Group recorded a loss before tax of RM0.50 million on revenue of RM0.98 million, compared to a loss before tax of RM0.42 million reported in the preceding quarter. The increase in loss before tax was mainly attributable to the increase in overhead cost incurred for the current quarter.

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### B3 Variance from Profit Forecast

Not applicable as the Group has not issued any profit forecast for the period under review.

#### B4 Current year Prospects

Moving into 2024, headline and core inflation are projected to remain escalation. However, risks to the inflation outlook remain highly subject to changes to domestic policy on subsidies and price controls. Of note, the Government's intention to review price controls and subsidies hopefully will mitigate the impact of inflation. Budget 2024 measures will also provide additional impetus to economic activity.

The Group is cautiously optimistic that construction activities will pick up with the progress of the Klebang Cove Residensi project and are expected to perform better together with the other projects that are in the pipeline.

Going forward, the Group opines that with careful planning and execution, it will be better positioned strategically and operationally to improve its business performance, which in turn would contribute positively to the Group's earnings in the future.

#### B5 Quoted securities

There was no other purchase or disposal of quoted and marketable securities during the current quarter under review.

### B6 Status of Corporate Proposals

Other than disclosed in B7, there is no outstanding corporate proposal as at the end of the current financial quarter.

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## **B7** Status of Utilisation of Private Placement Proceeds

The proceeds from private placement raised from the Proposed share issuance of up to 22,100,100 new ordinary shares in MIB representing 50% of the issued share capital of MIB to the subscribers on 4 July 2022.

As at 31 December 2023 the gross proceeds raised from the private placement are proposed to be utilised in the following manner and has been fully utilised during the quarter:

Purposes	Gross	Revised	Actual	Balance Of	Estimated
	Proceeds	Proposed	Utilisation	Unutilised	Timeframe For
	Raised	Utilisation		Proceeds	Utilisation
	RM'000	RM'000	RM'000	RM'000	
(a) Proposed land acquisition	6,200	2,351	2,351	-	Within 6 months
(b) Property development	7,379	7,379	7,379	-	Within 24 months
and construction projects					
(c) Working capital	2,256	6,030	6,030	-	Within 24 months
(d) Expenses in relation to the	450	525	525	-	Within 12 months
corporate exercse					
Total	16,285	16,285	16,285	_	

Note 1:

The utilisation of the proceeds as disclosed above should be read in conjunction with the circular to shareholders of the Company dated 31 May 2022 ("Circular"). In accordance to the Circular, the actual gross proceeds raise lower than expected proceeds, the proceeds will be utilised in the following priority:

- i. Estimated expenses for the proposal;
- ii. Proposed Land Acquisition;
- iii. Working Capital; and
- iv. Property development and construction projects.

The balance of the unutilised funds will be placed in a profit-bearing bank account as deposits with licensed financial institution(s) and/or short-term money-market instruments.

Note 2:

Following the termination of the Proposed Land Acquisition announced on 10 November 2022, the Board has decided to redeploy the acquisition proceeds allocated for the Proposed land acquisition to the general working capital, property development and construction projects and estimated expenses for the proposals. The relevant announcement makes on 16 February 2023.

## B8 Material Litigation

There is no material litigation as of the date of this report.

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#### B9 Notes to the Statement of Profit or Loss and Other Comprehensive income

	Individual Quarter		Cumulative	
		Corresponding		
	Current	Year Quarter	Current	Corresponding
	Quarter Ended	Ended	Year-To-Date	Year-To-Date
	31-Dec-23	31-Dec-22	31-Dec-23	31-Dec-22
	RM'000	RM'000	RM'000	RM'000
After charging:				
Depreciation & amortisation	6	65	87	637
Fair value adjustment on other investments	(19)	(4)	(18)	10
Fair value loss of investments properties	-	150	-	150
Bad debts written off	-	373	-	522
Deposit forfeited	-	2,351	-	2,351
Impairment loss on trade receivables	-	547	-	547
Interest expenses	42	69	138	247
Rental expense	84	131	288	351
Loss on sale of property, plant and equipment				
And after crediting:				
Interest income	(87)	(151)	(403)	(193)
Rental income	(185)	(463)	(750)	(475)
Gain on sale of property, plant and equipment	-	-	(90)	(75)

### **B10** Taxation

Domestic current income tax is calculated at the statutory rate of 24% (2022: 24%) of the estimated assessable profit for the period.

	Year-To-Date Ended		
	31-Dec-23 31-Dec-2		
	RM'000	RM'000	
Income tax			
- Current period	-	4	
Deferred tax			
- Current period	-	-	
	-	4	

The Group has tax assets of RM1.59 million in unabsorbed capital allowance and unutilised tax losses of RM4.57 million that can be set off against future profits.

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#### B11 Group Borrowings and Debt Securities

a) Save as disclosed below, there were no other borrowings or debt securities in the Group as at 31 December 2023:

	Long Term	Short Term	Total Borrowings
	RM'000	RM'000	RM'000
As At Period Ended 31 Dec 2023			
Secured:-			
Banker's acceptance	-	898	898
Bank overdrafts	-	2,222	2,222
Total		3,120	3,120
As At Year Ended 31 Dec 2022 Secured:-			
Term loan	-	81	81
Bank overdrafts	-	2,623	2,623
Total	-	2,704	2,704

b) There were no borrowings or debt securities denominated in foreign currencies.

#### B12 Dividend Payable

No interim dividends have been recommended in respect of the current financial quarter under review.

#### B13 Loss Per Ordinary Share

The basic losses per ordinary share is calculated by dividing the loss for the period attributable to the owners of the Company by the weighted average number of ordinary shares in issue during the period:

	Current	Quarter	Year to date	
	31-Dec-23	31-Dec-22	31-Dec-23	31-Dec-22
Loss attributable to owners of the Company (RM '000)	(503)	(4,012)	(1,913)	(7,147)
Weighted average number of ordinary shares ('000)	64,300	64,300	64,300	54,388
Basic loss per share (Sen)	(0.78)	(7.00)	(2.98)	(13.14)