OSK PROPERTY HOLDINGS BERHAD
199001010094 (201666-D)

(Incorporated in Malaysia)

DIRECTORS' REPORT AND AUDITED FINANCIAL STATEMENTS

31 DECEMBER 2024

199001010094 (201666-D)

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

CORPORATE INFORMATION

BOARD OF DIRECTORS

Tan Sri Ong Leong Huat @ Wong Joo Hwa
Ong Ju Yan
Ong Ju Xing

COMPANY SECRETARIES

Ong Seow Wuen (MAICSA 7058842) (SSM PC No.: 201908002326)
Yong Suet Yee (MAICSA 7065081) (SSM PC No.: 202008000059)
Ang Yen Pei (MAICSA 7068276) (SSM PC No.: 202108000376)

AUDITORS

BDO PLT (201906000013 (LLP0018825-LCA) & AF 0206)
Level 8, BDO @ Menara CenTARa,
360 Jalan Tuanku Abdul Rahman,
50100 Kuala Lumpur.

PRINCIPAL BANKERS

Malayan Banking Berhad
Public Bank Berhad
RHB Bank Berhad

SOLICITORS

Cheang & Ariff
Lee Hishammuddin Allen & Gledhill
Raslan Loong, Shen & Eow
Rosli Dahlan Saravana Partnership

REGISTERED OFFICE

21st Floor, Plaza OSK,
Jalan Ampang,
50450 Kuala Lumpur.
Tel No.: (603) 2177 1999
Fax No.: (603) 2026 6331

PRINCIPAL BUSINESS ADDRESS

7th Floor, Plaza OSK,
Jalan Ampang,
50450 Kuala Lumpur.
Tel No.: (603) 2177 1999
Fax No.: (603) 2166 6220

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

CORPORATE INFORMATION (CONT'D)

PRINCIPAL BUSINESS ADDRESSES BY SEGMENT

Property Development

OSK Property Holdings Berhad
Level 7, Plaza OSK,
Jalan Ampang,
50450 Kuala Lumpur.
Tel No.: (603) 2177 1688
Fax No.: (603) 2177 1687
www.oskproperty.com.my

Sales Galleries

Iringan Bayu Show Village Seremban
Persiaran Iringan Bayu 3,
Taman Iringan Bayu,
70300 Seremban,
Negeri Sembilan.
Tel No.: (606) 630 4656
www.iringanbayu.com.my

Yarra Park Sales Gallery Sungai Petani
No. 1A, Jalan Puteri Heights 1/1,
Bandar Puteri Jaya,
08000 Sungai Petani,
Kedah.
Tel No.: (604) 425 1818
Fax No.: (604) 425 8030
www.yarrapark.com.my

LEA by The Hills Sales Gallery Taman Melawati
G-4, G-5, G-6, Nadayu 63,
Persiaran Nadayu 1,
Taman Nadayu Melawati,
53100 Hulu Kelang,
Selangor.
Tel No.: (6012) 721 3497
www.leabythehills.com.my

Shorea Park Sales Gallery Puchong
Lot 13992, Jalan Meranti Permai,
Taman Meranti Permai,
47100 Puchong,
Selangor.
Tel No.: (6018) 311 8880
www.shoreapark.com.my

Hana Hills Sales Gallery, Taman Melawati
G-4, G-5, G-6, Nadayu 63,
Persiaran Nadayu 1,
Taman Nadayu Melawati,
53100, Hulu Kelang,
Selangor.
Tel No. : (6012) 721 3497
www.hanahills.com.my

Mori Park Sales Gallery, Shah Alam
Seksyen 13, 40150 Shah Alam,
Selangor.
Tel No. : (6018) 383 8586
www.moripark.com.my

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

CORPORATE INFORMATION (CONT'D)

PRINCIPAL BUSINESS ADDRESSES BY SEGMENT (CONT'D)

Property Investment and Management

Atria Shopping Gallery
Jalan SS 22/23,
Damansara Jaya,
47400 Petaling Jaya, Selangor.
Tel No.: (603) 7733 5156
Fax No.: (603) 7733 5157
www.atria.com.my

199001010094 (201666-D)

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

CONTENTS **PAGE**

Directors' Report	1 - 9
Statement by Directors	10
Statutory Declaration	10
Independent Auditors' Report	11 - 15
Statements of Profit or Loss and Other Comprehensive Income	16
Statements of Financial Position	17 - 18
Statements of Changes in Equity	19 - 20
Statements of Cash Flows	21 - 23
Notes to the Financial Statements	24 - 149

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

DIRECTORS' REPORT

The Directors have the pleasure of presenting their report together with the audited financial statements of OSK Property Holdings Berhad Group ("the Group"), which includes OSK Property Holdings Berhad ("the Company") and its subsidiaries, and of the Company for the year ended 31 December 2024 pursuant to Section 252 of the Companies Act 2016 ("CA2016").

(A) PRINCIPAL ACTIVITIES

The Company is an investment holding company. The principal activities of the Group are organised into two core reportable business segments comprising Property Development, and Property Investment and Management, along with Investment Holding Segment as described in Note 1.3. The principal activities of subsidiaries are listed in Note 3.3 to the financial statements. There have been no significant changes in the nature of these principal activities during the year.

(B) FINANCIAL MATTERS

Profit after tax for the year

	Group RM'000	Company RM'000
Profit after tax attributable to:		
Owners of the Company	81,501	29,806
Non-controlling interests	761	-
	82,262	29,806

Dividend

Dividend declared and paid by the Company since the end of the previous year:

	RM'000
A single-tier interim dividend of 8.5 sen per ordinary share in respect of the current year ended 31 December 2024 was paid on 26 April 2024	29,399

The Directors do not recommend any final dividend for the year ended 31 December 2024. Further details of the dividend are disclosed in Note 1.5 to the financial statements.

Reserves and provisions

All material transfers to or from reserves or provisions during the year have been disclosed in the financial statements.

(B) FINANCIAL MATTERS (CONT'D)

Material events during the year

Material events during the year comprised as follows:

		Note
(a)	Subscription of 79,999 ordinary shares in Aspect Dynamic Sdn. Bhd.. The Company's equity interest remained at 100%.	3.3(b)(i)(1)
(b)	Subscription of 1,500,000 ordinary shares in OSK Properties Management Sdn. Bhd.. The Company's equity interest remained at 100%.	3.3(b)(i)(2)

Material events after the reporting period

There were no material subsequent events from the end of the year till the date of this report.

Issue of shares and debentures

There were no issuance of shares and debentures during the year.

The details of shares are disclosed in Note 3.19 to the financial statements.

Options to take up unissued shares of the Company

No options were granted to any person to take up unissued shares of the Company during the year.

Treasury shares

The Company did not purchase any ordinary shares from the open market during the year.

The details of the treasury shares are disclosed in Note 3.20 to the financial statements.

Bad and doubtful debts

Before the financial statements of the Group and of the Company were prepared, the Directors took reasonable steps to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and satisfied themselves that all known bad debts had been written off and that adequate allowance had been made for doubtful debts in respect of trade receivables, other receivables, amounts due from subsidiaries and amounts due from related companies, as disclosed in Notes 3.8, 3.9, 3.11 and 3.12 to the financial statements respectively.

At the date of this report, the Directors are not aware of any circumstances which would render the amounts written off for bad debts or the amount of allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent.

(B) FINANCIAL MATTERS (CONT'D)

Current assets other than debts

Before the financial statements of the Group and of the Company were prepared, the Directors took reasonable steps to ensure that any current assets other than debts, which were unlikely to be realised in the ordinary course of business including the value of current assets as shown in the accounting records of the Group and of the Company, had been written down to an amount which the current assets might be expected so to realise in respect of inventories and contract assets as disclosed in Notes 3.6 and 3.10 to the financial statements respectively.

At the date of this report, the Directors are not aware of any circumstances which would render the values attributed to the current assets in the financial statements of the Group and of the Company misleading.

Method of valuation of assets or liabilities

At the date of this report, the Directors are not aware of any circumstances which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate. Assets that are measured at fair values including short-term funds are disclosed in Note 3.13 to the financial statements.

Contingent and other liabilities

At the date of this report, there does not exist:

(a) any charge on the assets of the Group and of the Company which has arisen since the end of the year which secures the liabilities of any other person; or

(b) any contingent liability of the Group and of the Company which has arisen since the end of the year, other than those arising in the normal course of business of the Group and of the Company.

No contingent or other liability has become enforceable, or is likely to become enforceable within the period of twelve (12) months after the end of the year which, in the opinion of the Directors, will or may affect the ability of the Group or of the Company to meet their obligations when they fall due.

DIRECTORS' REPORT (CONT'D)

(B) FINANCIAL MATTERS (CONT'D)

Change of circumstances

At the date of this report, the Directors are not aware of any circumstances not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading.

Items of unusual nature

In the opinion of the Directors:

(a) the results of the operations of the Group and of the Company during the year were not substantially affected by any item, transaction or event of a material and unusual nature; and

(b) no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the year and the date of this report which is likely to affect substantially the results of the operations of the Group and of the Company for the year in which this report is made.

(C) DIRECTORS MATTERS

Directors of the Company

The Directors of the Company who have held office during the year are:

Tan Sri Ong Leong Huat @ Wong Joo Hwa
Ong Ju Yan
Ong Ju Xing*

* Who is also the Director of the subsidiary(ies)

During the period commencing from the end of the year till the date of this report, there were no changes in the Directors of the Company.

(C) DIRECTORS MATTERS (CONT'D)

Directors of the subsidiaries

In addition to the Director of the Company who is also a Director of the subsidiaries as disclosed above, the Directors of the subsidiaries who have held office during the year are:

Dato' Saiful Bahri bin Zainuddin
Ong Ghee Bin
Mohamed Nazari bin Noordin
Ng Lai Ping

During the period commencing from the end of the year till the date of this report, there were no changes in the Directors of the subsidiaries.

Directors' interests

Neither at the end of the year, nor at any time during the year, did there subsist any arrangement to which the Company was a party, being arrangements with the objects of enabling the Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

According to the Register of Directors' Shareholdings kept by the Company under Section 59 of the CA2016, the Directors in office at the end of the year who have interests in the shares of the Company and of its related corporations during the year are as follows:

(a) The Company

	Number of ordinary shares			
	As at 1.1.2024	**Acquired**	**Disposed**	**As at 31.12.2024**
Indirect interest:				
Tan Sri Ong Leong Huat @ Wong Joo Hwa	345,639,965 [(1)]	-	-	345,639,965 [(1)]

DIRECTORS' REPORT (CONT'D)

(C) DIRECTORS MATTERS (CONT'D)

Directors' interests (Cont'd)

(b) Related corporations

(i) Ultimate holding company, Yellow Rock (L) Foundation

Tan Sri Ong Leong Huat @ Wong Joo Hwa is deemed to have an interest in Yellow Rock (L) Foundation by virtue of his controlling interest in Yellow Rock (L) Foundation.

(ii) Immediate holding company, OSK Holdings Berhad

	Number of ordinary shares			
	As at 1.1.2024	**Acquired**	**Disposed**	**As at 31.12.2024**
Direct interests:				
Tan Sri Ong Leong Huat @ Wong Joo Hwa	54,175,861	-	-	54,175,861
Ong Ju Yan	24,737,550	-	-	24,737,550
Ong Ju Xing	22,084,395	-	-	22,084,395
Indirect interests:				
Tan Sri Ong Leong Huat @ Wong Joo Hwa	1,102,688,021 (2)	265,000	-	1,102,953,021 (2)
Ong Ju Yan	2,667,701 (3)	-	-	2,667,701 (3)
Ong Ju Xing	926,600 (3)	-	-	926,600 (3)

(iii) Related company, PJ Development Holdings Berhad

	Number of ordinary shares			
	As at 1.1.2024	**Acquired**	**Disposed**	**As at 31.12.2024**
Indirect interest:				
Tan Sri Ong Leong Huat @ Wong Joo Hwa	510,583,093 (1)	848,800	-	511,431,893 (1)

(C) DIRECTORS MATTERS (CONT'D)

Directors' interests (Cont'd)

Notes:

(1) Deemed interested pursuant to Section 8 of CA2016 by virtue of his substantial shareholdings in the immediate holding company, OSK Holdings Berhad.

(2) Deemed interested pursuant to Section 8 of CA2016 by virtue of his controlling interest in Yellow Rock (L) Foundation and disclosure made pursuant to Section 59(11)(c) of CA2016 in relation to interests held by his spouse and children, other than Ong Ju Yan and Ong Ju Xing whose interests have been disclosed herein.

(3) Disclosure made pursuant to Section 59(11)(c) of CA2016 in relation to interest held by his spouse.

Tan Sri Ong Leong Huat @ Wong Joo Hwa, by virtue of his interest in the Company, is also deemed to have an interest in the shares of all the Company's subsidiaries to the extent the Company has an interest.

Other than as disclosed above, the other Directors in office at the end of the year did not hold any shares of the Company or of its related corporations.

Remuneration and benefits of Directors of the Company

Since the end of the previous year, no Director has received or become entitled to receive a benefit by reason of a contract made by the Company or a related corporation with any Director or with a firm of which he is a member, or with a company in which he has a substantial financial interest, except information as disclosed in Notes 4.3(b) and 4.3(c) to the financial statements.

DIRECTORS' REPORT (CONT'D)

(C) DIRECTORS MATTERS (CONT'D)

Indemnity and insurance for Directors, officers and auditors

The immediate holding company, OSK Holdings Berhad, provides insurance cover for the Directors and officers of OSK Holdings Berhad and its subsidiaries including the Company. The cost of such insurance thereon is disclosed in the Directors' Report of OSK Holdings Berhad. There was no indemnity given to or insurance cover for the auditors of the Group and of the Company during the year.

(D) AUDITORS AND AUDITORS' REMUNERATION

The auditors of the Company, BDO PLT (201906000013 (LLP0018825-LCA) & AF 0206), have expressed their willingness to continue in office.

Auditors' remuneration for the year were as follows:

	Group RM'000	Company RM'000
Statutory audit	166	22
Other services	33	2
	199	24

Further details of auditors' remuneration are disclosed in Note 2.4 to the financial statements.

(E) STRUCTURE OF THE GROUP

(a) Immediate and ultimate holding companies

Yellow Rock (L) Foundation, a Labuan Foundation registered under the Labuan Foundations Act 2010, is regarded by the Directors as the Company's ultimate holding company.

OSK Holdings Berhad, a company incorporated in Malaysia and listed on the Main Market of Bursa Malaysia Securities Berhad, represents the Company's immediate holding company.

DIRECTORS' REPORT (CONT'D)

(E) STRUCTURE OF THE GROUP (CONT'D)

(b) Subsidiaries

The details of subsidiaries are disclosed in Note 3.3 to the financial statements.

For the year ended 31 December 2024, the auditors' report on the financial statements of all the subsidiaries were unqualified.

None of the subsidiaries hold any shares in the holding company or in other related corporations.

Signed on behalf of the Board in accordance with a resolution of the Directors dated 12 March 2025.

Tan Sri Ong Leong Huat @ Wong Joo Hwa

Ong Ju Yan

Kuala Lumpur, Malaysia
12 March 2025

199001010094 (201666-D)

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENT BY DIRECTORS
PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016

We, Tan Sri Ong Leong Huat @ Wong Joo Hwa and Ong Ju Yan, being two of the Directors of OSK Property Holdings Berhad, do hereby state that, in the opinion of the Directors, the accompanying financial statements set out on pages 16 to 149 are drawn up in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as at 31 December 2024 and of the results and the cash flows of the Group and of the Company for the year ended on that date.

Signed on behalf of the Board in accordance with a resolution of the Directors dated 12 March 2025.

Tan Sri Ong Leong Huat @ Wong Joo Hwa

Ong Ju Yan

Kuala Lumpur, Malaysia
12 March 2025

STATUTORY DECLARATION
PURSUANT TO SECTION 251(1)(b) OF THE COMPANIES ACT 2016

I, Ng Lai Ping (CA 12349), being the officer primarily responsible for the financial management of OSK Property Holdings Berhad, do solemnly and sincerely declare that the accompanying financial statements set out on pages 16 to 149 are in my opinion correct, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1960.

Subscribed and solemnly declared by
the abovenamed Ng Lai Ping
at Kuala Lumpur in the Federal Territory
on 12 March 2025

Ng Lai Ping

Before me,

Commissioner for Oaths
Kuala Lumpur, Malaysia
12 March 2025

PESURUHJAYA SUMPAH
W 729
MARDHIYYAH
ABDUL WAHAB
1 JAN 2024-31 DIS 2026
MALAYSIA

SUITE 9.03, TINGKAT 9
MENARA RAJA LAUT
NO. 288 JALAN RAJA LAUT
50350 KUALA LUMPUR

Tel : +603 2616 2888
Fax : +603 2616 3190 / 3191
www.bdo.my

Level 8
BDO @ Menara CenTARa
360 Jalan Tuanku Abdul Rahman
50100 Kuala Lumpur
Malaysia

199001010094 (201666-D)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OSK PROPERTY HOLDINGS BERHAD (Incorporated in Malaysia)

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of OSK Property Holdings Berhad, which comprise the statements of financial position as at 31 December 2024 of the Group and of the Company, and the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 16 to 149.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 December 2024, and of their financial performance and their cash flows for the year then ended in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the requirements of the Companies Act 2016 in Malaysia.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the *By-Laws (on Professional Ethics, Conduct and Practice)* of the Malaysian Institute of Accountants ("By-Laws"), and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

199001010094 (201666-D)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OSK PROPERTY HOLDINGS BERHAD (CONT'D)
(Incorporated in Malaysia)

Information Other than the Financial Statements and Auditors' Report Thereon

The Directors of the Company are responsible for the other information. The other information comprises the Directors' Report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The Directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the requirements of the Companies Act 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the Directors are responsible for assessing the ability of the Group and of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company, or to cease operations, or have no realistic alternative but to do so.

199001010094 (201666-D)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
OSK PROPERTY HOLDINGS BERHAD (CONT'D)
(Incorporated in Malaysia)

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

(a) Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

(b) Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control of the Group and of the Company.

(c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.

199001010094 (201666-D)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OSK PROPERTY HOLDINGS BERHAD (CONT'D)
(Incorporated in Malaysia)

Auditors' Responsibilities for the Audit of the Financial Statements (Cont'd)

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also: (Cont'd)

(d) Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group or of the Company to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.

(e) Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.

(f) Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the financial statements of the Group. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

199001010094 (201666-D)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF OSK PROPERTY HOLDINGS BERHAD (CONT'D)
(Incorporated in Malaysia)

Other Matters

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

BDO PLT

BDO PLT
201906000013 (LLP0018825-LCA) & AF 0206
Chartered Accountants

Ng Soe Kei
02982/08/2025 J
Chartered Accountant

Kuala Lumpur
12 March 2025

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2024

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Operating activities:					
Operating revenue	2.1	750,737	762,564	30,000	53,850
Revenue	2.1	750,737	762,564	30,000	53,850
Cost of sales	2.2	(538,371)	(555,916)	-	-
Gross profit		212,366	206,648	30,000	53,850
Selling expenses	2.3	(14,819)	(10,928)	-	-
General and administrative expenses	2.4	(71,537)	(63,574)	(334)	(172)
		126,010	132,146	29,666	53,678
Impairment gain/(loss) - net	2.5	409	946	-	(2,576)
Other operating income	2.6	3,513	5,133	2,052	1,877
Other operating expenses	2.7	(1,843)	(2,771)	-	-
Operating profit		128,089	135,454	31,718	52,979
Investing activities:					
Income from cash and cash equivalents	2.9	6,477	5,388	392	500
Fair valuation loss on other investments	2.10	-	(120)	-	-
		6,477	5,268	392	500
Profit before financing and income tax		134,566	140,722	32,110	53,479
Financing activities:					
Interest expense on borrowings	2.11	(24,749)	(20,096)	(1,919)	(1,913)
Interest expense on other liabilities	2.12	(5)	(6)	-	-
		(24,754)	(20,102)	(1,919)	(1,913)
Profit before tax		109,812	120,620	30,191	51,566
Tax expense	2.13	(27,550)	(33,502)	(385)	(376)
Profit after tax		82,262	87,118	29,806	51,190
Profit attributable to:					
Owners of the Company		81,501	86,024	29,806	51,190
Non-controlling interests	3.3(e)	761	1,094	-	-
		82,262	87,118	29,806	51,190
Earnings per share (sen):					
Basic/Diluted	1.6	23.6	24.9		

The accompanying notes form an integral part of these financial statements.

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2024

		Group		Company	
	Note	2024	2023	2024	2023
		RM'000	RM'000	RM'000	RM'000
ASSETS:					
Non-current					
Property, plant and equipment	3.1	9,085	8,492	-	-
Investment properties	3.2	307,019	312,918	-	-
Investments in subsidiaries	3.3	-	-	669,562	668,960
Intangible assets	3.4	396	406	350	350
Right-of-use asset	3.5	-	212	-	-
Inventories	3.6	1,321,308	1,319,033	-	-
Deferred tax assets	3.7	74,568	69,007	-	-
Trade receivables	3.8	21,482	10,853	-	-
Other assets	3.9	4,429	1,750	-	-
Amount due from a subsidiary	3.11	-	-	-	25,957
		1,738,287	1,722,671	669,912	695,267
Current					
Inventories	3.6	331,211	258,359	-	-
Trade receivables	3.8	114,464	81,221	-	-
Other assets	3.9	37,910	16,937	344	36
Contract assets	3.10	207,610	211,838	-	-
Amount due from subsidiaries	3.11	-	-	-	50,000
Amounts due from related companies	3.12	30,819	-	30,800	-
Tax recoverable		2,554	745	-	16
Cash, bank balances and short-term funds	3.13	281,175	344,504	4,166	19,326
		1,005,743	913,604	35,310	69,378
TOTAL ASSETS		2,744,030	2,636,275	705,222	764,645

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2024 (CONT'D)

		Group		Company	
	Note	**2024 RM'000**	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
LIABILITIES:					
Non-current					
Borrowings	3.14	-	25,521	-	-
Trade payables	3.15	10,272	8,906	-	-
Other liabilities	3.16	2,170	1,938	-	-
Lease liability	3.5	-	81	-	-
Deferred tax liabilities	3.7	6,627	8,142	-	-
		19,069	44,588	-	-
Current					
Borrowings	3.14	16,373	30,000	-	-
Trade payables	3.15	37,373	44,056	-	-
Other liabilities	3.16	321,519	302,442	63	56
Provisions	3.17	122,767	116,042	27	27
Lease liability	3.5	-	134	-	-
Contract liabilities	3.18	17,957	101	-	-
Tax payable		2,806	14,633	16	-
Amount due to a subsidiary	3.11	-	-	20,500	20,753
Amounts due to related companies	3.12	1,346,665	1,277,641	-	59,600
		1,865,460	1,785,049	20,606	80,436
TOTAL LIABILITIES		1,884,529	1,829,637	20,606	80,436
NET ASSETS		859,501	806,638	684,616	684,209
EQUITY:					
Share capital	3.19	359,520	359,520	359,520	359,520
Treasury shares, at cost	3.20	(3,244)	(3,244)	(3,244)	(3,244)
		356,276	356,276	356,276	356,276
Retained profits		472,216	420,114	328,340	327,933
Issued capital and reserves attributable to Owners of the Company		828,492	776,390	684,616	684,209
Non-controlling interests	3.3(e)	31,009	30,248	-	-
TOTAL EQUITY		859,501	806,638	684,616	684,209

The accompanying notes form an integral part of these financial statements.

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY
FOR THE YEAR ENDED 31 DECEMBER 2024

Group

	Note	Attributable to Owners of the Company					
		Share capital (Note 3.19)	Treasury shares (Note 3.20)	Retained profits	Total issued share capital and reserves	Non-controlling interests [Note 3.3(e)]	Total equity
		RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2024		359,520	(3,244)	420,114	776,390	30,248	806,638
Profit after tax/Total comprehensive income		-	-	81,501	81,501	761	82,262
Dividend paid to Owners of the Company/ Total distributions to Owners	1.5	-	-	(29,399)	(29,399)	-	(29,399)
As at 31 December 2024		359,520	(3,244)	472,216	828,492	31,009	859,501
As at 1 January 2023		359,520	(3,244)	334,090	690,366	29,154	719,520
Profit after tax/Total comprehensive income		-	-	86,024	86,024	1,094	87,118
As at 31 December 2023		359,520	(3,244)	420,114	776,390	30,248	806,638

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY FOR THE YEAR ENDED 31 DECEMBER 2024 (CONT'D)

Company

	Note	Share capital (Note 3.19)	Distributable Treasury shares (Note 3.20)	Retained profits	Total equity
		RM'000	RM'000	RM'000	RM'000
As at 1 January 2024		359,520	(3,244)	327,933	684,209
Profit after tax/Total comprehensive income		-	-	29,806	29,806
Dividend paid to Owners of the Company/ Total distributions to Owners	1.5	-	-	(29,399)	(29,399)
As at 31 December 2024		359,520	(3,244)	328,340	684,616
As at 1 January 2023		359,520	(3,244)	276,743	633,019
Profit after tax/Total comprehensive income		-	-	51,190	51,190
As at 31 December 2023		359,520	(3,244)	327,933	684,209

The accompanying notes form an integral part of these financial statements.

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2024

	Group		Company	
	2024	**2023**	**2024**	**2023**
	RM'000	**RM'000**	**RM'000**	**RM'000**
CASH FLOWS FROM OPERATING ACTIVITIES				
Operating profit	128,089	135,454	31,718	52,979
Non-cash and disclosure items[#]	7,868	3,206	-	2,577
Operating profit before changes in working capital	**135,957**	**138,660**	**31,718**	**55,556**
(Increase)/Decrease in:				
Inventories	(37,198)	(26,901)	-	-
Trade receivables	(44,355)	24,967	-	-
Other assets	(22,903)	2,938	(308)	132
Contract assets	4,228	(56,149)	-	-
(Decrease)/Increase in:				
Trade payables	(5,903)	9,570	-	-
Other liabilities	25,701	94,949	7	2
Contract liabilities	17,855	(194)	-	-
Related companies	17,767	6,564	-	-
Changes in working capital	(44,808)	55,744	(301)	134
Cash from operations	91,149	194,404	31,417	55,690
Income tax paid	(48,266)	(48,466)	(354)	(220)
Income tax refunded	4	5,160	-	-
Net cash from operating activities	42,887	151,098	31,063	55,470

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2024 (CONT'D)

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
CASH FLOWS FROM INVESTING ACTIVITIES					
Investment, divestment and income from investments:					
Gain on redemption of short-term funds	2.9	-	429	-	-
Funds distribution income received	2.9	2,307	1,185	142	143
Interest received	2.9	3,286	2,899	250	357
Investment properties expenditure	3.2(b)(i)	(367)	(303)	-	-
Proceeds from disposals of plant and equipment		116	87	-	-
Purchase of:					
- land for property development		-	(58,425)	-	-
- property, plant and equipment	3.1(b)(i)	(2,864)	(3,103)	-	-
- software licences	3.4(b)	(18)	(15)	-	-
Net investment, divestment and income from investments		2,460	(57,246)	392	500
Shares:					
Advance from/(Repayment to) subsidiaries		-	-	44,701	(2,284)
Subscription of shares in subsidiaries	3.3(b)(i), 3.3(c)(i),(ii)	-	-	(398)	(52,320)
Net dealings with subsidiaries		-	-	44,303	(54,604)
Net cash from/(used in) investing activities		2,460	(57,246)	44,695	(54,104)
CASH FLOWS FROM FINANCING ACTIVITIES					
Fundings in business:					
Expenses incurred on borrowings		(501)	(2,213)	-	-
Advance from/(Repayment to) related companies	3.14(e)(ii)	20,438	94,346	(59,600)	1,350
Dividends paid to Owners of the Company	1.5	(29,399)	-	(29,399)	-
Interest paid		(60,868)	(55,794)	(1,919)	(1,913)
Payment of lease liability	3.5(c)	(82)	(134)	-	-
Repayment of:					
- revolving credits	3.14(e)(i)	(13,627)	-	-	-
- term loans	3.14(e)(i)	(25,521)	(152)	-	-
Net cash (used in)/from financing activities		(109,560)	36,053	(90,918)	(563)

199001010094 (201666-D)

OSK PROPERTY HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2024 (CONT'D)

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Net (decrease)/increase in cash and cash equivalents		(64,213)	129,905	(15,160)	803
Gain on fair valuation of short-term funds		884	755	-	-
Cash and cash equivalents at beginning of the year		344,504	213,844	19,326	18,523
Cash and cash equivalents at end of the year, comprised cash, bank balances and short-term funds	3.13	281,175	344,504	4,166	19,326
# Non-cash and disclosure items					
Depreciation and amortisation	2.8	7,334	7,315	-	1
Gain on disposals of property, plant and equipment - net	2.6,2.7	(114)	(87)	-	-
Loss/(Gain) on fair valuation of retention sums	2.6,2.7	176	(302)	-	-
Impairment (gains)/losses - net	2.5	(409)	(946)	-	2,576
Modifications of leases		(4)	-	-	-
Write back of impairment loss on investment properties	3.2(b)(i)	-	(2,774)	-	-
Write off of trade receivables		885	-	-	-
		7,868	3,206	-	2,577

The accompanying notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT

This section provides the group corporate information, the basis of the preparation of these financial statements, business segment analysis, and capital and financial risk management.

1.1 AUTHORISATION OF FINANCIAL STATEMENTS FOR USE AND GROUP CORPORATE INFORMATION

The consolidated financial statements of the Group and the financial statements of the Company for the year ended 31 December 2024 were authorised for issue in accordance with a resolution of the Directors on 12 March 2025.

(a) The Company

The Company is a public company limited by shares, incorporated under the CA2016, domiciled in Malaysia. The registered office of the Company is located at 21st Floor, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur. The principal place of business of the Company is located at 7th Floor, Plaza OSK, Jalan Ampang, 50450 Kuala Lumpur. The Company is an investment holding company. The principal activities of the subsidiaries are described in Note 3.3. There have been no significant changes in the nature of these principal activities during the year.

(b) Immediate and ultimate holding companies

Yellow Rock (L) Foundation, a Labuan Foundation registered under the Labuan Foundations Act 2010, is regarded by the Directors as the Company's ultimate holding company. OSK Holdings Berhad, a company incorporated in Malaysia and listed on the Main Market of Bursa Malaysia Securities Berhad, represents the Company's immediate holding company.

1.2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

This note provides the overall basis of preparation that is useful and relevant in understanding these financial statements.

(a) Accounting convention and notes structure to these financial statements

These financial statements of the Group and of the Company have been prepared on a historical cost convention, other than short-term funds which are measured at their fair values.

The financial statements of the Group and of the Company have been prepared on the basis that they will continue to operate as a going concern. The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on going concern matters are discussed in Note 6.3(b)(i).

The financial statements are presented in Ringgit Malaysia ("RM") which is also the functional currency of the Company and all values are rounded to the nearest thousand (RM'000) unless otherwise indicated.

The notes to the financial statements have been prepared and structured according to their nature into six sections for users to make it easier to identify and comprehend the relevant information. The material accounting policies, significant judgements, key estimates and assumptions have also been placed together in the same note as the related qualitative and quantitative disclosures, to provide a more holistic discussion to users of these financial statements. The notes to the financial statements have been structured to enhance the effect on the understandability and comparability of these financial statements' disclosures.

In addition, the Group has early adopted MFRS 18 'Presentation and Disclosure in Financial Statements' introducing a new structure of statements of profit or loss to enhance the relevance and clarity of its profit or loss statements by presenting the required categories, totals and line items, further details are disclosed in Note 6.1(d).

Entity-specific information including entity-specific accounting policy information has been determined and provided that is generally more useful to users in understanding the related balances, transactions and conditions.

(b) Statement of compliance with financial reporting standards and Companies Act

These financial statements have been prepared in accordance with applicable approved Malaysian Financial Reporting Standards ("MFRS") issued by Malaysian Accounting Standards Board ("MASB"), IFRS Accounting Standards issued by International Accounting Standards Board ("IASB") and the requirements of Companies Act 2016 in Malaysia.

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS (CONT'D)

(b) Statement of compliance with financial reporting standards and Companies Act (Cont'd)

During the year, the Group and the Company have adopted amendments to MFRS as disclosed in Note 6.1. The standards, amendments to published standards and interpretations to existing MFRS; and the sustainability disclosure standards issued by the International Sustainability Standards Board ("ISSB") that are applicable to the Group and the Company but not yet effective for the current financial year are disclosed in Notes 6.2 and 6.3 respectively.

(c) Basis of consolidation

The consolidated financial statements include the Company and its subsidiaries. Subsidiaries' financials align with the Group's accounting policies and are prepared for the same period. Note 3.3 shows further information on investments in subsidiaries.

Control is established when the Group has power over an investee, exposure to variable returns, and the ability to affect returns. Majority voting rights usually indicate control, but other factors are also considered. Control reassessment occurs if circumstances change. The effective proportion of ownership interest is shown in Note 3.3(f).

Assets, liabilities, income, and expenses of subsidiaries are included from the date control is obtained until it ceases. Profits, losses, and comprehensive income are attributed to equity holders (owners) and non-controlling interests. Intra-group transactions including intragroup outstanding balances and unrealised gains/losses are eliminated.

Changes in ownership interest without losing control are treated as equity transactions. If control is lost, related assets, liabilities, and equity components are derecognised, and any gain or loss is recognised in profit or loss. Retained investments at the date when control is lost are measured at fair value.

Non-controlling interests in subsidiaries are initially measured at fair value or their share of net assets and adjusted for subsequent changes in equity.

(d) Climate-related matters

It is required to consider climate-related matters in estimates and assumptions when making judgments where appropriate. This assessment includes potential impacts on the Group due to both physical and transition risks. The Group believes its business model and products and services will still be viable after the transition to a low-carbon economy. The climate-related matters increase the uncertainty in estimates and assumptions underpinning several items in the financial statements. The climate-related risks might not currently have a material impact on measurement, but the Group is closely observing relevant changes and developments, such as new climate-related legislation.

1.2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS (CONT'D)

(d) Climate-related matters (Cont'd)

The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements for each potential item are discussed in Note 6.3(b).

1.3 SEGMENT INFORMATION

This note provides performance, assets and liabilities analysis by business and geographical segments. Further information on profit or loss; and assets and liabilities items are disclosed in Sections 2 and 3 respectively.

For management purposes, the Group's business activities are organised into two core reportable business segments based on the nature of the products and services and an Investment Holding Segment. The executive committee is the chief operating decision makers and monitor the operating results of its business units separately to make decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the consolidated financial statements.

The two core business segments and an Investment Holding Segment are described as follows:

(1) Property Development

- Development of residential and commercial properties for sale and provision of project management services.

(2) Property Investment and Management

- Management and letting of properties, contributing rental yield and appreciation of properties.

(3) Investment Holding

- Investing activities segment, where investments contribute dividend income and interest income.

Inter-segment revenues are eliminated upon consolidation.

Business segment revenue and results include items directly attributable to each segment as well as those that can be allocated on a reasonable basis. Inter-segment transactions have been entered into at arms-length terms mutually agreed between the segments and have been eliminated to arrive at the Group's results. During the year, there is no single external customer that makes up ten percent or more of the Group's revenue.

The basis of segmentation and related measurement of segment revenue, results, assets and liabilities were not materially changed as compared with the previous year.

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.3 SEGMENT INFORMATION (CONT'D)

(a) Business segments analysis:

Business segment performance analysis:

2024	**Property Development RM'000**	**Property Investment and Management RM'000**	**Investment Holding RM'000**	**Consolidated RM'000**
Revenue				
Total revenue	722,686	28,051	30,000	780,737
Elimination of dividend from subsidiary	-	-	(30,000)	(30,000)
Revenue from external parties	722,686	28,051	-	750,737
Results				
Segment profit/(loss)	115,776	(6,148)	191	109,819
Eliminations of unrealised profit	-	-	(7)	(7)
Profit/(Loss) before tax	115,776	(6,148)	184	109,812
Tax expense	(27,061)	(104)	(385)	(27,550)
Profit/(Loss) after tax	88,715	(6,252)	(201)	82,262
2023				
Revenue				
Total revenue	736,541	26,074	53,850	816,465
Elimination of:				
Inter-segment revenue	-	(51)	-	(51)
Dividends from subsidiaries	-	-	(53,850)	(53,850)
Revenue from external parties	736,541	26,023	-	762,564
Results				
Segment profit/(loss)	124,634	(4,124)	292	120,802
Eliminations of unrealised profit	-	-	(182)	(182)
Profit/(Loss) before tax	124,634	(4,124)	110	120,620
Tax expense	(33,114)	(12)	(376)	(33,502)
Profit/(Loss) after tax	91,520	(4,136)	(266)	87,118

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.3 SEGMENT INFORMATION (CONT'D)

(a) Business segments analysis: (Cont'd)

Business segment performance analysis: (Cont'd)

Items included in the business segment performance analysis are:

2024	**Property Development RM'000**	**Property Investment and Management RM'000**	**Investment Holding RM'000**	**Consolidated RM'000**
Impairment Losses - Net (Note 2.5)				
Write back of impairment losses on:				
- trade receivables	6	1,187	-	1,193
- other receivables	64	-	-	64
Allowance for impairment losses on:				
- trade receivables	-	(793)	-	(793)
- other receivables	(32)	(23)	-	(55)
Other Operating Income (Note 2.6)				
Fair valuation gain of retention sums	573	207	-	780
Gain on disposals of plant and equipment	116	-	-	116
Income From Cash And Cash Equivalents (Note 2.9)				
Funds distribution income	1,995	170	142	2,307
Interest income	2,899	137	1,543	4,579

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024 (CONT'D)

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.3 SEGMENT INFORMATION (CONT'D)

(a) Business segments analysis: (Cont'd)

Business segment performance analysis: (Cont'd)

Items included in the business segment performance analysis are: (Cont'd)

2024	**Property Development RM'000**	**Property Investment and Management RM'000**	**Investment Holding RM'000**	**Consolidated RM'000**
General And Administrative Expenses (Note 2.4)				
Depreciation and amortisation	(1,402)	(5,930)	-	(7,332)
Other Operating Expenses (Note 2.7)				
Fair valuation loss of retention sum	(598)	(358)	-	(956)
Write off of trade receivables	(27)	(858)	-	(885)
Interest Expense On Borrowings (Note 2.11)				
Finance costs	(16,045)	(8,680)	(24)	(24,749)

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.3 SEGMENT INFORMATION (CONT'D)

(a) Business segments analysis: (Cont'd)

Business segment performance analysis: (Cont'd)

Items included in the business segment performance analysis are: (Cont'd)

2023	**Property Development RM'000**	**Property Investment and Management RM'000**	**Investment Holding RM'000**	**Consolidated RM'000**
<u>Impairment Losses - Net (Note 2.5)</u>				
Write back of impairment losses on:				
- trade receivables	-	1,352	-	1,352
- other receivables	-	81	-	81
Allowance for impairment losses on:				
- trade receivables	-	(292)	-	(292)
- other receivables	(182)	(13)	-	(195)
<u>Other Operating Income (Note 2.6)</u>				
Fair valuation gain of retention sums	385	372	-	757
Gain on disposals of plant and equipment	87	-	-	87
Write back of impairment losses on investment properties	-	2,774	-	2,774
<u>Income From Cash And Cash Equivalents (Note 2.9)</u>				
Funds distribution income	945	97	143	1,185
Gain on redemption of short-term funds	429	-	-	429
Interest income	2,459	83	357	2,899

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.3 SEGMENT INFORMATION (CONT'D)

(a) Business segments analysis: (Cont'd)

Business segment performance analysis: (Cont'd)

Items included in the business segment performance analysis are: (Cont'd)

2023	**Property Development RM'000**	**Property Investment and Management RM'000**	**Investment Holding RM'000**	**Consolidated RM'000**
General And Administrative Expenses (Note 2.4)				
Depreciation and amortisation	(1,372)	(5,940)	(1)	(7,313)
Other Operating Expenses (Note 2.7)				
Fair valuation loss of retention sum	(152)	(303)	-	(455)
Interest Expense On Borrowings (Note 2.11)				
Finance costs	(11,734)	(8,316)	(46)	(20,096)

(b) Geographical segment analysis

The Group only operates domestically in Malaysia, hence no geographical segmental information is presented.

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.3 SEGMENT INFORMATION (CONT'D)

(a) Business segments analysis: (Cont'd)

Business segment assets and liabilities analysis:

2024	Note	Property Development RM'000	Property Investment and Management RM'000	Investment Holding RM'000	Consolidated RM'000
Assets					
Tangible assets		2,335,332	295,869	35,311	2,666,512
Intangible assets	3.4	34	12	350	396
Segment assets		2,335,366	295,881	35,661	2,666,908
Deferred tax assets and tax recoverable		76,965	157	-	77,122
Total assets		2,412,331	296,038	35,661	2,744,030
Liabilities					
Segment liabilities		1,689,507	185,498	91	1,875,096
Deferred tax liabilities and tax payable		9,418	-	15	9,433
Total liabilities		1,698,925	185,498	106	1,884,529
Expenditure capitalised under:					
Property, plant and equipment	3.1(b)(i)	528	2,336	-	2,864
Investment properties	3.2(b)(i)	367	-	-	367
Intangible assets	3.4(b)	18	-	-	18
		913	2,336	-	3,249
2023					
Assets					
Tangible assets		2,248,267	298,486	19,364	2,566,117
Intangible assets	3.4	29	27	350	406
Segment assets		2,248,296	298,513	19,714	2,566,523
Deferred tax assets and tax recoverable		69,556	180	16	69,752
Total assets		2,317,852	298,693	19,730	2,636,275
Liabilities					
Segment liabilities		1,564,437	182,741	59,684	1,806,862
Deferred tax liabilities and tax payable		22,775	-	-	22,775
Total liabilities		1,587,212	182,741	59,684	1,829,637
Expenditure capitalised under:					
Property, plant and equipment	3.1(b)(i)	2,956	147	-	3,103
Investment properties	3.2(b)(i)	303	-	-	303
Intangible assets	3.4(b)	15	-	-	15
		3,274	147	-	3,421

1.4 CAPITAL MANAGEMENT

This note outlines the overview of the Group's capital management policies, objectives and process.

In the Group's capital management, capital is defined as issued share capital net of cost of treasury shares held and reserves attributed to the Owners of the Company or collectively known as Shareholders' funds. Further details of share capital is disclosed in Note 3.19. The primary objectives of the Group's capital management are to maintain an optimal capital base and healthy capital ratios to support future business development, ensuring the Group continues to provide returns and maximise Shareholders' value.

The Group manages its capital structure and makes adjustments in response to changes in economic conditions by meeting internal capital requirements, optimising returns to Shareholders, and maintaining adequate levels and an optimal mix of capital. To achieve these objectives, the Group may adjust dividend payments to Shareholders, return capital to Shareholders, or issue new shares. The Group is not subject to any externally imposed capital requirements. There were no changes in these policies, objectives and processes for managing capital from the preceding year.

The Group monitors capital by actively managing the level of gearing ratio which is the net debts divided by Shareholders' funds. The gearing ratio at the end of the year is as follows:

		Group	
	Note	**2024**	**2023**
		RM'000	**RM'000**
Borrowings	3.14	16,373	55,521
Lease liability	3.5	-	215
Advances from related companies	3.12	1,309,845	1,258,588
Advance to a related company	3.12	(30,800)	-
Cash, bank balances and short-term funds	3.13	(281,175)	(344,504)
Net debts		1,014,243	969,820
Issued capital and reserves attributable to Owners of the Company/Shareholders' funds		828,492	776,390
Gearing ratio (times)		1.22	1.25

The Group sourced its financing from the immediate holding company which has a treasury management company and allocates cash and financing to support business requirements. No changes were made in the objective, policies or processes for managing capital as compared with previous year.

1.5 DIVIDEND

This note provides information on dividend distributions declared and paid by the Company.

	Group and Company		
	Date of payment	Dividend declared and paid for the year ended 31 December	
		2024 RM'000	2023 RM'000
Dividend for the year ended 31 December 2024			
8.5 sen single-tier interim dividend	26 April 2024	29,399	-
		29,399	-

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

Recognition and measurement

The Company recognises a liability to pay a dividend when the distribution is authorised, and the distribution is no longer at the discretion of the Company. Dividend distribution to the Owners of the Company is recognised directly in retained profits under equity in the period in which the dividend is declared and paid.

1.6 EARNINGS PER SHARE ("EPS")

This note provides how EPS attributable to the Owners of the Company is computed.

	Group	
	2024	**2023**
Basic/Diluted		
Profit attributable to Owners of the Company (RM'000)	81,501	86,024
Weighted average number of ordinary shares outstanding ('000)	345,872	345,872
Basic/Diluted EPS (sen)	23.6	24.9

Measurement

Basic EPS is calculated by dividing the profit attributable to owners by the weighted average number of ordinary shares outstanding during the year. Diluted EPS is calculated similarly but includes the weighted average number of shares that would be issued on conversion of all dilutive potential ordinary shares.

The weighted average number of shares accounts for changes in treasury shares during the year. No other transactions involving ordinary shares or potential shares occurred between the reporting date and the authorisation date of these financial statements.

1.7 NET ASSETS PER SHARE

This note provides how net assets per share attributable to Owners of the Company is computed.

		Group	
	Note	**2024**	**2023**
Basic			
Issued capital and reserves attributable to Owners of the Company (RM'000)		828,492	776,390
Number of outstanding ordinary shares in issue ('000)	3.20	345,872	345,872
Net Assets per share attributable to Owners of the Company (RM)		2.40	2.24

Measurement

Net Assets per share attributable to Owners of the Company is calculated by dividing the issued capital and reserves attributable to Owners (ordinary equity holders) of the Company by the number of outstanding ordinary shares in issue at the end of the year.

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT

This note outlines objectives and policies of how the Group manages their financial risks and liquidity positions and provides information about the types of key financial risks on the financial instruments of the Group which categorised as follows:

(i) Financial assets and financial liabilities at fair value through profit or loss ("FVTPL"); and
(ii) Financial assets and financial liabilities at amortised costs ("AC").

	Note	FVTPL RM'000	AC RM'000	Total RM'000
Group				
2024				
Financial assets				
Trade receivables	3.8	-	135,946	135,946
Other assets excluding prepayments	3.9	-	37,037	37,037
Amounts due from related companies	3.12	-	30,819	30,819
Cash, bank balances and short-term funds	3.13	154,590	126,585	281,175
		154,590	330,387	484,977
Financial liabilities				
Amounts due to related companies	3.12	-	1,346,665	1,346,665
Borrowings	3.14	-	16,373	16,373
Trade payables	3.15	-	47,645	47,645
Other liabilities	3.16	-	323,689	323,689
		-	1,734,372	1,734,372
2023				
Financial assets				
Trade receivables	3.8	-	92,074	92,074
Other assets excluding prepayments	3.9	-	18,039	18,039
Cash, bank balances and short-term funds	3.13	57,786	286,718	344,504
		57,786	396,831	454,617
Financial liabilities				
Lease liability	3.5	-	215	215
Amounts due to related companies	3.12	-	1,277,641	1,277,641
Borrowings	3.14	-	55,521	55,521
Trade payables	3.15	-	52,962	52,962
Other liabilities	3.16	-	304,380	304,380
		-	1,690,719	1,690,719

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT (CONT'D)

	Note	FVTPL RM'000	AC RM'000	Total RM'000
Company				
2024				
Financial assets				
Other assets excluding prepayments	3.9	-	344	344
Amount due from a related company	3.12	-	30,800	30,800
Cash, bank balances and short-term funds	3.13	3,938	228	4,166
		3,938	31,372	35,310
Financial liabilities				
Amount due to a subsidiary	3.11	-	20,500	20,500
Other liabilities	3.16	-	63	63
		-	20,563	20,563
2023				
Financial assets				
Other assets excluding prepayments	3.9	-	34	34
Amount due from a subsidiary	3.11	-	75,957	75,957
Cash, bank balances and short-term funds	3.13	4,186	15,140	19,326
		4,186	91,131	95,317
Financial liabilities				
Amount due to a subsidiary	3.11	-	20,753	20,753
Amount due to a related company	3.12	-	59,600	59,600
Other liabilities	3.16	-	56	56
		-	80,409	80,409

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT (CONT'D)

Key financial risks, measurements and respective mitigation strategies of the Group

Types of risks and exposures	Note	Measurement	Strategies
(a) Liquidity risk			
Lease liability	3.5	Cash flow forecasts analysis	Right mix of short-mid-long terms fundings
Amounts due to related companies	3.12	Debts maturity analysis	Availability of committed lines and credit facilities
Borrowings	3.14		Monitoring of short-term funds
Trade payables	3.15		
Other liabilities	3.16		
(b) Market risk			
Interest rate risk			
Lease liability	3.5	Funding cost analysis	Diversification of bankers
Amounts due from/(due to) related companies	3.12	Sensitivity analysis	Diversification of borrowings types
Deposits with licensed financial institutions	3.13		Centralisation of treasury management
Housing Development Accounts	3.13		
Borrowings	3.14		
(c) Credit risk			
Trade receivables	3.8	Credit ratings	Securing of adequate collaterals
Other assets excluding prepayments	3.9	Ageing analysis	Diversification of deposits with bankers
		Creditworthiness	
Contract assets	3.10	Climate-related rating, if relevant	Guidelines for short-term placements
Amounts due from related companies	3.12		
Bank balances and short-term funds	3.13		

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT (CONT'D)

The Group's Enterprise Risk Management (ERM) framework establishes a structured approach to governance and the application of risk controls across all business operations and financial processes. The treasury management company collaborates closely with business units to identify, assess, and proactively manage financial risks, ensuring alignment with the Group's strategic objectives and risk appetite.

The Group's principal financial liabilities consist of borrowings, trade payables, and other payables primarily used to fund its operations. On the other hand, its key financial assets comprise trade receivables, cash, bank balances, and short-term funds are generated directly from its business operations.

There were no material changes in the exposures to risks and how they arise or its objectives, policies and processes for managing the risks and the methods used to measure the risks from the previous year.

Objectives and policies

The Group has established financial risk management policies and guidelines to ensure the availability of financial resources for business development while effectively managing exposure to liquidity risk, market risk (including interest rate risk), and credit risk. The Group centrally manages and allocates capital resources to ensure all business units maintain adequate capital levels and prudent liquidity at all times.

The Board of Directors embrace effective risk management as an integral part of business, operations and decision-making. The Board acknowledges that the activities of the Group may involve some degree of risks and it is important to note that any system could only provide a reasonable and not absolute assurance against any misstatement or loss.

The Board will continuously identify, assess, and manage key business, operational, and financial risks, while regularly reviewing and strengthening risk mitigation strategies. Key financial risks are elaborated below:

(a) Liquidity risk

Liquidity risk definition and strategy

Liquidity risk is the risk that the Group and the Company will encounter difficulties in maintaining and raising funds to meet its financial commitments and obligations when they fall due at a reasonable cost. The funding needs are primarily met by bank borrowings and internally generated funds.

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT (CONT'D)

(a) Liquidity risk (Cont'd)

Liquidity risk definition and strategy (Cont'd)

The Group and the Company seek to achieve a balance between certainty of funding and flexibility through the use of a cost-effective borrowing structure including short-term revolving credits, term and bridging lines as disclosed in Note 3.14. Such a policy seeks to ensure that all projected net borrowing needs are covered by adequate committed facilities. In addition, debt maturities are the right mix of short-mid-long terms and are closely monitored to ensure that the Group and the Company can meet its refinancing needs and obligations as and when they fall due. The Group and the Company assessed the concentration of risk for refinancing its debt and concluded it to be low.

Cash flow forecasts, incorporating all major transactions, are prepared and monitored. Excess funds from operating cash cycles, which are temporary, are invested in short-term instruments with licensed financial institutions at the most favourable interest rates. Funding requirements of all business units shall be maintained at optimal liquidity levels for their operations. The cash flows outlined in the maturity analysis are not expected to occur significantly earlier or in materially different amounts.

Liquidity risk exposures

In respect of the borrowings that are supported by corporate guarantees provided by the Company as disclosed in Note (c), there was no indication as at 31 December 2024 that any subsidiary would default. In the event of a default by the subsidiaries, the financial guarantees could be called on demand.

The table below analyses the financial liabilities into relevant maturity grouping based on the remaining period at the end of the year to the contractual maturity dates. The amounts disclosed in the table are the contractual undiscounted cash flows and the balances shown below will not agree to the balances as reported in the statements of financial position as the table incorporates all contractual cash flows on an undiscounted basis, including both principal and interest payments.

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024 (CONT'D)

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT (CONT'D)

(a) Liquidity risk (Cont'd)

Liquidity risk exposures (Cont'd)

	On demand or within 1 year RM'000	>1 to 2 years RM'000	>2 to 5 years RM'000	Total contractual undis-counted cash flows RM'000
Group				
2024				
Borrowings	16,430	-	-	16,430
Trade payables	37,373	8,063	2,910	48,346
Other liabilities	321,519	1,439	978	323,936
Amounts due to related companies	1,346,665	-	-	1,346,665
	1,721,987	9,502	3,888	1,735,377
2023				
Borrowings	31,347	1,265	27,052	59,664
Trade payables	44,056	4,907	4,636	53,599
Other liabilities	302,442	1,447	947	304,836
Lease liability	141	82	-	223
Amounts due to related companies	1,277,641	-	-	1,277,641
	1,655,627	7,701	32,635	1,695,963
Company				
2024				
Other liabilities	63	-	-	63
Amount due to a subsidiary	20,500	-	-	20,500
	20,563	-	-	20,563
2023				
Other liabilities	56	-	-	56
Amount due to a related company	59,600	-	-	59,600
Amount due to a subsidiary	20,753	-	-	20,753
	80,409	-	-	80,409

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT (CONT'D)

(b) Market risk

Market risk arises from fluctuations in the fair value or future cash flows of financial instruments due to changes in market prices. The Group and the Company are exposed to interest rate risk. Management continuously monitors risks from adverse market movements, which can be influenced by unpredictable global and domestic economic conditions. Affected financial instruments include loans, borrowings, and deposits.

Interest rate risk

Interest rate risk definition and strategy

Interest rate risk arises from fluctuations in the fair value or yield of financial instruments due to changes in market interest rates. Floating-rate borrowings are managed based on financial institutions' cost of funds or base rates, minimising the impact of rising rates while allowing benefits from rate reductions. These borrowings are actively monitored and renegotiated to secure the lowest possible financing costs.

The Group and the Company manage their interest rate risk by having a balanced portfolio of fixed and variable-rate loans and borrowings. The Group's and the Company's interest rate risk mainly arise from long-term borrowings with variable rates which expose the Group and the Company to cash flow interest rate risk. Such borrowings at variable rates were denominated in RM. The borrowings carried at amortised cost are periodically and contractually repriced and to that extent are also exposed to the risk of future changes in market interest rates.

Interest rate risk exposures

The financial instruments that are exposed to interest rate risk are lease liability, amounts due from/to subsidiaries, amounts due from/to related companies, bank balances and short-term funds and borrowings as disclosed in Notes 3.5, 3.11, 3.12, 3.13 and 3.14 respectively.

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT (CONT'D)

(b) Market risk (Cont'd)

Interest rate risk (Cont'd)

Sensitivity analysis for interest rate risk

The following table demonstrates the sensitivity analysis of the Group's and the Company's profit after tax/equity if interest rates had been an average of 25 (2023: 25) basis points higher/lower for the Group and the Company, with all other variables remained constant, arising mainly as a result of higher/lower net interest expense from borrowings.

	Group		**Company**	
	2024	**2023**	**2024**	**2023**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Profit after tax/Equity				
Interest rates				
- increased by 0.25%	(1,869)	(1,843)	27	28
- decreased by 0.25%	1,869	1,843	(27)	(28)

(c) Credit risk

Credit risk definition, strategy and exposures

Credit risk is the potential financial loss arising from a counterparty's failure to meet its contractual obligations. It includes settlement/clearing risk, concentration risk, credit assessment risk, recovery risk, and credit-related liquidity risk.

The Group is exposed to credit risk from its operating activities principally from trade receivables, other assets, contract assets, amounts due from related companies, bank balances and short-term funds as disclosed in Notes 3.8, 3.9, 3.10, 3.12 and 3.13 respectively. The Company's exposure to credit risk arises principally from amounts due from subsidiaries, bank balances and short-term funds, and financial guarantees given to licensed financial institutions for credit facilities granted to its subsidiaries of the Group. Their carrying amounts represent the maximum credit risk exposure of the abovementioned assets.

The Group's business activities are guided by internal credit policies and guidelines that are approved by the Board of Directors, which have been established to ensure that the overall objectives in the area of lending are achieved without taking account of any collateral held or other credit enhancement.

The Group conservatively manages its credit risk by controlling the granting of credits, revision in limits and other monitoring procedures.

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT (CONT'D)

(c) Credit risk (Cont'd)

Credit risk definition, strategy and exposures (Cont'd)

The Group is monitoring the economic environment and reviewing its expected credit loss model by reassessing criteria for significant increases in credit risk. Balances in the statements of financial position are net of credit risk exposure, following impairment assessments.

Trade receivables, contract assets and other assets

Customer credit risk is managed by each business unit subject to the Group's established policy, procedures and control relating to customer credit risk management. Credit quality of customers is assessed using an extensive rating scorecard, and individual credit limits set based on this evaluation.

Bank balances, short-term funds and amounts due from subsidiaries/related companies

Credit risk from balances with banks and financial institutions is managed by the Group's treasury management centre in line with the Group's policy. Surplus funds are invested only with approved counterparties within set credit limits. These limits, reviewed annually by the Board and updated as needed, aim to minimise risk concentration and mitigate potential losses from counterparty defaults.

Impairment assessment

The Group and the Company adopt, where applicable, the 'simplified approach' and 'general approach' impairment assessment pursuant to MFRS 9 'Financial Instruments' for impairment assessment and the related assessments are trade receivables, other assets, contract assets, amounts due from subsidiaries, amounts due from related companies, bank balances and short-term funds as disclosed in Notes 3.8, 3.9, 3.10, 3.11, 3.12 and 3.13 respectively.

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT (CONT'D)

(c) Credit risk (Cont'd)

Impairment assessment (Cont'd)

An allowance for impairment losses is recognised, and interest income is accounted for in line with applicable accounting policies or when necessary, based on estimates of expected losses arising from the non-recovery of debts. Impairment is assessed individually and recognised only when recovery efforts are exhausted and debts are deemed irrecoverable in the foreseeable future.

Amounts due from subsidiaries and related companies are assessed individually. A significant increase in credit risk is assumed if their financial position deteriorates substantially. Credit impairment occurs when they cannot meet debts after exhausting to secure new financing. Management exercises significant judgment in assessing default probability, using forward-looking information and evaluating credit risk increases.

The maximum credit risk exposure of the Company arising from the amounts due from subsidiaries and related companies are represented by their carrying amounts in the statements of financial position as disclosed in Notes 3.11 and 3.12. The bank balances are placed with creditworthy licensed financial institutions. Therefore, both bank balances and short-term funds have low credit risk.

SECTION 1: INFORMATION ON GROUP CORPORATE, BASIS OF PREPARATION, GROUP BUSINESS AND FINANCIAL MANAGEMENT (CONT'D)

1.8 FINANCIAL INSTRUMENTS RISK MANAGEMENT (CONT'D)

(c) Credit risk (Cont'd)

Financial guarantee contracts

Corporate guarantees are granted to lenders for financing facilities extended to certain subsidiaries. The maximum credit risk exposure of the financial guarantees issued are as follows:

	Company	
	2024	**2023**
	RM'000	**RM'000**
Corporate guarantees given to licensed financial institutions for credit facilities granted to subsidiaries	18,030	58,084

A financial guarantee contract is an agreement where the issuer commits to making specified payments to compensate the holder for losses resulting from a specified debtor's failure to meet payment obligations when due.

Financial guarantee contracts are recognised as financial liabilities when the guarantee is called upon (crystallises). The liability is initially measured at fair value. Subsequently, it is measured at the higher of: (a) the amount determined under the expected credit loss model in accordance with MFRS 9, or (b) the amount initially recognised, less any applicable amortisation.

At year-end, the financial guarantees carry low credit risk, as the likelihood of licensed financial institutions calling upon them is minimal. Given the remote probability of subsidiaries defaulting on repayments and the licensed banks invoking the financial guarantees, the fair values of these guarantees are negligible.

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024 (CONT'D)

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS

This section provides additional information about individual line items in the statements of profit or loss including its relevant material accounting policies and significant judgements. The business segment analysis of certain items is disclosed in Note 1.3(a).

2.1 REVENUE

This note provides information on revenue streams that are generated by the Group. The Group's revenue is generated from the three reportable business segments as disclosed in Note 1.3. The Group's business mainly involves developing and selling properties, management and letting of properties and holding investments. The Company's revenue comprises dividend income from its subsidiaries, and these dividends are eliminated at the Group level following the consolidation accounting requirements.

		Group		Company	
	Note	**2024 RM'000**	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Sales of goods and services					
Revenue from contracts with customers:					
Progress revenue from property development (net)	3.10(b)(i)	717,554	732,184	-	-
Sale of completed properties	3.10(b)(i)	4,494	3,818	-	-
Sale of oil palm fresh fruit bunches		638	539	-	-
		722,686	736,541	-	-
Other revenue:					
Dividend income from subsidiaries		-	-	30,000	53,850
Rental income		28,051	26,023	-	-
		28,051	26,023	30,000	53,850
		750,737	762,564	30,000	53,850
Revenue from contracts with customers analysed by timing of revenue recognition where products and services transferred:					
Over time		717,554	732,184	-	-
At a point in time		5,132	4,357	-	-
		722,686	736,541	-	-

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.1 REVENUE (CONT'D)

Recognition, measurement and significant judgements

(a) Revenue recognition in relation to performance obligation

Revenue is recognised when the Group fulfills performance obligations by transferring control of goods or services to the customer. Control can transfer over time or at a point in time, based on contract terms.

Revenue is recognised when the customer gains control. Any compensation payable to customers reduces revenue. At contract inception, the Group determines if control is transferred over time or at a point in time. Control is transferred over time and revenue is recognised if:

- The customer receives and consumes benefits simultaneously as the Group performs.

- The Group's performance creates or enhances a customer-controlled asset.

- The Group's performance does not create an asset with alternative use, and the Group has enforceable rights to payment for performance to date.

(i) Progress revenue from property development

Progress revenue from property development is recognised upon transferring control of the asset to a purchaser/customer. Based on the terms of the contract and the laws that apply to the contracts in Malaysia, control of the asset is transferred over time to the purchasers/customers. In determining the timing of satisfaction of performance obligation for revenue recognition:

(1) the property development subsidiaries recognise revenue over the period of the contracts using the input method based on a percentage of completion as disclosed in Note 3.6(a)(ii). The percentage of completion is computed by reference to the property development cost incurred to date as a percentage of the estimated total costs of development of the contract.

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.1 REVENUE (CONT'D)

Recognition, measurement and significant judgements (Cont'd)

(a) Revenue recognition in relation to performance obligation (Cont'd)

(i) Progress revenue from property development (Cont'd)

(2) the promised properties are specifically identified in the sale and purchase agreements with its layout plan. The purchaser could enforce its rights to the properties if the property development subsidiaries seek not to sell such properties to the purchaser. The contractual restriction on the property development subsidiaries' ability to direct the properties for another use is substantive and the properties sold to the purchaser do not have an alternative use to the property development subsidiaries. The property development subsidiaries have the legally enforceable right to payment for performance completed to date. The property development subsidiaries are obligated to complete the construction, transfer to the purchaser the developed properties and enforce their rights to full payment from the purchaser.

Contracts with customers may include multiple promises, accounted for as separate performance obligations. The transaction price, adjusted for variable consideration and time value of money if applicable, is allocated to each obligation based on stand-alone selling prices. Stand-alone selling prices are estimated using an expected cost-plus margin when observable data is unavailable.

(ii) Sale of completed properties

Proceeds from the sale of completed properties are recognised when the Group satisfies a performance obligation by transferring a promised asset to a purchaser. An asset is transferred when the purchaser obtains control of that asset.

(iii) Sale of oil palm fresh fruit bunches

Sale of oil palm fresh fruit bunches is recognised when goods are delivered to a customer based on invoice value.

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.1 REVENUE (CONT'D)

Recognition, measurement and significant judgements (Cont'd)

(b) Revenue recognition not in relation to performance obligation

(i) Dividend income of the Company

Dividend income is recognised when the rights to receive dividend payments have been established.

(ii) Rental income

As a lessor, the Group recognised lease payments as rental income from operating lease over the lease term evenly (straight-line basis) based on the rental chargeable to tenants.

2.2 COST OF SALES

This note provides a breakdown of the cost of sales which are directly incurred to generate revenue as disclosed in Note 2.1.

	Group	
	2024	**2023**
	RM'000	**RM'000**
Property development costs	523,707	538,955
Property maintenance expenses	13,552	14,117
Cost of completed properties	779	2,430
Plantation expenses	333	414
	538,371	555,916

(a) Recognition and measurement

(i) Property development costs

Recognition and measurement of the property development costs are disclosed in Note 3.6(a)(ii).

(ii) Property maintenance expenses

Property maintenance expenses are recognised upon services rendered to the Group. These expenses are measured at their fair values of services received.

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.2 COST OF SALES (CONT'D)

(a) Recognition and measurement (Cont'd)

(iii) Cost of completed properties

Cost of completed properties are recognised upon delivery of the completed properties to the purchaser. Measurement of these completed properties disclosed in Note 3.6(a)(iii).

(iv) Plantation expenses

Plantation expenses is recognised upon delivery of goods to customer and measured at the fair value of goods received.

(b) Other information

Included in cost of sales:

		Group	
	Note	**2024 RM'000**	**2023 RM'000**
Depreciation of property, plant and equipment	3.1(b)(ii)	2	2
Staff costs		3,666	3,370

2.3 SELLING EXPENSES

This note outlines selling and marketing expenses by nature.

	Group	
	2024 RM'000	**2023 RM'000**
Advertisement and promotion	12,777	9,718
Marketing cost	1,118	902
Other selling and marketing expenses	924	308
	14,819	10,928

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.4 GENERAL AND ADMINISTRATIVE EXPENSES

This note outlines administrative expenses by nature.

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Establishment related expenses					
Amortisation of software licences	3.4(b)	28	37	-	-
Depreciation of:					
- property, plant and equipment	3.1(b)(ii)	960	890	-	1
- investment properties	3.2(b)(iii)	6,266	6,258	-	-
- right-of-use asset	3.5(b)	78	128	-	-
Insurance		345	391	-	-
Quit rent and assessment		2,866	2,579	-	-
Rental expenses for short-term lease	3.5(d)(i)	108	72	-	-
Repair and maintenance		1,015	1,224	-	-
Utility expenses		717	592	-	-
Others		573	472	-	-
		12,956	12,643	-	1
General and administrative expenses					
Auditors' remuneration:					
Statutory audit - current year					
- auditors of the Company		166	145	22	22
Other audit-related services					
- current year					
- auditors of the Company		33	30	2	2
		199	175	24	24
Bank charges		24	38	-	1
Communication expenses		204	172	-	-
Legal and professional fees		756	914	188	42
Management fee		29,996	28,506	46	25
Printing and stationery		227	176	-	-
Repair and maintenance		538	411	-	-
Security services		1,034	669	-	-
Service and registration expenses		14	20	2	3
Transport and travelling		80	51	-	-
Others		1,614	1,509	74	76
		34,686	32,641	334	171

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.4 GENERAL AND ADMINISTRATIVE EXPENSES (CONT'D)

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Personnel expenses				
Salaries, allowances and bonuses and other emoluments (net of over provision in prior year)	19,941	15,129	-	-
Pension costs - defined contribution plan	2,729	2,345	-	-
Others	1,225	816	-	-
	23,895	18,290	-	-
Total administrative expenses	71,537	63,574	334	172

Recognition and measurement

Administrative expenses are recognised on an accrual basis based on their fair values of services rendered and goods received.

2.5 IMPAIRMENT GAIN/(LOSS) - NET

This note outlines impairment losses including made or writebacks of impairment losses.

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Gain of financial assets measured at amortised cost:					
- Write back of impairment losses on:					
- Individual assessment:					
- trade receivables	3.8(b)(i)	1,006	872	-	-
- other receivables	3.9(c)(i)	64	81		
- Collective assessment:					
- trade receivables	3.8(b)(i)	187	480	-	-
		1,257	1,433	-	-
Loss of financial assets measured at amortised cost:					
- Allowance for impairment losses on:					
- Individual assessment:					
- trade receivables	3.8(b)(i)	(793)	(292)	-	-
- other receivables	3.9(c)(i)	(55)	(195)	-	-
- amounts due from subsidiaries	3.11(a)(i)	-	-	-	(226)
- investment in a subsidiary	3.3(d)	-	-	-	(2,350)
		(848)	(487)	-	(2,576)
Net impairment gain/(loss)		409	946	-	(2,576)

The above impairments and related writebacks are made in accordance with the respective accounting standards as required. Further details of the credit risk assessment relating to trade receivables, other receivables, amounts due from subsidiaries and investment in a subsidiary are shown in Notes 3.8(b)(i), 3.9(c)(i), 3.11(a)(i) and 3.3(d) respectively.

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.6 OTHER OPERATING INCOME

This note outlines other operating income including interest income, gains on fair valuation and write backs.

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Other income:					
Financial assets measured at amortised cost:					
- Interest income on:					
- amount due from a related company		1,293	-	1,293	-
- amount due from subsidiaries		-	-	755	1,873
		1,293	-	2,048	1,873
Gains:					
Fair valuation gain of retention sums		780	757	-	-
Write back of impairment losses on investment properties	3.2(b)(i)	-	2,774	-	-
Gain on disposals of plant and equipment		116	87	-	-
		896	3,618	-	-
Others		1,324	1,515	4	4
		3,513	5,133	2,052	1,877

Recognition and measurement

Other operating income is recognised when a performance obligation is satisfied by transferring an asset. Control of the asset is transferred to the customer upon delivery and acceptance of the goods or services. Certain income with the same nature is recognised on the same principles as disclosed in Note 2.1, while others are described below:

(i) Gain on the disposals of plant and equipment is recognised upon the customer obtaining the control of the asset or completion of sale and purchase agreement.

(ii) All other income is recognised on accrual basis based on its fair value transacted.

(iii) Fair valuation gain is recognised based on the fair value measurement with three level of inputs for valuation techniques as described in Note 3.13(e).

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.7 OTHER OPERATING EXPENSES

This note outlines other operating expenses.

	Group	
	2024 RM'000	2023 RM'000
Losses:		
Fair valuation loss of retention sums	956	455
Loss on disposal of plant and equipment	2	-
Write off of financial assets measured at amortised cost:		
- trade receivables	885	-
Write off of deposits	-	2,316
	1,843	2,771

Recognition and measurement

(i) Loss on disposal of plant and equipment is recognised in accordance with the disposal policy of the property, plant and equipment as disclosed in Note 3.1(a).

(ii) All other expenses are recognised when the financial obligations of liabilities arise based on fair values of the transactions.

(iii) Fair valuation loss is recognised based on the fair value measurement with three level of inputs for valuation techniques as described in Note 3.13(e).

2.8 AGGREGATED OF EXPENSES

This note outlines the aggregation of operating expenses by nature.

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
(i) Depreciation					
Cost of sales					
- property, plant and equipment	3.1(b)(ii)	2	2	-	-
General and administrative expenses					
- property, plant and equipment	3.1(b)(ii)	960	890	-	1
- investment properties	3.2(b)(iii)	6,266	6,258	-	-
- right-of-use asset	3.5(b)	78	128	-	-
		7,306	7,278	-	1
(ii) Amortisation					
General and administrative expenses					
- software licences	3.4(b)	28	37	-	-
(iii) Employee Benefits					
Cost of sales					
Staff costs:					
- salaries, allowances, bonuses and other emoluments (net of over provision)		3,097	2,913	-	-
- defined contribution plans		357	351	-	-
- social security costs		37	36	-	-
- other staff related expenses		175	70	-	-
		3,666	3,370	-	-

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024 (CONT'D)

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.8 AGGREGATED OF EXPENSES (CONT'D)

	Group		Company	
	2024	**2023**	**2024**	**2023**
	RM'000	**RM'000**	**RM'000**	**RM'000**
(iii) Employee Benefits (Cont'd)				
General and administrative expenses				
Staff costs:				
- salaries, allowances, bonuses and other emoluments (net of over provision)	19,941	15,129	-	-
- defined contribution plans	2,729	2,345	-	-
- social security costs	221	182	-	-
- other staff related expenses	1,004	634	-	-
	23,895	18,290	-	-
Total	27,562	21,660	-	-

2.9 INCOME FROM CASH AND CASH EQUIVALENTS

This note outlines the income generated from cash and cash equivalents.

	Group		Company	
	2024	**2023**	**2024**	**2023**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Financial assets measured at fair value through profit or loss:				
- Funds distribution income	2,307	1,185	142	143
Financial assets measured at amortised cost:				
- Interest income on deposits and placements with financial institutions	3,286	2,899	250	357
Fair valuation gain of short-term funds	884	875	-	-
Gain on redemption of short-term funds	-	429	-	-
	6,477	5,388	392	500

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.9 INCOME FROM CASH AND CASH EQUIVALENTS (CONT'D)

Recognition and measurement

(i) Fund distribution income is recognised and measured using the effective interest method over tenures of the short-term funds.

(ii) Interest income on deposits and placements with licensed financial institutions is recognised and measured using the effective interest method over the tenure of placement.

(iii) Gains or losses arising from the redemption of short-term funds are recognised in profit or loss. These gains or losses represent the difference between the redemption amount and the carrying value of the funds.

2.10 FAIR VALUATION LOSS ON OTHER INVESTMENTS

	Group	
	2024	**2023**
	RM'000	**RM'000**
Fair valuation loss of short-term funds	-	120

Recognition and measurement

Fair valuation loss is recognised based on the fair value measurement with three level of inputs for valuation techniques as described in Note 3.13(e).

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.11 INTEREST EXPENSE ON BORROWINGS

This note outlines the interest expenses incurred, fees or expenses related to financing and interest capitalised.

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Interest expense of financial liabilities that are measured at amortised cost:					
- amounts due to related companies		58,864	53,086	26	47
- amounts due to subsidiaries		-	-	1,893	1,866
- revolving credits		736	750	-	-
- term loans		2,885	4,608	-	-
		62,485	58,444	1,919	1,913
Other finance costs of financial liabilities that are measured at amortised cost:					
- facilities fee		501	2,213	-	-
Interest capitalised under:					
- land held for property development	3.6(b)(i)	(32,583)	(35,266)	-	-
- property development expenditure	3.6(b)(ii)	(5,654)	(5,295)	-	-
		24,749	20,096	1,919	1,913

Recognition and measurement

Finance costs are recognised and measured using the effective interest rate method over the tenure of the respective amortised cost instruments.

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.12 INTEREST EXPENSE ON OTHER LIABILITIES

This note outlines the interest expenses incurred.

	Note	Group		Company	
		2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Interest expense of financial liabilities that are measured at amortised cost:					
- lease liability	3.5(c)	5	6	-	-
		5	6	-	-

2.13 TAX EXPENSE

This note provides an analysis of the income tax provision that shows how the tax expense is affected by non-taxable and non-deductible items; and deferred tax that recognised during the year.

	Note	Group		Company	
		2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Income tax					
- Current year provision		35,122	54,081	351	311
- (Over)/Under provision in respect of prior years		(496)	528	34	65
Deferred income tax:					
Deferred tax assets	3.7(b)(i)	(5,561)	(17,855)	-	-
Deferred tax liabilities	3.7(b)(ii)	(1,515)	(3,252)	-	-
		(7,076)	(21,107)	-	-
		27,550	33,502	385	376

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.13 TAX EXPENSE (CONT'D)

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Deferred income tax is analysed as follows:				
Origination and reversal of temporary differences	(6,698)	(20,095)	-	-
Over provision in prior years	(378)	(1,012)	-	-
	(7,076)	(21,107)	-	-

Tax expense analysed by business segments of the Group is disclosed in Note 1.3(a).

(a) Recognition and measurement

Current income tax expense or income is recognised in the profit or loss, except for tax related to items recognised in other comprehensive income or equity. The tax amount is measured using tax rates and laws enacted by year-end.

(b) Tax rates

Income tax expense is calculated based on the statutory income tax rate of 24% (2023: 24%) on the estimated taxable profits for the year.

SECTION 2: INFORMATION ON STATEMENTS OF PROFIT OR LOSS (CONT'D)

2.13 TAX EXPENSE (CONT'D)

(c) Reconciliation between tax expense and accounting profit before tax

The reconciliation between Malaysian tax expense and the product of accounting profit before tax multiplied by the statutory corporate tax rate of 24% (2023: 24%) is as follows:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Profit before tax ("PBT")	109,812	120,620	30,191	51,566
Tax at Malaysian statutory rate on PBT @ 24%	26,355	28,949	7,246	12,376
Tax effects of:				
- non-taxable income	(3,445)	(2,946)	(7,200)	(12,958)
- non-deductible expenses	4,533	7,133	305	893
Utilisation of previously unrecognised deferred tax assets	(292)	(1,237)	-	-
Deferred tax assets not recognised during the year	1,273	2,087	-	-
Over provision of deferred tax in respect of prior years	(378)	(1,012)	-	-
(Over)/Under provision of income tax in respect of prior years	(496)	528	34	65
Tax expense	27,550	33,502	385	376

(d) Other information

The deferred tax assets/liabilities are disclosed in Note 3.7.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION

This section details the individual line items in the statements of financial position. It covers assets, liabilities, share capital and reserves, along with the applicable accounting policies for each category.

3.1 PROPERTY, PLANT AND EQUIPMENT

This note provides information on property, plant, and equipment (also known as fixed assets) that are employed in generating business income.

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Net carrying amount:				
Freehold land	-	1,307	-	-
Buildings	3,998	4,101	-	-
Plant and machinery	181	266	-	-
Motor vehicles	1,048	1,262	-	-
Furniture, fittings, equipment and renovation	3,858	1,556	-	-
	9,085	8,492	-	-

All the property, plant and equipment are utilised for business operations.

(a) Recognition, measurement and significant judgement

The Group recorded its fixed assets using the following recognition and measurement principles:

Property, plant and equipment are recognised when it is probable that future economic benefits will flow to the Group and the Company. Initially, these assets are measured at cost, which includes the fair value at the date control is obtained and the cost of replacing parts of the plant and equipment. Subsequently, they are carried at cost less accumulated depreciation and any accumulated impairment losses.

When significant components of plant and equipment require replacement at regular intervals, depreciation is calculated separately based on their specific useful lives. If the recognition criteria are met, the cost of major inspections is capitalised in the carrying amount of the plant and equipment as a replacement. All other repair and maintenance costs are expensed in the statement of profit or loss as incurred. It is essential to determine whether these expenditures meet the definition of an asset and are recognised as property plant, and equipment.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.1 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

Depreciation Policy

Depreciation is calculated on a straight-line basis to write off the cost of each asset to its residual value over its estimated useful life. Depreciation expense for property, plant, and equipment is recognised in the statement of profit or loss within the expense category that aligns with the business activities and function of the asset. Freehold land is not depreciated.

The estimated useful life represents the common life expectancy within the industry in which the Group and the Company operate. The principal depreciation periods and annual rates used are as follows:

	Years	Percentage (%)
Buildings	50	2
Plant and machinery	5	20
Motor vehicles	7	15
Furniture, fittings, equipment and renovation	5 - 10	10 - 20

The residual value, useful life, and depreciation method of property, plant, and equipment are reviewed at least annually. This review ensures that the depreciation amount, method, and period remain consistent with previous estimates and align with the expected pattern of consumption of the future economic benefits embodied in these assets. At the end of each year, the residual values, useful lives, and depreciation methods are reassessed and adjusted prospectively, if appropriate.

Impairment Assessment

At each reporting date, an assessment is conducted to determine if there is any indication of impairment on an asset. If such an indication exists, or if annual impairment testing is required, an analysis is performed to evaluate whether the carrying amount of such asset is fully recoverable. An impairment loss is recognised if the carrying amount exceeds the recoverable amount, indicating that the asset is impaired and should be written down to its recoverable amount.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.1 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

Impairment Assessment (Cont'd)

For impairment assessment, the recoverable amount of the property, plant and equipment is determined based on either (a) the "value-in-use" of Cash-Generating Units ("CGU"); or (b) the indicative market value of the property, plant and equipment, as appropriate.

The value-in-use of a CGU is determined by discounting the future cash flows expected from its continued use. Significant judgment is required to estimate future results and key assumptions applied to the CGU's cash flow projections. These key assumptions include forecast growth in future revenues and operating profit margins, as well as determining an appropriate pre-tax discount rate and growth rates, which are, among others, dependent on forecasted economic conditions, among other factors.

At each reporting date, an assessment is conducted to determine whether there is any indication that previously recognised impairment losses no longer exist or have decreased. If such an indication exists, the Group or the Company estimates the recoverable amount of such asset or CGU. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of such asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised in prior years. Such reversals are recognised in the statement of profit or loss.

The carrying amount of an item of property, plant, and equipment is derecognised upon disposal (i.e., when the recipient gains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising from the derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit or loss at the time of derecognition (Notes 2.6 and 2.7).

Further details of the impairment are disclosed in Note (b)(iii).

The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on property, plant and equipment are discussed in Notes 6.3(b)(iv) and 6.3(b)(v).

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.1 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

(b) Other information

(i) Movement of property, plant and equipment by classes of assets

Group

2024

Cost	Note	Freehold land RM'000	Buildings RM'000	Plant and machinery RM'000	Motor vehicles RM'000	Furniture, fittings, equipment and renovation RM'000	Total RM'000
At the beginning of the year		1,307	5,181	458	3,647	10,467	21,060
Additions	1.3(a)	-	-	-	63	2,801	2,864
Disposals		-	-	-	(721)	(8)	(729)
Reclassified to inventories	3.6(b)(ii)	(1,307)	-	-	-	-	(1,307)
At the end of the year		-	5,181	458	2,989	13,260	21,888
Accumulated depreciation							
At the beginning of the year		-	1,080	192	2,385	7,638	11,295
Charge for the year	(b)(ii)	-	103	85	277	497	962
Disposals		-	-	-	(721)	(6)	(727)
At the end of the year		-	1,183	277	1,941	8,129	11,530
Accumulated impairment							
At the beginning/end of the year		-	-	-	-	1,273	1,273
Net carrying amount		-	3,998	181	1,048	3,858	9,085

During the year, a freehold land of approximately 2.0 acres with a carrying amount of RM1.3 million was reclassified to property development expenditure for property development.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.1 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

(b) Other information (Cont'd)

(i) Movement of property, plant and equipment by classes of assets (Cont'd)

Group (Cont'd)

2023	Note	Freehold land RM'000	Buildings RM'000	Plant and machinery RM'000	Motor vehicles RM'000	Furniture, fittings, equipment and renovation RM'000	Total RM'000
Cost							
At the beginning of the year		-	5,181	458	3,451	9,461	18,551
Additions	1.3(a)	1,307	-	-	790	1,006	3,103
Disposals		-	-	-	(594)	-	(594)
At the end of the year		1,307	5,181	458	3,647	10,467	21,060
Accumulated depreciation							
At the beginning of the year		-	977	105	2,685	7,230	10,997
Charge for the year	(b)(ii)	-	103	87	294	408	892
Disposals		-	-	-	(594)	-	(594)
At the end of the year		-	1,080	192	2,385	7,638	11,295
Accumulated impairment							
At the beginning/end of the year		-	-	-	-	1,273	1,273
Net carrying amount		1,307	4,101	266	1,262	1,556	8,492

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.1 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

(b) Other information (Cont'd)

(i) Movement of property, plant and equipment by classes of assets (Cont'd)

Furniture and fittings	Note	Company 2024 RM'000	Company 2023 RM'000
Cost			
At the beginning/end of the year		18	18
Accumulated depreciation			
At the beginning of the year		18	17
Charge for the year	(b)(ii)	-	1
At the end of the year		18	18
Net carrying amount		-	-

(ii) Depreciation charge

The total depreciation charge for the year is as follows:

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Recognised in profit or loss and classified under:					
- Cost of sales	2.2(b)	2	2	-	-
- General and administrative expenses	2.4	960	890	-	1
	(b)(i)	962	892	-	1

(iii) Impairment

The impairment assessment for property, plant, and equipment of certain subsidiaries was based on the "value-in-use" of CGU, using the key assumptions detailed in Note (a) above. No impairment was indicated, as the recoverable amounts of these CGU exceeded their carrying amounts. It is believed that no reasonably possible change in any of the key assumptions would result in the carrying amounts of the CGU materially exceeding their recoverable amounts.

For impairment assessment on property, plant and equipment of certain subsidiaries under Property Investment Divisions carried out based on the indicative market values of property, plant and equipment.

3.2 INVESTMENT PROPERTIES

This note provides information on the investment properties held by the Group, which are used to generate rental income and benefit from capital appreciation.

	Note	Group	
		2024	**2023**
		RM'000	**RM'000**
Net carrying amount			
Freehold land		60,290	60,290
Buildings		246,295	252,194
Building under construction		434	434
	(b)(i)	307,019	312,918
Fair value		420,198	421,005

(a) Recognition and measurement

The Group recorded its investment properties using the following recognition and measurement principles:

The Group's investment properties comprise a shopping mall, hypermarket premises, and car parks. Management categorised these properties into one class of asset (retail) based on the nature, characteristics and risks.

Investment properties are capitalised when future economic benefits are probable. They are initially measured at acquisition cost (i.e. day-1 fair value) and subsequently measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Investment properties are derecognised upon disposal or permanent withdrawal from use. Gains or losses are calculated as the difference between net disposal proceeds and carrying amounts.

Transfers to or from investment property occur only upon a change in use. When transferring to owner-occupied property, the deemed cost is the fair value at the change in use date. When transferring to investment property, it is accounted for according to property, plant and equipment policies up to the change in use date.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.2 INVESTMENT PROPERTIES (CONT'D)

(a) Recognition and measurement (Cont'd)

Depreciation Policy

Depreciation is calculated on a straight-line basis to write off the cost of each investment property to its residual value over the estimated useful life. Depreciation expense on investment properties is recognised in the statement of profit or loss. The estimated useful life represents common life expectancy within the industry in which the Group operates. The principal depreciation period for buildings is 50 years. Freehold land and buildings under construction are not depreciated.

Impairment Assessment

At each reporting date, an assessment is conducted to determine if there is any indication of impairment on an asset. If such an indication exists, or if annual impairment testing is required, an analysis is performed to evaluate whether the carrying amount of such asset is fully recoverable. An impairment loss is recognised if the carrying amount exceeds the recoverable amount, indicating that the asset is impaired and should be written down to its recoverable amount.

For impairment assessment, the recoverable amount of the investment properties is determined based on the indicative market value of the investment properties.

At each reporting date, an assessment is conducted to determine whether there is any indication that previously recognised impairment losses no longer exist or have decreased. If such an indication exists, the Group estimates the recoverable amount of such investment property. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of such asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised in prior years. Such reversals are recognised in the statement of profit or loss.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.2 INVESTMENT PROPERTIES (CONT'D)

(a) Recognition and measurement (Cont'd)

The carrying amount of an item of investment properties is derecognised upon disposal (i.e., when the recipient gains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising from the derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the investment property) is included in the statement of profit or loss at the time of derecognition.

The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on investment properties are discussed in Note 6.3(b)(v).

(b) Other information

(i) Movement of investment properties

Group

2024	**Note**	**Freehold land RM'000**	**Buildings RM'000**	**Building under construction RM'000**	**Total RM'000**
Cost					
At the beginning of the year		60,290	338,189	434	398,913
Expenditure incurred	1.3(a)	-	367	-	367
At the end of the year		60,290	338,556	434	399,280
Accumulated depreciation					
At the beginning of the year		-	51,922	-	51,922
Charge for the year	(b)(iii)	-	6,266	-	6,266
At the end of the year		-	58,188	-	58,188
Accumulated impairment					
At the beginning/end of the year		-	34,073	-	34,073
Net carrying amount		60,290	246,295	434	307,019

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024 (CONT'D)

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.2 INVESTMENT PROPERTIES (CONT'D)

(b) Other information (Cont'd)

(i) Movement of investment properties (Cont'd)

Group (Cont'd)

2023	**Note**	**Freehold land RM'000**	**Buildings RM'000**	**Building under construction RM'000**	**Total RM'000**
Cost					
At the beginning of the year		60,239	337,886	-	398,125
Expenditure incurred	1.3(a)	-	303	-	303
Reclassified from inventories	3.6(b)(i)	51	-	434	485
At the end of the year		60,290	338,189	434	398,913
Accumulated depreciation					
At the beginning of the year		-	45,664	-	45,664
Charge for the year	(b)(iii)	-	6,258	-	6,258
At the end of the year			51,922	-	51,922
Accumulated impairment					
At the beginning of the year		-	36,847	-	36,847
Write back of impairment loss	2.6	-	(2,774)	-	(2,774)
At the end of the year		-	34,073	-	34,073
Net carrying amount		60,290	252,194	434	312,918

The additional costs incurred were for the existing investment properties.

(ii) Rental income and direct expenses

Rental income and direct expenses arising from investment properties during the year are as follows:

	Group 2024 RM'000	**Group 2023 RM'000**
Rental income generating	27,332	25,312
Direct expenses incurred to generate the rental income	13,910	14,473

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.2 INVESTMENT PROPERTIES (CONT'D)

(b) Other information (Cont'd)

(iii) Depreciation charge

The total depreciation charge for the year:

	Note	Group 2024 RM'000	Group 2023 RM'000
Recognised in profit or loss and classified under:			
- General and administrative expenses	2.4	6,266	6,258

(iv) Assets pledged as security

Investment properties with a total carrying amount of RM279.6 million (2023: RM285.4 million) are pledged to licensed financial institutions for the medium-term notes issued by a related company as disclosed in Note 3.12(a)(ii) to refinance the term borrowing of a subsidiary.

(v) Other relevant information

The Group engaged independent valuation specialists to determine the fair values of a shopping mall with an attached car park. The fair value was determined using a comparison method. The fair value of other investment properties is estimated by the Directors by reference to transaction prices for similar properties in the vicinity as well as based on the income capitalisation method taking into account rental receipts, market rental yields and the use of appropriate capitalisation rates.

3.3 INVESTMENTS IN SUBSIDIARIES

This note details the investments in subsidiaries which generate dividend income for the Company.

	Note	Company 2024 RM'000	Company 2023 RM'000
Unquoted shares in Malaysia	(d)	669,562	668,960

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

(a) Recognition, measurement and significant judgement

Subsidiaries are entities controlled by the Group. Investments in subsidiaries are recognised at cost, which is the fair value of the consideration paid, when the Group obtains the power to control entities and subsequently measures at cost less any impairment losses. The Group reviews these investments for impairment each reporting period based on reasonable assumptions of future economic conditions using the value-in-use method.

The Group is not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on investments in subsidiaries are discussed in Note 6.3(b)(v).

(b) Changes in Group's composition for the year ended 31 December 2024

(i) Subscription of shares in subsidiaries

(1) On 18 April 2024, the Company subscribed for 79,999 new ordinary shares in Aspect Dynamic Sdn. Bhd. ("ADSB") for cash of RM79,999. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM1 to RM80,000. The principal activity of ADSB is property development. Upon completion of the shares subscription, the Company's equity interest in ADSB remained at 100%.

(2) On 27 December 2024, the Company subscribed for 1,500,000 new ordinary shares in OSK Properties Management Sdn. Bhd. ("OSKPM") for cash of RM318,344 and RM1,181,656 by way of capitalisation of the amount due by OSKPM to the Company. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM2 to RM1,500,002. The principal activity of OSKPM is car park management and operation business. Upon completion of the shares subscription, the Company's equity interest in OSKPM remained at 100%.

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024 (CONT'D)

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

(c) Changes in Group's composition for the year ended 31 December 2023

(i) Newly incorporated subsidiaries

(1) On 8 March 2023, the Company incorporated a wholly-owned subsidiary, Harta Harmoni Sdn. Bhd. ("HHSB") with an issued and paid-up capital of RM1 comprising one (1) ordinary share. The principal activity of HHSB is property development.

On 27 December 2023, the Company subscribed for 9,999 new ordinary shares in HHSB for cash of RM9,999. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM1 to RM10,000. Upon completion of the shares subscription, the Company's equity interest in HHSB remained at 100%.

(2) On 27 April 2023, the Company incorporated a wholly-owned subsidiary, Astana Harmoni Sdn. Bhd. ("AHSB") with an issued and paid-up capital of RM1 comprising one (1) ordinary share. The principal activity of AHSB is property development.

On 18 December 2023, the Company subscribed for 9,999 new ordinary shares in AHSB for cash of RM9,999. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM1 to RM10,000. Upon completion of the shares subscription, the Company's equity interest in AHSB remained at 100%.

(ii) Subscription of shares in subsidiaries

(1) On 23 February 2023, the Company subscribed for 2,300,000 new ordinary shares in OSK Properties (Seremban) Sdn. Bhd. ("OSKP (S)") for cash of RM2,300,000. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM50,000 to RM2,350,000. The principal activity of OSKP (S) is property development. Upon completion of shares subscription, the Company's equity interest in OSKP (S) remained at 100%.

(2) On 21 March 2023, 18 July 2023 and 2 October 2023, the Company subscribed for 10,000,000, 20,000,000 and 20,000,000 new ordinary shares respectively in Potensi Rajawali Sdn. Bhd. ("PR") for a total cash of RM50,000,000. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM60,850,000 to RM110,850,000. The principal activity of PR is property development. Upon completion of the shares subscriptions, the Company's equity interest in PR remained at 100%.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

(d) Other information

Movement of investments in subsidiaries

		Company	
Unquoted shares in Malaysia	**Note**	**2024 RM'000**	**2023 RM'000**
Cost			
At the beginning of the year		673,128	620,808
Subscription of shares	(b)(i)(1),(2) (c)(i)(1),(2) (c)(ii)(1),(2)	1,580	52,320
At the end of the year		674,708	673,128
Accumulated impairment losses			
At the beginning of the year		(4,168)	(1,818)
Made during the year	2.5	-	(2,350)
Transferred from amount due from subsidiary upon capitalisation of the amount due from subsidiary	3.11(a)(i)	(978)	-
At the end of the year		(5,146)	(4,168)
		669,562	668,960

Impairment loss on the cost of investment in a subsidiary amounting to RM Nil (2023: RM2.4 million) have been recognised due to its recoverable amount being lower than its carrying amount.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

(e) Subsidiaries with non-controlling interests

Subsidiaries that have non-controlling interests to the Group are set out below:

	Country Wheels Sdn. Bhd. ("CW") RM'000	Semponia Sdn. Bhd. ("Semponia") RM'000	Rimulia Sdn. Bhd. ("Rimulia") RM'000	Total RM'000
2024				
Proportion of ownership interest held by non-controlling interests	49%	49%	45%	
Accumulated non-controlling interests	16,666	13,774	569	31,009
Profit attributable to non-controlling interests	581	166	14	761
Dividend paid to non-controlling interests of CW/Semponia/Rimulia	-	-	-	-
2023				
Proportion of ownership interest held by non-controlling interests	49%	49%	45%	
Accumulated non-controlling interests	16,085	13,608	555	30,248
Profit attributable to non-controlling interests	755	328	11	1,094
Dividend paid to non-controlling interests of CW/Semponia/Rimulia	-	-	-	-

The above information is presented based on the financial statements of subsidiaries before accounting for (i) fair value adjustments upon the entities being acquired; and (ii) elimination of inter-company transactions.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

(e) Subsidiaries with non-controlling interests (Cont'd)

Summarised financial information of the material subsidiaries which have non-controlling interests in the Group are set out below:

	2024		**2023**	
Aggregated assets and liabilities (100%)	**CW RM'000**	**Semponia RM'000**	**CW RM'000**	**Semponia RM'000**
Current assets	84,380	40,419	82,609	40,067
Non-current assets	2,194	2,194	2,194	2,194
Total assets	86,574	42,613	84,803	42,261
Current liabilities/Total liabilities	(52,560)	(14,502)	(51,977)	(14,490)
Net assets	34,014	28,111	32,826	27,771
Aggregated results (100%)				
Profit attributable to:				
- owners of CW/Semponia	605	173	786	341
- non-controlling interests of CW/Semponia	581	166	755	328
	1,186	339	1,541	669
Total comprehensive income	1,186	339	1,541	669
Aggregated cash flows (100%)				
Net cash from/(used in):				
- operating activities	1,924	(56)	1,678	83
- investing activities	1,656	16	(37)	-
Net increase/(decrease) in cash and cash equivalents	3,580	(40)	1,641	83

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

(f) List of subsidiaries

Listed below are the subsidiaries with their principal activities. The principal place of business of the subsidiaries are in Malaysia and incorporated in Malaysia.

Name of companies	Principal activities	Effective proportion of ownership interest 2024 %	2023 %
Aspect Dynamic Sdn. Bhd.	Property development	100 (b)(i)(1)	100
Aspect Potential Sdn. Bhd.	Property development	100	100
Aspect Synergy Sdn. Bhd.	Property development	100	100
Aspect Vision Sdn. Bhd.	Property development	100	100
Astana Harmoni Sdn. Bhd.	Property development	100	100 (c)(i)(2)
Atria Damansara Sdn. Bhd.	Property investment and development	100	100
Atria Parking Management Sdn. Bhd.	Car park management and operations	100	100
Atria Shopping Gallery Sdn. Bhd.	Mall management and operations	100	100
Country Wheels Sdn. Bhd.	Property development	51	51
Harta Harmoni Sdn. Bhd.	Property development	100	100 (c)(i)(1)
Jelang Vista Sdn. Bhd.	Property development	100	100
Mori Park Sdn. Bhd.	Property development	100	100
OSK Amanjaya Sdn. Bhd.	Property development	100	100

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

(f) List of subsidiaries (Cont'd)

Listed below are the subsidiaries with their principal activities. The principal place of business of the subsidiaries are in Malaysia and incorporated in Malaysia. (Cont'd)

Name of companies	Principal activities	Effective proportion of ownership interest 2024 %	2023 %
OSK Properties Sdn. Bhd.	Property development, investment and sale of oil palm fresh fruit bunches	100	100
OSK Properties Management Sdn. Bhd.	Property management	100 (b)(i)(2)	100
OSK Properties (Seremban) Sdn. Bhd.	Property development	100	100 (c)(ii)(1)
OSKP Facilities Management Sdn. Bhd.	Property management	100	100
Perspektif Vista Sdn. Bhd.	Property development	100	100
Pine Avenue Sdn. Bhd.	Property development	100	100
Potensi Rajawali Sdn. Bhd.	Property development	100	100 (c)(ii)(2)
Ribuan Ekuiti Sdn. Bhd.	Property development	100	100
Rimulia Sdn. Bhd.	Property development	55	55
Semponia Sdn. Bhd.	Property development	51	51
Warisan Rajawali Sdn. Bhd.	Property development	100	100
Wawasan Rajawali Sdn. Bhd.	Property development	100	100

The financial statements of all subsidiaries used in consolidation are prepared as of 31 December.

3.4 INTANGIBLE ASSETS

This note provides information about the software licences and club membership that are classified as intangible assets.

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Software licences	(b)	46	56	-	-
Club membership		350	350	350	350
		396	406	350	350

(a) Recognition, measurement and significant judgement

Intangible assets are recognised in the statement of financial position when it is probable that future economic benefits will flow to the Group and the Company. These assets, which include software licences, club memberships and trademarks acquired separately, are initially measured at cost, representing the fair value of the consideration paid, and subsequently, they are stated at cost less accumulated amortisation and any accumulated impairment loss.

The useful lives of intangible assets are assessed as either finite or indefinite.

Software licences are capitalised based on the costs incurred to acquire and implement the specific software. The costs of software licences are amortised on a straight-line basis over their estimated useful life of 6 to 7 years. Amortisation expense on intangible assets with finite lives is recognised in the statement of profit or loss within the expense category that aligns with the function of the intangible assets. The estimated useful life represents the common life expectancy applied in the industry within which the Group and the Company operate. Residual value, useful life and amortisation for an intangible asset with a finite useful life are reviewed at least annually to ensure that the amount, method and period of amortisation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the items of intangible assets.

Club membership is not amortised, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made prospectively.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.4 INTANGIBLE ASSETS (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

An intangible asset is derecognised upon disposal (i.e. when the recipient obtains control) or when no future economic benefits are expected from its use or disposal. Any gain or loss arising upon derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit or loss.

The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on intangible assets are discussed in Notes 6.3(b)(iv) and 6.3(b)(v).

(b) Software licences

		Group		Company	
	Note	**2024 RM'000**	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Cost					
At the beginning of the year		1,395	1,380	9	9
Additions	1.3(a)	18	15	-	-
At the end of the year		1,413	1,395	9	9
Accumulated amortisation					
At the beginning of the year		(1,339)	(1,302)	(9)	(9)
Amortisation		(28)	(37)	-	-
At the end of the year		(1,367)	(1,339)	(9)	(9)
Net carrying amount		46	56	-	-
Recognised in profit or loss and classified under:					
Amortisation of software licences:					
- General and administrative expenses	2.4	28	37	-	-
		28	37	-	-

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.5 RIGHT-OF-USE ASSET/(LEASE LIABILITY)

This note details the leases in which the Group and the Company act as lessees, covering lease contract for spaces such as sales gallery based on business needs. Lease contract is generally established for fixed period. Leases where the Group is a lessor are disclosed under lease receivables and operating lease commitments in Notes 3.8 and 5.1(a), respectively.

		Group	
	Note	2024 RM'000	2023 RM'000
Right-of-use asset			
Lease of premise	(b)	-	212
Lease liability			
Non-current		-	81
Current		-	134
	(c)	-	215

(a) Recognition, measurement and significant judgement

Lease is recognised as right-of-use asset and corresponding lease liability when available for use. Lease contract includes lease and non-lease components, allocated based on their prices. Real estate lease is accounted for as a single component following the practical expedient provided in MFRS 16 'Leases'. Lease terms vary and contain security interests in leased assets. All factors creating an economic incentive to extend or terminate the lease are considered in determining the lease term. Revisions in lease terms result in the remeasurement of lease liabilities. Short-term leases (12 months or less) and low-value assets (RM20,000 or below) are expensed on a straight-line basis.

(i) Right-of-use asset

Right-of-use asset is recognised in the statement of financial position when future economic benefits are probable. Initially measured at cost, including the lease liability, advance payments, direct costs, and restoration estimates. Subsequently, they are measured at cost minus accumulated depreciation and impairment losses.

3.5 RIGHT-OF-USE ASSET/(LEASE LIABILITY) (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

(i) Right-of-use asset (Cont'd)

Depreciation is calculated on a straight-line basis to write off the cost of each asset from the commencement date to the earlier of the estimated useful life or the end of the lease term. The estimated useful life is described in Note 3.1(a) and the lease term is as follows:

	Years	Percentage (%)
Lease of premise	2	50

The recoverable amount of right-of-use asset is determined based on the value-in-use of the CGU, by discounting future cash flow projections. Significant judgement is required in estimating future results, key assumptions, growth rates, and discount rates.

The Group does not need to adopt IFRS S2 'Climate-related Disclosures' as discussed in Notes 6.3(b)(iv) and 6.3(b)(v). As of 31 December 2024, no impairment loss was required as the recoverable amounts were higher than the carrying amounts.

Gains or losses from derecognition of right-of-use asset is included in the profit or loss statement, except for sale and leaseback transactions under MFRS 16. Gains are not classified as revenue.

(ii) Lease liability

Lease liability is classified as amortised cost liabilities and recognised when the financial obligation arises. Initially measured at fair value (present value of unpaid lease payments), they are discounted using the lease's interest rate or the Group's incremental borrowing rates if the rate is not readily determined.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.5 RIGHT-OF-USE ASSET/(LEASE LIABILITY) (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

(ii) Lease liability (Cont'd)

Lease liability measurements include:
- Fixed payments (minus lease incentives)
- Variable payments based on an index/rate
- Expected payments under residual value guarantees
- Purchase option prices (if likely to be exercised)
- Penalties for early termination

After initial recognition, lease liability is measured at amortised cost as described in Note 3.14(a)(ii). Lease payments are divided into principal and finance costs, with finance costs charged to profit or loss over the lease period as interest expense on lease liability. Lease liability is shown as a separate item in the statement of financial position.

Adjustments to the carrying amount of lease liability is made against right-of-use assets if there are modifications, changes in lease term or payments, or changes in purchase option assessments.

(b) Movement of right-of-use asset

Lease of premise

	Note	Group 2024 RM'000	Group 2023 RM'000
Cost			
At the beginning of the year		269	317
Additions		-	269
Reassessments and modifications of leases		(269)	(317)
At the end of the year		-	269
Accumulated depreciation			
At the beginning of the year		57	246
Charge for the year	2.4	78	128
Reassessments and modifications of leases		(135)	(317)
At the end of the year		-	57
Net carrying amount		-	212
Recognised in profit or loss and classified under:			
Depreciation of right-of-use asset			
- General and administrative expenses	2.4	78	128

3.5 RIGHT-OF-USE ASSET/(LEASE LIABILITY) (CONT'D)

(c) Movement of lease liability

	Note	Group 2024 RM'000	Group 2023 RM'000
At the beginning of the year		215	74
Additions		-	269
Interest charged	2.12	5	6
Reassessments and modifications of leases		(138)	-
Payment of:			
- principal		(77)	(128)
- interest		(5)	(6)
	3.14(e)(iii)	(82)	(134)
At the end of the year		-	215
Recognised in profit or loss and classified under:			
Interest expense on lease liability			
- finance cost	2.12	5	6

(d) Other information

	Note	Group 2024 RM'000	Group 2023 RM'000
(i) Recognised in profit or loss and classified under:			
Rental expenses for short-term leases			
- General and administrative expenses	2.4	108	72

(ii) The liquidity risk of the lease liability is disclosed in Note 1.8(a).

(iii) The weighted average incremental borrowing rates of the lease liability of the Group ranging from 4.77% (2023: 3.37% to 4.77%).

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.6 INVENTORIES

This note provides information about the inventories held by the Group which consist of land bank, stocks for ongoing and completed projects under the Property Development Division.

	Note	Group 2024 RM'000	Group 2023 RM'000
Non-current			
Land held for property development	(b)(i)	1,321,308	1,319,033
Current			
Property development expenditure	(b)(ii)	307,323	256,067
Completed properties held for sale	(b)(iii)	23,888	2,292
Total current		331,211	258,359
Total		1,652,519	1,577,392

In 2024, OSK Amanjaya Sdn. Bhd., a subsidiary of the Company, entered into a Sale and Purchase Agreement with various vendors to acquire 686.1 acres of land located at Bandar Sungai Petani and Mukim Sungai Petani, Daerah Kuala Muda, Kedah for a total purchase consideration of RM147.8 million.

(a) Recognition, measurement and significant judgement

(i) Land held for property development

Land held for property development consists of land where no development activities have been carried out or where development activities are not expected to be completed within the normal operating cycle. Such land is recognised in the statement of financial position when expenditure is incurred and is measured at the lower of cost and net realisable value. Cost associated with the acquisition of land includes the purchase price of the land, professional fees, stamp duties, commissions, conversion fees and other relevant levies.

Land held for property development is reclassified as property development expenditure at the point when development activities have commenced and where it can be demonstrated that the development activities can be completed within the normal operating cycle.

(ii) Property development expenditure

Property development expenditures incurred and not recognised as an expense in the statement of profit or loss are recognised as an asset measured at the lower of cost and net realisable value.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.6 INVENTORIES (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

(ii) Property development expenditure (Cont'd)

Property development expenditure comprises all costs that are directly attributable to the development activities or that can be allocated on a reasonable basis to such activities. Such development expenditure comprises the cost of land under development, construction costs and other related development costs common to the whole project including professional fees, stamp duties, commissions, conversion fees and other relevant levies as well as borrowing costs.

Property development revenue and costs as disclosed in Notes 2.1(a)(i)(1) and 2.2(a)(i) respectively are recognised in the statement of profit or loss by reference to the progress towards complete satisfaction of that performance obligation at the reporting period, generally known as the percentage of completion method. It is measured based on direct measurements of the value transferred to the purchasers and the inputs to the satisfaction of the performance obligation. Significant judgement is required in determining the completeness and accuracy of the budgets; and the extent of the costs incurred.

Substantial changes in cost estimates can have a significant effect on profitability in future periods. In making the above judgement, it relies on experience and work of specialists.

(iii) Completed properties held for sale

Completed properties held for sale are recognised in the statement of financial position when such properties are completed with certificates of completion and compliance. It is measured at the lower of cost and net realisable value. Cost consists of costs associated with the acquisition of land, direct costs and appropriate proportions of common costs attributable to developing the properties until completion.

Net realisable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale. Estimates of net realisable value will be based on the most reliable evidence available of the amount which the inventories are expected to realise.

The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on inventories are discussed in Note 6.3(b)(ii).

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.6 INVENTORIES (CONT'D)

(b) Other information

(i) Land held for property development

	Note	Group 2024 RM'000	Group 2023 RM'000
Freehold land			
At the beginning of the year		975,811	962,986
Costs incurred		6,192	23,034
Purchase of lands		-	30,997
Reclassified to:			
- property development expenditure	(b)(ii)	(58,369)	(41,155)
- investment properties	3.2(b)(i)	-	(51)
At the end of the year		923,634	975,811
Development expenditure			
At the beginning of the year		343,222	281,103
Costs incurred		122,850	134,104
Reclassified to:			
- property development expenditure	(b)(ii)	(68,398)	(71,551)
- investment properties	3.2(b)(i)	-	(434)
At the end of the year		397,674	343,222
Total non-current		1,321,308	1,319,033

As disclosed in Note 2.11, interest of RM32.6 million (2023: RM35.3 million) was capitalised during the year which was calculated based on interest rates ranging from 2.47% to 4.96% (2023: 2.47% to 5.03%).

The land held for property development with a total carrying amount of RM623.6 million (2023: RM662.3 million) are pledged as security to secure medium-term notes and Sukuk issued by a related company and term borrowings of the subsidiary as disclosed in Notes 3.12(a)(ii) and 3.14(c) respectively.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.6 INVENTORIES (CONT'D)

(b) Other information (Cont'd)

(ii) Property development expenditure

	Note	Group 2024 RM'000	Group 2023 RM'000
Freehold land			
At the beginning of the year		288,370	271,360
Costs (refunded)/incurred		(201)	726
Reclassified from land held for property development	(b)(i)	58,369	41,155
Reclassified to completed properties held for sale		(100)	(24)
Reclassified from property, plant and equipment	3.1(b)(i)	1,307	-
Reversal of development expenditure for completed projects		(58,803)	(24,847)
At the end of the year		288,942	288,370
Development expenditure			
At the beginning of the year		645,698	467,142
Costs incurred		472,538	448,984
Reclassified from land held for property development	(b)(i)	68,398	71,551
Reclassified to completed properties held for sale		(23,026)	(978)
Reversal of development expenditure for completed projects		(487,886)	(341,001)
At the end of the year		675,722	645,698
Total property development expenditure incurred		964,664	934,068
Costs recognised in profit or loss			
At the beginning of the year		(678,001)	(504,006)
Recognised in profit or loss		(526,029)	(539,843)
Reversal of costs arising from completed projects		546,689	365,848
At the end of the year		(657,341)	(678,001)
Net carrying amount of property development expenditure		307,323	256,067

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.6 INVENTORIES (CONT'D)

(b) Other information (Cont'd)

(ii) Property development expenditure (Cont'd)

As disclosed in Note 2.11, interest of RM5.7 million (2023: RM5.3 million) was capitalised during the year which was calculated based on interest rates ranging from 2.47% to 4.96% (2023: 2.47% to 5.03%).

The following carrying amounts of property development expenditure that are pledged as security to secure:

	Note	Group 2024 RM'000	Group 2023 RM'000
Advances granted by a related company	3.12(a)(ii)	146,152	116,916
Term loans	3.14(c)	95,990	67,353
		242,142	184,269

(iii) Completed properties held for sale

	Group 2024 RM'000	Group 2023 RM'000
At cost	23,888	2,292

3.7 DEFERRED TAX ASSETS/(LIABILITIES)

This note provides information on the recognition of deferred tax assets and liabilities accounted.

	Note	Group 2024 RM'000	Group 2023 RM'000
Deferred tax assets ("DTA")	(b)(i)	74,568	69,007
Deferred tax liabilities ("DTL")	(b)(ii)	(6,627)	(8,142)

(a) Recognition and measurement

Deferred tax is calculated on temporary differences between the tax value and the carrying amount of assets and liabilities. It is recognised using enacted tax rates. Deferred tax assets are recorded when it is probable there will be future taxable profit to use them. Judgement is needed to estimate the amount of deferred tax assets. Deferred tax assets and liabilities can be offset if they are from the same tax authority on the same company.

3.7 DEFERRED TAX ASSETS/(LIABILITIES) (CONT'D)

(b) The components and movements of deferred tax assets and liabilities:

Group

(i) Deferred tax assets	**As at 1.1.2023 RM'000**	**Deferred tax recognised in profit or loss for 2023 (Note 2.13) RM'000**	**As at 31.12.2023 /1.1.2024 RM'000**	**Deferred tax recognised in profit or loss for 2024 (Note 2.13) RM'000**	**As at 31.12.2024 RM'000**
Excess of depreciation over capital allowances	-	8	8	2	10
Interest capitalised in inventories	1,660	(887)	773	(70)	703
Unused tax losses and unabsorbed capital allowances	4,538	(169)	4,369	(2,985)	1,384
Provisions	45,486	18,842	64,328	8,588	72,916
Total deferred tax assets	51,684	17,794	69,478	5,535	75,013
Offset in DTL [Note b(ii)]	(532)	61	(471)	26	(445)
Net deferred tax assets	51,152	17,855	69,007	5,561	74,568
(ii) Deferred tax liabilities					
Excess of capital allowances over depreciation	(636)	61	(575)	28	(547)
Fair value on inventories	(11,290)	3,252	(8,038)	1,513	(6,525)
Total deferred tax liabilities	(11,926)	3,313	(8,613)	1,541	(7,072)
Offset in DTA [Note b(i)]	532	(61)	471	(26)	445
Net deferred tax liabilities	(11,394)	3,252	(8,142)	1,515	(6,627)

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.7 DEFERRED TAX ASSETS/(LIABILITIES) (CONT'D)

(c) Other information

The temporary differences for which no deferred tax assets have been recognised in the statements of financial position are as follows:

	Group	
	2024	**2023**
	RM'000	**RM'000**
Deductible temporary differences	75,489	72,797
Taxable temporary differences	(102,477)	(104,293)
Unused tax losses	70,913	69,572
Unutilised capital allowances	141,235	142,996
	185,160	181,072

Deferred tax assets of certain subsidiaries have not been recognised in respect of these items as it is not probable that taxable profits of the subsidiaries would be available against which the deductible temporary differences could be utilised. The amount and the availability of these items to be carried forward are subject to the agreement of the relevant tax authorities.

The unused tax losses analysed by expiry year of assessment:

	Group	
	2024	**2023**
	RM'000	**RM'000**
Year of assessment 2028	12,228	14,377
Year of assessment 2029	7,684	7,684
Year of assessment 2030	14,906	15,021
Year of assessment 2031	2,438	2,682
Year of assessment 2032	22,899	22,899
Year of assessment 2033	6,909	6,909
Year of assessment 2034	3,849	-
	70,913	69,572

In Malaysia, effective from 1 January 2022, any unused tax losses shall be deductible for a maximum period of ten consecutive years of assessment immediately following that year of assessment. Any amount which is not deducted at the end of the period of ten years of assessment shall be disregarded.

The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on income taxes are discussed in Note 6.3(b)(iii).

3.8 TRADE RECEIVABLES

This note outlines the position of the Group's trade receivables with its measurement and recognition treatment as well as its credit risk management practices.

	Note	Group 2024 RM'000	Group 2023 RM'000
Non-current			
Property progress billings receivables		21,482	10,853
Current			
Lease receivables		7,302	9,098
Property progress billings receivables		113,944	79,305
		121,246	88,403
Allowances for impairment losses:			
- Collective assessment	(b)(i)	(124)	(311)
- Individual assessment	(b)(i)	(6,658)	(6,871)
Total current		114,464	81,221
Total		135,946	92,074

(a) Recognition, measurement and significant judgement

The Group's business mainly involves developing and selling properties, leasing commercial space, and holdings investment. The related revenue recognition is disclosed in Note 2.1.

Trade receivables are financial assets with fixed or determinable collections (repayments) by receivables and are classified as amortised cost assets. These trade receivables are recognised in the statement of financial position upon issuance of billing to customers. Trade receivables are recognised initially at their fair value of goods and services provided based on invoice amounts. They are subsequently measured at amortised cost as described in Note (a)(v) below. Revenue (Note 2.1), allowance for impairment losses (Note 2.5) and any gain or loss arising from derecognition of trade receivables are recognised in the statement of profit or loss.

The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on trade receivables are discussed in Note 6.3(b)(viii).

(i) Credit risk management practices

Assessment is carried out to determine whether the credit risk of a customer has increased significantly since initial recognition via observation of certain criteria including ageing of days past due, collateral values where applicable and latest customer financial standing and compare the risk of a default occurring in the portfolio as at the end of the year with the risk of a default occurring in the portfolio as at the date when such customer was initially recognised. In making this assessment, the Group considers both quantitative and qualitative information that is reasonable and supportable, including historical experience and observable forward-looking information without undue cost or effort.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.8 TRADE RECEIVABLES (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

(i) Credit risk management practices (Cont'd)

In relation to the rebuttable presumption, the credit risk on a financial asset has increased significantly since initial recognition in each of their businesses when contractual payments are more than 30 days past due. The clients' repayment behaviour is reviewed and compared it with the industry's normal credit period and supply chain cycle and determined that payments take longer than 30 days.

Receivable is considered as default when such a customer did not perform its obligation to make payment within the period granted.

The expected credit loss is recognised from the date of initial recognition of a receivable using a single-stage lifetime expected credit loss. This is the 'simplified approach' under MFRS 9. In this approach, there is no requirement to monitor changes in the credit risk of financial assets as described in the 'general approach' in Note 3.9(b). The simplified approach is mandatory for trade receivables or contract assets resulting from transactions that fall within the scope of MFRS 15 'Revenue from Contracts with Customers' and do not contain a significant financing component. This simplified approach may also apply to trade receivables or contract assets with a significant financing component under MFRS 15; and lease receivables accounted for under MFRS 16, when the accounting policy measures the loss allowance at an amount equal to lifetime expected credit losses. Receivables are assessed individually for impairment loss at each reporting period end.

Assessment is carried out on expected credit losses on a collective basis of receivables, that are not being impaired individually, and such receivables are grouped based on the following factors for monitoring:

- Business activities: Property Development, Property Investment and Management businesses are each assessed in separate groups;
- Products or services: different types of products or services are each assessed in separate groups;
- Receivables ageing status;
- Nature, size and industry of receivables;
- Collaterals provided by the receivables; and
- External/Internal credit ratings where applicable.

Trade receivables are credit-impaired when one or more events have a detrimental impact on the future cash flows of the receivable that can be reliably estimated. Receivable is written off from its books only when all avenues of recovery have been exhausted and there is no recoverable expectation of such receivable in the foreseeable future. For the receivables that are written off, the Group's internal legal unit will follow up on enforcement activities.

3.8 TRADE RECEIVABLES (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

(i) Credit risk management practices (Cont'd)

To determine that there is objective evidence of credit-impaired trade receivables, the following inputs and assumptions are being used to assess whether there has been a significant increase in credit risk since initial recognition:

- Significant financial difficulty of the customer;
- A breach of contract, such as a default of payment; or
- Observation of current and forward-looking data indicating that there is a measurable decrease in the estimated future cash flows from the customer since initial recognition, including:
  (i) adverse changes in the payment status of the customer; and
  (ii) national or local economic conditions that correlate with the customer.

Reviews are carried out on expected credit losses at each reporting period to assess the reasonableness of the assumptions in relation to the risk of default and expected loss rates. In assessing the impairment of a receivable, the assumption of the possibility of default is adopted based on historical behaviour including the past five years' monthly data of each customer from the end of the reporting date. In addition, business units observe current market conditions concerning to each customer's exposure and related collateral risk exposure.

For incorporating forward-looking information into the determination of expected credit losses, general macroeconomic indicators is used such as projected gross domestic product ("GDP"), lending interest rate, housing price index, unemployment rate and inflation rate are used as a broad guidance of credit and applies experienced credit judgement. In addition, observation of the industry-specific factors is carried out in determining expected credit loss such as information about collateral nature, property market and its marketability etc.

Based on the historical data and the forward-looking information stated above, business units use the probability of default and loss given default methodology to assess lifetime expected credit loss.

There were no significant changes in the estimation techniques or assumptions made during the year.

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024 (CONT'D)

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.8 TRADE RECEIVABLES (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

(ii) Quantitative and qualitative information about amounts arising from expected credit losses

Gross carrying amount being allocated for impairment:

	Group			
	2024		2023	
	Collectively assessed RM'000	Individually assessed RM'000	Collectively assessed RM'000	Individually assessed RM'000
At the beginning of the year	92,385	6,871	116,772	7,451
Originate	772,821	793	703,308	292
Derecognise	(729,136)	(1,006)	(727,695)	(872)
At the end of the year	136,070	6,658	92,385	6,871

There were no modifications of contractual cash flows on trade receivables during the year.

No contractual amounts were written off during the year which are still subject to enforcement activities.

(iii) Credit risk exposure

The Group assesses the credit quality of trade receivables using the ageing of past due days for the lifetime impairment of the trade receivables as follows:

Group

	Expected loss rate %	Gross carrying amount/ Maximum exposure RM'000	Collateral value held RM'000	Expected loss provision RM'000
2024				
Current	0.0	91,057	166	9
Past due:				
1 to 30 days	0.1	22,535	39	14
31 to 90 days	0.2	17,666	38	38
More than 90 days	58.6	11,470	1,694	6,721
		142,728	1,937	6,782

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.8 TRADE RECEIVABLES (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

(iii) Credit risk exposure (Cont'd)

The Group assesses the credit quality of trade receivables using the ageing of past due days for the lifetime impairment of the trade receivables as follows: (Cont'd)

Group (Cont'd)

2023	Expected loss rate %	Gross carrying amount/ Maximum exposure RM'000	Collateral value held RM'000	Expected loss provision RM'000
Current	0.1	82,941	330	78
Past due:				
1 to 30 days	0.5	4,220	198	22
31 to 90 days	17.4	834	278	145
More than 90 days	61.6	11,261	1,671	6,937
		99,256	2,477	7,182

(iv) Significant estimates and judgements

Impairment allowances for trade receivables are based on assumptions about the risk of default and expected credit loss rates. Significant judgement is used in making these assumptions and selecting inputs for computing such impairment loss, broadly based on the available customers' historical data and the existing market conditions including forward-looking estimates at the end of the reporting period.

3.8 TRADE RECEIVABLES (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

(v) Financial assets measured at amortised cost and effective interest method

The amortised cost of a financial asset is the amount that measured at initial recognition and adjusted for subsequent recognition of interest income using the effective interest method of any difference between that initial amount and the maturity amount, minus repayments and any impairment/credit losses.

Effective interest rate is the rate that discounts estimated future cash inflows through the expected life of the financial asset to the gross carrying amount of a financial asset. The gross carrying amount is the amortised cost of a financial asset before adjusting for any loss allowance. The effective interest method is the method that is used in the calculation of the amortised cost of a financial asset and in the allocation and recognition of the interest income in the statement of profit or loss over the relevant period.

Therefore, the carrying amount of the financial asset is a reasonable approximate of its fair value.

The above amortised costs measurement is also adopted in other assets excluding prepayments, amounts due from subsidiaries, amounts due from related companies and cash and bank balances, as disclosed in Notes 3.9(a), 3.11(a), 3.12(a) and 3.13(a), respectively.

(b) Other information

(i) Movement of allowances for impairment losses:

	Note	Group 2024 RM'000	Group 2023 RM'000
Collective assessment			
At the beginning of the year		311	791
Write back of allowance	2.5	(187)	(480)
At the end of the year		124	311
Individual assessment			
At the beginning of the year		6,871	7,451
Allowance made	2.5	793	292
Write back of allowance	2.5	(1,006)	(872)
At the end of the year		6,658	6,871
Total collective and individual impairment losses		6,782	7,182

There was no significant concentration of credit risks at the end of the year.

(ii) Trade receivables are non-interest bearing unless overdue and generally on terms of 7 to 90 days (2023: 7 to 90 days).

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.9 OTHER ASSETS

This note provides information on other receivables, deposits paid and prepayment of expenses.

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Non-current					
Deposits		4,429	1,750	-	-
Current					
Other receivables		6,040	3,049	40	30
Deposits		28,246	14,927	304	4
Allowance for impairment	(c)(i)	(1,678)	(1,687)	-	-
		32,608	16,289	344	34
Prepayments		5,302	648	-	2
Total current		37,910	16,937	344	36
Total		42,339	18,687	344	36

(a) Recognition, measurement and significant judgement

Other assets, excluding prepayments, are financial assets with fixed or determinable payments and are classified as amortised cost assets. These assets are recognised in the statement of financial position when goods and/or services are provided to the Group. Initially, such goods and/or services are measured at the fair value, equivalent to the transaction amounts and subsequently are measured at amortised cost as described in Note 3.8(a)(v). Gains or losses, including impairment, are recognised in the statement of profit or loss.

The 'general approach' under MFRS 9 as described in Note (b) below is adopted to provide for the expected credit loss of the above receivables.

The Group assesses whether the credit risk of a receivable has significantly increased since initial recognition via observation of various criteria including receivables aged 90 days past due, the nature of the transaction, and comparing the risk of a default at the end of the year with the risk of initial recognition. This assessment involves considering both quantitative and qualitative information that is reasonable and supportable, including historical experience and observable forward-looking data, without undue cost or effort.

3.9 OTHER ASSETS (CONT'D)

(b) Impairment assessment - 'General Approach' under MFRS 9

The 'general approach' under MFRS 9 uses the forward-looking expected credit loss model which includes a three-stage impairment model based on changes in credit quality since initial recognition. Assets move through the three stages as quality changes and the stages dictate how to measure impairment losses at each reporting date. Impairment losses will be reversed if the credit quality improves. In respect of the receivables where credit risk has not increased significantly since the initial recognition of the financial assets, the 12-month expected credit losses are recognised. Otherwise, lifetime expected credit losses are recognised. For credit-impaired receivables, lifetime expected credit losses are recognised on a net basis.

In making this assessment, both quantitative and qualitative information that is reasonable and supportable have been considered, including historical experience and observable forward-looking information without undue cost or effort. The probability of default and loss given default methodology have been used to assess the expected credit loss and significant judgement is exercised in determining the probability of default of the receivables, appropriate forward-looking information and significant increase in credit risk since the inception of such receivable.

(c) Other information

(i) Movement of allowance for impairment losses:

		Group	
	Note	**2024**	**2023**
		RM'000	**RM'000**
Individual assessment			
At the beginning of the year		1,687	1,573
Allowance made	2.5	55	195
Write back of allowance	2.5	(64)	(81)
At the end of the year		1,678	1,687

(ii) Other receivables were non-interest bearing and generally on terms of 30 to 90 days (2023: 30 to 90 days).

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.10 CONTRACT ASSETS

This note provides information about the contract assets that represent the Group's rights to consideration for goods sold and services rendered to the customers before recognition as trade receivables.

	Note	Group 2024 RM'000	Group 2023 RM'000
Contract assets arising from the excess of revenue recognised over progress billings to property purchasers	(b)(i)	207,610	211,838

Contract assets related to revenue earned but yet to be billed on the ongoing development projects.

(a) Recognition, measurement and significant judgement

A contract asset is a right to consideration, the fair values at initial recognition, in exchange for goods or services that the Group has transferred to a customer before the customer pays consideration or before payment is due.

Contract assets (accrued billings to be billed to purchasers) are recognised in the statement of financial position as the excess of cumulative revenue recognised over the progress billings to purchasers. Revenue is measured at the transaction price based on a contract with a purchaser/customer.

Contract assets will be reclassified to trade receivables when the rights to economic benefits become unconditional. This usually occurs when billings are issued to the purchaser/customer. For determining the transaction price of the contract, the Group assumed that the goods or services would be transferred to the purchaser/customer as promised following the existing contract and that the contract would not be amended, renewed or modified.

Contract assets are subject to impairment assessment under MFRS 9. The expected credit loss is recognised from the date of initial recognition of a contract asset using a single-stage lifetime expected credit loss, the 'simplified approach' as described under Note 3.8(a)(i). No expected credit loss is recognised from contract assets as it was negligible.

The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on contract assets are discussed in Note 6.3(b)(viii).

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.10 CONTRACT ASSETS (CONT'D)

(b) Other information

(i) Contract assets and liabilities in respect of property development activities:

	Note	Group 2024 RM'000	Group 2023 RM'000
At the beginning of the year		211,737	155,394
Net progress revenue recognised in profit or loss	2.1	717,554	732,184
Sale of completed properties recognised in profit or loss	2.1	4,494	3,818
Progress billings issued		(744,132)	(679,659)
At the end of the year		189,653	211,737
Carrying amount at the end of the year are analysed as follows:			
- Contract assets		207,610	211,838
- Contract liabilities	3.18	(17,957)	(101)
		189,653	211,737

(ii) Transaction price allocated to the remaining performance obligations

The aggregate amount of the transaction price allocated to the property development contracts that are fully or partially to be fulfilled (unsatisfied) and expected to be recognised as revenue in the future are as follows:

	Group 2024 RM'000	2024 %	Group 2023 RM'000	2023 %
Within 1 year	330,714	64%	446,344	79%
1 to 4 years	188,726	36%	116,264	21%
	519,440		562,608	

Contract assets and liabilities under property development activities contracts are denominated in RM. The above contract assets and liabilities are not impacted by any significant changes in the contract terms.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.11 AMOUNTS DUE FROM/(TO) SUBSIDIARIES

This note details the advances made between the Company and its subsidiaries.

	Note	Company 2024 RM'000	Company 2023 RM'000
Non-current			
Amount due from a subsidiary	(a)(i)	-	25,957
Current			
Amounts due from subsidiaries		-	50,978
Allowance for impairment loss	(a)(i)	-	(978)
Total current		-	50,000
Amount due to a subsidiary	(a)(ii)	(20,500)	(20,753)

(a) Recognition, measurement and significant judgement

(i) Amounts due from subsidiaries

Amounts due from subsidiaries are financial assets with fixed or determinable collections/(repayments) and are classified as amortised cost assets. These amounts are recorded in the statement of financial position when advanced to the subsidiary. Initially, they are recognised at fair value based on the amounts advanced and subsequently measured at amortised cost as described in Note 3.8(a)(v).

The Company adopts the 'general approach' under MFRS 9 in providing the expected credit loss. The 'general approach' is described in Note 3.9(b).

The movement of allowance for impairment loss is as follows:

	Note	Company 2024 RM'000	Company 2023 RM'000
Individual assessment			
At the beginning of the year		978	752
Allowance made	2.5	-	226
Transferred to investment in subsidiary upon capitalisation of the amount due from subsidiary	3.3(d)	(978)	-
At the end of the year		-	978

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.11 AMOUNTS DUE FROM/(TO) SUBSIDIARIES (CONT'D)

(a) Recognition, measurement and significant judgement (Cont'd)

(ii) Amount due to a subsidiary

Amount due to a subsidiary is financial liability with fixed or determinable payments, classified as amortised cost liability. This amount is recorded in the statement of financial position when the financial obligation arises. Initially, it is recognised at the fair value of the advances received and subsequently, it is measured at amortised cost as described in Note 3.14(a)(ii).

(b) Interest rates

Amounts due from/(to) subsidiaries are non-trade, unsecured and bear an interest rate of 2.37% to 2.47% (2023: 2.37% to 2.47%) per annum. At the end of the year, such amounts including interest therein are due and to be received/paid.

3.12 AMOUNTS DUE FROM/(TO) RELATED COMPANIES

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Amounts due from related companies					
Current					
Advance to a related company	1.4	30,800	-	30,800	-
Others		19	-	-	-
Total current		30,819	-	30,800	-
Amounts due to related companies					
Current					
Advances from related companies	1.4	(1,309,845)	(1,258,588)	-	(59,600)
Trade		(36,782)	(19,038)	-	-
Others		(38)	(15)	-	-
Total current	1.8(a)	(1,346,665)	(1,277,641)	-	(59,600)

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.12 AMOUNTS DUE FROM/(TO) RELATED COMPANIES (CONT'D)

(a) Recognition, measurement and significant judgement

(i) Amounts due from related companies

Amounts due from related companies are financial assets with fixed or determinable repayments and are classified as amortised cost assets. These amounts are recorded in the statement of financial position when advanced to the related companies. Initially, they are recognised at fair value based on the amounts advanced and subsequently measured at amortised cost as described in Note 3.8(a)(v).

The Company adopts the 'general approach' under MFRS 9 in providing the expected credit loss. The 'general approach' is described in Note 3.9(b). Based on the assessment, the amounts due from related companies have low credit risk and it was negligible, hence no expected credit loss is recognised thereof.

(ii) Amounts due to related companies

Amounts due to related companies are financial liabilities with fixed or determinable payments, classified as amortised cost liabilities. These amounts are recorded in the statement of financial position when the financial obligation arises. Initially, they are recognised at the fair value of the advances received and subsequently, they are measured at amortised cost as described in Note 3.14(a)(ii).

The advance from the related companies have been granted by pledging the following assets of the Group as security to secure medium-term notes ("MTNs") and Sukuk issued by the related companies for funding the Group's operations:

		Group	
	Note	**2024 RM'000**	**2023 RM'000**
Investment properties	3.2(b)(iv)	279,583	285,352
Inventories:			
- Land held for property development	3.6(b)(i)	432,324	440,195
- Property development expenditure	3.6(b)(ii)	146,152	116,916
Cash, bank balances and short-term funds	3.13(d)(i)	2,135	2,072
Total		860,194	844,535

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024 (CONT'D)

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.12 AMOUNTS DUE FROM/(TO) RELATED COMPANIES (CONT'D)

(b) Interest rates

Non-trade amounts due from/(due to) related companies are unsecured and interest-free except for advance to/(from) related companies which bear interest rates ranging from 4.70% to 4.84% (2023: 4.58% to 4.85%) per annum. At the end of the year, such amounts including interest therein are due and to be received/paid.

(c) Other information

(i) The advances from related companies represent financing provided to the Group for its operations including funding of land acquisition and progress work. These financing are governed under conventional agreements or Islamic arrangements.

(ii) The liquidity risk of the amounts due to related companies are disclosed in Note 1.8(a).

3.13 CASH, BANK BALANCES AND SHORT-TERM FUNDS

This note outlines the liquidity position.

Cash, bank balances and short-term funds comprise cash at banks and on hand and short-term highly liquid deposits with a maturity of one year or less, that are held to meet short-term cash commitments and are readily convertible to a known amount of cash and subject to an insignificant risk of changes in value.

		Group		**Company**	
	Note	**2024 RM'000**	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Cash and bank balances		15,711	3,245	228	140
Deposits with licensed financial institutions		61,671	117,794	-	15,000
Short-term funds		154,590	57,786	3,938	4,186
		231,972	178,825	4,166	19,326
Housing development accounts		49,203	165,679	-	-
	1.4	281,175	344,504	4,166	19,326

3.13 CASH, BANK BALANCES AND SHORT-TERM FUNDS (CONT'D)

(a) Recognition and measurement

Cash and bank balances, deposits with licensed financial institutions and housing development accounts are financial assets with fixed and determinable sums that are classified as amortised cost assets. Such sums are recognised initially at fair value in the statement of financial position and subsequently measured at amortised cost as described in Note 3.8(a)(v).

Short-term funds are financial assets. Such short-term funds are recognised initially at fair value based on contracts entered in the statement of financial position. Subsequent to the initial recognition, such funds are measured at fair value through profit or loss.

(b) Cash and cash equivalents

For the purpose of the statements of cash flows, the cash and cash equivalents comprise cash on hand and at banks, deposits with licensed financial institutions and short-term funds with short-term maturities and highly liquid investments which have an insignificant risk of changes in value net of bank overdrafts, if any. Statements of cash flows are prepared using an indirect method and changes in cash and cash equivalents are classified into operating, investing and financing activities.

Bank accounts held under housing development accounts, forming part of bank balances, are maintained pursuant to Section 7A of the Housing Development (Control and Licensing) Act, 1966 in Malaysia. The utilisation of this balance is restricted to property development activities under the said section.

The Group's practice of using a 12-month operating cycle for liquidity management ensures consistency, accuracy, and financial stability, laying the foundation for sustained business success. This means that the Group uses a 12-month period to plan, execute, and evaluate its business activities. By maintaining this consistent timeframe, the Group ensures accurate assessment and effective management of its financial performance.

In this context, the Group treats its cash and cash equivalents as liquidity, specifically within this 12-month operating cycle, and such cash and cash equivalents are highly liquid and readily convertible to known amount of cash which is subject to an insignificant of risk of change in value, and held for the purpose of meeting short-term cash commitments rather than for investment or other purposes. This practice allows the Group to maintain a clear and precise view of its financial condition and health, ensuring that sufficient funds are available to meet short-term obligations and invest in future growth opportunities.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.13 CASH, BANK BALANCES AND SHORT-TERM FUNDS (CONT'D)

(b) Cash and cash equivalents (Cont'd)

By adhering to this 12-month operating cycle, the Group can effectively manage its working capital, optimise cash flow, and make informed financial decisions. This approach supports the Group's overall business strategy, contributing to its long-term growth, stability, and ability to maximise shareholder value.

(c) Interest rates

The interest rates at the end of the year of:

(i) bank balances under housing development accounts ranging from 1.10% to 1.60% (2023: 1.35% to 2.50%) per annum.

(ii) bank balances under current accounts ranging from 1.25% to 2.25% (2023: 0.95% to 2.90%) per annum.

(d) Bank balances and short-term funds pledged as security

(i) Included in the cash, bank balances and short-term funds with a total amount of RM2.1 million (2023: RM2.1 million) are pledged as security to secure MTNs and Sukuk issued by a related company in Note 3.12(a)(ii) for the purpose of land acquisition and working capital.

(ii) In 2023, deposits with licensed financial institutions amounting to RM15.0 million of the Group and the Company have been pledged to licensed financial institutions for credit facilities granted to the treasury management company.

(e) Fair value measurement

Pursuant to MFRS 13 'Fair Value Measurement', fair value hierarchy has been established and is categorised into three levels of inputs for valuation techniques which are used to measure fair value.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.13 CASH, BANK BALANCES AND SHORT-TERM FUNDS (CONT'D)

(e) Fair value measurement (Cont'd)

The carrying amount of the assets can be categorised into the fair value hierarchy as follows:

(i) Level 1, using unadjusted active market price of identified assets.

(ii) Level 2, valuation techniques which all inputs that have a significant effect on the recorded fair values are observable for the asset, using the market approach (comparison method) which uses observable inputs (including prices and other relevant information generated by market transactions involving identical or comparable/similar assets).

(iii) Level 3, valuation techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data for the asset, using investment, residual, income capitalisation, cost and comparison methods based on inputs which are not observable market data.

Market participants' views of potential climate-related matters, including legislation, may affect the fair value measurement of assets in the financial statements. Unobservable inputs used in fair value measurements reflect the assumptions that market participants would use, including assumptions about climate-related risk, where applicable.

The fair value measurement of the short-term funds is categorised within Level 1 of the fair value hierarchy, using unadjusted active market price of the identified assets.

(f) Other information

As the 31 December 2024, the Group had available RM39.0 million (2023: RM24.0 million) of undrawn committed borrowing facilities that may be available for future operating activities and to settle capital commitments. As the 31 December 2024, the deposits with the licensed financial institutions will be matured within 365 days (2023: 365 days).

Short-term funds aim to invest in highly liquid instruments which are investing its assets in Ringgit Malaysia deposits with licensed financial institutions in Malaysia and are redeemable with one to five day's notice. These funds are subject to an insignificant risk of changes in value and form part of cash and cash equivalents. Funds distribution income is calculated daily and distributed every month. No expected credit loss is recognised from the bank balances as the probability of default by these licensed financial institutions was negligible.

3.14 BORROWINGS

This note details the borrowings, a key aspect of capital management as disclosed in Note 1.4. These borrowings are used to fund business operations and meet corporate needs, ensuring adequate liquidity to support the Group's strategic initiatives and growth.

	Note	Group 2024 RM'000	Group 2023 RM'000
Non-current			
Secured			
Term loans		-	25,521
Total non-current		-	25,521
Current			
Secured			
Revolving credits		16,373	30,000
Total current		16,373	30,000
Total	1.4	16,373	55,521

The carrying amount analysed by maturity:

	2024 RM'000	2023 RM'000
On demand or within 1 year	16,373	30,000
More than 2 years but less than 5 years	-	25,521
	16,373	55,521

(a) Recognition and measurement

(i) Borrowings

Borrowings are financial liabilities which are classified as amortised cost liabilities.

Borrowings are initially recognised when financial obligations arise at fair value (net of transaction costs) of borrowed sums and subsequently measured at amortised cost as described in Note (a)(ii). They are derecognised when financial obligations are extinguished. Gains or losses, including interest, fees, discounts, rebates, and amortisation of transaction costs, are recognised in profit or loss.

If borrowings are replaced or modified on substantially different terms, the original liability is derecognised, and a new liability is recognised, with the difference recognised in profit or loss.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.14 BORROWINGS (CONT'D)

(a) Recognition and measurement (Cont'd)

(ii) Financial liabilities measured at amortised cost and effective interest method

The amortised cost of a financial liability is the initial amount adjusted for interest expenses using the effective interest method, accounting for differences between the initial and maturity amounts minus repayments.

The effective interest rate is used to discount future cash outflows over the financial liability's life to its amortised cost. This method calculates the amortised cost, allocates and recognises interest expense over the relevant period.

Therefore, the carrying amount of the financial liability is a reasonable approximation of its fair value.

The amortised costs measurement is also adopted in lease liability, amount due to a subsidiary, amounts due to related companies, trade payables and other liabilities as disclosed in Notes 3.5, 3.11, 3.12, 3.15 and 3.16 respectively.

(b) Interest rates

	Group	
	2024	**2023**
	%	**%**
Borrowings	4.92 - 4.95	4.10 - 4.96

(c) Secured borrowings

The Group has pledged the following assets as security for the term and revolving credits.

		Group	
	Note	**2024**	**2023**
		RM'000	**RM'000**
Carrying amounts of the assets pledged for credit facilities			
Inventories:			
- Land held for property development	3.6(b)(i)	191,271	222,067
- Property development expenditure	3.6(b)(ii)	95,990	67,353
		287,261	289,420

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.14 BORROWINGS (CONT'D)

(d) Other information

(i) All covenants of the borrowings are met at all times during the year.

(ii) The liquidity risk of the borrowings is disclosed in Note 1.8(a).

(e) Reconciliation of liabilities arising from financing activities

	Note	Group		Company	
		2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
(i) Borrowings					
At the beginning of the year		55,521	55,673	-	-
Cash outflows		(39,148)	(152)	-	-
At the end of the year		16,373	55,521	-	-
(ii) Advance from related companies					
At the beginning of the year		1,258,588	1,164,242	59,600	58,250
Cash inflows/(outflows)		51,257	94,346	(59,600)	1,350
At the end of the year		1,309,845	1,258,588	-	59,600
(iii) Lease liability					
At the beginning of the year		215	74	-	-
Cash outflows	3.5(c)	(82)	(134)	-	-
Non-cash:					
- New lease		-	269	-	-
- Interest charged		5	6		
- Reassessments and modifications of leases		(138)	-	-	-
At the end of the year	3.5(c)	-	215	-	-
Total liabilities from financing activities		1,326,218	1,314,324	-	59,600

3.15 TRADE PAYABLES

This note provides information regarding the amounts payable to contractors and suppliers who are essential in supporting and facilitating the business operations. These payables include amounts due for services rendered, supplies provided, and any other contractual obligations that contribute to the seamless functioning of the business.

	Group	
	2024	**2023**
	RM'000	**RM'000**
Non-current		
Property development payables	10,272	8,906
Current		
Property development payables	37,373	44,056
Total	47,645	52,962

(a) Recognition and measurement

Trade payables are financial liabilities classified as amortised cost liabilities. They are recognised in the statement of financial position when the financial obligation arises, and initially recorded at the fair value of the goods and services received. After initial recognition, trade payables are measured at amortised cost as described in Note 3.14(a)(ii). These liabilities are derecognised upon the extinguishment of the financial obligations.

(b) Other information

(i) Trade payables are non-interest bearing and normally settled in of 30 to 90 days (2023: 30 to 90 days).

(ii) The liquidity risk of the trade payables is disclosed in Note 1.8(a).

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.16 OTHER LIABILITIES

This note provides details on financial liabilities, excluding trade payables and provisions. It includes accruals for expenses with expected probable outflows of economic resources; and deposits received from tenants and other arrangements.

		Group		Company	
	Note	**2024 RM'000**	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Non-current					
Deposits received	(b)(i)	2,170	1,938	-	-
Total non-current		2,170	1,938	-	-
Current					
Other payables	(b)(ii)	25,891	19,953	63	56
Accruals	(b)(iii)	288,520	275,980	-	-
Deposits received		7,108	6,509	-	-
Total current		321,519	302,442	63	56
Total		323,689	304,380	63	56

(a) Recognition, measurement and significant judgement

Other payables, accruals and deposit received are financial liabilities classified as amortised cost liabilities. The recognition of these liabilities are same as described in Note 3.14(a)(ii).

(b) Other information

(i) The non-current deposits received represent amounts due to tenants for the rental of premises of a subsidiary and such deposits are refunded in accordance with the tenancy agreements.

(ii) Included in current other payables is an amount due to a joint venture partner of RM212,000 (2023: RM212,000). This amount is unsecured and is repayable following the terms of the joint venture, subject to the consent of both parties to the joint venture.

(iii) Accruals are mainly consist of accrued property development costs.

(iv) The liquidity risk of the other liabilities is disclosed in Note 1.8(a).

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.17 PROVISIONS

This note provides information about the provisions for expenses made where probable outflows of economic resources are expected.

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Provisions	122,767	116,042	27	27

(a) Recognition, measurement and significant judgement

Provisions are recognised when the obligation arises (legal or constructive) as a result of a past event, an outflow of economic resources will probably be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at the end of the year and adjusted to reflect the current best estimate. The provision is reversed if it is no longer probable that an outflow of economic resources will be required to settle the obligation. If the effect of the time value of money is material, provisions are discounted using the current pre-tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as finance cost.

(b) Other information

Included in provisions is an amount of RM116.5 million (2023: RM111.3 million) representing provision for low-cost housing projects.

3.18 CONTRACT LIABILITIES

This note provides information about the outstanding contract liabilities. The contract liabilities of property development activities should be read in conjunction with Note 3.10 which relates to contract assets.

		Group	
	Note	**2024**	**2023**
		RM'000	**RM'000**
Current			
Contract liabilities in relation to excess of progress billings to property purchasers over revenue recognised	3.10(b)(i)	17,957	101

Recognition and measurement

A contract liability is the obligation to transfer goods or services to a customer for which the consideration received, or an amount of consideration is due from the customer. Such consideration is the fair value at initial recognition. A contract liability is recognised when a payment is received or a payment is due (whichever is earlier) from a customer before transferring the related goods or services to the customer.

For the property development business, contract liabilities are recognised in the statement of financial position as the excess of progress billings to purchasers over the cumulative revenue recognised.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.19 SHARE CAPITAL

This note provides information about the issued and fully-paid share capital of the Company. The Group's capital management policies, objectives and process are disclosed in Note 1.4.

		Group and Company			
		2024		2023	
	Note	Number of shares '000	Amount RM'000	Number of shares '000	Amount RM'000
Issued and fully paid ordinary shares					
At the beginning/end of the year	3.20	349,045	359,520	349,045	359,520

(a) Recognition and measurement

Ordinary shares are recorded and recognised in the statement of financial position when they are issued to shareholders. These shares are classified as equity and are valued at the fair market price of the consideration received. These shares have no par value. The Company held its own shares as treasury shares are disclosed in Note 3.20.

(b) Share capital information

Shareholders are entitled to receive dividends as declared from time to time and are entitled to one vote per share at company meetings. All ordinary shares rank equally with regard to the residual assets of the Company.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.20 TREASURY SHARES

This note provides information about the share buybacks of the Company.

		Group and Company			
		2024		2023	
	Note	Number of shares '000	Amount RM'000	Number of shares '000	Amount RM'000
At cost					
At the beginning/end of the year		3,173	3,244	3,173	3,244
Total number of outstanding ordinary shares in issue		345,872		345,872	
Total number of issued and fully paid ordinary shares	3.19	349,045		349,045	

(a) Recognition and measurement

When the Company repurchases its own equity share capital, it is measured at cost, including any directly attributable incremental external costs. These costs are recorded in the statement of financial position and deducted from the equity attributable to the Company's owners. The repurchased shares are classified as treasury shares until they are cancelled, reissued, or disposed of.

Shares repurchased are being held as treasury shares under Section 127 of CA2016. The Company may distribute the treasury shares as dividends to the Shareholders or re-sell the treasury shares in the market under the Rules of Bursa Securities or cancel the shares under Section 127 of CA2016.

No gain or loss is recognised in profit or loss from the purchase, sale, issuance, or cancellation of the Company's own equity instruments. When treasury shares are distributed as dividends, their cost is deducted from distributable retained profits. If repurchased shares are later resold in the open market, any difference between the resale price and the carrying amount of the repurchased shares is recorded as a movement in reserves in the statement of changes in equity.

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION (CONT'D)

3.20 TREASURY SHARES (CONT'D)

(b) Summary of the share buybacks

	Number of shares '000	Highest price RM	Lowest price RM	Average cost including transaction costs RM	Total amount paid RM'000
2024 and 2023					
At the beginning/ end of the year	3,173	1.90	0.54	1.02	3,244

There were no share re-issuance, cancellations, resale and buybacks for the current and previous years.

SECTION 4: MATERIAL EVENTS AND RELATED PARTY DISCLOSURES

This section provides information on the Group's material events that have occurred during the year, related party disclosures, commitment and contingency.

4.1 MATERIAL EVENTS DURING THE YEAR

Material events consist of the changes in the composition of the Group during the year as disclosed in Note 3.3(b).

4.2 MATERIAL EVENTS AFTER THE REPORTING PERIOD

There were no material subsequent events from the end of the year up to the date of this report.

Recognition and measurement

If information is received after the reporting period but before the date of authorisation for issue, about conditions that existed at the end of the reporting period, an assessment is made to determine whether this information affects the amounts recognised in the financial statements. Adjustments are made to the financial statements to reflect any adjusting events after the reporting period, and disclosures related to those conditions are updated in light of the new information. For non-adjusting events after the reporting period, no changes are made to the amounts recognised in the financial statements. However, the nature of the non-adjusting event and an estimate of its financial effect, or a statement that such an estimate cannot be made, if applicable, will be disclosed.

4.3 RELATED PARTY DISCLOSURES

This note provides information for related party disclosures which outlines how the related parties are identified and the amounts of transactions that have been entered into with related parties during the year.

(a) Identification of related parties

For these financial statements, parties are considered to be related to the Group if the Group has the ability, directly or indirectly, to control or jointly control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa or where the Group and the party are subject to common control. Related parties may be individuals or other entities.

The related parties include subsidiaries (Note 3.3), the immediate holding company, OSK Holdings Berhad, the ultimate holding company, Yellow Rock (L) Foundation and companies related to Directors and major Shareholders of the Company. Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities either directly or indirectly and an entity that provides key management personnel services to the Group. The key management personnel include all Directors and senior personnel of the Group.

SECTION 4: MATERIAL EVENTS AND RELATED PARTY DISCLOSURES (CONT'D)

4.3 RELATED PARTY DISCLOSURES (CONT'D)

(b) Significant transactions and balances with immediate holding company, subsidiaries and related companies

Relationship between the Company and its subsidiaries is disclosed in Note 3.3. The following table provides the transactions and outstanding balances that have been entered into between the Company, immediate holding company, subsidiaries and related companies.

	Group			
Transactions and balances with OSK Holdings Berhad group of companies	**(Expenses)/Income**		**Amount due from/(to)**	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Immediate holding company				
OSK Holdings Berhad				
Dividend paid	(29,379)	-	-	-
Management fee expenses	(11,115)	(10,132)	-	-
OSK Capital Management Sdn. Bhd.				
Facilities fee expenses	(109)	(269)	-	-
Interest expense	(47,945)	(40,223)	-	-
Interest income	1,293	-	-	-
Amount due from a related company	-	-	30,800	(59,600)
Amount due to a related company	-	-	(1,116,069)	(1,013,917)
OSK I CM Sdn. Bhd.				
Interest expense	(10,919)	(12,863)	-	-
Amount due to a related company	-	-	(193,776)	(244,671)
OSK Management Services Sdn. Bhd.				
Management fee expense	(3,821)	(3,432)	-	-
Transactions and balances with PJ Development Holdings Berhad group of companies				
OSK Construction Sdn. Bhd.				
Construction costs	(286,675)	(172,368)	-	-
Amount due to a related company	-	-	(36,782)	(19,038)
PJD Management Services Sdn. Bhd.				
Management fee expense	(15,060)	(14,942)	-	-

SECTION 4: MATERIAL EVENTS AND RELATED PARTY DISCLOSURES (CONT'D)

4.3 RELATED PARTY DISCLOSURES (CONT'D)

(b) Significant transactions and balances with immediate holding company, subsidiaries and related companies (Cont'd)

Relationship between the Company and its subsidiaries is disclosed in Note 3.3. The following table provides the transactions and outstanding balances that have been entered into between the Company, immediate holding company, subsidiaries and related companies. (Cont'd)

	Company			
Transactions and balances with OSK Holdings Berhad group of companies	**(Expenses)/Income**		**Amount due from/(to)**	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
OSK Holdings Berhad				
Dividend paid	(29,379)	-	-	-
OSK Capital Management Sdn. Bhd.				
Interest income	1,293	-	-	-
Amount due from/(to) a related company	-	-	30,800	(59,600)
Transactions and balances with subsidiaries				
Aspect Synergy Sdn. Bhd.				
Interest income	728	1,851	-	-
Amount due from a subsidiary	-	-	-	75,957
Atria Damansara Sdn. Bhd.				
Interest expense	(489)	(494)	-	-
Amount due to a subsidiary	-	-	(20,500)	(20,753)
Country Wheels Sdn. Bhd.				
Interest expense	(690)	(675)	-	-
OSK Properties Sdn. Bhd.				
Dividend income	30,000	50,000	-	-
Pine Avenue Sdn. Bhd.				
Dividend income	-	200	-	-
Ribuan Ekuiti Sdn. Bhd.				
Dividend income	-	3,550	-	-

SECTION 4: MATERIAL EVENTS AND RELATED PARTY DISCLOSURES (CONT'D)

4.3 RELATED PARTY DISCLOSURES (CONT'D)

(b) Significant transactions and balances with immediate holding company, subsidiaries and related companies (Cont'd)

Relationship between the Company and its subsidiaries is disclosed in Note 3.3. The following table provides the transactions and outstanding balances that have been entered into between the Company, immediate holding company, subsidiaries and related companies. (Cont'd)

Transactions and balances with subsidiaries (Cont'd)	Company			
	Expenses		Amount due from/(to)	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Semponia Sdn. Bhd.				
Interest expense	(690)	(675)	-	-

(c) Significant transactions and balances with other related parties

Other related parties are the companies related to Directors or major Shareholders of the Company:

(i) Dindings Consolidated Sdn. Bhd. ("DCSB")

The spouse and daughter of Tan Sri Ong Leong Huat @ Wong Joo Hwa are directors of DCSB. Tan Sri Ong Leong Huat @ Wong Joo Hwa, his spouse and children collectively owned 100% of DCSB.

Dindings Consolidated Sdn. Bhd. group of companies	Group			
	Expenses		Amount due from/(to)	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Sincere Source Sdn. Bhd.				
Insurance premium expense	(507)	(581)	-	-

SECTION 4: MATERIAL EVENTS AND RELATED PARTY DISCLOSURES (CONT'D)

4.3 RELATED PARTY DISCLOSURES (CONT'D)

(c) Significant transactions and balances with other related parties (Cont'd)

Other related parties are the companies related to Directors or major Shareholders of the Company: (Cont'd)

(ii) Raslan Loong, Shen & Eow ("RLSE")

The son-in-law of Tan Sri Ong Leong Huat @ Wong Joo Hwa is a partner of RLSE.

	Group			
	Expenses		Amount due from/(to)	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Legal fee expenses	(4,858)	(946)	-	-

(iii) RHB Bank Berhad

An associate of the immediate holding company, OSK Holdings Berhad.

	Group			
RHB Bank Berhad group of companies	Income		Amount due from	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
RHB Bank Berhad				
Interest income	792	788	-	-
Bank balances and short-term funds	-	-	92,915	135,889
RHB Asset Management Sdn. Bhd.				
Funds distribution income	2,265	1,035	-	-
Short-term funds	-	-	152,375	56,442

	Company			
	Income		Amount due from	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
RHB Asset Management Sdn. Bhd.				
Funds distribution income	142	143	-	-
Short-term funds	-	-	3,938	4,186

SECTION 4: MATERIAL EVENTS AND RELATED PARTY DISCLOSURES (CONT'D)

4.3 RELATED PARTY DISCLOSURES (CONT'D)

(d) Ultimate holding company

The Company does not have any related party transactions or outstanding balances with Yellow Rock (L) Foundation, the Company's ultimate holding company.

SECTION 5: COMMITMENTS, CONTINGENCIES AND LITIGATIONS

This section provides additional information about items not recognised in the financial statements.

5.1 COMMITMENTS

This note outlines financial commitment of the Group.

(a) Operating lease commitments

This note provides information on operating lease commitments for leases where the Group is a lessor. The information for leases where the Group is a lessee are disclosed in Note 3.5.

For the non-cancellable lease arrangements on certain properties classified under investment properties. The aggregated future minimum lease receivables (undiscounted lease payment to be received) are as follows:

	Group	
	2024	**2023**
	RM'000	**RM'000**
Up to 1 year	9,854	8,255
Later than 1 year and not later than 5 years	15,277	12,217
More than 5 years	52,265	54,793
	77,396	75,265

(b) Capital Commitments

Contracted but not provided for:		
Acquisition of land held for property development	133,009	1,259

SECTION 5: COMMITMENTS, CONTINGENCIES AND LITIGATIONS (CONT'D)

5.2 CONTINGENT ASSETS AND LIABILITIES

There were no contingent assets and liabilities at the end of the year.

Recognition and measurement

A contingent liability is a potential obligation from past events, confirmed by future uncertain events, or a present obligation not recognised due to unlikely resource outflow. A contingent asset is a possible asset from past events, confirmed by future uncertain events. Both are disclosed in financial statements if economic benefits are probable but not certain, and commitments are measured at the transacted price minus any amounts already provided.

The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on contingent liability are discussed in Note 6.3(b)(vi).

5.3 MATERIAL LITIGATIONS

Since the date of the last audited financial statements, the Group and the Company were not engaged in any material litigation, claims or arbitration either as plaintiff or defendant and the Directors are not aware of any proceeding pending or threatened against the Group and the Company or of any facts likely to give rise to any proceeding which might materially and adversely affect the financial position or business operations.

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS

This section summarises key accounting policies, including adopting amendments to existing MFRS and MASB standards applicable during the year and newly issued sustainability disclosure standards by ISSB. It also covers standards issued but not yet adopted by the Group. The accounting policies and significant judgments detailed in the respective notes form the overall basis of preparation, which the Directors consider essential for understanding these financial statements.

6.1 FINANCIAL REPORTING STANDARDS ADOPTED DURING THE YEAR

The following amendments to published standards and interpretation to the existing MFRS and standard issued by MASB that are applicable and effective for the Group's financial year beginning on 1 January 2024:

(a) Amendments to MFRS 101 'Presentation of Financial Statements' (Non-current Liabilities with Covenants)

These amendments specify that covenants to be complied with after the reporting date do not affect the classification of debt as current or non-current at the reporting date. Instead, the amendments require an entity to disclose information about these covenants in the notes to the financial statements.

(b) Amendments to MFRS 16 'Leases' (Lease Liability in a Sale and Leaseback Transactions)

These amendments add subsequent measurement requirements for the lease liability arising from a sale and leaseback transaction by clarifying that a seller-lessee in a sale and leaseback transaction shall subsequently measure the leaseback liability by applying the measurement requirements of the lease liabilities stated in this standard. The amendments will not change the accounting for leases other than those arising in a sale and leaseback transaction.

(c) Amendments to MFRS 107 'Statement of Cash Flows' and Amendments to MFRS 7 'Financial Instruments: Disclosures' (Supplier Finance Arrangements)

These amendments clarify the additional requirements for disclosure of supplier finance arrangements to achieve greater transparency on the supplier finance arrangements. The disclosure requirements require disclosure of information that would enable users of financial statements to assess how supplier finance arrangements affect an entity's operations; including the effects supplier finance arrangements have on an entity's liability, cash flows and exposures to liquidity risk. It also required to inform users of financial statements on how an entity might be affected if the arrangements were no longer available to it.

The adoption of these amendments has no significant financial impact on the Group.

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.1 FINANCIAL REPORTING STANDARDS ADOPTED DURING THE YEAR (CONT'D)

(d) Early adoption of MFRS 18 'Presentation and Disclosure in Financial Statements'

MFRS 18 replaces MFRS 101 'Presentation of Financial Statements'. MFRS 18 aims to enhance financial reporting quality by introducing:

(i) New structure of statement of profit or loss

(1) Classify the income and expenses among the 3 main categories i.e. operating, investing and financing categories.

(2) Present specified totals and subtotals i.e. Operating profit or loss and Profit or loss before financing and income taxes.

(ii) New disclosures related to the statement of profit or loss and notes to the financial statements

(1) A single note to the financial statement to disclose the Management-defined performance measures ("MPMs") and a reconciliation between the MPMs and the most directly comparable MFRS 18 subtotal, total or subtotal required by another MFRS.

(2) MPMs are subtotals of income and expenses other than those listed by MFRS 18 or specifically required by another MFRS that an entity uses in public communication outside financial statements and/or to communicate to users of financial statements management’s view of an aspect of the financial performance of the entity as a whole.

(iii) New disclosures of expenses by nature

Where items are presented by function, an entity is required to disclose information by nature in a single note for expenses i.e. depreciation, amortisation, employee benefits, impairment losses and reversals of impairment losses, and write-downs and reversals of write-downs of inventories.

(iv) Aggregation and disaggregation

Enhance guidance on the principles of aggregation and disaggregation, which focus on grouping items based on shared characteristics.

The Group adopted MFRS 18 to enhance the relevance and clarity of its profit or loss statements by presenting the required categories, totals and line items as required. This provides stakeholders with comprehensive information about the Group's financial performance.

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.1 FINANCIAL REPORTING STANDARDS ADOPTED DURING THE YEAR (CONT'D)

(d) Early adoption of MFRS 18 'Presentation and Disclosure in Financial Statements' (Cont'd)

For performance assessment, the Group primarily focuses on operating revenue and profit before tax as key indicators of financial health. These metrics provide a clear view of the core business performance and overall profitability. In addition to these primary metrics, the Group also considers operating profit, which offers insights into the efficiency of operations.

Equity-accounted investments are evaluated under investing activities, highlighting the performance and contribution of associates and joint ventures. Finally, capital management is assessed under financing activities, ensuring effective allocation and utilisation of financial resources to support sustainable growth and financial stability.

By consistently using these measures in public communications, the Group effectively conveys its financial health and strategic direction, without the need for presenting a separate MPM as mentioned in Note (b) above. This practice upholds high standards of financial reporting and accountability, contributing to sustained business success and shareholder value.

The effects of adopting MFRS 18 on the Group's and the Company's Statement of Profit or Loss items are as follows:

Statement of Profit or Loss for the financial year ended 2023	As previously reported RM'000	Effects of adoption of MFRS 18 RM'000	As restated RM'000
Group			
Operating activities:			
Revenue	759,651	2,913	762,564
Other income	14,867	(14,867)	-
Administrative expenses	(74,502)	74,502	-
Other expenses	(2,923)	2,923	-
Selling expenses	-	(10,928)	(10,928)
General and administrative expenses	-	(63,574)	(63,574)
Impairment losses - net	-	946	946
Other operating income	-	5,133	5,133
Other operating expenses	-	(2,771)	(2,771)
Operating profit	-	135,454	135,454

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.1 FINANCIAL REPORTING STANDARDS ADOPTED DURING THE YEAR (CONT'D)

(d) Early adoption of MFRS 18 'Presentation and Disclosure in Financial Statements' (Cont'd)

The effects of adopting MFRS 18 on the Group's and the Company's Statement of Profit or Loss items are as follows: (Cont'd)

Statement of Profit or Loss for the financial year ended 2023 (Cont'd)	As previously reported RM'000	Effects of adoption of MFRS 18 RM'000	As restated RM'000
Group (Cont'd)			
Investing activities			
Income from cash and cash equivalents	-	5,388	5,388
Fair valuation loss on other investments	-	(120)	(120)
Financing activities			
Finance costs	(20,557)	20,557	-
Interest expense on borrowings	-	(20,096)	(20,096)
Interest expense on other liabilities	-	(6)	(6)
Company			
Operating activities:			
Other income	2,377	(2,377)	-
Administrative expenses	(172)	172	-
Other expenses	(2,576)	2,576	-
General and administrative expenses	-	(172)	(172)
Impairment losses - net	-	(2,576)	(2,576)
Other operating income	-	1,877	1,877
Operating profit	-	52,979	52,979
Investing activities			
Income from cash and cash equivalents	-	500	500
Financing activities			
Finance costs	(1,913)	1,913	-
Interest expense on borrowings	-	(1,913)	(1,913)

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.1 FINANCIAL REPORTING STANDARDS ADOPTED DURING THE YEAR (CONT'D)

(d) Early adoption of MFRS 18 'Presentation and Disclosure in Financial Statements' (Cont'd)

As required by MFRS 18, the cash flow statement will now start from operating profit. Consequently, profit before tax, share of results of associates, and related information previously reported are not shown in the current cash flow statements. The effects of adopting MFRS 18 on the Group's and the Company's cash flow statement items are as follows:

Statement of Cash Flows for the financial year ended 2023	**As previously reported RM'000**	**Effects of adoption of MFRS 18 RM'000**	**As restated RM'000**
Group			
Cash Flows From Operating Activities			
Operating profit	-	135,454	135,454
#Non-cash and disclosure items	17,011	(13,805)	3,206
Operating profit before changes in working capital	137,631	1,029	138,660
Net cash from operating activities	150,069	1,029	151,098
Cash Flows From Investing Activities			
Gain on redemption of short-term funds	-	429	429
Net cash used in investing activities	(57,675)	429	(57,246)
Cash Flows From Financing Activities			
Expenses incurred on borrowings	-	(2,213)	(2,213)
Net cash from financing activities	38,266	(2,213)	36,053
Gain on fair valuation of short-term funds	-	755	755

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024 (CONT'D)

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.1 FINANCIAL REPORTING STANDARDS ADOPTED DURING THE YEAR (CONT'D)

(d) Early adoption of MFRS 18 'Presentation and Disclosure in Financial Statements' (Cont'd)

As required by MFRS 18, the cash flow statement will now start from operating profit. Consequently, profit before tax, share of results of associates, and related information previously reported are not shown in the current cash flow statements. The effects of adopting MFRS 18 on the Group's and the Company's cash flow statement items are as follows: (Cont'd)

Statement of Cash Flows for the financial year ended 2023 (Cont'd)	As previously reported RM'000	Effects of adoption of MFRS 18 RM'000	As restated RM'000
Group (Cont'd)			
# Non-cash and disclosure items:			
(Write back of)/Allowance for impairment loss (net) on:			
- trade and other receivables	(946)	946	-
Impairment losses - net	-	(946)	(946)
Funds distribution income	(1,185)	1,185	-
Interest income	18,344	(18,344)	-
Interest expense	(2,899)	2,899	-
Gain on fair valuation of retention sums	(757)	455	(302)
Company			
<u>Cash Flows From Operating Activities</u>			
Operating profit	-	52,979	52,979
#Non-cash and disclosure items	(51,733)	54,310	2,577
Operating profit before changes in working capital	(167)	55,723	55,556
Net cash from operating activities	(253)	55,723	55,470
<u>Cash Flows From Investing Activities</u>			
Dividends received from subsidiaries	(53,850)	53,850	-
Interest received	(2,230)	1,873	(357)
Net cash used in investing activities	1,619	(55,723)	(54,104)
# Non-cash and disclosure items:			
Dividend income	(53,850)	53,850	-
Funds distribution income	(143)	143	-
Interest income	(2,230)	2,230	-
Interest expense	1,913	(1,913)	-

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.2 FINANCIAL REPORTING STANDARDS ISSUED BUT NOT YET EFFECTIVE

The following are standards, amendments to published standards and interpretations to existing MFRS issued by MASB that apply to the Group but are not yet effective for the current financial year:

(a) For the financial year beginning on/after 1 January 2025

Amendments to MFRS 121 'The Effects of Changes in Foreign Exchange Rates' (Lack Of Exchangeability)

These amendments provide guidance on the spot exchange rate to use when a currency is not exchangeable into another currency and the disclosures entities need to provide to enable users of financial statements to understand the impact on the entities' financial performance, financial position and cash flows as a result of a currency being not exchangeable into another currency.

The adoption of these amendments is not expected to have a material financial impact on the Group.

(b) For the financial year beginning on/after 1 January 2026

(i) Amendment to MFRS 9 'Financial Instruments' and Amendments to MFRS 7 'Financial Instruments: Disclosures' (Classification and Measurement of Financial Instruments)

The amendments:

(1) Clarify that financial liabilities are derecognised on the 'settlement date'- when the obligation is discharged, canceled, expires or otherwise qualifies for derecognition. Also, allow an accounting policy option to derecognise financial liabilities settled through electronic payment systems before the settlement date under certain conditions.

(2) Provide guidance on assessing the contractual cash flow characteristics of financial assets with ESG-linked or similar contingent features.

(3) Explain the treatment of non-recourse assets and contractually linked instruments.

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.2 FINANCIAL REPORTING STANDARDS ISSUED BUT NOT YET EFFECTIVE (CONT'D)

The following are standards, amendments to published standards and interpretations to existing MFRS issued by MASB that apply to the Group but are not yet effective for the current financial year: (Cont'd)

(b) For the financial year beginning on/after 1 January 2026 (Cont'd)

(i) Amendment to MFRS 9 'Financial Instruments' and Amendments to MFRS 7 'Financial Instruments: Disclosures' (Classification and Measurement of Financial Instruments) (Cont'd)

The amendments: (Cont'd)

(4) Require additional disclosures in MFRS 7 for financial assets and liabilities tied to contingent events (including ESG-linked terms) and for equity instruments classified at fair value through other comprehensive income.

(ii) Amendment to MFRS 9 'Financial Instruments' and MFRS 7 'Financial Instruments: Disclosures' (Contracts Referencing Nature-dependent Electricity)

The amendments to MFRS 9 apply to contracts tied to nature-dependent electricity, such as energy generated by renewable sources like solar and wind. These contracts expose entities to changes in electricity amounts due to uncontrollable natural conditions ("in-scope contracts"). MFRS 9 treats in-scope contracts for buying or selling non-financial items - if they can be settled in cash or financial instruments - as though they are financial instruments (following own-use requirements).

The amendments now allow entities to use contracts referencing nature-dependent electricity as hedging instruments for future electricity transactions. They can designate a variable amount of forecast electricity transactions as the hedged item, aligning this amount with the variable electricity expected to be generated as specified in the hedging instrument.

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.2 FINANCIAL REPORTING STANDARDS ISSUED BUT NOT YET EFFECTIVE (CONT'D)

The following are standards, amendments to published standards and interpretations to existing MFRS issued by MASB that apply to the Group but are not yet effective for the current financial year: (Cont'd)

(b) For the financial year beginning on/after 1 January 2026 (Cont'd)

(ii) Amendment to MFRS 9 'Financial Instruments' and MFRS 7 'Financial Instruments: Disclosures' (Contracts Referencing Nature-dependent Electricity) (Cont'd)

Amendment to MFRS 7 adds new disclosures in a single note for:

(1) Information about contractual features that expose:
- i. variability in the underlying amount of electricity; and
- ii. the risk that the entity would be required to buy electricity during a delivery interval in which the entity cannot use the electricity.

(2) Information about unrecognised commitments arising from such contracts as at the reporting date, including:
- i. the estimated future cash flows from buying electricity under these contracts. The entity shall apply its judgement when identifying the appropriate time bands within which to disclose the estimated future cash flows; and
- ii. qualitative information about how the entity assesses whether a contract might become onerous, including the assumptions the entity uses in making this assessment.

(3) Qualitative and quantitative information about the effects on the entity’s financial performance for the reporting period. The disclosure is based on the information that is applicable to the reporting period that the entity used to assess whether it has been a net purchaser of electricity. An entity shall disclose information for the reporting period about:
- i. the costs arising from purchasers of electricity made under the contracts, disclosing separately how much of the purchased electricity was unused at the time of delivery;
- ii. the proceeds arising from sales of unused electricity; and
- iii. the cost arising from purchasers of electricity made to offset sales of unused electricity.

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.2 FINANCIAL REPORTING STANDARDS ISSUED BUT NOT YET EFFECTIVE (CONT'D)

The following are standards, amendments to published standards and interpretations to existing MFRS issued by MASB that apply to the Group but are not yet effective for the current financial year: (Cont'd)

(b) For the financial year beginning on/after 1 January 2026 (Cont'd)

(iii) Amendments to MFRSs (Annual improvements to MFRS Accounting Standards - Volume 11)

These amendments are designed to enhance the clarity of the wording in an MFRS Accounting Standard, or correct relatively minor unintended consequences, oversights or conflicts between requirements of the Accounting Standards. These proposed improvements are packaged together in one document. The amendments included in the annual improvements to MFRS Accounting Standards relate to MFRS 1 'First-time Adoption of Malaysian Financial Reporting Standards', MFRS 7 'Financial Instruments: Disclosures', MFRS 9 'Financial Instruments', MFRS 10 'Consolidated Financial Statements', MFRS 107 'Statement of Cash Flows' and MFRS 141 'Agriculture'.

The adoption of these amendments is not expected to have a material financial impact on the Group.

(c) For the financial year beginning on/after 1 January 2027

Amendments to MFRS 19 'Subsidiaries Without Public Accountability:

These amendments permit eligible subsidiaries to provide reduced disclosures when applying MFRS Accounting Standards in their financial statements. Subsidiaries can apply MFRS 19 if they do not have public accountability and their parent company applies MFRSs or IFRS Accounting Standards in their consolidated financial statements. A subsidiary does not have public accountability if it does not have equities or debt listed in a public market (or is in the process of issuing such instruments for trading in a public market) or does not hold assets in a fiduciary capacity for a broad group of outsiders.

Adopting these amendments is applicable to subsidiaries and does not have any material financial impact on the Group.

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.2 FINANCIAL REPORTING STANDARDS ISSUED BUT NOT YET EFFECTIVE (CONT'D)

The following are standards, amendments to published standards and interpretations to existing MFRS issued by MASB that apply to the Group but are not yet effective for the current financial year: (Cont'd)

(d) Standard deferred to a date to be determined by MASB

Amendments to MFRS 10 'Consolidated Financial Statements' and MFRS 128 'Investments in Associates and Joint Venture' (Sale or Contribution of Assets between an Investor and its Associate or Joint Venture)

These amendments address an acknowledged inconsistency between the requirements in MFRS 10 and those in MFRS 128, in dealing with the sale or contribution of assets between an investor and its associate or joint venture.

If a parent loses control of a subsidiary that does not contain a business, as defined in MFRS 3 'Business Combinations', as a result of a transaction involving an associate or a joint venture that is accounted for using the equity method, the gain or loss resulting from the transaction (including the amounts previously recognised in the statement of comprehensive income that would be reclassified to the statement of profit or loss) is recognised in the parent's statement of profit or loss only to the extent of the unrelated investors' interests in that associate or joint venture. The remaining part of the gain is eliminated against the carrying amount of the investment in that associate or joint venture.

In addition, if the parent retains an investment in the former subsidiary and treated as an associate or a joint venture under the equity method, the parent recognises the part of the gain or loss resulting from the remeasurement at the fair value of the investment retained in that former subsidiary in its statement of profit or loss only to the extent of the unrelated investors' interests in the new associate or joint venture. The remaining part of that gain is eliminated against the carrying amount of the investment retained in the former subsidiary.

If the parent retains an investment in the former subsidiary that is now accounted for under MFRS 9 as investment, the part of the gain or loss resulting from the remeasurement at the fair value of the investment retained in the former subsidiary is recognised in full in the parent's statement of profit or loss.

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.2 FINANCIAL REPORTING STANDARDS ISSUED BUT NOT YET EFFECTIVE (CONT'D)

The following are standards, amendments to published standards and interpretations to existing MFRS issued by MASB that apply to the Group but are not yet effective for the current financial year: (Cont'd)

(d) Standard deferred to a date to be determined by MASB (Cont'd)

Amendments to MFRS 10 'Consolidated Financial Statements' and MFRS 128 'Investments in Associates and Joint Venture' (Sale or Contribution of Assets between an Investor and its Associate or Joint Venture) (Cont'd)

The main consequence of the amendments is that a full gain or loss is recognised when a transaction involves a business (whether it is housed in a subsidiary or not), as defined in MFRS 3. A partial gain or loss is recognised when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary.

These amendments apply prospectively, but the effective date has been deferred.

6.3 SUSTAINABILITY DISCLOSURE STANDARDS

The following are published sustainability disclosure standards issued by ISSB that may apply to the Group but are not yet effective for the current financial year:

ISSB issued the following first two new Sustainability Disclosure Standards on 26 June 2023 for guidance on disclosures of sustainability-related financial information.

(a) IFRS S1 General Requirements for 'Disclosure of Sustainability-related Financial Information'

(b) IFRS S2 'Climate-related Disclosures'

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.3 SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

The following are published sustainability disclosure standards issued by ISSB that may apply to the Group but are not yet effective for the current financial year: (Cont'd)

The standards shall apply for annual reporting periods beginning on or after 1 January 2024. However, implementation of the National Sustainability Reporting Framework ("NSRF") will be done through a phased approach from annual reporting periods beginning on or after 1 January 2025. NSRF requires that listed issuers and non-listed companies with revenue above RM2 billion to issue sustainability reports under the IFRS Sustainability Disclosure Standards issued by the ISSB, specifically IFRS S1 and IFRS S2 apply for annual reporting periods beginning on or after 1 January 2025.

An entity shall not describe sustainability-related financial disclosures as complying with IFRS Sustainability Disclosure Standards unless they comply with all the requirements of IFRS Sustainability Disclosure Standards. Below are summarised disclosure requirements of IFRS S1 and IFRS S2 which relating the Group:

(a) IFRS S1 General Requirements for 'Disclosure of Sustainability-related Financial Information'

IFRS S1 provides a set of disclosure requirements designed to communicate to investors about the sustainability-related risks and opportunities they face over the short, medium and long term. IFRS S2 sets out specific climate-related disclosures and is designed to be used with IFRS S1. Both fully incorporate the recommendations of the Task Force on Climate-related Financial Disclosures (TCFD).

The objective of IFRS S1 is to disclose information about its sustainability-related risks and opportunities that are useful to users of general-purpose financial reports in making decisions relating to providing resources to the entity.

IFRS S1 requires disclosure of information about all sustainability-related risks and opportunities that could reasonably be expected to affect the entity's cash flows, its access to finance or the cost of capital over the short, medium or long term (collectively referred to as 'sustainability-related risks and opportunities that could reasonably be expected to affect the entity's prospects').

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.3 SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

The following are published sustainability disclosure standards issued by ISSB that may apply to the Group but are not yet effective for the current financial year: (Cont'd)

(a) IFRS S1 General Requirements for 'Disclosure of Sustainability-related Financial Information' (Cont'd)

IFRS S1 prescribes how to prepare and report its sustainability-related financial disclosures. It sets out general requirements for the content and presentation of those disclosures so that the information disclosed is useful to users in making decisions relating to providing resources.

IFRS S1 sets out the requirements for disclosing information about sustainability-related risks and opportunities, such as disclosures about:

(i) Governance - the governance processes, controls and procedures the entity uses to monitor, manage and oversee sustainability-related risks and opportunities;

(ii) Strategy - the entity's strategy for managing sustainability-related risks and opportunities;

(iii) Risk Management - the processes the entity uses to identify, assess, prioritise and monitor sustainability-related risks and opportunities; and

(iv) Metrics and Targets - the entity's performance in relation to sustainability-related risks and opportunities, including progress towards any targets the entity has set or is required to meet by law or regulation.

(b) IFRS S2 'Climate-related Disclosures'

The objective of IFRS S2 is to require disclosure of information about its climate-related risks and opportunities that are useful to primary users of general-purpose financial reports in making decisions relating to providing resources to the entity.

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.3 SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

The following are published sustainability disclosure standards issued by ISSB that may apply to the Group but are not yet effective for the current financial year: (Cont'd)

(b) IFRS S2 'Climate-related Disclosures' (Cont'd)

IFRS S2 requires disclosure of information about climate-related risks and opportunities that could reasonably be expected to affect the entity's cash flows, its access to finance or the cost of capital over the short, medium or long term. Such risks and opportunities are collectively referred to as 'climate-related risks and opportunities that could reasonably be expected to affect the entity's prospects'.

The core content follows that in IFRS S1 which are Governance, Strategy, Risk Management; and Metrics and Targets. Climate information that has to be disclosed is divided into:

(1) climate-related Physical Risks; and
(2) climate-related Transition Risks.

Climate-related Physical Risks are those resulting from climate change such as storms, floods, drought or heatwaves or from longer-term shifts in climatic patterns of extreme weather events, whilst Transition Risks are the risks that arise when an entity transitions to a lower-carbon economy.

In addition, an entity should report on its climate-related opportunities. As for IFRS S1, the information will be qualitative and quantitative. The unique qualitative information would include information on climate resilience, greenhouse gas emissions, industry metrics, internal carbon prices, climate-related considerations for determining executive remuneration, etc. Greenhouse gas emissions may be further analysed into:

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.3 SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

The following are published sustainability disclosure standards issued by ISSB that may apply to the Group but are not yet effective for the current financial year: (Cont'd)

(b) IFRS S2 'Climate-related Disclosures' (Cont'd)

Scope 1: direct emissions from the use of own equipment or facilities such as company cars.

Scope 2: indirect emissions from purchased electricity, steam, heating and cooling for own use.

Scope 3: indirect emissions from 15 upstream and downstream sources in the entity's supply chain such as purchased goods and services.

Below are some key points on the effects of climate-related matters on financial statements:

(i) MFRS 101 'Presentation of Financial Statements': Information on climate-related matters may be relevant if investors can reasonably expect that it will have a significant impact on the entity and, therefore, influence their investment decisions. Certain judgements may be impacted by climate-related matters, so entities will need to consider disclosing these judgements where applicable. Climate-related matters may create material uncertainties related to events or conditions that cast significant doubt upon an entity's ability to continue as a going concern. In assessing whether the going concern basis of preparation is appropriate, information regarding climate-related matters should be considered in conjunction with other uncertainties where applicable [Note 1.2(a)].

(ii) MFRS 102 'Inventories': Entities may find that climate-related matters may cause the inventories to become obsolete, or the selling price to decline or the costs of completion to increase. Estimates of net realisable value will be based on the most reliable evidence available of the amount which the inventories are expected to realise. Climate-related matters may give rise to an indication that assets are impaired. A decline in demand for products that are not environmentally friendly could indicate impairment of that product. An adverse change in the business environment of an entity is an indication of impairment. It will need to consider whether climate-related matters affect those assumptions, if applicable [Note 3.6(a)].

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.3 SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

The following are published sustainability disclosure standards issued by ISSB that may apply to the Group but are not yet effective for the current financial year: (Cont'd)

(b) IFRS S2 'Climate-related Disclosures' (Cont'd)

Below are some key points on the effects of climate-related matters on financial statements: (Cont'd)

(iii) MFRS 112 'Income Taxes': Climate-related matters may affect an entity's estimate of future taxable profits and may result in the entity being unable to recognise deferred tax assets and/or being required to derecognise deferred tax assets that were previously recognised. An entity may find that climate-related matters affect its future taxable profits and, therefore, may result in it not being able to recognise deferred tax assets for any deductible temporary differences or unused tax losses [Note 3.7(c)].

(iv) MFRS 116 'Property, Plant and Equipment', MFRS 138 'Intangible Assets' and MFRS 16 'Leases': These standards require entities to review the estimated residual values and expected useful lives of assets at least annually. Climate-related matters may impact both of these estimates due to, for example, obsolescence, legal restrictions or inaccessibility of the assets. Estimated residual values and expected useful lives, and changes to them, will also require disclosure. Climate-related matters may give rise to an indication that assets are impaired, especially if they adversely affect the business environment. The Group is required to consider the impact of health, safety and environmental legislation, including climate-related matters (including physical risks such as recurring floods, rising sea levels, etc. and transition risks including legal or regulatory restrictions on the future use of assets and the potential obsolescence of assets due to changes in consumer demand), in its assessment of expected useful lives and estimated residual values [Notes 3.1(a), 3.4(a) and 3.5(a)(i)].

(v) MFRS 136 'Impairment of Assets: The carrying value of an entity's assets or cash-generating units (CGUs) (including goodwill) may be overstated if the impairment calculations do not take into account the impact of climate-related matters. MFRS 136 requires the recoverable amount, if estimated using value in use, to be based on reasonable and supportable assumptions that represent management's best estimate of the range of future economic conditions. This requires entities to consider whether climate-related matters affect those assumptions such as climate-related legislation and regulations as well as changes in demand for products and services [Notes 3.1(a), 3.2(a), 3.3(a), 3.4(a) and 3.5(a)(i)].

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.3 SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

The following are published sustainability disclosure standards issued by ISSB that may apply to the Group but are not yet effective for the current financial year: (Cont'd)

(b) IFRS S2 'Climate-related Disclosures' (Cont'd)

Below are some key points on the effects of climate-related matters on financial statements: (Cont'd)

(vi) MFRS 137 'Provisions, Contingent Liabilities and Contingent Assets and IFRIC 21 'Levies': MFRS 137 requires disclosure of the nature of a provision or contingent liability and an indication of the uncertainties about the amount or timing of any related outflows of economic benefits. Climate-related matters may impact provisions recognised under MFRS 137 due to levies imposed for failing to meet climate-related targets, remediation of environment damage, contracts that may lose revenue or increase costs due to climate-related legislation becoming onerous, or restructurings required to achieve climate-related targets. Thus, disclosure of climate-related matters may be required (Note 5.2).

(vii) MFRS 7 'Financial Instruments: Disclosures': Climate risks, both physical and transitional, may have implications for the credit risk of financial assets that the Group holds. Such risks could potentially impact the ability of the debtor or borrower to repay the receivable or loan, or for the organisation to recover the receivable. Climate-related matters may expose an entity to risks concerning financial instruments. For Capital Financing, the Group may be necessary to provide information about the effect of climate-related matters on the measurement of expected credit losses or on concentrations of credit risk. For equity investments, the Group may be necessary to disclose exposure to climate-related risks when disclosing concentrations of market risk, where applicable.

SECTION 6: FINANCIAL REPORTING AND SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

6.3 SUSTAINABILITY DISCLOSURE STANDARDS (CONT'D)

The following are published sustainability disclosure standards issued by ISSB that may apply to the Group but are not yet effective for the current financial year: (Cont'd)

(b) IFRS S2 'Climate-related Disclosures' (Cont'd)

Below are some key points on the effects of climate-related matters on financial statements: (Cont'd)

(viii) MFRS 9 'Financial Instruments': MFRS 9 establishes principles for the financial reporting of financial assets and financial liabilities. This includes both primary financial instruments (i.e. cash, receivables, debt and shares in another entity) and derivative financial instruments (i.e. options, forwards, futures, interest rate swaps and currency swaps). The Group may need to consider implications on the recognition and measurement of financial assets and liabilities as well as any potentially relevant climate-related implications on hedging accounting, if applicable. The Group may assess the estimation of expected credit losses on receivables and contract assets to appropriately reflect the climate-related risks or uncertainties to which specific customers are exposed [Notes 3.8(a)(i) and 3.10(a)].

(ix) MFRS 13 'Fair Value Measurement': Market participants' views of potential climate-related matters, including legislation, may affect the fair value measurement of assets and liabilities in the financial statements. Climate-related matters may also affect the disclosure of fair value measurements, particularly those categorised within Level 3 of the fair value hierarchy. MFRS 13 requires disclosure of unobservable inputs used in fair value measurements. Those inputs should reflect the assumptions that market participants would use, including assumptions about climate-related risk.

(x) MFRS 141 'Agriculture': A biological asset such as unharvest oil palm fresh fruit bunches shall be measured at its fair value less costs to sell, except for the case where the fair value cannot be measured reliably. For biological assets which represent unharvested oil palm fresh fruit bunches, the Group is required to consider the effect of the physical (e.g., extreme weather, flooding, forest fires) and transition risks (e.g., stricter climate-related laws requiring more replanting) in arriving the fair values. Climate change may reduce crop yields. Climate-related matters may also affect the fair value measurements per MFRS 13, Level 3 of the fair value hierarchy including market participants' views of potential climate-related matters.

Upon adoption of these two new sustainability disclosure standards, the financial effects will be assessed by the Group.