

TO BE RELEASED TO BURSA



HUA YANG GROUP OF COMPANIES

INTERIM FINANCIAL RESULTS

THIRD QUARTER ENDED 31 DECEMBER 2021

Interim Financial Statements for the financial period ended 31 December 2021
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	% + / (-)
	31/12/2021 RM' 000	31/12/2020 RM' 000		31/12/2021 RM' 000	31/12/2020 RM' 000	
Revenue	30,173	33,900	(11.0)	79,380	82,956	(4.3)
Cost of Sales	(16,889)	(24,232)		(47,171)	(64,580)	
Gross Profit	13,284	9,668	37.4	32,209	18,376	75.3
Other Income	296	191		856	600	
Selling and Marketing Expenses	(2,660)	(1,314)		(7,022)	(4,345)	
Administrative and General Expenses	(5,201)	(5,639)		(13,872)	(16,179)	
Net (Loss) / Gain on Impairment of Financial Instruments	(7,563)	14,805		(10,765)	18,524	
Operating (Loss) / Profit	(1,844)	17,711	(110.4)	1,406	16,976	(91.7)
Finance Costs	(1,919)	(2,773)		(7,019)	(9,179)	
Share of Results of an Associate	(2,320)	(1,674)		(6,255)	(4,357)	
(Loss) / Profit Before Tax	(6,082)	13,264	(145.9)	(11,868)	3,440	(445.0)
Tax Expense	(2,922)	1,116		(4,945)	393	
(Loss) / Profit For The Period	(9,004)	14,380	(162.6)	(16,812)	3,833	(538.6)
(Loss) / Profit attributable to:						
Owners of the Company	(8,983)	14,420	(162.3)	(16,763)	3,898	(530.1)
Non-controlling Interests	(21)	(40)		(49)	(65)	
	(9,004)	14,380		(16,812)	3,833	
Earnings Per Share Attributable to Owners of the Company (sen)						
Basic, for loss for the period	(2.55)	4.10	(162.3)	(4.76)	1.11	(530.1)

The Condensed Consolidated Income Statement should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2021 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 31 December 2021
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	%
	31/12/2021 RM' 000	31/12/2020 RM' 000	+ / (-)	31/12/2021 RM' 000	31/12/2020 RM' 000	+ / (-)
(Loss) / Profit For The Period	(9,004)	14,380	(162.6)	(16,812)	3,833	(538.6)
Other Comprehensive Income For The Period, Net Of Tax	(2,464)	245	(1,105.7)	(1,386)	1,781	(177.8)
Total Comprehensive Income For The Period, Net Of Tax	(11,468)	14,625		(18,198)	5,614	
Total Comprehensive Income Attributable To :						
Owners of the Company	(11,447)	14,665	(178.1)	(18,149)	5,679	(419.6)
Non-controlling Interests	(21)	(40)		(49)	(65)	
	(11,468)	14,625		(18,198)	5,614	

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

Interest Income	3	-		83	202	
Other Income Including Investment Income	293	191		773	398	
Interest Expense	1,948	2,648		7,019	9,185	
Depreciation & Amortization	1,048	938		2,709	2,993	
Provision For/Write Off of Receivables	77	(8)		77	36	
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	(7,563)	14,805		(10,765)	18,524	
Gain/Loss on Foreign Exchange	(2,464)	245		(1,386)	1,781	
Gain/Loss on Derivatives	N/A	N/A		N/A	N/A	

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 2021 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 31 December 2021

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	(UNAUDITED) As at 31/12/2021 RM' 000	(AUDITED) As at 31/03/2021 RM' 000
ASSETS		
Non-current assets		
Property, plant and equipment	10,535	12,407
Right-of-use assets	998	1,211
Concession assets	8,204	6,656
Inventories - Land held for property development	578,633	587,450
Investment properties	1,579	1,611
Investment in associate	42,185	60,705
Other receivables	2,518	5,351
Fixed deposit with licenced bank	8,226	8,100
Intangible assets	9,596	9,596
Deferred tax assets	17,919	19,030
	<u>680,392</u>	<u>712,117</u>
Current assets		
Inventories - Completed properties	51,582	67,939
Inventories - Property development costs	62,000	49,280
Inventories - Others	6	21
Contract assets	19,010	37,549
Contract costs	14,309	9,292
Trade and other receivables	35,024	34,419
Other current assets	1,325	1,249
Cash and bank balances	14,611	60,871
	<u>197,866</u>	<u>260,620</u>
TOTAL ASSETS	<u>878,259</u>	<u>972,737</u>
EQUITY AND LIABILITIES		
Current liabilities		
Trade and other payables	100,714	136,094
Contract liabilities	-	3,517
Short term borrowings	70,979	68,362
Lease liabilities	640	690
Taxation	2,392	6,799
	<u>174,726</u>	<u>215,462</u>
Net current assets	<u>23,139</u>	<u>45,158</u>
Non-current liabilities		
Trade and other payables	34,148	35,726
Deferred tax liabilities	34,773	34,850
Long term borrowings	186,154	223,897
Lease liabilities	180	381
	<u>255,256</u>	<u>294,854</u>
TOTAL LIABILITIES	<u>429,981</u>	<u>510,316</u>
Net assets	<u>448,277</u>	<u>462,421</u>
Total equity attributable to owners of the Company		
Share capital	352,000	352,000
Reserves	69,857	88,006
	<u>421,857</u>	<u>440,006</u>
Perpetual sukuk	4,055	-
Non-controlling interests	22,366	22,415
TOTAL EQUITY	<u>448,277</u>	<u>462,421</u>
TOTAL EQUITY AND LIABILITIES	<u>878,259</u>	<u>972,737</u>
Net Assets Attributable to Owners of the Company	421,857	440,006
Net Assets Per Share Attributable to Owners of the Company (RM)	1.20	1.25

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2021 and the accompanying explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 31 December 2021
The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	<----- Attributable to Owners of the Company ----->							
	<----- Non-distributable ----->		<- Distributable ->			Perpetual Sukuk RM' 000	Non-controlling Interests RM' 000	Total Equity RM' 000
	Share Capital RM' 000	Foreign Currency Exchange Reserve RM' 000	Retained Earnings RM' 000	Sub-Total RM' 000	Sub-Total RM' 000			
<u>9 months ended 31 December 2020</u>								
At 1 April 2020	352,000	(7,956)	144,352	488,396	-	22,497	510,893	
Profit for the period	-	-	3,898	3,898	-	(65)	3,833	
Share of gain of equity-accounted associate	-	1,781	-	1,781	-	-	1,781	
Total comprehensive income for the period	-	1,781	3,898	5,679	-	(65)	5,614	
At 31 December 2020	352,000	(6,175)	148,250	494,075	-	22,432	516,507	
<u>9 months ended 31 December 2021</u>								
At 1 April 2021	352,000	(3,959)	91,965	440,006	-	22,415	462,421	
Loss for the period	-	-	(16,763)	(16,763)	-	(49)	(16,812)	
Issuance of perpetual sukuk (net)	-	-	-	-	4,055	-	4,055	
Share of loss of equity-accounted associate	-	(1,386)	-	(1,386)	-	-	(1,386)	
Total comprehensive income for the period	-	(1,386)	(16,763)	(18,149)	4,055	(49)	(14,144)	
At 31 December 2021	352,000	(5,345)	75,202	421,857	4,055	22,366	448,277	

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2021 and the explanatory notes attached to the interim financial statements.

Interim Financial Statements for the financial period ended 31 December 2021

The figures have not been audited.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	9 months ended 31/12/2021 RM' 000	9 months ended 31/12/2020 RM' 000
OPERATING ACTIVITIES		
(Loss) / Profit before tax	(11,868)	3,440
Adjustments for :		
Non-cash items	17,905	(11,115)
Non-operating items	6,936	8,983
Operating profit before changes in working capital	12,973	1,308
<i>Changes in working capital:</i>		
- Contract assets	18,539	(18,144)
- Contract cost	(5,017)	(1,352)
- Contract liabilities	(3,517)	-
- Inventories	15,868	22,385
- Trade and other receivables and other current assets	2,087	28,320
- Trade and other payables and other current liabilities	(36,954)	(12,771)
Cash generated from operations	3,978	19,746
Interest paid	(7,019)	(9,179)
Interest received	83	196
Net tax paid	(8,284)	(910)
Net cash (used in) / from operating activities	(11,241)	9,853
INVESTING ACTIVITY		
Purchase of property, plant and equipment and intangible assets	(20)	(247)
Net cash used in investing activity	(20)	(247)
FINANCING ACTIVITIES		
Change in pledged deposits	(126)	(31)
Interest paid	(3,434)	(4,202)
Drawdown of loans and borrowings	5,520	30,400
Repayment of loans and borrowings	(44,441)	(42,412)
Proceeds from issuance of perpetual sukuk (net)	4,055	-
Payment of lease liabilities	(367)	(503)
Net cash used in financing activities	(38,792)	(16,748)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(50,053)	(7,142)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	38,153	7,227
CASH AND CASH EQUIVALENTS AT END OF PERIOD	(11,900)	85
Cash and cash equivalents comprise of :		
Deposits, bank and cash balances	14,611	21,201
Bank overdrafts	(26,511)	(21,116)
	(11,900)	85

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Annual Financial Statements for the year ended 31 March 2021 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 2021. 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 2021.

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 2021 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 2021:

Amendments to MFRS 16, Leases - Covid-19-Related Rent Concessions

Amendments to MFRS 9, Financial Instruments, MFRS 139, Financial Instruments: Recognition and Measurement, MFRS 7, Financial Instruments: Disclosures, MFRS 4, Insurance Contracts and MFRS 16, Leases – Interest Rate Benchmark Reform – Phase 2

Amendment to MFRS 16, Leases - Covid-19-Related Rent Concessions beyond 30 June 2021

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 1, First-time Adoption of Malaysian Financial Reporting Standards (Annual Improvements to MFRS Standards 2018–2020)	1 January 2022
Amendments to MFRS 3, Business Combinations - Reference to the Conceptual Framework	1 January 2022
Amendments to MFRS 9, Financial Instruments (Annual Improvements to MFRS Standards 2018-2020)	1 January 2022
Amendments to Illustrative Examples accompanying MFRS 16, Leases (Annual Improvements to MFRS Standards 2018-2020)	1 January 2022
Amendments to MFRS 116, Property, Plant and Equipment - Proceeds before Intended Use	1 January 2022
Amendments to MFRS 137, Provisions, Contingent Liabilities and Contingent Assets - Onerous Contracts - Cost of Fulfilling a Contract	1 January 2022
Amendments to MFRS 141, Agriculture (Annual Improvements to MFRS Standards 2018-2020)	1 January 2022
Amendments to MFRS 101, Presentation of Financial Statements - Classification of Liabilities as Current or Non-current	1 January 2023
Amendments to MFRS 108, Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Accounting Estimates	1 January 2023
Amendments to MFRS 112, Income Taxes – Deferred Tax related to Assets and Liabilities arising from a Single Transaction	1 January 2023
Amendments to MFRS 10, Consolidated Financial Statements and MFRS 128, Investments in Associates and Joint Ventures - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Yet to be confirmed

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 2021 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

Status of Sukuk Murabahah Programme announced and completed:

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	7,908	10,542
26 April 2016	21,250	21,250	-
28 September 2017	13,000	3,716	9,284
Total	52,700	32,874	19,826

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.

8 Segment Information

	Property Development		Other Operation		Adjustments and Eliminations		Per Consolidated Financial Statements	
	31/12/2021 RM' 000	31/12/2020 RM' 000	31/12/2021 RM' 000	31/12/2020 RM' 000	31/12/2021 RM' 000	31/12/2020 RM' 000	31/12/2021 RM' 000	31/12/2020 RM' 000
Revenue:								
External customers	74,302	78,051	5,078	4,905	-	-	79,380	82,956
Inter-segment	5,122	5,623	-	56	(5,122)	(5,679)	-	-
	79,424	83,674	5,078	4,961	(5,122)	(5,679)	79,380	82,956
Results:								
Interest income	5,326	202	-	-	(5,243)	-	83	202
Depreciation and amortisation	(2,016)	(2,249)	(690)	(741)	(3)	(3)	(2,709)	(2,993)
Share of results of an Associate	(6,255)	(4,357)	-	-	-	-	(6,255)	(4,357)
Interest expenses	(10,955)	(9,432)	(170)	(4)	4,105	257	(7,019)	(9,179)
Segment (loss)/profit	(11,470)	4,413	(398)	(973)	-	-	(11,868)	3,440
Assets:								
Additions to non-current assets	15,420	270	10	165	-	-	15,430	435
Segment assets	1,481,666	1,607,725	19,571	17,568	(622,978)	(581,416)	878,259	1,043,877
Segment liabilities	927,227	1,183,287	19,681	18,487	(516,927)	(674,414)	429,981	527,360

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 2021.

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 19 January 2022, being the latest practicable date from the date of issuance of this Interim Financial Report.

PART A - EXPLANATORY NOTES PURSUANT TO MFRS 134

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 2021.

13 Capital Commitments

Commitments to purchase land held for property development as at 31 December 2021

- Approved but not contracted for

4,055

**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 Quarter 31/12/2021 RM' 000	Preceding Year Corresponding Quarter 31/12/2020 RM' 000	Current Year to Date 31/12/2021 RM' 000	Preceding Year Corresponding Year to Date 31/12/2020 RM' 000
Malaysian income tax	1,905	(108)	-	(1,380)
Deferred tax	(3,759)	168	(3,877)	717
	<u>(1,854)</u>	<u>60</u>	<u>(3,877)</u>	<u>(663)</u>
(Under)/Over provision of Malaysian income tax in prior years	(1,068)	1,056	(1,068)	1,056
	<u>(2,922)</u>	<u>1,116</u>	<u>(4,945)</u>	<u>393</u>

The effective tax rate of the Group after adjusting the gain / (loss) on impairment of financial instruments and share of losses in an associate company was higher than the statutory tax rate mainly due to losses in certain subsidiaries which are not available for set off against taxable profit in other subsidiaries within the Group.

15 Corporate Proposals

As of 19 January 2022, the Company has not announced any corporate proposal.

16 Borrowings - Secured

	As at 31/12/2021 RM' 000	As at 31/03/2021 RM' 000
Short Term Bank Borrowings	70,979	68,362
Long Term Bank Borrowings	186,154	223,897
	<u>257,132</u>	<u>292,259</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 and three other parties (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.

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.

18 Dividends Payable

No dividend has been declared for the quarter under review.

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

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.

		9 months ended 31/12/2021	9 months ended 31/12/2020
(a) Basic earnings per share			
Loss for the period	(RM' 000)	<u>(16,763)</u>	<u>3,898</u>
Weighted average number of ordinary shares	('000)	<u>352,000</u>	<u>352,000</u>
Basic earnings per share	(sen)	(4.76)	1.11
(b) Diluted earnings per share			
	(sen)	N/A	N/A

20 Review of Group Performance

For the quarter under review, the Group achieved revenue of RM30.17 million, representing a decrease of RM3.73 million (-11%) as compared to the preceding year's corresponding quarter.

The Group recorded loss before tax of RM6.08 million for the quarter under review as compared to profit before tax of RM13.26 million for the preceding year's corresponding quarter.

Total unbilled sales at the end of the quarter under review stood at RM152.54 million.

The Group has undeveloped landbank of 417 acres across key regions with an estimated GDV of RM5.3 billion.

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

	Individual Quarter			Cumulative Quarter		
	Current Year Quarter 31/12/2021 RM' 000	Preceding Year Corresponding Quarter 31/12/2020 RM' 000	% + / (-)	Current Year to Date 31/12/2021 RM' 000	Preceding Year Corresponding Year to Date 31/12/2020 RM' 000	% + / (-)
Revenue						
Property Development	28,258	30,945	(8.7)	74,302	77,995	(4.7)
Other Operations	1,915	2,955	(35.2)	5,078	4,961	2.4
	<u>30,173</u>	<u>33,900</u>	<u>(11.0)</u>	<u>79,380</u>	<u>82,956</u>	<u>(4.3)</u>
(Loss) / Profit before tax						
Property Development	(5,609)	13,810	(140.6)	(11,470)	4,413	(359.9)
Other Operations	(473)	(546)	13.4	(398)	(973)	59.1
	<u>(6,082)</u>	<u>13,264</u>	<u>(145.9)</u>	<u>(11,868)</u>	<u>3,440</u>	<u>(445.0)</u>

**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 and profit before tax ("PBT") decreased by 9% and 141% respectively as compared to the previous financial year corresponding quarter.

The decreased in revenue was due to lower sales achieved in Bandar U, Seri Iskandar and Aston Acacia, Bukit Mertajam while the lower PBT was due to higher loss on impairment of financial instruments.

(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 loss before tax of RM6.08 million as compared to loss of RM7.19 million in the immediate preceding quarter ended 30 September 2021. The improved results was due higher construction progress on relaxation of National Recovery Plan.

	Quarter Ended		%
	31/12/2021	30/09/2021	
	RM' 000	RM' 000	+ / (-)
Revenue	30,173	16,096	87.5
Cost of Sales	(16,889)	(4,265)	
Gross Profit	13,284	11,831	12.3
Other Income	296	281	
Selling and Marketing Expenses	(2,660)	(1,258)	
Administrative and General Expenses	(5,201)	(4,491)	
Net (Loss) / Gain on Impairment of Financial Instruments	(7,563)	(9,751)	
Operating Loss	(1,844)	(3,388)	45.6
Finance Costs	(1,919)	(2,347)	
Share of Results of Associate	(2,320)	(1,453)	
Loss Before Tax	(6,082)	(7,188)	15.4
Income Tax Expense	(2,922)	(1,480)	
Loss After Tax	(9,004)	(8,668)	(3.9)

22 Current Year Prospects

With the number of Covid cases under control following the increased rate of vaccination in the country, the economy is expected to recover gradually over time. The property market is also expected to recover in line with the opening up of the economy to regain some of its momentum.

Having taken cognizant of the disruption caused by the pandemic and the slowdown in the economy, the Group had taken all necessary measures to streamline and upgrade its working systems and procedures, improve its risk management regimes, review its business plans in particular to consider whether there is a need to introduce new type of housing products to cater to a more targeted group of buyers and enhance its digital marketing tools as well as other marketing strategies to expand its reach to more potential 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 19 January 2022.