Company No. 199401015973 (301653-V)

(Incorporated in Malaysia)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEP 2023

# CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

(The figures have not been audited)

| (The figures have not seen addited)                                     |             | As At<br>30 Sep 2023                           | As At<br>31 Dec 2022 |
|---|-------------|--|----------------------|
|   | <u>Note</u> | (Unaudited)                                    | (Audited)            |
| ASSETS  | <u> </u>    | RM'000   | RM'000               |
| Non-Current Assets  |             |  |                      |
| Property, plant and equipment   |             | 1,411  | 1,388                |
| Right-of-use assets   |             | 1,183  | 1,353                |
| Inventories   |             | 20,653   | 19,365               |
| Investment property   |             | 378  | 757                  |
|   | -           | 23,625   | 22,863               |
| Current Assets  | =           | <u>,                                      </u> | <u> </u>             |
| Inventories   |             | 56,818   | 58,623               |
| Contract assets   |             | 13,828   | 16,943               |
| Trade receivables   |             | 5,084  | 7,509                |
| Other receivables   |             | 6,687  | 7,204                |
| Tax recoverable   |             | 323  | 413                  |
| Cash and bank balances  |             | 7,255  | 11,524               |
|   | <u> </u>    | 89,995   | 102,216              |
| TOTAL ASSETS  | -           | 113,620  | 125,079              |
| EQUITY AND LIABILITIES Equity   | -           |  |                      |
| Share capital   |             | 110,776  | 107,188              |
| SIS reserve   |             | 1,838  | 1,838                |
| Warrants reserve  |             | -  | 3,588                |
| Accumulated losses  |             | (19,154)                                       | (13,393)             |
| Total Equity  | _           | 93,460   | 99,221               |
| LIABILITIES   | _           |  |                      |
| Non-Current Liability   |             |  |                      |
| Bank borrowings   | В8          | 905  | 3,915                |
| Lease liabilities   |             | 441  | 406                  |
| Deferred tax liabilities  |             | 1,925  | 2,277                |
|   | _           | 3,271  | 6,598                |
| Current Liabilities   | -           |  |                      |
| Bank borrowings   | В8          | 2,194  | 7,006                |
| Bank overdraft  | В8          | 1,910  | 1,998                |
| Lease liabilities   |             | 164  | 181                  |
| Trade payables  |             | 9,279  | 5,038                |
| Other payables  |             | 3,157  | 4,470                |
| Amount due to directors   |             | -  | 2                    |
| Tax payable   | -           | 185  | 565                  |
|   |             | 16,889   | 19,260               |
| Total Liabilities   | -           | 20,160   | 25,858               |
| TOTAL EQUITY AND LIABILITIES  | -           | 113,620  | 125,079              |
| Net assets per ordinary share attributable to owners of the parent (RM) |             | 0.2382   | 0.2528               |

# Notes:

<sup>(1)</sup> The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached in this interim financial statement.

<sup>(2)</sup> Net assets per share is calculated based on the Company's weighted average number of ordinary shares at the end of the reporting period.

Company No. 199401015973 (301653-V)

(Incorporated in Malaysia)

**QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEP 2023** 

# CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

(The figures have not been audited)

|  |             | INDIVIDUAL QUARTER              |                                 | CUMULATIV                      | E QUARTER                      |
|--|-------------|---------------------------------|---------------------------------|--------------------------------|--------------------------------|
|  | <u>Note</u> | Quarter<br>Ended<br>30 Sep 2023 | Quarter<br>Ended<br>30 Sep 2022 | Period<br>Ended<br>30 Sep 2023 | Period<br>Ended<br>30 Sep 2022 |
|  |             | RM'000                          | RM'000                          | RM'000                         | RM'000                         |
| Revenue  | A9          | 5,544                           | 8,198                           | 17,338                         | 27,309                         |
| Cost of sales                                  |             | (5,404)                         | (7,014)                         | (15,146)                       | (22,208)                       |
| Gross profit                                   |             | 140                             | 1,184                           | 2,192                          | 5,101                          |
| Other income                                   |             | 28                              | 1,178                           | 991                            | 1,263                          |
| Interest income                                |             | 32                              | 85                              | 91                             | 289                            |
| Administrative expenses                        |             | (3,019)                         | (3,033)                         | (8,849)                        | (10,667)                       |
|  |             | (2,819)                         | (586)                           | (5,575)                        | (4,014)                        |
| Finance costs                                  |             | (135)                           | (346)                           | (538)                          | (1,503)                        |
| Loss before taxation                           | A9, B5      | (2,954)                         | (932)                           | (6,113)                        | (5,517)                        |
| Income tax income/(expense)                    | В6          | 149                             | 197                             | 352                            | (49)                           |
| Net loss from continuing operations            |             | (2,805)                         | (735)                           | (5,761)                        | (5,566)                        |
| Net loss from discontinued operations          |             | -                               | (3,507)                         | -                              | (3,742)                        |
| Total comprehensive loss for the period        |             | (2,805)                         | (4,242)                         | (5,761)                        | (9,308)                        |
| Loss for the period attributable to:           |             |                                 |                                 |                                |                                |
| Owners of the Company                          |             | (2,805)                         | (4,242)                         | (5,761)                        | (9,308)                        |
|  |             | (2,805)                         | (4,242)                         | (5,761)                        | (9,308)                        |
| Total comprehensive loss attributable to:      |             |                                 |                                 |                                |                                |
| Owners of the Company                          |             | (2,805)                         | (4,242)                         | (5,761)                        | (9,308)                        |
|  |             | (2,805)                         | (4,242)                         | (5,761)                        | (9,308)                        |
| Loss Per Share (sen) attributable to owners of | the parent: |                                 |                                 |                                |                                |
| Basic (sen)                                    | B11         | (0.71)                          | (1.16)                          | (1.47)                         | (2.62)                         |
| Fully diluted (sen)                            | B11         | (0.71)                          | (1.14)                          | (1.45)                         | (2.51)                         |

# Notes:

<sup>(1)</sup> The unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached in this interim financial statement.

Company No. 199401015973 (301653-V)

(Incorporated in Malaysia)

As at 30 Sep 2022

**QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEP 2023** 

# CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

(The figures have not been audited)

|   | Attributable to Owners of the Parent |                 |                     |                   |         |                 |                     |
|---|--------------------------------------|-----------------|---------------------|-------------------|---------|-----------------|---------------------|
|   | No                                   | n-Distributable |                     | Distributable     | _       |                 |                     |
|   |                                      |                 | _                   |                   | N       | Ion-controlling |                     |
|   | Share Capital                        | SIS Reserve     | Warrants Reserve Ad | ccumulated Losses | Total   | Interests       | <b>Total Equity</b> |
|   | RM'000                               | RM'000          | RM'000              | RM'000            | RM'000  | RM'000          | RM'000              |
| Period ended 30 Sep 2023                          |                                      |                 |                     |                   |         |                 |                     |
| As at 1 Jan 2023                                  | 107,188                              | 1,838           | 3,588               | (13,393)          | 99,221  | -               | 99,221              |
| Expiry of Warrant C                               | 3,588                                |                 | (3,588)             | -                 | -       | -               | -                   |
| Total comprehensive loss for the period           | -                                    | -               | -                   | (5,761)           | (5,761) | -               | (5,761)             |
| As at 30 Sep 2023                                 | 110,776                              | 1,838           | -                   | (19,154)          | 93,460  | -               | 93,460              |
| Period ended 30 Sep 2022                          |                                      |                 |                     |                   |         |                 |                     |
| As at 1 Jan 2022                                  | 188,500                              | -               | 3,588               | (88,004)          | 104,084 | -               | 104,084             |
| Total comprehensive loss for the financial period | -                                    | -               | -                   | (9,308)           | (9,308) | -               | (9,308)             |
| Transaction with owners                           |                                      |                 |                     |                   |         |                 |                     |
| Private placement                                 | 6,688                                | -               | -                   | -                 | 6,688   |                 | 6,688               |
| Share capital reduction                           | (88,000)                             | -               | -                   | 88,000            | -       |                 | -                   |
| SIS reserves                                      | -                                    | 1,838           | -                   | -                 | 1,838   | -               | 1,838               |

(The unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached in this interim financial statement.)

3,588

88,000

(9,312)

8,526

103,302

8,526

103,302

1,838

1,838

(81,312)

107,188

Company No. 199401015973 (301653-V)

(Incorporated in Malaysia)

# QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEP 2023

# CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

(The figures have not been audited)

| (The ligares have not been addited)                          | Period Ended<br>30 Sep 2023 | Period Ended<br>30 Sep 2022 |
|--|-----------------------------|-----------------------------|
|  | RM'000                      | RM'000                      |
| CASH FLOWS FROM OPERATING ACTIVITIES                         |                             |                             |
| Loss before taxation   | (6,113)                     | (9,259)                     |
| Adjustments for:-  |                             |                             |
| Depreciation and amortisation                                | 801                         | 902                         |
| Gain on disposal of investment properties                    | (526)                       | -                           |
| Gain on disposal of property, plant and equipment            | (22)                        | (414)                       |
| Gain on disposal of right-of-use assets                      | (348)                       | -                           |
| Interest expense   | 538                         | 2,886                       |
| Interest income  | (91)                        | (334)                       |
| Right-of-use assets written off                              | (6)                         | -                           |
| Property, plant and equipment written off                    | 25                          | -                           |
| Share-based payment  |                             | 1,838                       |
| Operating loss before working capital changes                | (5,742)                     | (4,381)                     |
| Changes in working capital:                                  |                             |                             |
| Inventories  | 2,100                       | -                           |
| Receivables  | 6,007                       | 3,236                       |
| Payables   | 2,792                       | 2,477                       |
|  | 10,899                      | 5,713                       |
| Cash generated from/(used in) operations                     | 5,157                       | 1,332                       |
| Interest paid  | (538)                       | (2,886)                     |
| Interest received  | 91                          | 334                         |
| Tax paid   | (399)                       | (217)                       |
| Tax refund   | 109                         | 7                           |
| Net cash generated from/(used in) operating activities       | 4,420                       | (1,430)                     |
| CASH FLOWS FROM INVESTING ACTIVITIES                         |                             |                             |
| Purchase of property, plant and equipment                    | (423)                       | (94)                        |
| Purchase of right-of-use assets                              | (19)                        | -                           |
| Proceeds from disposal of property, plant and equipment      | 54                          | 449                         |
| Proceeds from disposal of investment properties              | 747                         | -                           |
| Proceeds from disposal of right-of-use assets                | 541                         | -                           |
| (Placement)/Withdrawal of fixed deposits with licensed banks | (225)                       | -                           |
| Addition of development expenditure                          | (1,697)                     | -                           |
| Net cash (used in)/generated from investing activities       | (1,022)                     | 355                         |
| CASH FLOWS FOR FINANCING ACTIVITIES                          |                             |                             |
| Net repayments on bank borrowings                            | (7,822)                     | (22,795)                    |
| Lease liabilities paid                                       | (280)                       | (188)                       |
| Issuance of new shares                                       | 250                         | 6,688                       |
| Amount due to directors                                      | (2)                         | (9)                         |
| Net cash used in financing activities                        | (7,854)                     | (16,304)                    |

Company No. 199401015973 (301653-V)

(Incorporated in Malaysia)

QUARTERLY REPORT FOR THE THIRD QUARTER ENDED 30 SEP 2023

# **CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

(The figures have not been audited)

|   | Period Ended<br>30 Sep 2023 | Period Ended<br>30 Sep 2022 |
|---|-----------------------------|-----------------------------|
|   | RM'000                      | RM'000                      |
| NET DECREASE IN CASH AND CASH EQUIVALENTS | (4,456)                     | (17,379)                    |
| CASH AND CASH EQUIVALENTS                 |                             |                             |
| AT THE BEGINNING OF THE FINANCIAL PERIOD  | 8,476                       | 29,607                      |
| CASH AND CASH EQUIVALENTS                 |                             |                             |
| AT THE END OF THE FINANCIAL PERIOD        | 4,020                       | 12,228                      |
|   |                             |                             |
| Cash and cash equivalents comprise:       |                             |                             |
| Cash and bank balances                    | 7,255                       | 14,258                      |
| Bank overdraft                            | (1,910)                     | (2,030)                     |
|   | 5,345                       | 12,228                      |
| Less: Fixed deposits with licensed banks  | (1,325)                     |                             |
|   | 4,020                       | 12,228                      |

#### Notes:

The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2022 and the accompanying explanatory notes attached in this interim financial statement.

Company No. 199401015973 (301653-V)

(Incorporated in Malaysia)

# A. Notes in accordance to requirements under Financial Reporting Standards ("FRS") No.134 - Interim Financial Reporting

#### A1. BASIS OF PREPARATION

The interim financial statements are unaudited and have been prepared in accordance with the requirements of FRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2022. These explanatory notes 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 year ended 31 December 2022.

#### **A2. CHANGES IN ACCOUNTING POLICIES**

The accounting policies and methods of computation adopted by the Group in these quarterly financial statements are consistent with those adpated in the most recent audited financial statements for the year ended 31 December 2022.

On 1 January 2023, the Group adopted the following FRSs, Amendments to FRSs and IC Interpretations:-

| Description  | Effective for financial periods beginning on or after |
|--|---|
| MFRS 17: Insurance Contracts   | 1 January, 2023                                       |
| Amendments to MFRS 17: Insurance Contracts   | 1 January, 2023                                       |
| Amendments to MFRS 17: Initial Application of MFRS 17 and MFRS 9 - Comparative Information               | 1 January, 2023                                       |
| Amendments to MFRS 101: Classification of Liabilities as Current or Non-current                          | 1 January, 2023                                       |
| Amendments to MFRS 101: Disclosure of Accoutning Policies  | 1 January, 2023                                       |
| Amendments to MFRS 108: Definition of Accounting Estimates   | 1 January, 2023                                       |
| Amendments to MFRS 112: Deferred Tax related to Assets and Lisbilities arising from a Single Transaction | 1 January, 2023                                       |

The adoption of the above amendments and Annual Improvements to Standards did not have any material impact on the Group and the Company's financial statements upon their initial application.

The following MFRSs, Amendments to FRSs and IC Interpretations were issued by the MASB but are not yet effective to the Group:

| Description   | Effective for financial periods beginning on or after |
|---|---|
| Amendments to MFRS 16: Lease Liability in Sale and Leaseback  | 1 January, 2024                                       |
| Amendments to MFRS 101: Non-current Liabilities with Convenants   | 1 January, 2024                                       |
| Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associates and Joint Venture | Deferred until further notice                         |

The Group and the Company intend to adopt the above new MFRSs and amendments to MFRSs when they become effective. The initial application of the above-mentioned MFRSs are not expected to have any significant impacts on the financial statements of the Group and of the Company.

# A3. AUDIT REPORT ON THE PRECEDING ANNUAL FINANCIAL STATEMENTS

The audited financial statements for the year ended 31 December 2022 were not subject to any qualification.

Company No. 199401015973 (301653-V)

(Incorporated in Malaysia)

## A4. COMMENTS ABOUT SEASONAL OR CYCLICAL FACTORS

The Company operations are not affected by any seasonal or cyclical factors.

## A5. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the financial period ended 30 September 2023.

## **A6. CHANGE IN ESTIMATES**

There were no changes in estimates that had any material effect to the financial statements in the quarter under review.

## A7. DEBT AND EQUITY SECURITIES

There were no other issuance, cancellations, or repayments of debts and equity securities, sharebuy-backs, share cancellations, shares held as treasury shares, repurchase and resale of treasury shares for the current financial quarter under review.

## **A8. DIVIDEND PAID**

No dividend has been declared for the current quarter ended 30 September 2023.

## **A9. SEGMENTAL INFORMATION**

The Group is organised into two main business divisions:

- (i) Property development This consists of development and construction of residential and commercial properties.
- (ii) Others This consists of the Company and its dormant subsidiary companies.

Company No. 199401015973 (301653-V)

(Incorporated in Malaysia)

# A. <u>Notes in accordance to requirements under Financial Reporting Standards ("FRS") No.134 - Interim Financial Reporting</u>

# A9. SEGMENTAL INFORMATION (CONT'D)

## Results for cumulative quarter ended 30 Sep 2023

|                          | Property    |         |          |              | Consolidated |
|--------------------------|-------------|---------|----------|--------------|--------------|
|                          | Development | Others  | Subtotal | Eliminations | Total        |
|                          | RM'000      | RM'000  | RM'000   | RM'000       | RM'000       |
| Revenue                  |             |         |          |              |              |
| External revenues        | 17,338      | -       | 17,338   | -            | 17,338       |
| Inter segment            | 12,513      | -       | 12,513   | (12,513)     | -            |
| Total revenue            | 29,851      | -       | 29,851   | (12,513)     | 17,338       |
| Results                  |             |         |          |              |              |
| Segment results          | (2,260)     | (1,932) | (4,192)  | (1,550)      | (5,742)      |
| Interest income          | 54          | 37      | 91       | -            | 91           |
| Finance costs            | (534)       | (4)     | (538)    | -            | (538)        |
| Other non-cash items (1) | 212         | (136)   | 76       | -            | 76           |
| Loss before tax          | (2,528)     | (2,035) | (4,563)  | (1,550)      | (6,113)      |
| Taxation                 | =           | -       | -        | 352          | 352          |
| Segment loss             | (2,528)     | (2,035) | (4,563)  | (1,198)      | (5,761)      |

# Results for cumulative quarter ended 30 Sep 2022

|                                       | Property    |         |          |              | Consolidated |
|---------------------------------------|-------------|---------|----------|--------------|--------------|
|                                       | Development | Others  | Subtotal | Eliminations | Total        |
|                                       | RM'000      | RM'000  | RM'000   | RM'000       | RM'000       |
| Revenue                               |             |         |          |              |              |
| External revenues                     | 27,309      | -       | 27,309   | -            | 27,309       |
| Inter segment                         | 9,446       | -       | 9,446    | (9,446)      | -            |
| Total revenue                         | 36,755      | -       | 36,755   | (9,446)      | 27,309       |
| Results                               |             |         |          |              |              |
| Segment results                       | 937         | (1,537) | (600)    | (1,583)      | (2,183)      |
| Interest income                       | 76          | 213     | 289      | -            | 289          |
| Finance costs                         | (1,166)     | (337)   | (1,503)  | -            | (1,503)      |
| Other non-cash items (1)              | (506)       | (1,614) | (2,120)  | -            | (2,120)      |
| Loss before tax                       | (659)       | (3,275) | (3,934)  | (1,583)      | (5,517)      |
| Taxation                              | (429)       | -       | (429)    | 380          | (49)         |
| Loss from continuing operations       | (1,088)     | (3,275) | (4,363)  | (1,203)      | (5,566)      |
| Loss from discontinued operations (2) | =           | -       | -        | -            | (3,742)      |
| Segment loss                          | (1,088)     | (3,275) | (4,363)  | (1,203)      | (9,308)      |

<sup>(1)</sup> Other non-cash items consist of the following as presented in the respective notes to the financial statements;

<sup>(2)</sup> Poultry segment was discontinued during the quarter ended 30 September 2022 and is disclosed as discontinued operations.

|   | As at       | As at       |
|---|-------------|-------------|
|   | 30 Sep 2023 | 30 Sep 2022 |
|   | RM'000      | RM'000      |
| Depreciation and amortisation                     | (801)       | (670)       |
| Gain on disposal of property, plant and equipment | 22          | 388         |
| Gain on disposal of investment properties         | 526         | -           |
| Gain on disposal of right of use assets           | 348         | -           |
| Right-of-use assets written off                   | 6           | -           |
| Property, plant and equipment written off         | (25)        | -           |
| Share-based payment                               |             | (1,838)     |
|   | 76          | (2,120)     |
|   |             |             |

Company No. 199401015973 (301653-V)

(Incorporated in Malaysia)

# A. Notes in accordance to requirements under Financial Reporting Standards ("FRS") No.134 - Interim Financial Reporting

# **A10. SUBSEQUENT EVENTS**

As at the date of this report, there were no material events subsequent to the current quarter ended 30 September 2023.

# A11. CHANGES TO THE COMPOSITION OF THE GROUP

There were no changes in the composition of Group in the current quarter under review.

## **A12. CONTINGENT LIABILITIES AND CONTINGENT ASSETS**

The Company provides corporate guarantee to financial institutions for all unsecured credit facilities granted to subsidiaries amounting to RM 5.01 million as at 30 September 2023.

#### **A13. CAPITAL COMMITMENTS**

There were no material capital commitments not provided for in the interim financial statements as at 30 September 2023.

## **A14. SIGNIFICANT RELATED PARTY TRANSACTIONS**

Significant related party transactions of the Group are as follows:

Transactions with companies in which a Director of the Company has substantial financial interest.

|                        | AS At       | AS At       |
|------------------------|-------------|-------------|
|                        | 30 Sep 2023 | 30 Sep 2022 |
|                        | RM'000      | RM'000      |
| Rental of premises     | 149         | -           |
| System maintenance fee | 9           | 9           |
|                        | 158         | 9           |

Company No. 199401015973 (301653-V)

(Incorporated in Malaysia)

# B. Notes in accordance to requirements under Chapter 9, Appendix 9B of the Bursa Malaysia Securities Berhad ("Bursa Securities") Listing Requirements

## **B1. REVIEW OF CURRENT QUARTER EVENTS AND PERFORMANCE**

The Group's performance for the current year's third quarter ended 30 September 2023 compared to the preceding year's third quarter ended 30 September 2022 is shown in Table 1.

Table 1: Financial review for current quarter and financial year to date.

|  | Individual qu                | ıarter ended                 | Changes Cumulative quarter ended |                              |                              | Changes |
|--|------------------------------|------------------------------|----------------------------------|------------------------------|------------------------------|---------|
|  | <b>30 Sep 2023</b><br>RM'000 | <b>30 Sep 2022</b><br>RM'000 | (%)                              | <b>30 Sep 2023</b><br>RM'000 | <b>30 Sep 2022</b><br>RM'000 | (%)     |
| Revenue  | 5,544                        | 8,198                        | (32%)                            | 17,338                       | 27,309                       | (37%)   |
| Loss before interest and taxation (LBIT)                   | (2,819)                      | (586)                        | (381%)                           | (5,575)                      | (4,014)                      | (39%)   |
| Loss before taxation (LBT)                                 | (2,954)                      | (932)                        | (217%)                           | (6,113)                      | (5,517)                      | (11%)   |
| Loss after taxation (LAT)                                  | (2,805)                      | (735)                        | (282%)                           | (5,761)                      | (5,566)                      | (4%)    |
| Loss attributable to ordinary equity holders of the parent | (2,805)                      | (4,242)                      | 34%                              | (5,761)                      | (9,308)                      | 38%     |

#### **Review of results for current quarter**

For the third quarter of financial period ended 30 September 2023, the Group registered a revenue of RM 5.54 million, LBIT and LBT of RM 2.82 million and RM 2.95 million, as compared to the third quarter of the financial period ended 30 September 2022 which the Group recorded a revenue of RM 8.20 million, LBIT and LBT of RM 0.59 million and RM 0.93 million.

#### Commentary on revenue

The revenue from the Property Development segment decreased from RM 8.20 million to RM 5.54 million for current quarter ended 30 September 2023 due to a decrease in revenue recognised on the percentage of completion basis and lower sales value of properties sold.

## Commentary on LBIT/LBT

The higher LBT was mainly due to decrease in revenue from property development activities during the current quarter ended 30 September 2023.

## Review of results for the financial period ended 30 September 2023

For the financial period ended 30 September 2023, the Group registered a revenue of RM 17.34 million, LBIT and LBT of RM 5.58 million and RM 6.11 million respectively, as compared to the financial period ended 30 September 2022 which the Group registered a revenue of RM 27.31 million, LBIT and LBT of RM 4.01 million and RM 5.52 million respectively.

#### Commentary on revenue

The revenue from Property Development Segment decreased from RM 27.31 million to RM 17.34 million for financial period ended 30 September 2023. The decrease in revenue was mainly due to decrease in revenue recognised on a percentage of completion basis and lower sales value of properties sold in current financial period as compared to corresponding period ended 30 September 2022.

# Commentary on LBIT/LBT

The higher LBT was mainly due to decrease in revenue from property development activities during the nine months ended 30 September 2023.

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# B. Notes in accordance to requirements under Chapter 9, Appendix 9B of the Bursa Malaysia Securities Berhad ("Bursa Securities") Listing Requirements

## **B2. COMPARISON TO PRECEDING QUARTER'S RESULTS**

The Group's performance for the quarter ended 30 September 2023 compared to the previous quarter ended 30 June 2023 is shown in Table 2:

|  | Current     | Preceding   |         |
|--|-------------|-------------|---------|
|  | quarter     | quarter     | Changes |
|  | 30 Sep 2023 | 30 Jun 2023 | %       |
|  | RM'000      | RM'000      |         |
| Revenue  | 5,544       | 8,287       | (33%)   |
| Loss before interest and taxation (LBIT)                   | (2,819)     | (468)       | (502%)  |
| Loss before taxation (LBT)                                 | (2,954)     | (632)       | (367%)  |
| Loss after taxation (LAT)                                  | (2,805)     | (489)       | (474%)  |
| Loss attributable to ordinary equity holders of the parent | (2,805)     | (489)       | (474%)  |

The Group recorded a LBT of RM 2.95 million for the current financial quarter under review as compared to RM 0.63 million recorded in the immediate preceding quarter ended 30 June 2023.

This was mainly due to decrease in revenue from property development activities during current quarter and gain on disposal of right-of-use assets and investment properties totalling RM 0.87 million during the quarter ended 30 June 2023.

#### **B3. PROSPECTS**

The Group is in constant dialogue with property agents in order to boost its bookings and eventual sales. The Group hopes that this will translate into more sales of properties for the coming quarter ending 31 December 2023.

# **B4. PROFIT FORECAST OR PROFIT GUARANTEE**

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

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# B. Notes in accordance to requirements under Chapter 9, Appendix 9B of the Bursa Malaysia Securities Berhad ("Bursa Securities") Listing Requirements

#### **B5** LOSS BEFORE TAXATION

|   | Individual (                 | Quarter Ended                | <b>Cumulative Quarter Ended</b> |       |  |
|---|------------------------------|------------------------------|---------------------------------|-------|--|
|   | <b>30 Sep 2023</b><br>RM'000 | <b>30 Sep 2022</b><br>RM'000 | <b>30 Sep 2023</b><br>RM'000    |       |  |
| Depreciation and amortisation                       | 346                          | 293                          | 801                             | 902   |  |
| Gain on disposal of properties, plant and equipment | -                            | (391)                        | (22)                            | (414) |  |
| Gain on disposal of right of use assets             | -                            | -                            | (348)                           | -     |  |
| Gain on disposal of investment properties           | -                            | -                            | (525)                           | -     |  |
| Interest income                                     | (32)                         | (67)                         | (91)                            | (289) |  |
| Interest expense                                    | 135                          | (611)                        | 538                             | 1,503 |  |
| Live broiler subsidy                                | -                            | -                            | -                               | (228) |  |
| Rental income                                       | (17)                         | (27)                         | (58)                            | (94)  |  |

#### **B6 TAXATION**

The income tax income/(expense) to the Group for the current quarter under review is as follows:

|                                   | Individual C            | Quarter Ended | <b>Cumulative Quarter Ended</b> |             |  |
|-----------------------------------|-------------------------|---------------|---------------------------------|-------------|--|
|                                   | 30 Sep 2023 30 Sep 2022 |               | 30 Sep 2023                     | 30 Sep 2022 |  |
|                                   | RM'000                  | RM'000        | RM'000                          | RM'000      |  |
| Current tax                       | -                       | (71)          | -                               | (429)       |  |
| Deferred tax                      | 149                     | 268           | 352                             | 380         |  |
| Total income tax income/(expense) | 149                     | 197           | 352                             | (49)        |  |

# **B7** CORPORATE PROPOSALS

There were no corporate proposals in the current quarter under review, except for the following:

On 15 November 2023, UOB Kay Hian Securities (M) Sdn Bhd ("UOBKH") had on behalf of the Board of Directors of Sinmah Capital Berhad ("SMCAP") announced that the Company proposes to undertake a private placement of up to 10% of the total number of issued shares of SMCAP ("SMCAP Share(s)" or "Share(s)") (excluding treasury shares) to third party investor(s) to be identified later, at an issue price to be determined and announced later, in accordance with Sections 75 and 76 of the Companies Act 2016 ("Proposed Private Placement"). The Proposed Private Placement is subject to all required approvals being obtained.

#### **B8 GROUP BORROWINGS**

Group borrowings and debt securities as at end of the reporting period:

- (a) The borrowings of the Group are secured by way of fixed and floating charges over certain assets and negative pledges over assets of the Group, corporate guarantees from the Company's certain existing operating subsidiaries, personal guarantees of certain directors of the Companty and undertaking by the holding company to fully repay the facilities should the Company be unable to meet its obligations.
- (b) Group borrowings as at the end of the reporting period are as follows:-

|                   | Current     | Non-Current |        |
|-------------------|-------------|-------------|--------|
|                   | Liabilities | Liabilities | Total  |
|                   | RM'000      | RM'000      | RM'000 |
| Bank overdraft    | 1,910       | -           | 1,910  |
| Lease liabilities | 164         | 441         | 605    |
| Term loans        | 2,194       | 905         | 3,099  |
|                   | 4,268       | 1,346       | 5,614  |

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# B. Notes in accordance to requirements under Chapter 9, Appendix 9B of the Bursa Malaysia Securities Berhad ("Bursa Securities") Listing Requirements

## **B9 OFF BALANCE SHEET FINANCIAL INSTRUMENTS**

There were no off-balance sheet financial instruments as at 30 September 2023.

#### **B10 MATERIAL LITIGATION**

There were no material litigation for the quarter under review.

## **B11 LOSS PER SHARE**

# (a) Basic loss per share

The basic loss per share for the current financial quarter and financial period to-date are computed as follows:

|   | Individual quarter ended |             | Cumulative quarter ended |             |
|---|--------------------------|-------------|--------------------------|-------------|
|   | 30 Sep 2023              | 30 Sep 2022 | 30 Sep 2023              | 30 Sep 2022 |
| Loss attributed to owners of the parent for the period (RM'000) | (2,805)                  | (4,242)     | (5,761)                  | (9,308)     |
| Weighted average number of issued ordinary shares ('000)        | 392,427                  | 366,064     | 392,427                  | 355,845     |
| Basic loss per share (sen)                                      | (0.71)                   | (1.16)      | (1.47)                   | (2.62)      |

## (b) Diluted loss per share

The diluted loss per share for current financial quarter and financial period to-date are computed as follows:

|   | Individual quarter ended<br>30 Sep 2023 30 Sep 2022 |         | Cumulative quarter endec<br>30 Sep 2023 30 Sep 202 |         |
|---|---|---------|--|---------|
| Loss attributed to owners of the parent for the period (RM'000) | (2,805)   | (4,242) | (5,761)  | (9,308) |
| Weighted average number of issued ordinary shares ('000)        | 397,391   | 373,716 | 397,391  | 370,980 |
| Diluted loss per share (sen)                                    | (0.71)  | (1.14)  | (1.45)   | (2.51)  |

The basic loss per share is computed based on the profit attributable to the equity shareholders of the Company divided by weighted average number of ordinary shares in issue for the financial period under review.

#### **B12 AUTHORISATION FOR ISSUE**

The interim financial statements were authorised for issue by the Board of Directors on 21 November 2023.