

**LBI CAPITAL BERHAD**

[Registration No. 197801004391 (41412-X)]

**Condensed Consolidated Balance Sheet**

	<b>Unaudited As at end of Current Quarter 30 Jun 2022 RM'000</b>	<b>Audited As at preceding Financial Year End 31 Dec. 2021 RM'000</b>
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, Plant and Equipment	1,555	1,266
Investment Properties	34,300	34,300
Investment in Associated Co.	1	1
Amount Owing by an Associate Company	8,611	7,028
Inventories	34,269	49,845
	78,736	92,440
<b>Current Assets</b>		
Other Investment	5,478	5,786
Inventories -Completed Properties	1,824	2,083
Inventories - Properties Development Cost	44,386	22,295
Trade Receivables	8,663	18,119
Other Receivables	2,324	7,987
Contract Assets	424	1,885
Tax Recoverable	1,659	1,837
Money Market Funds	4,504	20,247
Fixed Deposits	16,840	113
Cash held under Housing Development Act	570	234
Cash and Bank balances	1,236	1,984
	87,908	82,570
<b>Total Assets</b>	<b>166,644</b>	<b>175,010</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to equity holders of the parent</b>		
Share Capital	110,157	110,157
Treasury Shares	(442)	(442)
Warrant Reserve	117	117
Retained Earnings	33,036	33,322
	142,868	143,154
Non-controlling Interest	2,919	3,334
<b>Total Equity</b>	<b>145,787</b>	<b>146,488</b>

**LBI CAPITAL BERHAD**

[Registration No. 197801004391 (41412-X)]

(Incorporated in Malaysia)

Condensed Consolidated Balance Sheet

	<b>Unaudited As at end of Current Quarter 30 Jun 2022 RM'000</b>	<b>Audited As at preceding Financial Year End 31 Dec. 2021 RM'000</b>
<b>Non-Current Liabilities</b>		
Bank Borrowing	0	0
Deferred tax	2,275	2,275
	2,275	2,275
<b>Current Liabilities</b>		
Trade Payables	1,575	2,399
Contract Liabilities	8,299	14,132
Other Payables	5,649	6,646
Bank Borrowings	1,543	1,157
Tax Payable	1,516	1,913
	18,582	26,247
<b>Total Liabilities</b>	20,857	28,522
<b>Total Equity and Liabilities</b>	<u>166,644</u>	<u>175,010</u>
<b>Net assets per share (RM)</b>	1.28	1.28

The condensed consolidated balance sheet should be read in conjunction with the financial statement for the year ended 31 Dec 2021 and the accompanying explanatory.

**LBI CAPITAL BERHAD**

[Registration No. 197801004391 (41412-X)]

**Condensed Consolidated Statement of Comprehensive Income**

	Individual Period		Cumulative Period	
	Current Year Quarter 30/06/2022 RM'000	Preceding Year Corresponding Quarter 30/06/2021 RM'000	Current Year To date 30/06/2022 RM'000	Preceding Year Corresponding Period 30/06/2021 RM'000
Revenue	2,525	875	7,667	4,711
Other Operating Incomes	181	724	347	1,089
Operating Expenses	(2,717)	(1,565)	(8,150)	(5,664)
Finance Costs	(26)	(2)	(30)	(13)
Profit/(Loss) before Taxation	<u>(37)</u>	<u>32</u>	<u>(166)</u>	<u>123</u>
Income Tax	(230)	(97)	(290)	(195)
Profit/(Loss) after Taxation	<u><u>(267)</u></u>	<u><u>(65)</u></u>	<u><u>(456)</u></u>	<u><u>(72)</u></u>
Attributable to:				
Equity holders	(97)	(65)	(286)	(72)
Non-controlling Interest	(170)	0	(170)	0
Profit for the Period	<u><u>(267)</u></u>	<u><u>(65)</u></u>	<u><u>(456)</u></u>	<u><u>(72)</u></u>
<b>Profit for the Period</b>	(97)	(65)	(286)	(72)
Other comprehensive income, net of tax	0	0	0	0
Total comprehensive income for the period	<u><u>(97)</u></u>	<u><u>(65)</u></u>	<u><u>(286)</u></u>	<u><u>(72)</u></u>

**LBI CAPITAL BERHAD**

[Registration No. 197801004391 (41412-X)]

**Condensed Consolidated Statement of Comprehensive Income**

	Individual Period		Cumulative Period	
	Current Year Quarter 30/06/2022 RM'000	Preceding Year Corresponding Quarter 30/06/2021 RM'000	Current Year To date 30/06/2022 RM'000	Preceding Year Corresponding Period 30/06/2021 RM'000
<b>Total comprehensive income</b>				
Equity holders	(97)	(65)	(286)	(72)
Non controlling interest	(170)	0	(170)	0
	<u>(267)</u>	<u>(65)</u>	<u>(456)</u>	<u>(72)</u>
<b>Earnings per share attributable to equity holders</b>				
Basic earnings/(loss) per share (sen)	(0.001)	(0.07)	(0.003)	(0.07)
Diluted earning/(loss) per share (sen)	(0.001)	(0.06)	(0.002)	(0.06)

The condensed consolidated Income Statement should be read in conjunction with the Financial Statements for the year ended 31 December 2021

**LBI CAPITAL BERHAD**

[Registration No. 197801004391 (41412-X)]

**Condensed Consolidated Statement of Changes in Equity**

	◀ Share Capital RM'000	Share Option Reserve RM'000 ▶	Retained Earning RM'000	Treasury Shares RM'000	TOTAL RM'000	Non- Controlling Interest RM'000	Total Equity RM'000
<b>At 1 Jan. 2021</b>	105,424	297	38,760	(4,741)	139,740	2927	142,667
Issue of shares	3,375				3,375	400	3,775
Net profit/(loss) for the period			(72)		(72)	-	(72)
<b>As at 30 June 2021</b>	<u>108,799</u>	<u>297</u>	<u>38,688</u>	<u>(4,741)</u>	<u>143,043</u>	<u>3,327</u>	<u>146,370</u>
<b>As at 1 Jan. 2022</b>	110,157	117	33,322	(442)	143,154	3,089	146,243
Issue of shares	0				0	-	0
Net profit/(loss) for the period			(286)		(286)	(170)	(456)
<b>As at 30 June 2022</b>	<u>110,157</u>	<u>117</u>	<u>33,036</u>	<u>(442)</u>	<u>142,868</u>	<u>2,919</u>	<u>145,787</u>

The Condensed Consolidated Statement of changes in equity should be read in conjunction with the Financial Statements for the year ended 31 December 2021

**LBI CAPITAL BERHAD**

[Registration No. 197801004391 (41412-X)]

**Condensed Consolidated Cash Flow Statement**

	<b>6 months ended</b>	
	<b>30.06.2022</b>	<b>30.06.2021</b>
	<b>RM'000</b>	<b>RM'000</b>
Net cash generated from/(used in) operation activities	3,414	(5,820)
Net cash generated from/(used in) investing activities	(369)	(568)
Net cash generated from/(used in) financing activities	(2,428)	2,301
Net increase/(decrease) in cash and cash equivalent	<u>617</u>	<u>(4,087)</u>
Cash and cash equivalent at beginning of the year	22,533	24,905
Cash and cash equivalent at end of the period	<u><u>23,150</u></u>	<u><u>20,818</u></u>
Cash and cash equivalents comprises		
Cash and Bank Balances	1,236	839
Cash held under Housing Development Accounts	570	567
Money Market Funds	4,504	19,412
Deposits with Licensed Banks	<u>16,840</u>	<u>160</u>
	23,150	20,978
Less: Fixed Deposit pledged to licensed banks	<u>(16,840)</u>	<u>(160)</u>
	<u><u>6,310</u></u>	<u><u>20,818</u></u>

The Condensed Consolidated cashflow statement should be read in conjunction with the Financial Statement for the Year ended 31 December 2021

## **A NOTES TO THE INTERIM FINANCIAL REPORT**

### **A1. Basis of Preparation**

The interim financial report of the Group are unaudited and has been prepared in accordance with the requirement of FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Bursa Malaysia Securities Berhad's Listing Requirements and should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2021.

The accounting policies and methods of computation adopted by the Group in the preparation of the interim financial statements are consistent with those adopted in the annual audited financial statements for the financial year ended 31 December 2021.

### **A2. Changes in Accounting Policies**

The new accounting standards which came into effect from 1 January 2022 would not have any significant effects on the financial statements of the Group.

### **A3. Auditors' Report**

There were no qualifications on auditors' report of the audited financial statements for the financial year ended 31 December 2021.

### **A4. Seasonal or Cyclical Factors**

The Group's operations are not subject to seasonal or cyclical factors.

### **A5. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows**

Other than those disclosed in the financial statements, there were no unusual items affecting assets, liabilities, equity, net income or cash flows during the financial period under review.

### **A6. Material Changes in Estimates**

There were no material changes in estimate used for the preparation of the interim financial report.

### **A7. Debt and Equity Securities**

There were no issuance, cancellation, repurchase, resale and repayments of debt and equity securities for the current financial period.

A8. **Dividend Paid**

The Board has declared an interim cash dividend of 3.0 sen per ordinary share and a share dividend distribution on the basis of thirty five (35) treasury shares for every one thousand (1,000) existing ordinary shares held in the Company (fraction of treasury share will be disregarded) in respect of the current financial year ended 31 Dec. 2021 which was paid and distributed on 21 Jan 2022.

A9. **Segmental Report**

The Group's principal business is property development and property investment within Malaysia. Hence no segmental report is presented.

A10. **Valuation of Property, Plant and Equipment**

Property, Plant and Equipment are stated at fair value less accumulated depreciation.

A11. **Material Events Subsequent to the Balance Sheet Date**

There were no material events subsequent to the end of current quarter under review up to the date of this report which will likely to have substantial effect on the results of the operations of the Group.

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

There were no changes in the composition of the Group during the current quarter and financial year to date.

A13. **Contingent Liabilities**

	RM
Corporate guarantee for a subsidiary company banking facilities	13,000,000

A14. **Capital Commitments**

	RM
Approved and contracted for: Development land acquired under a Sale and Purchase Agreement.	19,600,000



## **B NOTES TO BURSA MALAYSIA'S LISTING REQUIREMENT**

### **B1. Review of Performance**

For the quarter under review, the Group registered a higher revenue of RM2.5 million compared with RM0.9 million for previous corresponding quarter in 2021 due to higher revenue contribution sale of its completed properties. However, the Group recorded a marginal loss before tax of RM0.04 million as compared to a profit before tax of RM0.03 million for corresponding period last year mainly due to fair value loss on its investment in quoted shares recorded in current quarter.

The Group registered a higher revenue of RM7.7 million compared with RM4.7 million for previous corresponding period in 2021 for first half of the year due to higher revenue contribution sale of its completed properties and higher revenue from its turnkey management project. However, the Group recorded a marginal loss before tax of RM0.2 million as compared to a profit before tax of RM0.1 million for corresponding period last year mainly due to fair value loss on its investment in quoted shares recorded in first half of the year.

### **B2. Variation of Results Against Preceding Quarter**

For the quarter under review, the Group recorded a lower revenue of RM2.5 million and a loss before tax of RM0.04 million as compared to the preceding quarter's revenue of RM5.1 million and a loss before tax of RM0.13 million. The current quarter result was affected by lower revenue contribution from turnkey management project and fair value loss on its investment in quoted shares.

### **B3. Prospects**

The board expects the performance of the Group in the current financial year remain challenging and uncertain with current high inflation rate and expected further increases in interest rate beside the interruption in the supplies chain and labour availability which will drive up the total construction cost.

### **B4. Profit forecast and profit guarantee**

There were no profit forecast or profit guarantee for the financial year.

### **B5. Taxation**

	<b>Current Quarter</b>	<b>Year-To-Date</b>
	<b>RM'000</b>	<b>RM'000</b>
Current Year Provision	(230)	(290)
Deferred Tax Provision	0	0
Total taxation	(230)	(290)

The effective tax rate of the Group was higher than the prevailing statutory tax rate due to losses in few subsidiary companies.

**B6. Unquoted Investment and Properties**

There were no sales of unquoted investments and/or properties during the current financial quarter.

**B7. Status of Corporate Proposals**

There is no outstanding corporate proposal.

**B8. Borrowings and Debts Securities**

Total Group borrowings as at 30 June 2022 were as follows:

	<b>As at 30/06/2022 RM'000</b>
Short term borrowings	
- Unsecured (RM)	-
- Secured (RM)	340
- Secured (foreign denominated loan)	1,203
	<hr/>
	1,543
Long term borrowings	
- Unsecured (RM)	-
- Secured (RM)	-
	<hr/>
	-
	<hr/>
Total	1,543
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**B9. Off Balance Sheet Financial Instruments**

There were no off balance sheet financial instruments for the current financial period to date.

**B10. Material Litigation**

The Company is not involved in any material litigation as at the date of this financial report, which has a material effect on the financial position of the Group.

**B11. Dividends payable**

There is not dividend payable for the current quarter.

**B12. Earnings Per Share**

**a) Basic Earnings per Share**

Basic earnings per share of the Group is calculated based on the net profit attributable to the shareholders for the current financial period and the weighted average number of ordinary shares in issue of 111,494,677 (2021:103,955,222) during the said financial year.

**b) Diluted Earnings per Share**

The diluted earning per share of the Group is calculated based on the net profit attributable to the shareholders for the current financial period and the adjusted weighted average number of ordinary shares in issued and issuable of 115,527,703 (2021:115,153,532) during the said financial year.

**B13. Supplementary information disclosed pursuant to Bursa Malaysia Securities Berhad Listing Requirements.**

The following analysis of realized and unrealized retained profit/(accumulated losses) at the legal entity level is prepared in accordance with Guidance on Special matter No. 1, Determination of Realised and Unrealised Profit or Losses in the Context of Disclosure Pursuant to Bursa Malaysia Securities Listing Requirement, as issued by the Malaysian Institute of Accountants whilst the disclosure at the group level is based on the prescribed format by the Bursa Malaysia Securities Berhad.

		<b>30/06/2022</b>
		<b>RM'000</b>
Total Retained Earnings	- Realised	18,783
	- Unrealised	14,651
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		33,424
Less: Consolidation adjustments		(388)
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Total Group Accumulated Profit		33,036
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**B14. Notes to the Condensed Consolidated Statement of Comprehensive Incomes**

The following amounts have been credited/(charged) in arriving at profit before tax:

	<b>Current Quarter RM'000</b>	<b>Cumulative Quarter RM'000</b>
a) Interest income	81	137
b) Dividend income and other income	58	134
c) Interest expenses	(26)	(30)
d) Depreciation and amortization	(93)	(183)
e) Foreign exchange gain/(loss)	42	64