

MULPHA INTERNATIONAL BHD

Registration No. 197401002704 (19764-T)

PART A1 : QUARTERLY REPORT

Quarterly report on consolidated results for the fourth financial quarter ended 31 December 2024

The figures have not been audited

I(A) CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

		CURRENT QUARTER ENDED 31.12.2024 RM'000	COMPARATIVE QUARTER ENDED 31.12.2023 RM'000	12 MONTHS CUMULATIVE TO 31.12.2024 RM'000	12 MONTHS CUMULATIVE TO 31.12.2023 RM'000
	Note				
Revenue		283,898	382,501	1,032,955	1,200,994
Operating expenses		(325,688)	(404,162)	(1,147,848)	(1,233,814)
Other operating income		151,048	107,346	309,636	258,855
Profit from operations		109,258	85,685	194,743	226,035
Finance costs		(34,121)	(35,015)	(138,497)	(127,407)
Share of profit/(loss) of associates		3,286	(3,199)	3,812	(13,804)
Share of profit of joint ventures		1,492	1,346	2,678	12,768
Profit before tax	B5	79,915	48,817	62,736	97,592
Tax (expense)/benefit	B6	(9,157)	5,206	11,930	16,388
Profit for the year		70,758	54,023	74,666	113,980
Attributable to:					
Owners of the Company		69,271	52,558	70,817	109,544
Non-controlling interests		1,487	1,465	3,849	4,436
Profit for the year		70,758	54,023	74,666	113,980
Earnings per share (sen):-					
- Basic/Diluted	B11	22.35	16.89	22.85	35.20

(The Condensed Consolidated Profit or Loss should be read in conjunction with the Annual Audited Financial Statements of the Group for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements)

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PART A1 : QUARTERLY REPORT

I(B) CONDENSED CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME

	CURRENT QUARTER ENDED 31.12.2024 RM'000	COMPARATIVE QUARTER ENDED 31.12.2023 RM'000	12 MONTHS CUMULATIVE TO 31.12.2024 RM'000	12 MONTHS CUMULATIVE TO 31.12.2023 RM'000
Profit for the year	70,758	54,023	74,666	113,980
Foreign currency translation differences for foreign operations	(68,917)	110,325	(347,008)	143,532
Net change in fair value of equity instruments designated at fair value through other comprehensive income ("FVOCI")	61,377	(106,997)	97,776	(181,999)
Other comprehensive (expense)/ income for the year, net of tax	(7,540)	3,328	(249,232)	(38,467)
Total comprehensive income/ (expense) for the year	63,218	57,351	(174,566)	75,513
Attributable to:				
Owners of the Company	59,469	59,081	(180,133)	76,825
Non-controlling interests	3,749	(1,730)	5,567	(1,312)
Total comprehensive income/ (expense) for the year	63,218	57,351	(174,566)	75,513

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

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PART A1 : QUARTERLY REPORT

II CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		UNAUDITED AS AT 31.12.2024 RM'000	AUDITED AS AT 31.12.2023 RM'000
	Note		
ASSETS			
Non-current assets			
Property, plant and equipment	A10	1,520,616	1,751,186
Right-of-use assets		13,044	25,868
Investment properties		1,185,506	1,548,519
Investment in associates		90,141	90,012
Investment in joint ventures		694	81,872
Investment securities		40,929	562,927
Other investments		5,090	5,090
Goodwill		38,020	47,274
Inventories		632,812	640,630
Trade and other receivables		8,170	21,005
Other non-current assets		20,172	17,804
		3,555,194	4,792,187
Current assets			
Inventories		1,123,805	883,797
Trade and other receivables		245,781	331,717
Other current assets		60,823	55,142
Current tax assets		3,300	1,437
Cash and deposits		349,038	278,892
Assets classified as held for sale	A12	863,378	-
		2,646,125	1,550,985
TOTAL ASSETS		6,201,319	6,343,172

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II CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Cont'd)

		UNAUDITED AS AT 31.12.2024 RM'000	AUDITED AS AT 31.12.2023 RM'000
	Note		
EQUITY AND LIABILITIES			
Equity			
Share capital		1,983,858	1,983,858
Treasury shares	A6	(12,552)	-
Reserves		(103,324)	147,626
Retained earnings		1,543,645	1,472,828
Equity attributable to owners of the Company		3,411,627	3,604,312
Non-controlling interests		22,450	21,464
Total equity		3,434,077	3,625,776
Non-current liabilities			
Loans and borrowings	B8	1,553,866	766,743
Lease liabilities		42,926	57,485
Trade and other payables		40,928	49,777
Provision for liabilities		3,458	4,247
Deferred tax liabilities		66,762	82,882
		1,707,940	961,134
Current liabilities			
Loans and borrowings	B8	740,093	1,423,423
Lease liabilities		2,454	7,136
Trade and other payables		221,119	227,144
Contract liabilities		58,261	49,194
Provision for liabilities		36,174	48,634
Current tax liabilities		1,201	731
		1,059,302	1,756,262
Total liabilities		2,767,242	2,717,396
TOTAL EQUITY AND LIABILITIES		6,201,319	6,343,172
Net assets per share (RM)		10.96	11.58

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

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PART A1 : QUARTERLY REPORT

III CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	< ----- Attributable to owners of the Company ----- >								
	< ----- Non-distributable ----- >				<i>Distributable</i>			<i>Non-</i>	
	Share Capital	Exchange Reserve	Revaluation Reserve	Other Reserve	Treasury Shares	Retained Earnings	Total	Controlling Interests	Total Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 January 2024	1,983,858	127,557	89,444	(69,375)	-	1,472,828	3,604,312	21,464	3,625,776
Foreign currency translation differences for foreign operations	-	(344,270)	-	-	-	-	(344,270)	(2,738)	(347,008)
Net change in fair value of equity instruments designated at FVOCI	-	-	-	93,320	-	-	93,320	4,456	97,776
Total other comprehensive (expense)/income for the year	-	(344,270)	-	93,320	-	-	(250,950)	1,718	(249,232)
Profit for the year	-	-	-	-	-	70,817	70,817	3,849	74,666
Total comprehensive (expense)/income for the year	-	(344,270)	-	93,320	-	70,817	(180,133)	5,567	(174,566)
Purchase of treasury shares	-	-	-	-	(12,552)	-	(12,552)	-	(12,552)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	(4,581)	(4,581)
Total transactions with owners	-	-	-	-	(12,552)	-	(12,552)	(4,581)	(17,133)
At 31 December 2024	1,983,858	(216,713)	89,444	23,945	(12,552)	1,543,645	3,411,627	22,450	3,434,077

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PART A1 : QUARTERLY REPORT

III CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY (Cont'd)

	< ----- Attributable to owners of the Company ----- >							
	< ----- Non-distributable ----- >			<i>Distributable</i>			Non-	Total
	Share Capital	Exchange Reserve	Revaluation Reserve	Other Reserve	Retained Earnings	Total	Controlling Interests	Equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 1 January 2023	1,983,858	(14,877)	89,444	105,778	1,363,284	3,527,487	25,940	3,553,427
Foreign currency translation differences for foreign operations	-	142,434	-	-	-	142,434	1,098	143,532
Net change in fair value of equity instruments designated at FVOCI	-	-	-	(175,153)	-	(175,153)	(6,846)	(181,999)
Total other comprehensive income/(expense) for the year	-	142,434	-	(175,153)	-	(32,719)	(5,748)	(38,467)
Profit for the year	-	-	-	-	109,544	109,544	4,436	113,980
Total comprehensive income/(expense) for the year	-	142,434	-	(175,153)	109,544	76,825	(1,312)	75,513
Dividends paid to non-controlling interests	-	-	-	-	-	-	(3,164)	(3,164)
Total transactions with owners	-	-	-	-	-	-	(3,164)	(3,164)
At 31 December 2023	1,983,858	127,557	89,444	(69,375)	1,472,828	3,604,312	21,464	3,625,776

(The Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the Annual Audited Financial Statements of the Group for the year ended 31 December 2023 and the accompanying explanatory notes attached to the interim financial statements)

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PART A1 : QUARTERLY REPORT

IV CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	<---12 MONTHS ENDED-->	
	31.12.2024	31.12.2023
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	62,736	97,592
Adjustments for non-cash items:		
Change in fair value of investment properties	(44,761)	3,756
Dividend income	(122,591)	(146,768)
Gain on disposal of a business	(1,681)	-
Net impairment losses	2,715	37,720
Interest income	(29,404)	(22,120)
Interest expense	138,497	127,407
Loss on disposal of subsidiaries	696	-
Investment properties written off	6	1,280
(Gain)/Loss on lease modification	(164)	18
Depreciation and amortisation	92,526	85,526
Property, plant and equipment:		
- (Gain)/Loss on disposal	(2,685)	153
- Written off	15	51
Amortisation on other non-current liabilities	(2,450)	-
Provision for foreseeable loss on inventories	59,103	-
Share of (profit)/loss of associates	(3,812)	13,804
Share of profit of joint ventures	(2,678)	(12,768)
Operating profit before changes in working capital	146,068	185,651
Changes in working capital		
Contract liabilities	15,133	(4,354)
Inventories	(341,597)	(114,072)
Other current assets	(12,934)	(36,266)
Other non-current assets	(2,808)	5,624
Payables	(54,733)	93,144
Receivables	81,205	58,618
Net change in working capital	(315,734)	2,694
Cash (used in)/generated from operations	(169,666)	188,345
Interest paid	(160,457)	(141,215)
Interest received	13,907	10,735
Income tax (paid)/refunded	(10,365)	31,601
Net cash (used in)/generated from operating activities	(326,581)	89,466

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PART A1 : QUARTERLY REPORT

IV CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (Cont'd)

	<---12 MONTHS ENDED-->	
	31.12.2024	31.12.2023
	RM'000	RM'000
CASH FLOWS FROM INVESTING ACTIVITIES		
Additional investment in joint ventures	-	(7,323)
Acquisition of property, plant and equipment	(59,928)	(294,762)
Acquisition of businesses, net of cash and cash equivalents acquired	(1,485)	(8,510)
Acquisition of investment securities	(3,294)	(18,348)
Capital expenditure of investment properties	(15,154)	(11,800)
Dividends received	126,183	154,509
Proceeds from disposal of a business	4,526	-
Proceeds from disposal of subsidiaries	23,100	-
Proceeds from disposal of property, plant and equipment	10,384	206
(Placement)/Withdrawal of fixed deposits with maturity profile more than three months	(61,268)	22,050
Net cash generated from/(used in) investing activities	23,064	(163,978)
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividend paid to non-controlling interests of subsidiaries	(4,581)	(3,164)
Payment of lease liabilities	(5,489)	(5,216)
Net placement of pledged deposits	(41,191)	(5,090)
Purchase of treasury shares	(12,552)	-
Net drawdown of borrowings	366,954	142,713
Net cash generated from financing activities	303,141	129,243
NET (DECREASE)/INCREASE IN CASH AND CASH EQUIVALENTS	(376)	54,731
CASH AND CASH EQUIVALENTS AS AT 1 JANUARY	229,074	164,351
EFFECT OF FOREIGN EXCHANGE RATE CHANGES	(31,937)	9,992
CASH AND CASH EQUIVALENTS AS AT 31 DECEMBER	196,761	229,074
Note A		
Included in cash and cash equivalents as at 31 Dec are the following:		
- Cash and deposits with licensed banks	349,038	278,892
- Less: Pledged bank balances and deposits	(91,009)	(49,818)
- Less: Fixed deposits with maturity profile more than three months	(61,268)	-
	196,761	229,074

PART A

Explanatory Notes Pursuant to Malaysian Financial Reporting Standard (MFRS) 134: Interim Financial Reporting

A1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with the Malaysian Financial Reporting Standard ("MFRS") 134, "Interim Financial Reporting" issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 and Appendix 9B of the Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group's annual audited financial statements for the year ended 31 December 2023.

The significant accounting policies and methods of computation applied in the interim financial statements are consistent with those adopted in the most recent audited annual financial statements for the financial year ended 31 December 2023 except for the adoption of the following:

- Amendments to MFRS 16, *Leases – Lease Liability in a Sale and Leaseback*
- Amendment to MFRS 101, *Presentation of Financial Statements – Non-current Liabilities with Covenants and Classification of Liabilities as Current or Non-current*
- Amendments to MFRS 107, *Statement of Cash Flows* and MFRS 7 *Financial Instruments: Disclosures – Supplier Finance Arrangements*

The adoption of the above Amendments to MFRSs did not have any material impact on the financial statements of the Group.

As at the date of authorisation of this Condensed Report, the following Standards and amendments to Standards have been issued by the MASB but are not yet effective.

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2025

- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of exchangeability*

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2026

- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments Disclosures – Classification and Measurement of Financial Instruments*
- Amendments to MFRS 1, *First-time Adoption of Malaysia Financial Reporting Standards (Annual Improvements – Volume 11)*
- Amendments to MFRS 7, *Financial Instruments: Disclosures (Annual Improvements – Volume 11)*
- Amendments to MFRS 9, *Financial Instruments (Annual Improvements – Volume 11)*
- Amendments to MFRS 10, *Consolidated Financial Statements (Annual Improvements – Volume 11)*
- Amendments to MFRS 107, *Statement of Cash Flows (Annual Improvements – Volume 11)*
- Amendments to MFRS 9, *Financial Instruments* and MFRS 7, *Financial Instruments Disclosures – Contracts Referencing Nature-dependent Electricity*

MFRSs, Interpretations and amendments effective for annual periods beginning on or after 1 January 2027

- MFRS 18, *Presentation and Disclosure in Financial Statements*
- MFRS 19, *Subsidiaries without Public Accountability: Disclosures*

MFRSs, Interpretations and amendments effective for annual periods beginning on or after a date yet to be confirmed

- 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*

A2. Audit Report of Preceding Annual Financial Statements

The audit report of the Group's annual financial statements for the financial year ended 31 December 2023 was not subject to any qualification.

A3. Seasonal or Cyclical of Operations

Except for the hospitality and leisure division whose performance is influenced by the festive and holiday periods, the other businesses of the Group are generally not subject to seasonal or cyclical fluctuations.

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flow

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

A5. Changes in Estimates

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

A6. Changes in Debt and Equity Securities

As at 31 December 2024, the Company has repurchased a total of 5,000,000 of its issued ordinary shares from open market at an average cost of RM2.51 per share and these shares were retained as treasury shares in accordance with Section 127 of Companies Act, 2016.

Other than the above, there were no other issuance, cancellation, resale or repayments of debts and equity securities for the financial year ended 31 December 2024.

A7. Dividend Paid

There was no dividend paid during the current financial quarter.

A8. Segment Information

Segment analysis for the financial year ended 31 December 2024 and 2023 are set out below:

	Revenue		Profit/(Loss) Before Tax	
	12 months ended 31.12.2024	12 months ended 31.12.2023	12 months ended 31.12.2024	12 months ended 31.12.2023
	RM'000	RM'000	RM'000	RM'000
Business Segment				
Property development	134,816	360,712	(36,858)	67,796
Property investment and finance	99,577	106,997	126,250	60,712
Hospitality and leisure	744,573	679,805	66,998	39,900
Investment and others	53,989	53,480	38,353	57,627
	1,032,955	1,200,994	194,743	226,035
Finance costs	-	-	(138,497)	(127,407)
Share of results of associates and joint ventures	-	-	6,490	(1,036)
	1,032,955	1,200,994	62,736	97,592

MULPHA INTERNATIONAL BHD**Registration No. 197401002704 (19764-T)****FOURTH FINANCIAL QUARTER ENDED 31 DECEMBER 2024****A8. Segment Information (Cont'd)**

Segment analysis for the financial year ended 31 December 2024 and 2023 are set out below: (Cont'd)

	Total Assets		Total Liabilities	
	31.12.2024	31.12.2023	31.12.2024	31.12.2023
	RM'000	RM'000	RM'000	RM'000
Business Segment				
Property development	1,840,019	1,614,772	577,273	701,076
Property investment and finance	1,309,010	1,481,981	472,892	551,717
Hospitality and leisure	1,852,580	2,129,924	702,965	708,932
Investment and others	2,442,654	2,824,377	2,257,056	2,463,553
	7,444,263	8,051,054	4,010,186	4,425,278
Adjustments and eliminations	(1,242,944)	(1,707,882)	(1,242,944)	(1,707,882)
	6,201,319	6,343,172	2,767,242	2,717,396

Revenue and non-current assets information based on the geographical location of customers and assets respectively are as follows:

	Revenue		Non-current assets [^]	
	31.12.2024	31.12.2023	31.12.2024	31.12.2023
	RM'000	RM'000	RM'000	RM'000
Australia	1,003,348	1,157,661	2,845,593	3,412,024
Malaysia	15,010	25,400	359,580	357,383
New Zealand	14,597	17,933	184,825	244,070
	1,032,955	1,200,994	3,389,998	4,013,477

[^] Non-current assets information presented above consist of property, plant and equipment, right-of-use assets, investment properties, goodwill and inventories.

A9. Related Party Disclosures

Below are the significant related party transactions, which were carried out on terms and conditions negotiated amongst the related parties:

	4th Quarter Ended		12 Months Ended	
	31.12.2024	31.12.2023	31.12.2024	31.12.2023
	RM'000	RM'000	RM'000	RM'000
A. Associates				
Dividend income	-	9,389	-	9,389
B. Joint Ventures				
Dividend income	787	5,446	3,592	7,741
Interest income	31	11	69	51
Share service income	1,340	3,599	4,551	3,813

A9. Related Party Disclosures (Cont'd)

	4th Quarter Ended		12 Months Ended	
	31.12.2024	31.12.2023	31.12.2024	31.12.2023
	RM'000	RM'000	RM'000	RM'000
C. Other related parties				
Companies related to Directors				
- Administration fee	122	157	528	695
- Interest income	-	-	88	-
- Rental paid	101	136	405	651
- Service expenses	2,280	2,321	2,280	2,321
Companies related to a person connected to a Director				
- Asset management fee	112	122	473	478
- Rental income	58	57	266	235

These transactions have been entered into in the normal course of business and established under negotiated terms.

A10. Valuation of Property, Plant and Equipment

The carrying value of the property, plant and equipment is stated at cost less depreciation and impairment losses.

A11. Capital Commitments

Capital commitments for the purchase of property, plant and equipment as at 31 December 2024 are as below:

	RM'000
(a) Approved and contracted for	7,826
(b) Approved but not contracted for	80

A12. Asset Classified as Held for Sale

(a) Divestment of Brimbank Shopping Centre ("Brimbank")

During the current financial year, the Group has entered into a negotiation in relation to the divestment of its 20% shareholdings in Brimbank. The Board has approved on the sale of Brimbank and transaction price has been agreed with the buyer. The divestment of Brimbank is expected to be completed in first quarter of 2025. The divestment of Brimbank presented as asset classified as held for sale as at 31 December 2024 with carrying amount of RM49.29 million.

(b) Divestment of Capri Via Roma Shopping Centre ("Capri")

During the current financial year, the Group has entered into a negotiation in relation to the divestment of its investment property in Capri. The Board has approved on the sale of Capri and the transaction price has been agreed with the buyer. The divestment of Capri is expected to be completed in second quarter of 2025. The divestment of Capri is presented as asset classified as held for sale as at 31 December 2024 with carrying amount of RM237.69 million.

A12. Asset Classified as Held for Sale (Cont'd)

(c) Divestment of Hydra RL Topco Pty Ltd ("Topco")

During the current financial year, the Group has entered into a negotiation in relation to the divestment of its investment securities in Topco. The Group is compelled to divest the investment securities as part of a drag clause in the shareholders deed of Topco. The divestment is expected to be completed by third quarter of 2025. The divestment of Topco is presented as asset classified as held for sale as at 31 December 2024 with fair value of RM576.40 million.

A13. Material Events Subsequent to the Reporting Date

There were no material events subsequent to 31 December 2024 that the Directors believe warrant disclosure.

A14. Changes in the Composition of the Group

On 13 September 2024, Mulpha Global Investment Pte. Ltd. ("MGIH"), a wholly-owned subsidiary of the Company has completed a transaction to dispose of its entire 100% equity interest in Mulpha Child Care Pty. Ltd. ("MCC") for a total consideration of AUD6.7 million. Consequently, MCC has ceased to be a subsidiary of MGIH.

On 30 September 2024, Mulpha Australia Limited ("MAL"), a wholly-owned subsidiary of the Company has completed a transaction to dispose of its entire 100% equity interest in Mulpha Education Group Pty. Ltd. ("MEG") for a total consideration of AUD1.0 million, of which AUD0.4 million shall be receivable on 31 January 2026. Consequently, MEG has ceased to be a subsidiary of MAL.

Other than as disclosed above and in Note A12, there were no other material changes in the composition of the Group during the current financial quarter.

A15. Changes in Contingent Liabilities or Contingent Assets

There were no material changes in contingent liabilities or contingent assets arising since the last audited financial statements for the financial year ended 31 December 2023.

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PART B

Explanatory Notes Pursuant to paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad

B1. Review of Performance

	INDIVIDUAL PERIOD				CUMULATIVE PERIOD			
	CURRENT QUARTER	COMPARATIVE QUARTER			12 MONTHS ENDED	12 MONTHS ENDED		
	ENDED 31.12.2024	ENDED 31.12.2023	CHANGES		ENDED 31.12.2024	ENDED 31.12.2023	CHANGES	
	RM'000	RM'000	RM'000	%	RM'000	RM'000	RM'000	%
Revenue	283,898	382,501	(98,603)	(26)	1,032,955	1,200,994	(168,039)	(14)
Profit from operations	109,258	85,685	23,573	28	194,743	226,035	(31,292)	(14)
Profit before interest and tax	114,036	83,832	30,204	36	201,233	224,999	(23,766)	(11)
Profit before tax	79,915	48,817	31,098	64	62,736	97,592	(34,856)	(36)
Profit after tax	70,758	54,023	16,735	31	74,666	113,980	(39,314)	(34)
Profit attributable to owners of the Company	69,271	52,558	16,713	32	70,817	109,544	(38,727)	(35)

(a) Current Year Quarter vs. Previous Year Corresponding Quarter

In the current quarter ended 31 December 2024, the Group saw a revenue decrease of 26% to RM283.90 million compared to RM382.50 million in the same quarter of the previous year. The decline in revenue resulting from overall weaker performance across property development, property investment and finance, and investment and others division, whilst offset by the stronger performance of hospitality and leisure division.

The property development division recorded a lower revenue of RM94.06 million due to lower settlements in Mulpha Norwest and Sanctuary Cove development in Australia during the previous year corresponding quarter. The property investment and finance division's revenue decreased by RM3.52 million, primarily due to lower occupancy rate in the Group's commercial and retail properties. The investment and others division recorded a decrease in revenue by RM2.95 million, driven by the loss of income from the disposal of education business in the preceding quarter. The hospitality and leisure division's revenue increased by RM1.92 million, driven by improved trading results from Swing City at Norwest, InterContinental Sydney and Sanctuary Cove supported by business travels and various Sydney events.

The Group's pre-tax profit for the current quarter is RM79.92 million, an increase of RM31.10 million compared to pre-tax profit of RM48.82 million in the same quarter of the previous year mainly due to fair value gain of investment properties namely Norwest City and Transport House in Australia. However, this increase is offset by the weaker operation performance from the respective divisions as explained above, and an one-off development loss from the affordable housing project relating to Leisure Farm.

(b) Current Year-to-date vs. Previous Year-to-date

The Group's revenue of RM1,032.96 million for the year ended 31 December 2024 decreased by 14% as compared to revenue of RM1,200.99 million in the previous year's corresponding period. The decline aligns with the weaker performance from property development, property investment and finance, and investment and others division offset by better performance from the hospitality and leisure division.

MULPHA INTERNATIONAL BHD**Registration No. 197401002704 (19764-T)****FOURTH FINANCIAL QUARTER ENDED 31 DECEMBER 2024****B1. Review of Performance (Cont'd)****(b) Current Year-to-date vs. Previous Year-to-date (Cont'd)**

The property development division reported a lower revenue of RM225.90 million for the year ended 31 December 2024 as compared to previous year's corresponding period, due to high settlements of The Bond project in Australia in the previous year. The revenue for property investment and finance division observed a decline of RM7.42 million as a result of decreased debt financing deals and lower occupancy rate in the Group's commercial and retail properties. The revenue for the hospitality and leisure division saw an increase in revenue of RM64.77 million for the year ended 31 December 2024 as compared to the previous year's corresponding period due to the continuous strong performance of InterContinental Sydney, contribution from Swing City at Norwest, which has commenced full operation since launched in December 2023. The investment and others division with a marginal revenue increase of RM0.51 million as compared to previous year's corresponding period was due to higher contributions from corporate merchandises and car wash businesses.

The Group's pre-tax loss decreased by RM34.86 million as compared to pre-tax profit of RM97.59 million in the previous year's corresponding period mainly attributed to an one-off development loss from the affordable housing project relating to Leisure Farm. However, this is partially offset by the operation performance from the respective divisions as explained above.

B2. Comparisons with Preceding Quarter's Results

	CURRENT QUARTER ENDED 31.12.2024	PRECEDING QUARTER ENDED 30.09.2024	CHANGES	
	RM'000	RM'000	RM'000	%
Revenue	283,898	245,377	38,521	16
Profit/(Loss) from operations	109,258	(11,486)	120,744	>100
Profit/(Loss) before interest and tax	114,036	(12,245)	126,281	>100
Profit/(Loss) before tax	79,915	(47,061)	126,976	>100
Profit/(Loss) after tax	70,758	(34,543)	105,301	>100
Profit/(Loss) attributable to owners of the Company	69,271	(34,619)	103,890	>100

The Group's revenue increased by 16% to RM283.90 million for the quarter ended 31 December compared to RM245.38 million for the preceding quarter. The increase was primarily driven by the strong performance of hospitality and leisure and property development divisions offset by the weaker performance in property investment and finance and investment and others division.

Revenue in the property investment and finance division observed a reduction of RM2.55 million compared to the preceding quarter, primarily due to lower occupancy rate in the Group's commercial and retail properties in Australia. The investment and others division reported a marginal reduction in revenue of RM0.97 million as compared to the preceding quarter, mainly attributed to the lower income after the disposal of education business as mentioned in Section B1(a). The hospitality and leisure division observed an increase in revenue of RM27.96 million compared to the preceding quarter due to the continuous strong performance of InterContinental Sydney, Sanctuary Cove and Hayman due to strong demand during the year end festive season in Australia. The increase in revenue of the property development division by RM14.08 million was primarily due to higher settlements from Mulpha Norwest developments in Australia.

The Group's pre-tax profit for the current quarter ended 31 December 2024 amounted to RM79.92 million, representing an increase of RM126.98 million compared to the pre-tax loss of RM47.06 million in the preceding quarter in line with fair value gain from investment properties of Norwest City and dividend income from the Group's investments in Hydra RL TopCo Pty Limited's securities, whilst offset against the one-off development loss from the affordable housing project relating to Leisure Farm.

B3. Prospect

The fourth quarter saw strong trading for the Group's hotel portfolio with InterContinental Sydney occupancy level at 94%, and significantly higher room rates compared to Q3 as well as Q4 2023. Consistent corporate market business travel and conferencing and the return of cruise ship visitors are helping keep occupancy and rates high. InterContinental Hayman Island also experienced better trading conditions than Q3 with occupancy at 74%, as well as higher room rates with increased demand during the holiday season. InterContinental Sanctuary Cove also experienced a pick up in the fourth quarter, with consistent conference business and better leisure demand helping the hotel. Looking ahead to Half 1 2025, it is anticipated that occupancy levels will vary by location. Sydney is expected to continue to maintain strong occupancies and room rates. InterContinental Hayman Island is expected to experience a strong January with lower occupancies and room rates in off peak periods. Demand is however expected to improve in the key Group and International markets progressively over 2025. Sanctuary Cove is also expected to benefit from strong Group and conference business to offset a cost conscious leisure market.

The Group's investment properties have continued to maintain solid occupancies in the fourth quarter of 2024. The Group is cognisant of the high inflationary environment, increased cost of living pressures, increased interest rates, and the negative impact on consumer spending. Accordingly, arrears and tenant mix remain specific areas of focus for the shopping centre assets. While transactions in the commercial real estate market remain thin, valuations should be positively impacted with interest rates reducing over the coming 12 months.

The residential property market in the fourth quarter had slower sales despite the ongoing supply constraints for houses and apartments. Mulpha has achieved consistent price increases across all projects, with sales success anchored in the flight to quality by owner-occupiers. Higher prices have slowed the rate of sales in the second half of 2024 and we are hopeful of experiencing stronger enquiry levels as our two major projects reach completion in the third quarter of 2025. As a result of the market conditions, small and mid-size developers are not committing to projects due to construction costs and financing constraints as well as many builders facing financial pressures, including some going into liquidation. These cost pressures are also applying to Mulpha projects with significant focus being applied to efficient design and improved procurement of key materials. The Group anticipates that supply will continue to be constrained in each of the key markets which will support pricing despite a likely deterioration in economic conditions into 2025. With the first interest rates cut in 4 years announced in February 2025, it's expected that there will be an uplift in interest, as affordability increases.

The Leisure Farm project in Iskandar Malaysia operates in a highly competitive market, however, enquiry levels have continued to improve since the beginning of 2024. This positive trend comes amidst a backdrop of rising construction costs, which have made completed-built properties, especially high-end villas, more attractive to potential buyers. This shift in preference towards ready-to-move-in options is expected to drive sales growth for Leisure Farm in 2025. The ability to offer completed-built products in response to market demands positions it favourably to capitalise on the evolving needs of discerning buyers in the region.

The Group's hospitality and leisure assets will continue to be tested in the higher inflationary and interest rates environment where there is greater pressure on consumer spending. A strong focus on effective cost management is in place to minimise this shortfall. Bimbadgen Wine Estate's performance has been impacted by a highly competitive wine industry and lower visitations to the Hunter Valley including lower concert attendances. The ongoing success of our wedding event business together with the stabilisation of the Lane Retreat accommodation business will help offset these tougher market conditions. In addition, Swing City, a golf entertainment facility at Norwest, has continued to perform strongly this quarter, exceeding expectations and contributing positively to the Group's hospitality results in 2024.

The Group is actively looking to build its fund management capability to secure attractive real estate equity and debt investments with third-party capital support. The Group also continues to explore opportunities to expand its interests in operating businesses, particularly where the Group has established operational capability.

As a Group, Mulpha has built a team of highly skilled and specialised professionals in each industry segment and is well positioned to continue to grow the business despite increasing macro-economic challenges in Australia and globally.

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Not applicable as there was no profit forecast or profit guarantee issued.

B5. Profit Before Tax

	4th Quarter Ended		12 Months Ended	
	31.12.2024	31.12.2023	31.12.2024	31.12.2023
	RM'000	RM'000	RM'000	RM'000
Profit before tax is arrived at after (crediting)/charging:				
Change in fair value of investment properties	(74,001)	1,264	(44,761)	3,756
Dividend income	(45,744)	(49,551)	(122,591)	(146,768)
Loss/(Gain) on lease modification	-	18	(164)	18
Gain on disposal of a business	-	-	(1,681)	-
Loss on disposal of subsidiaries	640	-	696	-
Net impairment losses	1,010	36,188	2,715	37,720
Interest income	(10,092)	(6,111)	(29,404)	(22,120)
Interest expense	34,121	35,015	138,497	127,407
Insurance recoveries	284	(39,807)	(7,787)	(39,807)
Net foreign exchange (gain)/loss	(6,207)	1,212	1,988	(1,684)
Depreciation and amortisation	22,122	23,712	92,526	85,526
Investment properties written off	6	1,280	6	1,280
Amortisation on other non-current liabilities	(2,450)	-	(2,450)	-
Provision for foreseeable loss on inventories	59,103	-	59,103	-
Rental income	(6,399)	(6,487)	(27,334)	(23,765)

B6. Tax Expense/(Benefit)

	4th Quarter Ended		12 Months Ended	
	31.12.2024	31.12.2023	31.12.2024	31.12.2023
	RM'000	RM'000	RM'000	RM'000
Current tax expense/(benefit)				
Malaysian - current year	2,214	875	9,011	4,680
Malaysian - prior year	(1,128)	497	(40)	536
Overseas - current year	1,215	(260)	317	368
Overseas - prior year	(75)	201	(356)	(24,262)
	<u>2,226</u>	<u>1,313</u>	<u>8,932</u>	<u>(18,678)</u>
Deferred tax expense /(benefit)				
Origination and reversal of temporary differences	6,845	2,328	(15,882)	(13,394)
Under/(Over) provision in prior year	86	(8,847)	(4,980)	15,684
	<u>6,931</u>	<u>(6,519)</u>	<u>(20,862)</u>	<u>2,290</u>
Tax expense/(benefit)	<u>9,157</u>	<u>(5,206)</u>	<u>(11,930)</u>	<u>(16,388)</u>

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There were no corporate proposals announced as at the date of this report.

B8. Group Loans and Borrowings

The details of the loans and borrowings as at 31 December 2024 are as follows:-

	As at 4th Quarter Ended 2024											
	Long term				Short term				Total borrowings			
	Currency	Foreign denomination '000	Exch Rate	RM'000	Currency	Foreign denomination '000	Exch Rate	RM'000	Currency	Foreign denomination '000	Exch Rate	RM'000
<u>Secured</u>												
Revolving Credit/Loan	RM			-	RM			127,448	RM			127,448
Revolving Credit/Loan	AUD	100,215	2.78	278,598	AUD	119,653	2.78	332,635	AUD	219,868	2.78	611,233
Term Loan	RM			15,541	RM			19,131	RM			34,672
Term Loan	AUD	434,960	2.78	1,209,189	AUD	55,736	2.78	154,946	AUD	490,696	2.78	1,364,135
Term Loan	NZD	-	2.52	-	NZD	30,629	2.52	77,185	NZD	30,629	2.52	77,185
Finance Lease	AUD	2,770	2.78	7,701	AUD	-	2.78	-	AUD	2,770	2.78	7,701
Bonds	AUD	15,409	2.78	42,837	AUD	2,431	2.78	6,758	AUD	17,840	2.78	49,595
				1,553,866				718,103				2,271,969
<u>Unsecured</u>												
Term Loan	AUD	-	2.78	-	AUD	7,910	2.78	21,990	AUD	7,910	2.78	21,990
				-				21,990				21,990
				1,553,866				740,093				2,293,959

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B8. Group Loans and Borrowings (Cont'd)

The details of the loans and borrowings as at 31 December 2023 are as follows:-

	As at 4th Quarter Ended 2023											
	Long term				Short term				Total borrowings			
	Currency	Foreign denomination '000	Exch Rate	RM'000	Currency	Foreign denomination '000	Exch Rate	RM'000	Currency	Foreign denomination '000	Exch Rate	RM'000
<u>Secured</u>												
Revolving Credit/Loan	RM			-	RM			85,948	RM			85,948
Revolving Credit/Loan	AUD	57,541	3.14	180,679	AUD	157,200	3.14	493,608	AUD	214,741	3.14	674,287
Term Loan	RM			25,303	RM			10,536	RM			35,839
Term Loan	AUD	127,911	3.14	401,641	AUD	254,500	3.14	799,130	AUD	382,411	3.14	1,200,771
Term Loan	NZD	32,629	2.92	95,277	NZD	-	2.92	-	NZD	32,629	2.92	95,277
Finance Lease	AUD	2,770	3.14	8,698	AUD	-	3.14	-	AUD	2,770	3.14	8,698
Bonds	AUD	17,562	3.14	55,145	AUD	2,247	3.14	7,056	AUD	19,809	3.14	62,201
				766,743				1,396,278				2,163,021
<u>Unsecured</u>												
Term Loan	AUD	-	3.14	-	AUD	8,645	3.14	27,145	AUD	8,645	3.14	27,145
				-				27,145				27,145
				766,743				1,423,423				2,190,166

B9. Material Litigation

There was no material litigation against the Group as at reporting date.

B10. Dividend

The Board of Directors does not recommend any dividend for the financial year ended 31 December 2024.

B11. Earnings Per Share

(i) Basic earnings per share

The basic earnings per share of the Group have been computed by dividing the profit attributable to equity holders of the parent by the weighted average number of ordinary shares in issue during the financial year, excluding treasury shares held by the Company as set out below:

	12 Months Ended 31.12.2024	12 Months Ended 31.12.2023
Profit for the year, amount attributable to equity holders of the parent (RM'000)	70,817	109,544
Weighted average number of ordinary shares in issue ('000)	311,178	311,178
Effect of share buy back ('000)	(1,287)	-
Weighted average number of ordinary shares ('000)	309,891	311,178
Basic earnings per share (sen)	22.85	35.20

(ii) Diluted earnings per share

The Group has no dilution in its earnings per share for the financial year under review as there are no dilutive potential ordinary shares.