

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2023**

	As At 30.06.2023 RM'000 (Unaudited)	As At 30.06.2022 RM'000 (Audited)
ASSETS		
Non-Current Assets		
Property, plant and equipment	3,301	178
Inventories – land held for property development	23,977	23,927
Goodwill	1,816	1,816
Rights-of-use assets	227	37
	29,321	25,958
Current Assets		
Prepayments	21	256
Inventories – completed units	12,505	12,895
Investment properties	9,260	-
Trade and other receivables	9,716	6,471
Contract assets	6,839	2,083
Current tax assets	17	5
Fixed deposits, cash and bank balances	18,112	7,151
	56,470	28,861
TOTAL ASSETS	85,791	54,819
EQUITY AND LIABILITIES		
Equity attributable to Owners of the Company		
Share capital	76,310	76,310
Other reserves	(17,071)	(19,531)
	59,240	56,779
Non-Controlling Interests	(12,662)	(13,164)
TOTAL EQUITY	46,578	43,615
Non-Current Liabilities		
Other payables	15,000	-
Lease liabilities	126	12
Deferred tax liabilities	1,805	1,805
	16,931	1,817

The accompanying Notes to Interim Financial Report form an integral part of the Condensed Consolidated Statement of Financial Position

S & F CAPITAL BERHAD
Company No. 200201000757 (568420-K)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2023
[CONTINUED]

	As At 30.06.2023 RM'000 (Unaudited)	As At 30.06.2022 RM'000 (Audited)
Current Liabilities		
Trade and other payables	16,929	9,122
Contract liabilities	3,268	177
Lease liabilities	104	50
Borrowings	1,942	-
Tax liabilities	39	38
	22,282	9,387
TOTAL LIABILITIES	39,213	11,204
TOTAL EQUITY AND LIABILITIES	85,791	54,819
 Net assets per share attributable to owners of the Company (RM)	 0.11	 0.10

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S & F CAPITAL BERHAD
Company No. 200201000757 (568420-K)
(Incorporated in Malaysia)

**CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE
INCOME**
FINANCIAL QUARTER ENDED 30 JUNE 2023
(UNAUDITED)

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30.06.2023 RM'000	Preceding Year Corresponding Quarter 30.06.2022 RM'000	Current Period To Date 30.06.2023 RM'000	Preceding Year Corresponding Period 30.06.2022 RM'000
Revenue	30,994	5,211	81,823	22,980
Cost of sales	(29,156)	(5,221)	(77,820)	(22,645)
Gross profit/ (loss)	1,838	(10)	4,003	335
Other income	258	320	1,225	454
Administrative expenses	(526)	(664)	(1,958)	(1,731)
Other operating expenses	(245)	(280)	(1,026)	(1,079)
Net impairment losses on financial instruments	-	(36)	-	(36)
Net finance income/ (costs)	124	17	269	85
Profit/(loss) before tax	1,449	(652)	2,513	(1,972)
Tax income/(expense)	-	(60)	-	(60)
Net Profit/(loss) and total comprehensive income/(loss) for the year	1,449	(713)	2,513	(2,032)
Owners of the Company	1,437	(682)	2,461	(2,367)
Non-controlling interest	12	(31)	52	335
	1,449	(713)	2,513	(2,032)
Basic earnings per ordinary share (sen)	0.26	(0.12)	0.45	(0.43)

The accompanying Notes to Interim Financial Report form an integral part of the Condensed Consolidated Statement of Comprehensive Income

S & F CAPITAL BERHAD
Company No. 200201000757 (568420-K)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FINANCIAL PERIOD ENDED 30 JUNE 2023
(UNAUDITED)

	Attributable to owners of the Company			Non-	Total
	Share Capital RM'000	Warrants Reserve RM'000	Retained Earnings RM'000	Controlling Interest RM'000	
2023					
Balance as of 1 July 2022	76,310	15,447	(34,978)	(13,164)	43,615
Profit and total comprehensive (loss)/income for the period	-	-	2,461	52	2,513
NCI arising from acquisition of subsidiary				450	450
Balance as of 30 June 2023	76,310	15,447	(32,517)	(12,662)	46,578
2022					
Balance as of 1 July 2021	76,310	15,447	(32,611)	(13,499)	45,646
Loss and total comprehensive income for the year	-	-	(2,367)	335	(2,031)
Balance as of 30 June 2022	76,310	15,447	(34,978)	(13,164)	43,615

The accompanying Notes to Interim Financial Report form an integral part of the Condensed Consolidated Statement of Changes in Equity

S & F CAPITAL BERHAD
Company No. 200201000757 (568420-K)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FINANCIAL PERIOD ENDED 30 JUNE 2023
(UNAUDITED)

	For the 12 months ended 30.06.2023 RM'000	For the 12 months ended 30.06.2022 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit/ (Loss) for the financial period		
- Continuing operations	2,513	(1,971)
Adjustments for depreciation of:		
- Property, plant and equipment	50	56
- Right-of-use assets	97	109
Interest expenses	34	7
Interest income	(301)	(92)
Impairment loss on other receivables	-	36
Loss on disposal of property, plant and equipment	-	2
Operating profit/ (loss) before changes in working capital	2,393	(1,853)
Changes in working capital:		
(Increase)/ Decrease in:		
Trade and other receivables	(3,244)	1,267
Contract assets	(4,756)	(1,726)
Prepayment	235	(230)
Inventories	(871)	1,090
Property development cost	(11,222)	(10)
(Decrease)/ Increase in:		
Trade and other payables	7,828	1,008
Contract liabilities	3,091	78
Net cash (used in)/ generated for operations	(6,546)	(376)
Income tax paid	(12)	1
Interest paid	(2)	(2)
Net cash generated from/ (used in) operating activities	(6,560)	(377)

S & F CAPITAL BERHAD
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CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FINANCIAL PERIOD ENDED 30 JUNE 2023
(UNAUDITED)
[CONTINUED]

	For the 12 months ended 30.06.2023 RM'000	For the 12 months ended 30.06.2022 RM'000
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment in subsidiary	450	-
Proceeds from disposal of property, plant and equipment	-	21
Interest on fixed deposits received	302	92
	752	113
Net cash generated from investing Activities		
CASH FLOW FOR FINANCING ACTIVITIES		
Net repayment of lease liabilities	(120)	(123)
Proceeds from hire purchase	2,620	-
Repayment of hire purchase obligations	(678)	-
Repayment to ultimate holding company	(20)	-
Advances from director	15,000	-
Interest paid	(33)	(5)
	16,769	(128)
Net cash (used in)/ generated from financing activities		
NET INCREASE/ (DECREASE) IN CASH AND CASH EQUIVALENTS	10,961	(392)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	7,151	7,543
CASH AND CASH EQUIVALENTS AT END OF PERIOD	18,112	7,151
Cash and cash equivalents comprise:		
Bank and cash balances	5,966	4,127
Fixed deposits with licensed banks	12,146	3,024
	18,112	7,151

The accompanying Notes to Interim Financial Report form an integral part of the Condensed Consolidated Statement of Cash Flows

A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 JUNE 2023

A1 Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with FRS 134: Interim Financial Reporting and Paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The preparation of an interim financial report in conformity with FRS 134: Interim Financial Reporting, requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets and liabilities, income and expenses on a year-to-date basis. Actual results may differ from these estimates.

The interim financial report should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022. It contains unaudited condensed consolidated financial statements and selected explanatory notes. The notes include an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2022. The condensed consolidated interim financial report and notes thereon do not include all of the information required for a full set of financial statements prepared in accordance with MFRSs.

A2 Changes in Accounting Policies

The Group and the Company have not adopted the following new MFRS and amendments/ improvements to MFRSs that have been issued, but yet to be effective:

MFRSs and/ or IC Interpretations (Including the Consequential Amendments)	Effective for financial periods beginning on or after
Amendments to MFRS 3 Business Combinations	1 January 2023
Amendments to MFRS 9 Financial Instruments: Recognition and Measurement	1 January 2023
Amendments to MFRS 7 Financial Instruments: Disclosures	1 January 2023
Amendments to MFRS 4 Insurance Contract	1 January 2023
Amendments to MFRS 16 Leases	1 January 2022
Amendments to MFS 101 Presentation of Financial Statements	1 January 2023
Amendments to MFRS 108 Accounting Policies, Changes in Accounting Estimates and Errors	1 January 2023
Amendments to MFRS 112 Income Taxes	1 January 2023
Amendments to MFRS 116 Property, Plant and Equipment	1 January 2023
Amendments to MFRS 137 Provisions, Contingent Liabilities and Contingent Assets	1 January 2023

The adoption of the above accounting standards and/ or interpretations (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group upon their initial application.

A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 JUNE 2023 (CONT'D)

A3 Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 30 June 2022 was not qualified.

A4 Seasonality or Cyclical Factors

The Group's performance is not affected by any seasonal or cyclical factors.

A5 Unusual Items

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

A6 Changes in Estimates

There were no changes in estimates of amounts reported in the prior financial quarter or prior financial years that have had a material effect in the current financial quarter.

A7 Debt and Equity Securities

There was no issuance, cancellations, repurchases, resale or repayments of debt and equity securities during the current financial quarter.

A8 Dividends Paid

No dividends have been paid during the current financial period to date.

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A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 JUNE 2023 (CONT'D)

A9 Segmental Information

The Group is organised into the following operating divisions:

Property and construction: Property development, construction of commercial, residential, mixed development, building infrastructure and other related contract works; and

Others: investment holding and provision of management and corporate services.

	Current Financial Quarter			Current Financial Period To Date		
	External RM'000	Intersegment RM'000	Total RM'000	External RM'000	Intersegment RM'000	Total RM'000
(a) Segment Revenue						
Properties and construction	30,994	-	30,994	81,823	-	81,823
Others	-	150	150	-	600	600
	<u>30,994</u>	<u>150</u>	<u>31,144</u>	<u>81,823</u>	<u>600</u>	<u>82,423</u>
Intersegment elimination			<u>(150)</u>			<u>(600)</u>
			<u>30,994</u>			<u>81,823</u>
(b) Segment Results						
Properties and construction			1,800			3,942
Others			<u>(351)</u>			<u>(1,429)</u>
			<u>1,449</u>			<u>2,513</u>

A10 Material Events Subsequent to the End of the Current Financial Quarter

Save as those disclosed in Note A13 "Capital Commitments", there were no other material event subsequent to the end of the current financial quarter which has not been reflected in the interim financial report.

A EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THE FOURTH QUARTER ENDED 30 JUNE 2023 (CONT'D)

A11 Changes in the Composition of the Group

On 2 November 2022, Pluto Sdn Bhd (“PSB”) emerged as a subsidiary of the Company. The Company subscribed for 55% equity interest in the share capital of PSB with the other 45% equity interest of PSB in the hands of other investors.

A12 Fair Value of Financial Instruments

There was no gain or losses arising from fair value changes for all financial assets and liabilities for the current financial quarter under review.

A13 Capital Commitments

As at the date of this report, the Group has no material capital commitments.

A14 Changes in Contingent Liabilities and Contingent Assets

There were no material changes in the contingent liabilities or contingent assets since the end of the last financial period.

A15 Related Party Transactions

	Current Financial Quarter RM'000	Current Financial Year To Date RM'000
Contract awarded by S & F Construction Sdn Bhd, a company in which certain directors of the Company have interests.	6,613	9,109
Contract cost payable to S & F Construction Sdn Bhd, a company in which certain directors of the Company have interests.	(4,108)	(5,226)

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B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Performance Review

	3 Months Individual Period			12 Months Cumulative Period		
	30.06.2023	30.06.2022	Changes	30.06.2023	30.06.2022	Changes
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	30,994	5,211	25,783	81,823	22,980	58,843
Profit/ (Loss) Before Tax	1,449	(652)	2,101	2,513	(1,972)	4,485

The Group's continuing operations registered a total revenue of RM30.99 million in this quarter compared to RM5.21 million revenue in last year corresponding quarter. The higher revenue was contributed by higher progress billings from the ongoing activities compared to the initial stage of billings in last year corresponding quarter. The profit before tax is RM1.44 million this quarter compared to loss of RM0.65 million in last year corresponding quarter.

B2 Comparison with Immediate Preceding Financial Quarter

	3 Months Individual Period		
	30.06.2023	31.03.2023	Changes
	RM'000	RM'000	RM'000
Revenue	30,994	10,753	20,241
Profit/ (Loss) Before Tax	1,449	127	1,322

The Group registered a revenue of RM30.99 million in this quarter compared to a revenue of RM10.75 million in the preceding quarter. The higher profit before tax was mainly due to higher progress billings from the construction activities and the commencement of two (2) new projects being the construction of housings and infrastructure.

B3 Commentary on Prospects

The Group has recorded the first net profit in this financial year since the takeover by the new management in year 2019 reflecting continued growth and recovery on the construction business. Revenue has increased to RM81 million from RM22 million compared to previous financial year. The improvement was mainly due to higher progress billings from construction activities and the commencement of two (2) new projects in this financial year. The Group is expected to start its development activities on our land in Naga Lilit, Kulim which was purchased last year.

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)

B4 Profit Forecast or Profit Guarantee

The disclosure requirements for explanatory notes for the variance of actual profit after tax with profit forecast and shortfall in profit guarantee are not applicable.

B5 Taxation

	Current Financial Quarter RM'000	Current Financial Period To Date RM'000
Income tax		
Current financial period	-	-
	-	-
	-	-

Income tax is calculated at the Malaysian statutory tax rate of 24% of the estimated assessable profit before tax for the current quarter and current financial period.

B6 Status of Corporate Proposals

There were no corporate proposals announced but not completed as at the date of this announcement.

B7 Borrowings

	Current Financial Year To Date RM '000	Preceding Corresponding Financial Year To Date RM
The Group		
Unsecured		
Current		
Hire Purchase	1,942	-

B8 Changes in Material Litigations

The Group has no material litigations as at the date of this announcement.

B9 Earnings Per Share

	Current Financial Year To Date	Preceding Corresponding Financial Year To Date
Net profit/ (loss) attributable to owners of the Company RM'000	2,461	(2,367)
Weighted average number of ordinary shares for basic profit/ (loss) per share	550,366,576	550,366,576
Basic profit/ (loss) per share (sen)	0.45	(0.43)

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)

B10 Dividends Payable

No interim dividend has been declared or recommended for the current financial quarter.

B11 Utilisation of Proceeds Raised from Rights Issue

The gross proceeds raised on 29 December 2020 from the Rights Issue amounting to RM16.51 million is intended to be utilised in the following manner:

Details of utilisation		Proposed utilisation	Actual utilisation	Unutilised proceeds	Timeframe for utilisation (from rights issue listing date)
		RM'000	RM'000	RM'000	
(i)	Funding for existing and/ or future construction projects	7,000	8,930	-	Within 12 months
(ii)	Acquisition of new land bank for property development	6,000	4,070		Within 24 months
(iii)	Working capital	2,733	2,733	-	Within 12 months
(iv)	Estimated expense for the Rights Issue	778	778	-	Within 1 months
		16,511	16,511	-	

The utilisation of the proceeds as disclosed above should be read in conjunction with the Abridged Prospectus of the Company dated 2 December 2020. For information purposes, the balance proceeds of RM1.93 million earmarked for acquisition of new land bank has been reallocated to working capital for the Company's existing construction projects as per Section 4(ii) of the Abridged Prospectus.

B12 Profit/ (Loss) Before Taxation

Profit before tax is arrived at after charging/ (crediting):

	Unaudited	
	Current Financial Quarter	Current Financial Period To Date
	RM'000	RM'000
Interest income	(155)	(302)
Employee benefits expenses	455	1,811
Depreciation and amortization	72	147
Interest expense	31	33