

TO BE RELEASED TO BURSA



HUA YANG GROUP OF COMPANIES

INTERIM FINANCIAL RESULTS

SECOND QUARTER ENDED 30 SEPTEMBER 2023

Interim Financial Statements for the financial period ended 30 September 2023

The figures have not been audited.

CONDENSED CONSOLIDATED INCOME STATEMENT

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	%	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING YEAR TO DATE	%
	30/09/2023 RM' 000	30/09/2022 RM' 000	+ / (-)	30/09/2023 RM' 000	30/09/2022 RM' 000	+ / (-)
Revenue	56,774	25,542	122.3	91,644	48,961	87.2
Cost of Sales	(46,616)	(16,314)		(72,631)	(33,116)	
Gross Profit	10,158	9,228	10.1	19,013	15,845	20.0
Other Income	404	286		1,207	2,451	
Selling and Marketing Expenses	(2,088)	(1,339)		(3,007)	(2,117)	
Administrative and General Expenses	(5,532)	(4,748)		(10,605)	(9,026)	
Net Gain / (Loss) on Impairment of Financial Instruments	(12)	-		(4)	-	
Operating Profit	2,930	3,427	(14.5)	6,604	7,153	(7.7)
Finance Costs	(1,678)	(2,494)		(3,984)	(4,861)	
Profit Before Tax	1,252	933	34.2	2,620	2,292	14.3
Tax Expense	(759)	(613)		(171)	(1,763)	
Profit For The Period	493	320	54.2	2,449	529	363.0
Profit attributable to:						
Owners of the Company	535	337	58.7	2,520	564	346.8
Non-controlling Interests	(42)	(17)		(71)	(35)	
	493	320		2,449	529	
Earnings Per Share Attributable to Owners of the Company (sen)						
- Basic	0.12	0.10	27.0	0.57	0.16	257.4
- Diluted	0.12	0.10		0.57	0.16	
Number of Ordinary Shares in issue	440,000,000	352,000,000		440,000,000	352,000,000	
Weighted average number of Ordinary Shares in issue	440,000,000	352,000,000		440,000,000	352,000,000	
Weighted average number of Ordinary Shares in issue (diluted)	440,000,000	N/A		440,000,000	N/A	

The Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2023 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 30 September 2023

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	INDIVIDUAL QUARTER			CUMULATIVE QUARTER		
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	%	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING YEAR TO DATE	%
	30/09/2023 RM' 000	30/09/2022 RM' 000	+ / (-)	30/09/2023 RM' 000	30/09/2022 RM' 000	+ / (-)
Profit For The Period	493	320	54.2	2,449	529	363.0
Other Comprehensive Income For The Period, Net Of Tax	2,573	(2,058)	225.0	(514)	4,630	(111.1)
Total Comprehensive Income For The Period, Net Of Tax	3,066	(1,738)		1,935	5,159	
Total Comprehensive Income Attributable To :						
Owners of the Company	3,108	(1,721)	280.6	2,006	5,194	(61.4)
Non-controlling Interests	(42)	(17)		(71)	(35)	
	3,066	(1,738)		1,935	5,159	

Note: Included in the Total Comprehensive Income for the period are the followings:

Interest Income	36	15		59	24	
Other Income Including Investment Income	369	272		1,148	2,427	
Interest Expense	1,678	2,494		3,984	4,861	
Depreciation & Amortization	863	935		1,708	1,755	
Provision For/Write Off of Receivables	23	57		23	57	
Provision For/Write Off of Inventories	N/A	N/A		N/A	N/A	
Gain/Loss on Disposal of Quoted and Unquoted Investment or Properties	N/A	N/A		N/A	N/A	
Gain/Loss on Impairment of Assets	(12)	-		(4)	-	
Gain/Loss on Foreign Exchange	N/A	N/A		N/A	N/A	
Gain/Loss on Derivatives	N/A	N/A		N/A	N/A	
Gain/Loss on Fair Value of Quoted Investment	2,573	(2,058)		(514)	4,630	

N/A: Not Applicable

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2023 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 30 September 2023

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED) As at 30/09/2023 RM' 000	(AUDITED) As at 31/03/2023 RM' 000
ASSETS		
Non-current assets		
Property, plant and equipment	6,404	7,595
Right-of-use assets	784	919
Concession assets	7,045	7,393
Inventories - Land held for property development	575,312	578,652
Investment properties	1,504	1,525
Other investment	43,214	43,728
Other receivables	6,463	6,300
Fixed deposit with licenced bank	3,373	6,303
Intangible assets	4,308	4,308
Deferred tax assets	17,564	17,227
	<u>665,971</u>	<u>673,950</u>
Current assets		
Inventories - Completed properties	44,097	44,563
Inventories - Property development costs	38,681	47,332
Inventories - Others	6	6
Contract assets	46,876	57,224
Contract costs	15,563	19,509
Trade and other receivables	33,187	26,067
Other current assets	1,130	1,282
Cash and bank balances	10,366	10,710
	<u>189,906</u>	<u>206,693</u>
TOTAL ASSETS	<u>855,877</u>	<u>880,643</u>
EQUITY AND LIABILITIES		
Current liabilities		
Trade and other payables	103,399	105,126
Short term borrowings	64,029	64,318
Lease liabilities	332	336
Taxation	6,421	7,893
	<u>174,181</u>	<u>177,673</u>
Net current assets	<u>15,725</u>	<u>29,020</u>
Non-current liabilities		
Trade and other payables	32,858	30,304
Deferred tax liabilities	32,083	32,463
Long term borrowings	139,407	164,810
Lease liabilities	59	188
	<u>204,407</u>	<u>227,765</u>
TOTAL LIABILITIES	<u>378,588</u>	<u>405,439</u>
Net assets	<u>477,289</u>	<u>475,204</u>
Total equity attributable to owners of the Company		
Share capital	364,936	364,936
Reserves	85,475	83,471
	<u>450,411</u>	<u>448,407</u>
Perpetual sukuk	4,719	4,566
Non-controlling interests	22,159	22,231
TOTAL EQUITY	<u>477,289</u>	<u>475,204</u>
TOTAL EQUITY AND LIABILITIES	<u>855,877</u>	<u>880,643</u>
Net Assets Attributable to Owners of the Company	450,411	448,407
Net Assets Per Share Attributable to Owners of the Company (RM)	1.02	1.02

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2023 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 30 September 2023
The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	<----- Attributable to Owners of the Company ----->								
	<----- Non-distributable ----->				<- Distributable ->				
	Share Capital RM' 000	Warrants Reserve RM' 000	Foreign Exchange Reserve RM' 000	Fair Value Reserve RM' 000	Retained Earnings RM' 000	Sub-Total RM' 000	Perpetual Sukuk RM' 000	Non-controlling Interests RM' 000	Total Equity RM' 000
<u>6 months ended 30 September 2022</u>									
At 1 April 2022	352,000	-	(5,345)	(9,775)	93,491	430,371	4,259	22,322	456,952
Profit for the period	-	-	-	-	564	564	-	(35)	529
Net changes in fair value of equity investment designated at FVTOCI	-	-	-	4,630	-	4,630	-	-	4,630
Other movements	-	-	-	-	-	-	150	-	150
Total comprehensive income for the period	-	-	-	4,630	564	5,194	150	(35)	5,309
At 30 September 2022	352,000	-	(5,345)	(5,145)	94,055	435,565	4,409	22,287	462,261
<u>6 months ended 30 September 2023</u>									
At 1 April 2023	364,936	2,902	(5,345)	(10,803)	96,715	448,405	4,566	22,231	475,201
Profit for the period	-	-	-	-	2,520	2,520	-	(71)	2,449
Net changes in fair value of equity investment designated at FVTOCI	-	-	-	(514)	-	(514)	-	-	(514)
Other movements	-	-	-	-	-	-	153	-	153
Total comprehensive income for the period	-	-	-	(514)	2,520	2,005	153	(71)	2,088
At 30 September 2023	364,936	2,902	(5,345)	(11,317)	99,235	450,410	4,719	22,159	477,289

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2023 and the explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 30 September 2023

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	6 months ended 30/09/2023 RM' 000	6 months ended 30/09/2022 RM' 000
OPERATING ACTIVITIES		
Profit before tax	2,620	2,292
Adjustments for :		
Non-cash items	1,920	1,832
Non-operating items	4,079	4,991
Operating profit before changes in working capital	8,619	9,115
<i>Changes in working capital:</i>		
- Contract assets	10,348	(12,160)
- Contract cost	3,946	(7,961)
- Contract liabilities	-	2,346
- Inventories	15,246	12,651
- Trade and other receivables and other current assets	(7,154)	11,531
- Trade and other payables and other current liabilities	825	(2,553)
Cash generated from operations	31,830	12,969
Interest paid	(835)	(781)
Interest received	59	24
Net tax paid	(2,363)	(54)
Net cash from operating activities	28,691	12,158
INVESTING ACTIVITY		
Purchase of property, plant and equipment and intangible assets	(146)	(18)
Proceeds from disposal of property, plant and equipment	25	-
Net cash used in investing activity	(121)	(18)
FINANCING ACTIVITIES		
Change in pledged deposits	2,930	12
Interest paid	(5,939)	(6,284)
Drawdown of loans and borrowings	16,863	11,759
Repayment of loans and borrowings	(42,059)	(24,188)
Payment of lease liabilities	(213)	(451)
Net cash used in financing activities	(28,418)	(19,152)
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	151	(7,012)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(19,228)	(16,187)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	(19,077)	(23,199)
Cash and cash equivalents comprise of :		
Deposits, bank and cash balances	10,366	8,201
Bank overdrafts	(29,443)	(31,400)
	(19,077)	(23,199)

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2023 and the accompanying notes attached to the interim financial statements.

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

1 Basis of Preparation

The interim financial report is unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 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 March 2023. These explanatory notes attached to the interim financial statements provide 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 year ended 31 March 2023.

The significant accounting policies and methods of computation adopted by the Group in this interim financial statements are consistent with those adopted for the audited financial statements for the financial year ended 31 March 2023 save for the adoption of the following new and amended MFRSs and interpretations that are mandatory for the Group for the financial year commencing 1 April 2023:

MFRS 17	Insurance Contracts
Amendments to MFRS 17	Insurance Contracts
Amendments to MFRS 17	Initial Application of MFRS 17 and MFRS 9 - Comparative
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current
Amendments to MFRS 101	Disclosure of Accounting Policies
Amendments to MFRS 108	Definition of Accounting Estimates
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single

The Group has yet to adopt the following new and amended MFRSs and interpretations that have been issued but not yet effective:

		Effective for financial periods beginning on or after
Amendments to MFRS 16	Lease Liability in a Sale and Leaseback	1 January 2024
Amendments to MFRS 101	Non-current Liabilities with Covenants	1 January 2024
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred

These new and amended standards are not expected to have any material impact on the financial statements of the Group upon their initial application.

2 Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 March 2023 was not qualified.

3 Seasonal or Cyclical Factors

The business operations of the Group were not affected by any seasonal or cyclical factors.

4 Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

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

5 Changes in Estimates

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

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

6 Debt and Equity Securities

a) Sukuk Murabahah Programme

On 29 April 2014, Public Investment Bank Berhad had, on behalf of the Board announced that the Company has obtained approval from the Securities Commission Malaysia on 28 April 2014 with regards to the proposed Sukuk Murabahah Programme of up to RM250.0 million in nominal value.

Proceed raised from the Sukuk Murabahah Programme issuance shall be utilised to part finance the acquisition cost of the Shariah compliant development land(s) and/or such other Shariah compliant property(ies).

The cumulative drawdown of the facility at the end of the reporting period are as follows:

Date of drawdown	Amount drawdown (RM' 000)	Repayment (RM' 000)	Amount outstanding (RM' 000)
31 March 2016	18,450	13,180	5,270
26 April 2016	21,250	21,250	-
28 September 2017	13,000	7,432	5,568
Total	52,700	41,862	10,838

b) Rights Issue with Warrants

On 30 August 2022, the shareholders of the Company had resolved to approve the Rights Issue with Warrants on the basis of 1 Rights Share for every 4 existing HYB shares held, together with up to 88,000,000 free Detachable Warrants on the basis of 1 Warrant for every 1 Rights Share subscribed.

On 19 September 2022, the Company announced that the issue price of the Rights Shares is fixed at RM0.18 per Right Share and the exercise price of the Warrants at RM0.30 per Warrant.

On 31 October 2022, the Rights Issue with Warrants was completed with the listing and quotation of 88,000,000 Rights Shares and 88,000,000 Warrants on the Main Market of Bursa Securities, raising a total proceeds of RM15,840,000.00.

The status of utilisation of proceeds as at end of the reporting period are as follows:

Proposed utilisation of proceeds	Proceeds raised (RM' 000)	Amount utilised (RM' 000)	Timeframe for utilisation
Repayment of bank borrowings	4,000	4,000	Within 12 months
Acquisition of new landbank, joint venture and investments #	1,350	1,000	Within 6 months
Working capital	10,035	10,385	Within 12 months
Estimated expenses for the Rights Issue	455	455	Within 1 month
Total	15,840	15,840	

Due to the amount required is less than estimated, the balance proceeds have been channelled towards general working capital requirements of the Group.

Save for the above, there were no other issuance and repayment of debts and equity, repurchases, share cancellation or new issuance during the quarter under review and financial year-to-date.

7 Dividends Paid

No dividend has been paid during the quarter under review.

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

8 Segment Information

	Property Development		Other Operation		Adjustments and Eliminations		Per Consolidated Financial Statements	
	30/09/2023 RM' 000	30/09/2022 RM' 000	30/09/2023 RM' 000	30/09/2022 RM' 000	30/09/2023 RM' 000	30/09/2022 RM' 000	30/09/2023 RM' 000	30/09/2022 RM' 000
Revenue:								
External customers	87,765	45,443	3,880	3,518	-	-	91,644	48,961
Inter-segment	3,068	3,258	-	-	(3,068)	(3,258)	-	-
	90,832	48,701	3,880	3,518	(3,068)	(3,258)	91,644	48,961
Results:								
Interest income	59	24	-	-	-	-	59	24
Depreciation and amortisation	(1,234)	(1,599)	(472)	(154)	(3)	(2)	(1,708)	(1,755)
Interest expenses	(4,392)	(4,892)	(34)	(27)	442	58	(3,984)	(4,861)
Segment profit / (loss)	2,753	2,161	(134)	131	-	-	2,620	2,292
Assets:								
Additions to non-current assets	3,083	2,712	-	-	-	-	3,083	2,712
Segment assets	1,306,944	1,362,040	21,634	20,666	(472,701)	(499,332)	855,877	883,374
Segment liabilities	624,676	818,148	11,398	20,679	(257,486)	(417,715)	378,588	421,112

9 Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment have been brought forward, without any amendments from the previous annual audited financial statements for the year ended 31 March 2023.

10 Material Events Subsequent to the End of the Reporting Period

There were no material events subsequent to the statement of financial position date up to 18 October 2023, being the latest practicable date from the date of issuance of this Interim Financial Report.

11 Changes in the Composition of the Group

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

12 Changes in Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities or contingent assets since the last annual statement of financial position as at 31 March 2023.

13 Capital Commitments

There were no outstanding capital commitments for the Group as at 30 September 2023.

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

14 Tax Expense

	Individual Quarter		Cumulative Quarter	
	Current Year	Preceding Year	Current	Preceding Year
	Quarter	Corresponding Quarter	Year to Date	Year to Date
	30/09/2023	30/09/2022	30/09/2023	30/09/2022
	RM' 000	RM' 000	RM' 000	RM' 000
Malaysian income tax	(734)	(563)	(1,006)	(1,816)
Deferred tax	(141)	(50)	719	93
	<u>(875)</u>	<u>(613)</u>	<u>(287)</u>	<u>(1,723)</u>
(Under) / Over provision of Malaysian income tax in prior years	116	-	116	(40)
	<u>(759)</u>	<u>(613)</u>	<u>(171)</u>	<u>(1,763)</u>

15 Corporate Proposals

As of 18 October 2023, the Company has not announced any corporate proposal.

16 Borrowings - Secured

	As at	As at
	30/09/2023	31/03/2023
	RM' 000	RM' 000
Short Term Bank Borrowings	64,029	64,318
Long Term Bank Borrowings	139,407	164,810
	<u>203,436</u>	<u>229,128</u>

17 Changes in Material Litigation

On 6 April 2021, Hua Yang Berhad received a Writ of Summons and Statement of Claim ("Claim") served by the solicitors for Apple Rainbow Sdn Bhd ("Plaintiff 1"); E-Hong Holdings Sdn Bhd ("Plaintiff 2"); Wong Yoon Tzy ("Plaintiff 3") and Bio-Energy Technology Sdn Bhd ("Plaintiff 4") collectively known as the "Plaintiffs". The Plaintiffs are seeking for the following reliefs:

- (i) Special damages amounting to RM11,042,725.52;
- (ii) General damages to be quantified by the Court;
- (iii) Interest of 5% per year on the said sum of RM11,042,724.52 to be calculated from the date of filing of the Claim until the date of full settlement;
- (iv) Cost; and
- (v) Exemplary damages to be assessed by the Court.

The Company has submitted its Defence on 4 May 2021 and the High Court has fixed the trial date on 7 to 10 November 2022.

The Company has on 4 November 2022 entered into a settlement agreement with the 1st and 2nd Plaintiffs with the payment of RM2,395,334.45 by the Company as full and final settlement of all disputes and claims against the Company. On 7 November 2022, the High Court has recorded that the 1st and 2nd Plaintiffs' claims against the Company has been struck out with no order as to costs and without liberty to file afresh as the 1st and 2nd Plaintiffs' claims were settled.

As for the 3rd and 4th Plaintiffs' claims against the Company, the Court was informed that the said plaintiffs wish to appoint new Solicitors to take over and a trial dates on 7 to 10 November 2022 are accordingly vacated.

On 11 January 2023, 3rd and 4th Plaintiffs' appointed Messrs Christopher Vun & Partners and on 10 April 2023, 3rd and 4th Plaintiffs' solicitor have filed a Notice of Application to amend the Writ and Statement of Claims. On 18 April 2024, the Company has no objection to the application as well as no admission to the averments in the affidavit in support and affirmed by 3rd plaintiff. With this, the Company, 3rd and 4th plaintiff will be at liberty to amend their defence and counterclaim within 14 days of the Order allowing the application.

On 19 May 2023, the Judge allowed for Notice of Application and amended Statement of Claims, the damages claimed by 3rd and 4th Plaintiffs are significantly reduced from RM4,345,362.37 to RM496,534.81.

On 18 July 2023, 3rd and 4th Plaintiffs' solicitor have filed an application to transfer the proceeding to the Session Court. On 31 July 2023, Affidavit in support on the transfer application has been served with no objection.

On 23 August 2023, the Judge has allowed the transfer application with no order as to cost. Sealed order on the transfer application was obtained on 14 September 2023. Next case management at Session Court was on 1 November 2023.

Other than the above, there were no material litigation since the date of the last annual statement of financial position to the date of this report.

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

18 Dividends Payable

No dividend has been declared for the quarter under review.

19 Earnings Per Share

Basic earnings per share is calculated by dividing profit for the period attributable to owners of the company by the weighted average number of ordinary shares in issue during the period.

		6 months ended 30/09/2023	6 months ended 30/09/2022
(a) Basic earnings per share			
Profit for the period	(RM' 000)	<u>2,520</u>	<u>564</u>
Total number of ordinary shares in issue	('000)	<u>440,000</u>	<u>352,000</u>
Weighted average number of ordinary shares in issue	('000)	440,000	352,000
Basic earnings per share	(sen)	0.57	0.16
(b) Diluted earnings per share			
Profit for the period	(RM' 000)	<u>2,520</u>	<u>564</u>
Weighted average number of ordinary shares	('000)	440,000	352,000
Effect of dilution due to issuance of shares	('000)	-	-
Number of ordinary shares in issue applicable to diluted earnings per share	('000)	<u>440,000</u>	<u>352,000</u>
Diluted earnings per share	(sen)	0.57	0.16

20 Review of Group Performance

For the quarter under review, the Group achieved revenue of RM56.77 million, representing an increase of RM31.23 million (122%) as compared to the preceding year's corresponding quarter.

The Group recorded profit before tax of RM1.25 million, an increase of RM0.32 million as compared to the preceding year's corresponding quarter.

Total unbilled sales at the end of the quarter under review stood at RM175.95 million.

The Group has undeveloped landbank of 362 acres across key regions with an estimated GDV of RM5.1 billion.

The performance of the respective operating business segments is analysed as follows:

	Individual Quarter			Cumulative Quarter		
	Current Year Quarter 30/09/2023 RM' 000	Preceding Year Corresponding Quarter 30/09/2022 RM' 000	% + / (-)	Current Year to Date 30/09/2023 RM' 000	Preceding Year Corresponding Year to Date 30/09/2022 RM' 000	% + / (-)
Revenue						
Property Development	54,585	23,502	132.3	87,764	45,443	93.1
Other Operations	2,189	2,040	7.3	3,880	3,518	10.3
	<u>56,774</u>	<u>25,542</u>	122.3	<u>91,644</u>	<u>48,961</u>	87.2
Profit before tax						
Property Development	1,286	935	37.6	2,754	2,161	27.5
Other Operations	(34)	(2)	1,577.4	(134)	131	(201.9)
	<u>1,252</u>	<u>933</u>	34.2	<u>2,620</u>	<u>2,292</u>	14.3

**PART B - EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

20 Review of Group Performance (contd.)

(a) Property development:

For the quarter under review, revenue improved by 132% while profit before tax ("PBT") increased by 38% as compared to the previous financial year corresponding quarter.

The increase in revenue was mainly contributed by steady construction progress of Aston Acacia, Bukit Mertajam.

(b) Other operations:

Revenue and profit from other operations consist mainly of rental income derived from the operation of commercial properties under the "build, operate and transfer" concession with local authorities, operation of franchised food and beverage and laundry outlet and trading of building materials.

21 Material Changes in the Quarterly Results compared to the Results of the Immediate Preceding Quarter

For the quarter under review, the Group achieved profit before tax ("PBT") of RM1.25 million as compared to RM1.37 million in the immediate preceding quarter ended 30 June 2023. The lower PBT was due to higher administrative and selling & marketing expenses.

	Quarter Ended		%
	30/09/2023	30/06/2023	
	RM' 000	RM' 000	+ / (-)
Revenue	56,774	34,870	62.8
Cost of Sales	(46,616)	(26,015)	
Gross Profit	10,158	8,855	14.7
Other Income	404	803	
Selling and Marketing Expenses	(2,088)	(919)	
Administrative and General Expenses	(5,532)	(5,073)	
Net Gain on Impairment of Financial Instruments	(12)	8	
Operating Profit	2,930	3,674	(20.2)
Finance Costs	(1,678)	(2,306)	
Profit Before Tax	1,252	1,368	(8.5)
Tax Expense	(759)	588	
Profit After Tax	493	1,956	(74.8)

22 Prospects for The Financial Year

The Malaysian GDP grew moderately at 2.9% in the second quarter of 2023 supported by domestic demand from private consumption, investment from growth in employment, expansion in capacity of multi-year projects and higher fixed asset spending by the Government. Despite the prevailing global economic challenges, the Malaysian GDP is forecasted to grow by 4- 5% for the year of 2023.

In September 2023, the Monetary Policy Committee of Bank Negara decided to maintain the Overnight Policy Rate at 3%, remaining consistent with the current assessment of inflation and supportive of growth prospects.

The Group continues to ensure cost efficiencies in its operation and will remain resilient and vigilant in addressing any uncertainties in the escalating cost of building materials in its business activities. The Group will remain prudent and will take all steps to closely monitor current and forward market sentiments prior to launching any new housing projects to meet the demand of house buyers.

23 Explanatory Notes for Variance of Actual Profit from Forecast Profit / Profit Guarantee

Not applicable.

24 Authorisation For Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors passed at the Board of Directors' meeting held on 18 October 2023.