PJ DEVELOPMENT HOLDINGS BERHAD
196501000113 (5938 - A)

(Incorporated in Malaysia)

DIRECTORS' REPORT AND AUDITED FINANCIAL STATEMENTS

31 DECEMBER 2024

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

CORPORATE INFORMATION

BOARD OF DIRECTORS

Tan Sri Ong Leong Huat @ Wong Joo Hwa
Puan Sri Khor Chai Moi
Ong Ju Yan
Ong Ju Xing
Dato' Thanarajasingam Subramaniam

COMPANY SECRETARIES

Chua Siew Chuan (MAICSA 0777689) (SSM PC No.: 201908002648)
Lim Lih Chau (LS 0010105) (SSM PC No.: 201908001454)

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
OCBC Bank (Malaysia) Berhad
Public Bank Berhad
RHB Bank Berhad

SOLICITORS

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

CORPORATE INFORMATION (CONT'D)

REGISTRAR

Boardroom Share Registrars Sdn. Bhd.
11th Floor, Menara Symphony,
No. 5, Jalan Prof. Khoo Kay Kim,
Seksyen 13,
46200 Petaling Jaya,
Selangor.
Tel. No.: (603) 7890 4700
Fax No.: (603) 7890 4670

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

CORPORATE INFORMATION (CONT'D)

PRINCIPAL BUSINESS ADDRESSES BY SEGMENT

PROPERTY SEGMENT

Property Development

Malaysia

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

OSK Construction Sdn. Bhd.
Level 12, Plaza OSK,
Jalan Ampang,
50450 Kuala Lumpur.
Tel No.: (603) 2177 1668
Fax No.: (603) 2078 6688
www.oskconstruction.com

Australia

Yarra Park City Pty. Ltd.
Level 2, 99 Queensbridge St,
Melbourne, VIC 3006,
Australia.
Tel No.: (61) 3 9686 5566
Fax No.: (61) 3 9686 5544
www.melbournesquare.com.au

Sales Galleries

Malaysia

Harbour Place Sales Gallery Butterworth
Lot 2449 & 2450,
Jalan Chain Ferry,
Seberang Perai Utara,
12100 Butterworth,
Penang.
Tel No.: (604) 332 1188
Fax No.: (604) 332 3128
www.rubica.com.my

Australia

Melbourne Square Display Gallery Australia
29 Balston Street,
Southbank, Melbourne,
VIC 3006, Australia.
Tel No.: (61) 4 1637 1166
www.melbournesquare.com.au

CORPORATE INFORMATION (CONT'D)

PRINCIPAL BUSINESS ADDRESSES BY SEGMENT (CONT'D)

PROPERTY SEGMENT (CONT'D)

Property Investment

Faber Towers
Lot 201C, Level 2, Faber Towers,
Jalan Desa Bahagia, Taman Desa,
58100 Kuala Lumpur.
Tel No.: (603) 7980 1311 (Operation)
Tel No.: (603) 7972 6813 (Leasing)
Fax No.: (603) 7980 1310

You City Retail
L2-M2, YOU 3,
Jalan You City, You City,
43200 Cheras, Selangor Darul Ehsan.
Tel No.: (603) 8699 5023

INDUSTRIES SEGMENT

Olympic Cable

Olympic Cable Company Sdn. Bhd.
Marketing & Sales Office
Level 16, Plaza OSK,
Jalan Ampang,
50450 Kuala Lumpur.
Tel No.: (603) 2177 1698
Fax No.: (603) 2177 1693
www.olympic-cable.com.my

Factories

Melaka
Lot PT 2126-2131, Jalan PK1,
Taman Perindustrian Krubong,
75250 Melaka.
Tel No.: (606) 337 3088/3090
Fax No.: (606) 337 3099

Johor Bahru
Lot 7301 - Lot 7302,
33, Jalan Tiran,
Kangkar Tebrau,
81100, Johor Bahru,
Johor Darul Takzim.

Lot 7650, Jalan Permas Barat,
Taman Perindustrian Plentong,
81750 Masai, Johor Bahru,
Johor Darul Takzim.

CORPORATE INFORMATION (CONT'D)

PRINCIPAL BUSINESS ADDRESSES BY SEGMENT (CONT'D)

INDUSTRIES SEGMENT (CONT'D)

Acotec Industrialised Building System

Acotec Sdn. Bhd.
Level 16, Plaza OSK,
Jalan Ampang,
50450 Kuala Lumpur.
Tel No.: (603) 2177 1838
Fax No.: (603) 2177 1833
www.acotec.com.my

Sales Office

Northern Region
No. 2746 (1st Floor),
Jalan Chain Ferry,
Taman Inderawasih,
13600 Prai,
Penang.
Tel No.: (604) 398 9733
Fax No.: (604) 398 1733

Southern Region
No. 02-11, Blok 4,
Danga Bay, Jalan Skudai,
80200 Johor Bahru,
Johor Darul Takzim.
Tel No.: (607) 232 9205
Fax No.: (607) 232 9205

Factories

Central Region
Lot C38, Block C,
Nilai Industrial Estate,
71800 Nilai,
Negeri Sembilan.

Southern Region
Lot PTB 1290-1298,
Jalan Tun Mutahir 5,
Kawasan Perindustrial Bandar Tenggara,
81000 Kulai,
Johor Darul Takzim.

Northern Region
76KM Butterworth-Ipoh Main Trunk Road,
34700 Simpang, Taiping,
Perak.

CORPORATE INFORMATION (CONT'D)

PRINCIPAL BUSINESS ADDRESSES BY SEGMENT (CONT'D)

HOSPITALITY SEGMENT

Hotels and Resorts

Swiss-Garden International Hotels,
Resorts and Inns
Level 14, Plaza OSK,
Jalan Ampang,
50450 Kuala Lumpur.
Tel No.: (603) 9078 2688
www.swissgarden.com

Swiss-Garden Hotel Bukit Bintang Kuala Lumpur
117, Jalan Pudu,
55100 Kuala Lumpur.
Tel No.: (603) 2141 3333
www.swissgarden.com/kuala-lumpur

Swiss-Garden Hotel & Residences,
Genting Highlands
Windmill Upon Hills,
Genting Permai,
69000 Genting Highlands,
Pahang.
Tel No.: (603) 9213 0777
: (603) 9078 2688 (KL Sales Office)
www.swissgarden.com/residences-genting

Swiss-Garden Hotel Melaka
T2-4, The Shore @ Melaka River,
Jalan Persisiran Bunga Raya,
75300 Melaka Tengah,
Melaka.
Tel No.: (606) 288 3131
Fax No.: (606) 288 3377
www.swissgarden.com/hotel-melaka

Swiss-Garden Beach Resort Kuantan
2656-2657, Mukim Sungai Karang,
Balok Beach,
26100 Beserah, Kuantan,
Pahang.
Tel No.: (609) 548 8288
: (603) 9078 2688 (KL Sales Office)
www.swissgarden.com/beach-resort-kuantan

Holiday Inn Express & Suites, Johor Bahru
Lot 512, Jalan Syed Mohd Mufti,
80000 Johor Bahru,
Johor Darul Takzim.
Tel No.: (607) 218 3333

Damai Laut Golf & Country Club
Hala Damai 2, Jalan Damai Laut,
Off Jalan Teluk Senangin,
32200 Lumut,
Perak.
Tel No.: (6019) 574 2113

DoubleTree by Hilton Damai Laut Resort
Persiaran Swiss-Garden,
Jalan Damai Laut,
Off Jalan Teluk Senangin,
32200 Lumut,
Perak.
Tel No.: (605) 684 3333

CORPORATE INFORMATION (CONT'D)

PRINCIPAL BUSINESS ADDRESSES BY SEGMENT (CONT'D)

HOSPITALITY SEGMENT (CONT'D)

Vacation Club

SGI Vacation Club Berhad
Level 14, Plaza OSK,
Jalan Ampang,
50450 Kuala Lumpur.
Tel No.: (603) 7661 6238
www.sgivacationclub.com

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

CONTENTS **PAGE**

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

DIRECTORS' REPORT

The Directors have the pleasure of presenting their report together with the audited financial statements of PJ Development Holdings Berhad Group ("the Group"), which includes PJ Development Holdings Berhad ("the Company") and its subsidiaries, associates and a joint venture, 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 three core reportable business segments comprising Property; Industries; and Hospitality; along with Investment Holding Segments as described in Note 1.3 to the financial statements. The principal activities of subsidiaries and associates and a joint venture are listed in Notes 3.3 and 3.4 to the financial statements respectively. 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	71,043	126,509
Non-controlling interests	(7)	-
	71,036	126,509

DIVIDENDS

No dividend has been proposed, paid or declared by the Company since the end of the previous year. The Directors do not recommend any payment of dividend for the year ended 31 December 2024.

DIRECTORS' REPORT (CONT'D)

(B) FINANCIAL MATTERS (CONT'D)

RESERVES AND PROVISIONS

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

MATERIAL EVENT DURING THE YEAR

On 6 September 2024, Olympic Cable Company Sdn. Bhd., a wholly owned subsidiary of the Company had entered into a sale and purchase agreements with Universal Cable (M) Berhad (In Liquidation) to acquire factories and assets located in Johor Bahru for a total purchase consideration of RM85,000,000 for the expansion of cable business. Further information on the material event occurred during the year are disclosed in Note 4.1 to the financial statements.

MATERIAL EVENTS AFTER THE REPORTING PERIOD

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

ISSUE OF SHARES AND DEBENTURES

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

The details of the shares are disclosed in Note 3.21 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 3.22 to the financial statements.

DIRECTORS' REPORT (CONT'D)

(B) FINANCIAL MATTERS (CONT'D)

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, amounts due from related company, amounts due from subsidiaries and other receivables, as disclosed in Notes 3.9, 3.10, 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 the allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent.

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 3.7 and 3.13 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 included biological assets and short-term funds are disclosed in Notes 3.14 and 3.15 to the financial statements respectively.

DIRECTORS' REPORT (CONT'D)

(B) FINANCIAL MATTERS (CONT'D)

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 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.

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;

(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.

DIRECTORS' REPORT (CONT'D)

(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*
Puan Sri Khor Chai Moi*
Ong Ju Yan*
Ong Ju Xing*
Dato' Thanarajasingam Subramaniam

* 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.

DIRECTORS OF THE SUBSIDIARIES

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

Dato' Mohd Daud bin Samsuddin	
Dato' Saiful Bahri bin Zainuddin	
Chong Cheong Leong	
Fan Pui Chin	
Ng Kin Wai	
Ng Lai Ping	
Ong Ghee Bin	
Ong Yee Ching	
Tan Kheak Chun	
Ting Chun Hong	
Wong Chong Shee	
Soh Choon Guan	- appointed on 1 August 2024
Lee Kuan Hong	- resigned on 1 August 2024
Tio Jun Lim	- resigned on 9 December 2024

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' REPORT (CONT'D)

(C) DIRECTORS MATTERS (CONT'D)

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	510,583,093 [1]	848,800	-	511,431,893 [1]

(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
Puan Sri Khor Chai Moi	29,836,882	265,000	-	30,101,882
Ong Ju Yan	24,737,550	-	-	24,737,550
Ong Ju Xing	22,084,395	-	-	22,084,395

DIRECTORS' REPORT (CONT'D)

(C) DIRECTORS MATTERS (CONT'D)

DIRECTORS' INTERESTS (CONT'D)

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: (Cont'd)

(b) Related corporations (Cont'd)

(ii) Immediate holding company, OSK Holdings Berhad (Cont'd)

	Number of ordinary shares			
	As at 1.1.2024	**Acquired**	**Disposed**	**As at 31.12.2024**
Indirect interests:				
Tan Sri Ong Leong Huat @ Wong Joo Hwa	1,072,851,139 [2]	-	-	1,072,851,139 [2]
Puan Sri Khor Chai Moi	39,737,045 [3]	-	-	39,737,045 [3]
Ong Ju Yan	2,667,701 [4]	-	-	2,667,701 [4]
Ong Ju Xing	926,600 [4]	-	-	926,600 [4]

(iii) Related company, OSK Property 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	345,639,965 [1]	-	-	345,639,965 [1]

Notes:

(1) Deemed interested pursuant to Section 8 of CA2016 by virtue of his substantial shareholdings in 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 children, other than Ong Ju Yan and Ong Ju Xing whose interests have been disclosed herein.

DIRECTORS' REPORT (CONT'D)

(C) DIRECTORS MATTERS (CONT'D)

DIRECTORS' INTERESTS (CONT'D)

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: (Cont'd)

Notes: (Cont'd)

(3) Disclosure made pursuant to Section 59(11)(c) of CA2016 in relation to interests held by her children, other than Ong Ju Yan and Ong Ju Xing whose interests have been disclosed herein.

(4) 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 Director 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

Directors' remuneration for the year were as follows:

	Group RM'000	Company RM'000
Fees	20	20
Salaries, bonuses and other emoluments	7,849	3,570
Defined contribution plan	601	430
Estimated money value of benefits-in-kind	87	74
	8,557	4,094

Since the end of the previous year, no Director has received or become entitled to receive a benefit (other than benefits included in the aggregate amount of emoluments received or due and receivable by the Directors or the fixed salary of full-time employees or estimated money value of other benefits of certain subsidiaries of the Company where further details are disclosed in Note 4.3(b) to the financial statements) 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(c) and 4.3(d) 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.

The Group's auditors' remuneration comprising (a) auditors of the Company and its member firms; and (b) other auditors for the year were as follows:

	Group RM'000	Company RM'000
Statutory audit	375	47
Other services	25	5
	400	52

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' reports 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

PJ DEVELOPMENT 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 PJ Development Holdings Berhad, do hereby state that, in the opinion of the Directors, the accompanying financial statements set out on pages 17 to 189 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 PJ Development Holdings Berhad, do solemnly and sincerely declare that the accompanying financial statements set out on pages 17 to 189 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

BDO

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

196501000113 (5938 - A)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of PJ Development 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, statements of 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 17 to 189.

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.

196501000113 (5938 - A)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
PJ DEVELOPMENT 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 Directors' Report 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 Directors' Report and, in doing so, consider whether the Directors' Report 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 the Directors' Report, 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.

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.

196501000113 (5938 - A)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PJ DEVELOPMENT 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 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.

Report on Other Legal and Regulatory Requirements

In accordance with the requirements of the Companies Act 2016 in Malaysia, we report that the subsidiary of which we have not acted as auditors, is disclosed in Note 3.3 to the financial statements.

196501000113 (5938 - A)

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF PJ DEVELOPMENT 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

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF PROFIT OR LOSS
FOR THE YEAR ENDED 31 DECEMBER 2024

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Operating activities:					
Revenue	2.1	924,835	776,910	152,904	68,756
Cost of sales	2.2	(718,606)	(561,654)	(4,283)	(3,744)
Gross profit		206,229	215,256	148,621	65,012
Selling expenses	2.3	(9,510)	(10,370)	-	-
General and administrative expenses	2.4	(113,912)	(102,015)	(1,349)	(1,014)
Research and development expenses	2.5	(967)	(466)	-	-
		81,840	102,405	147,272	63,998
Impairment (loss)/gain - net	2.6	(4,606)	(610)	-	3,887
Other operating income	2.7	7,591	6,941	829	11,691
Other operating expenses	2.8	(4,317)	(823)	(26,540)	-
Operating profit		80,508	107,913	121,561	79,576
Investing activities:					
Share of results of associates and a joint venture, net of tax		9,428	15,201	-	-
Income from cash and cash equivalents	2.10	13,154	9,842	6,607	3,762
Fair valuation loss on other investments	2.11	-	(129)	-	(81)
		22,582	24,914	6,607	3,681
Profit before financing and income tax		103,090	132,827	128,168	83,257
Financing activities:					
Interest expense on borrowings	2.12	(13,648)	(7,932)	(252)	(242)
Interest expense on other liabilities	2.13	(246)	(161)	-	-
		(13,894)	(8,093)	(252)	(242)
Profit before tax		89,196	124,734	127,916	83,015
Tax expense	2.14	(18,160)	(40,451)	(1,407)	(802)
Profit after tax		71,036	84,283	126,509	82,213
Profit/(Loss) attributable to:					
Owners of the Company		71,043	84,297	126,509	82,213
Non-controlling interests	3.3(e)	(7)	(14)	-	-
		71,036	84,283	126,509	82,213
Earnings per share					
Basic/Diluted	1.6	13.54	16.07		

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

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF COMPREHENSIVE INCOME FOR THE YEAR ENDED 31 DECEMBER 2024

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Profit after tax	71,036	84,283	126,509	82,213
Other comprehensive (expense)/income for the year				
Items of other comprehensive (expense)/ income that are not subject to tax effects:				
(a) Gain/(loss) will be reclassified subsequently to statement of profit or loss when specific conditions are met:				
- *Foreign currency translation (loss)/gain*	(60,169)	25,294	-	-
	(60,169)	25,294	-	-
Share of other comprehensive expense and reserves of associates accounted for using equity method for items that are not subject to tax effects:				
(a) Gain/(loss) will be reclassified subsequently to statement of profit or loss when specific conditions are met:				
- *Loss on fair values through other comprehensive income ("FVTOCI") and other reserves*	(454)	(168)	-	-
	(454)	(168)	-	-
Total other comprehensive (expenses)/income for the year	(60,623)	25,126	-	-
Total comprehensive income	10,413	109,409	126,509	82,213
Total comprehensive income/(expenses) attributable to:				
Owners of the Company	10,420	109,423	126,509	82,213
Non-controlling interests	(7)	(14)	-	-
	10,413	109,409	126,509	82,213

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

PJ DEVELOPMENT 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	531,109	411,557	606	764
Investment properties	3.2	71,718	71,691	-	-
Investments in subsidiaries	3.3	-	-	859,365	882,679
Investments in associates and a joint venture	3.4	496,787	558,788	-	-
Intangible assets	3.5	4,641	3,859	-	-
Right-of-use assets	3.6	45,343	43,844	-	-
Inventories	3.7	67,457	67,211	-	-
Deferred tax assets	3.8	25,538	28,090	-	-
Trade receivables	3.9	12,308	941	-	-
Other assets	3.12	40	39	-	-
Amounts due from subsidiaries	3.11	-	-	720	16,057
		1,254,941	1,186,020	860,691	899,500
Current					
Inventories	3.7	109,323	94,448	-	-
Trade receivables	3.9	158,406	109,497	-	-
Other assets	3.12	33,797	25,486	53	56
Contract assets	3.13	19,080	126,008	-	-
Biological assets	3.14	606	444	-	-
Amounts due from related companies	3.10	71,575	54,162	-	-
Amounts due from subsidiaries	3.11	-	-	28,224	9,868
Tax recoverable		1,778	1,127	-	-
Cash, bank balances and short-term funds	3.15	491,077	329,520	242,690	95,230
		885,642	740,692	270,967	105,154
TOTAL ASSETS		2,140,583	1,926,712	1,131,658	1,004,654

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

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

		Group		Company	
	Note	**2024**	**2023**	**2024**	**2023**
		RM'000	**RM'000**	**RM'000**	**RM'000**
LIABILITIES:					
Non-current					
Borrowings	3.16	106,312	32,909	-	-
Trade payables	3.17	15,725	14,901	-	-
Other liabilities	3.18	1,047	-	-	-
Contract liabilities	3.20	52,953	62,888	-	-
Lease liabilities	3.6	2,586	1,727	-	-
Deferred tax liabilities	3.8	9,390	7,411	-	-
		188,013	119,836	-	-
Current					
Borrowings	3.16	173,106	111,353	5,000	5,000
Trade payables	3.17	67,874	46,631	-	-
Other liabilities	3.18	164,228	152,583	1,715	1,649
Provisions	3.19	39,063	35,817	-	-
Contract liabilities	3.20	4,280	7,309	-	-
Lease liabilities	3.6	2,766	1,783	-	-
Tax payable		1,351	10,856	599	170
Amounts due to related companies	3.10	143,299	94,354	-	-
		595,967	460,686	7,314	6,819
TOTAL LIABILITIES		783,980	580,522	7,314	6,819
NET ASSETS		1,356,603	1,346,190	1,124,344	997,835
EQUITY:					
Share capital	3.21	570,726	570,726	570,726	570,726
Treasury shares, at cost	3.22	(5,133)	(5,133)	(5,133)	(5,133)
		565,593	565,593	565,593	565,593
Reserves	3.23	791,045	780,632	558,751	432,242
Issued capital and reserves attributable to Owners of the Company		1,356,638	1,346,225	1,124,344	997,835
Non-controlling interests	3.3(e)	(35)	(35)	-	-
TOTAL EQUITY		1,356,603	1,346,190	1,124,344	997,835
Net Assets per share (RM)	1.7	2.59	2.57		

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

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

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

Group

		Attributable to Owners of the Company							
	Note	Share capital (Note 3.21)	Treasury shares (Note 3.22)	Foreign currency translation reserves (Note 3.23)	Other reserve (Note 3.23)	Retained profits (Note 3.23)	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	RM'000	RM'000
As at 1 January 2024		570,726	(5,133)	(35,532)	(558)	816,722	1,346,225	(35)	1,346,190
Profit/(Loss) after tax		-	-	-	-	71,043	71,043	(7)	71,036
Foreign currency translations loss		-	-	(60,169)	-	-	(60,169)	-	(60,169)
Share of other comprehensive expense and reserves of associates accounted for using equity method:									
- *FVTOCI and other reserves*		-	-	-	(454)	-	(454)	-	(454)
Other comprehensive expenses		-	-	(60,169)	(454)	-	(60,623)	-	(60,623)
Total comprehensive (expenses)/income		-	-	(60,169)	(454)	71,043	10,420	(7)	10,413
Loss on acquisition of additional interests in a subsidiary from non-controlling interests	3.3(b)(ii)	-	-	-	-	(7)	(7)	7	-
Total transactions with Owners in their capacity as Owners		-	-	-	-	(7)	(7)	7	-
As at 31 December 2024		570,726	(5,133)	(95,701)	(1,012)	887,758	1,356,638	(35)	1,356,603

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

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

Group (Cont'd)

	Note	Attributable to Owners of the Company							
		Share capital (Note 3.21)	Treasury shares (Note 3.22)	Foreign currency translation reserves (Note 3.23)	Other reserve (Note 3.23)	Retained profits (Note 3.23)	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	RM'000	RM'000
As at 1 January 2023		570,726	(5,133)	(60,826)	(390)	888,270	1,392,647	(28)	1,392,619
Profit/(Loss) after tax		-	-	-	-	84,297	84,297	(14)	84,283
Foreign currency translations gain		-	-	25,294	-	-	25,294	-	25,294
Share of other comprehensive expense and reserves of associates accounted for using equity method:									
- *Other reserve*		-	-	-	(168)	-	(168)	-	(168)
Other comprehensive income/(expenses)		-	-	25,294	(168)	-	25,126	-	25,126
Total comprehensive income/(expenses)		-	-	25,294	(168)	84,297	109,423	(14)	109,409
Dividends paid to Owners of the Company	1.5	-	-	-	-	(155,838)	(155,838)	-	(155,838)
Loss on acquisition of additional interests in a subsidiary from non-controlling interests	3.3(c)(ii)	-	-	-	-	(7)	(7)	7	-
Total transactions with Owners in their capacity as Owners		-	-	-	-	(155,845)	(155,845)	7	(155,838)
As at 31 December 2023		570,726	(5,133)	(35,532)	(558)	816,722	1,346,225	(35)	1,346,190

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

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

Company

	Note	Share capital (Note 3.21)	Distributable Treasury shares (Note 3.22)	Distributable Retained profits (Note 3.23)	Total equity
		RM'000	RM'000	RM'000	RM'000
As at 1 January 2024		570,726	(5,133)	432,242	997,835
Profit after tax/Total comprehensive income		-	-	126,509	126,509
As at 31 December 2024		570,726	(5,133)	558,751	1,124,344
As at 1 January 2023		570,726	(5,133)	505,867	1,071,460
Profit after tax/Total comprehensive income		-	-	82,213	82,213
Dividends paid to Owners of the Company	1.5	-	-	(155,838)	(155,838)
As at 31 December 2023		570,726	(5,133)	432,242	997,835

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

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE YEAR ENDED 31 DECEMBER 2024

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES				
Operating profit	80,508	107,913	121,561	79,576
Non-cash and disclosure items #	43,914	28,890	26,625	(14,716)
Operating profit before changes in working capital	124,422	136,803	148,186	64,860
(Increase)/Decrease in:				
Inventories	(21,080)	8,558	-	-
Trade receivables	(64,261)	(3,572)	-	-
Other assets	(8,626)	(10,618)	3	9
Contract assets	109,835	(3,952)	-	-
Related companies	(17,524)	(1,620)	-	-
Increase/(Decrease) in:				
Trade payables	21,695	4,449	-	-
Other liabilities	15,939	(16,862)	157	72
Contract liabilities	(12,964)	(12,839)	-	-
Changes in working capital	23,014	(36,456)	160	81
Cash from operations	147,436	100,347	148,346	64,941
Income tax paid	(23,847)	(29,021)	(975)	(858)
Income tax refunded	62	6,738	-	3
Net cash from operating activities	123,651	78,064	147,371	64,086

PJ DEVELOPMENT 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 investment:					
Funds distribution income received		3,859	3,527	1,147	1,605
Gain on redemption of short-term funds		-	1,379	-	717
Interest received		5,718	4,267	3,607	1,440
Investment properties expenditure	3.2(b)(i)	(1,243)	(7,807)	-	-
Proceeds from disposals of:					
- an associate	3.4(c)	- ^^	-	-	-
- property, plant and equipment		1,144	233	29	-
Purchase of:					
- land for property development	3.7(b)(i)	-	(1,820)	-	-
- property, plant and equipment	3.1(b)(i)	(151,459)	(72,044)	-	(735)
- right-of-use assets	3.6(b)(i)	-	(1,592)	-	-
- software licences	3.5(b)(ii)	(825)	-	-	-
Net investment, divestment and income from investment		(142,806)	(73,857)	4,783	3,027
Dividends and shares:					
Capital repayment from subsidiaries	3.3(d)(ii)	-	-	-	7,500
Dividends received from associate and a joint venture		11,000	11,100	-	-
Repayments to subsidiaries		-	-	(3,111)	(6,144)
Subscription of shares in subsidiaries	3.3(d)(i)	-	-	(2,746)	(2,180)
Net dealings with subsidiaries and associates		11,000	11,100	(5,857)	(824)
Net cash (used in)/from investing activities		(131,806)	(62,757)	(1,074)	2,203

^^ negligible

PJ DEVELOPMENT 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 FINANCING ACTIVITIES					
Fundings in business:					
Advance from related companies		49,054	55,668	-	-
Proceeds from issuance/drawdowns of:					
- term loans and bankers' acceptances		156,134	8,235	-	-
- revolving credits - net		22,000	-	-	-
Redemptions/Repayments of term loans and bankers' acceptances		(42,978)	(5,297)	-	-
Net drawdowns	3.16(e)(i)	135,156	2,938	-	-
Interest paid		(13,462)	(7,932)	(252)	(242)
Payment of lease liabilities	3.6(c)	(3,228)	(4,554)	-	-
Dividends paid to Owners of the Company/ *Net dealings with Owners of the Company*	1.5	-	(155,838)	-	(155,838)
Net cash from/(used in) financing activities		167,520	(109,718)	(252)	(156,080)
Net increase/(decrease) in cash and cash equivalents		159,365	(94,411)	146,045	(89,791)
Gain/(Loss) on fair valuation of short-term funds		3,577	540	1,853	(81)
Effects of exchange rate changes		(1,385)	820	(438)	120
Cash and cash equivalents at beginning of the year		329,520	422,571	95,230	184,982
Cash and cash equivalents at end of the year, comprised cash, bank balances and short-term funds	3.15	491,077	329,520	242,690	95,230

PJ DEVELOPMENT 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
# **Non-cash and disclosure items:**					
Allowance for impairment losses on investment properties	3.2(b)(i)	831	-	-	-
Depreciation and amortisation		31,663	27,855	158	156
Gain on disposal of plant and equipment - net		(25)	(72)	(29)	-
(Gain)/Loss on fair valuation of:					
- biological assets	3.14(d)	(162)	75	-	-
- retention sums		(129)	(244)	-	-
Impairment loss/(gain) - net	2.6	4,606	610	-	(3,887)
Loss/(Gain) on foreign currency translations - net		1,123	(933)	26,496	(10,985)
Loss on disposal of an associate	3.4(c)	72	-	-	-
Modifications of leases		(38)	-	-	-
Write down of inventories	2.2(b)	5,956	1,245	-	-
Write off of:					
- plant and equipment	3.1(b)(iv)	12	344	-	-
- trade receivables		-	7	-	-
- other receivables		5	3	-	-
		43,914	28,890	26,625	(14,716)

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

PJ DEVELOPMENT HOLDINGS BERHAD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS - 31 DECEMBER 2024

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

1.1 AUTHORISATION OF FINANCIAL STATEMENTS FOR USE AND GROUP CORPORATE INFORMATION

The consolidated financial statements of the Group and the Company for the year ended 31 December 2024 were authorised for issue by the Board of Directors 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 principally engaged in investment holding and provision of management services to the subsidiaries. There have been no significant changes in the nature of these principal activities during the year.

(b) Subsidiaries, associates and a joint venture

For business resource allocation and performance assessment, the Group's activities are strategically organised into three core business segments which include Property, Industries, Hospitality and an Investment Holding Segment. Business segment information is disclosed in Note 1.3. The principal activities of the subsidiaries; and associates and a joint venture, are described in Notes 3.3 and 3.4 to the financial statements respectively. There have been no significant changes in the nature of these principal activities during the year.

The Group hold equity interests in two associates and a joint venture. The equity method of accounting has been adopted in the consolidated financial statements on investments in associates and a joint venture. The financial statements of these associates and a joint venture are prepared for the same reporting period as the Group. The accounting policies of all companies are aligned with those accounting policies adopted by the Group. Therefore, no adjustments are made when measuring and recognising the Group's share of the profit or loss of the investees after the dates of acquisitions. Note 3.4 shows further information on investments in associates and a joint venture.

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)

1.1 AUTHORISATION OF FINANCIAL STATEMENTS FOR USE AND GROUP CORPORATE INFORMATION (CONT'D)

(c) 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 under CA2016. 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 biological assets and 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.

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)

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

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

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 ("IASB") and the requirements of the Companies Act 2016 in Malaysia.

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.

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)

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

(c) Basis of consolidation

The consolidated financial statements include the Company and its subsidiaries. Subsidiaries' financial statements 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 judgements 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.

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).

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

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.

During the year, the Group reorganised the segmental grouping for better management monitoring and reporting. The Group's business activities are now categorised into three 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 maker and monitors 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 three core business segments and an Investment Holding Segment are described as follows:

(a) Property

(i) Property Development

- Development and construction of residential and commercial properties for sale, provision of project management services and sharing of results of associates involved in property development activities in Malaysia and Australia.

(ii) Property Investment and Management

- Management and letting of properties, contributing rental yield and appreciation of properties and sharing of results of an associate and a joint venture which deals with letting of office space and retail space.

- Cultivation and sale of oil palm fresh fruit bunches and other agriculture produce.

(b) Industries

(i) Olympic Cable

- Manufacturing and sale of power cables are divided into four major categories, namely (i) low-voltage power cables, (ii) medium-voltage power cables, (iii) fire-resistant power cables and (iv) fibre-optic cables.

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)

The three core business segments and an Investment Holding Segment are described as follows: (Cont'd)

(b) Industries (Cont'd)

(ii) Acotec Industrialised Building System ("IBS")

- Manufacturing and sale of IBS concrete wall panels.

(c) Hospitality

(i) Hotels and Resorts

- Management and operation of hotels and resorts, including golf course operations, room rental, food and beverage revenue and fee income.

(ii) SGI Vacation Club

- Management of vacation timeshare and sale of timeshare membership.

(d) Investment Holding

- Investing activities and other insignificant businesses, including investments that 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 the 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 comparative figures of the business segmental information have been represented to conform with current segmental information.

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 segment analysis

Business segment performance analysis

	Property RM'000	Industries RM'000	Hospitality RM'000	Investment Holding RM'000	Consolidated RM'000
2024					
Revenue					
Total revenue	371,565	459,301	108,779	150,619	1,090,264
Elimination of:					
Inter-segment revenue	-	(14,807)	(3)	(2,379)	(17,189)
Dividends from subsidiaries	-	-	-	(148,240)	(148,240)
Revenue from external parties	371,565	444,494	108,776	-	924,835
Results					
Segment profit	27,870	41,145	5,158	5,673	79,846
Share of results of associates and a joint venture	9,428	-	-	-	9,428
	37,298	41,145	5,158	5,673	89,274
Elimination of unrealised profit	(46)	-	-	(32)	(78)
Profit before tax	**37,252**	**41,145**	**5,158**	**5,641**	**89,196**
Tax expense	(5,093)	(9,810)	(1,852)	(1,405)	(18,160)
Profit after tax	**32,159**	**31,335**	**3,306**	**4,236**	**71,036**
2023					
Revenue					
Total revenue	281,661	400,423	98,995	62,665	843,744
Elimination of:					
Inter-segment revenue	-	(4,169)	-	2,080	(2,089)
Dividends from subsidiaries	-	-	-	(64,745)	(64,745)
Revenue from external parties	281,661	396,254	98,995	-	776,910
Results					
Segment profit	54,707	47,824	3,839	3,452	109,822
Share of results of associates	15,201	-	-	-	15,201
	69,908	47,824	3,839	3,452	125,023
Elimination of unrealised profit	(94)	-	-	(195)	(289)
Profit before tax	**69,814**	**47,824**	**3,839**	**3,257**	**124,734**
Tax expense	(23,327)	(13,490)	(2,830)	(804)	(40,451)
Profit after tax	**46,487**	**34,334**	**1,009**	**2,453**	**84,283**

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 segment analysis (Cont'd)

Business segment performance analysis (Cont'd)

Items included in the business segment performance analysis are:

	Property RM'000	Industries RM'000	Hospitality RM'000	Investment Holding RM'000	Conso-lidated RM'000
2024					
Cost of Sales (Note 2.2)					
Depreciation and amortisation	(177)	(6,383)	-	-	(6,560)
Write down of inventories	-	(5,956)	-	-	(5,956)
Impairment Losses - Net (Note 2.6)					
Write back of impairment losses on trade receivables	2	569	5	-	576
Allowance for impairment losses on:					
- trade receivables	(14)	(4,863)	-	-	(4,877)
- other receivables	-	(305)	-	-	(305)
Other Operating Income (Note 2.7)					
Fair valuation gain of:					
- biological assets	162	-	-	-	162
- retention sums	316	-	-	-	316
Gain on disposals of plant and equipment	128	122	-	29	279
Income from Cash and Cash Equivalents (Note 2.10)					
Funds distribution income	2,660	-	53	1,146	3,859
Interest income	3,006	790	122	1,800	5,718
General and Administrative Expenses (Note 2.4)					
Depreciation and amortisation	(5,432)	(1,065)	(18,449)	(157)	(25,103)

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 segment analysis (Cont'd)

Business segment performance analysis (Cont'd)

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

	Property RM'000	Industries RM'000	Hospitality RM'000	Investment Holding RM'000	Conso-lidated RM'000
2024 (Cont'd)					
Other Operating Expenses (Note 2.8)					
Allowance for impairment losses on investment property	(831)	-	-	-	(831)
Fair valuation loss of retention sums	(187)	-	-	-	(187)
Foreign currency translation loss	-	(687)	-	(436)	(1,123)
Loss on disposal of:					
- an associate	(72)	-	-	-	(72)
- plant and equipment	(1)	-	(253)	-	(254)
Write off of:					
- other receivables	(5)	-	-	-	(5)
- plant and equipment	(3)	(1)	(8)	-	(12)
Interest Expense on Borrowings (Note 2.12)					
Finance costs	(6,039)	(3,338)	(4,074)	(197)	(13,648)
2023					
Cost of Sales (Note 2.2)					
Depreciation	(177)	(5,515)	-	-	(5,692)
Write down of inventories	-	(1,245)	-	-	(1,245)
Write off of plant and equipment	-	-	(130)	-	(130)
Impairment Losses - Net (Note 2.6)					
Write back of impairment losses on trade receivables	-	571	55	-	626
Allowance for impairment losses on trade receivables	-	(1,229)	(5)	(2)	(1,236)

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 segment analysis (Cont'd)

Business segment performance analysis (Cont'd)

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

2023 (Cont'd)	**Property RM'000**	**Industries RM'000**	**Hospitality RM'000**	**Investment Holding RM'000**	**Conso-lidated RM'000**
Other Operating Income (Note 2.7)					
Fair valuation gain of retention sums	244	-	-	-	244
Foreign currency translation gain	-	808	4	121	933
Gain on disposals of plant and equipment	11	62	118	-	191
Income from Cash and Cash Equivalents (Note 2.10)					
Funds distribution income	1,859	-	62	1,606	3,527
Gain on redemption of short-term funds	475	-	-	904	1,379
Interest income	2,337	313	137	1,480	4,267
General and Administrative Expenses (Note 2.4)					
Depreciation and amortisation	(4,474)	(922)	(15,445)	(1,322)	(22,163)
Other Operating Expenses (Note 2.8)					
Fair valuation loss of:					
- biological assets	(75)	-	-	-	(75)
- plant and equipment	-	-	(119)	-	(119)
Write off of:					
- trade receivables	-	-	(7)	-	(7)
- other receivables	-	-	(3)	-	(3)
- plant and equipment	-	-	(214)	-	(214)
Fair Valuation Loss on Other Investment (Note 2.11)					
Fair valuation loss of short-term funds	(49)	-	-	(80)	(129)
Interest Expense on Borrowings (Note 2.12)					
Finance costs	(3,202)	(1,083)	(3,457)	(190)	(7,932)

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 segment analysis (Cont'd)

Business segment assets and liabilities analysis:

	Note	Property RM'000	Industries RM'000	Hospitality RM'000	Investment Holding RM'000	Consolidated RM'000
2024						
Assets						
Tangible assets		547,955	473,596	346,629	243,659	1,611,839
Intangible assets	3.5	-	782	-	3,859	4,641
		547,955	474,378	346,629	247,518	1,616,480
Investments in associates and a joint venture	3.4	496,787	-	-	-	496,787
Segment assets		1,044,742	474,378	346,629	247,518	2,113,267
Deferred tax assets and tax recoverable		11,354	767	15,193	2	27,316
Total assets		1,056,096	475,145	361,822	247,520	2,140,583
Liabilities						
Segment liabilities		339,982	268,373	159,524	5,360	773,239
Deferred tax liabilities and tax payable		5,356	4,778	8	599	10,741
Total liabilities		345,338	273,151	159,532	5,959	783,980
Expenditure capitalised under:						
Property, plant and equipment	3.1(b)(i)	12,392	123,645	15,340	82	151,459
Investment properties	3.2(b)(i)	1,243	-	-	-	1,243
Intangible assets	3.5(b)(ii)	825	-	-	-	825
		14,460	123,645	15,340	82	153,527

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 segment analysis (Cont'd)

Business segment assets and liabilities analysis: (Cont'd)

	Note	Property RM'000	Industries RM'000	Hospitality RM'000	Investment Holding RM'000	Consolidated RM'000
2023						
Assets						
Tangible assets		631,534	253,200	350,300	99,814	1,334,848
Intangible assets	3.5	-	-	-	3,859	3,859
		631,534	253,200	350,300	103,673	1,338,707
Investments in associates and a joint venture	3.4	558,788	-	-	-	558,788
Segment assets		1,190,322	253,200	350,300	103,673	1,897,495
Deferred tax assets and tax recoverable		12,120	85	17,011	1	29,217
Total assets		1,202,442	253,285	367,311	103,674	1,926,712
Liabilities						
Segment liabilities		313,480	75,409	166,625	6,741	562,255
Deferred tax liabilities and tax payable		12,028	6,034	35	170	18,267
Total liabilities		325,508	81,443	166,660	6,911	580,522
Expenditure capitalised under:						
Property, plant and equipment	3.1(b)(i)	7,438	20,452	42,971	1,183	72,044
Investment properties	3.2(b)(i)	7,807	-	-	-	7,807
Right-of-use assets (Leasehold land)	3.6(b)(i)	1,592	-	-	-	1,592
		16,837	20,452	42,971	1,183	81,443

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

1.3 SEGMENT INFORMATION (CONT'D)

(b) Geographical segments analysis:

The Group's operations are mainly based in Malaysia, consisting of the three core reportable business segments and an Investment Holding Segment. In Australia, business segments comprise Property Development and Property Investment.

	Note	Malaysia RM'000	Australia RM'000	Conso-lidated RM'000
2024				
Revenue		924,835	-	924,835
Profit before tax		97,316	(8,120)	89,196
Non-current assets^		720,268	-	720,268
Expenditure capitalised under:				
Property, plant and equipment	3.1(b)(i)	151,459	-	151,459
Investment properties	3.2(b)(i)	1,243	-	1,243
Intangible assets	3.5(b)(ii)	825	-	825
		153,527	-	153,527
2023				
Revenue		776,910	-	776,910
Profit before tax		117,340	7,394	124,734
Non-current assets^		598,162	-	598,162
Expenditure capitalised under:				
Property, plant and equipment	3.1(b)(i)	72,044	-	72,044
Investment properties	3.2(b)(i)	7,807	-	7,807
Right-of-use assets (Leasehold land)	3.6(b)(i)	1,592	-	1,592
		81,443	-	81,443

^ Non-current assets exclude financial instruments, deferred tax assets and investments in associates and a joint venture.

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)

1.4 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 and reserves are disclosed in Notes 3.21 and 3.23 respectively. 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 RM'000**	**2023 RM'000**
Borrowings	3.16	279,418	144,262
Lease liabilities	3.6	5,352	3,510
Advance from related companies	3.10	134,287	78,589
Advances to related companies	3.10	(35,000)	(35,110)
Cash, bank balances and short-term funds	3.15	(491,077)	(329,520)
Net cash		(107,020)	(138,269)
Issued capital and reserves attributable to Owners of the Company/Shareholders' funds		1,356,638	1,346,225

The gearing ratio is not presented as the Group is in a net cash position.

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 objectives, policies or processes for managing capital as compared with the previous year.

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)

1.5 DIVIDENDS

This note provides information on dividend distributions paid and proposed 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 2023			
29.7 sen single-tier interim dividend	31 March 2023	-	155,838

The Board of Directors does not recommend any 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		
Profit attributable to Owners of the Company (RM'000)	71,043	84,297
Weighted average number of ordinary shares outstanding ('000)	524,707	524,707
Basic/Diluted EPS (sen)	13.54	16.07

Measurement

Basic EPS is calculated by dividing the profit attributable to Owners of the Company 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)		1,356,638	1,346,225
Number of outstanding ordinary shares in issue ('000)	3.22	524,707	524,707
Net Assets per share attributable to Owners of the Company (RM)		2.59	2.57

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.

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

This note outlines objectives and policies of how the Group and the Company manage their financial risks and liquidity positions and provides information about the types of key financial risks on the financial instruments of the Group and the Company 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").

Group

	Note	FVTPL RM'000	AC RM'000	Total RM'000
2024				
Financial assets				
Trade receivables	3.9	-	170,714	170,714
Amounts due from related companies	3.10	-	71,575	71,575
Other assets excluding prepayments	3.12	-	31,134	31,134
Cash, bank balances and short-term funds	3.15	278,045	213,032	491,077
		278,045	486,455	764,500
Financial liabilities				
Lease liabilities	3.6	-	5,352	5,352
Amounts due to related companies	3.10	-	143,299	143,299
Borrowings	3.16	-	279,418	279,418
Trade payables	3.17	-	83,599	83,599
Other liabilities	3.18	-	165,275	165,275
		-	676,943	676,943
2023				
Financial assets				
Trade receivables	3.9	-	110,438	110,438
Amounts due from related companies	3.10	-	54,162	54,162
Other assets excluding prepayments	3.12	-	23,688	23,688
Cash, bank balances and short-term funds	3.15	109,360	220,160	329,520
		109,360	408,448	517,808
Financial liabilities				
Lease liabilities	3.6	-	3,510	3,510
Amounts due to related companies	3.10	-	94,354	94,354
Borrowings	3.16	-	144,262	144,262
Trade payables	3.17	-	61,532	61,532
Other liabilities	3.18	-	152,583	152,583
		-	456,241	456,241

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)

Company

	Note	FVTPL RM'000	AC RM'000	Total RM'000
2024				
Financial assets				
Amounts due from subsidiaries	3.11	-	28,944	28,944
Other assets excluding prepayments	3.12	-	46	46
Cash, bank balances and short-term funds	3.15	110,239	132,451	242,690
		110,239	161,441	271,680
Financial liabilities				
Borrowings	3.16	-	5,000	5,000
Other liabilities	3.18	-	1,715	1,715
		-	6,715	6,715
2023				
Financial assets				
Amounts due from subsidiaries	3.11	-	25,925	25,925
Other assets excluding prepayments	3.12	-	45	45
Cash, bank balances and short-term funds	3.15	2,318	92,912	95,230
		2,318	118,882	121,200
Financial liabilities				
Borrowings	3.16	-	5,000	5,000
Other liabilities	3.18	-	1,649	1,649
		-	6,649	6,649

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)

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

Types of risks and exposures	Note	Measurement	Strategies
(a) Liquidity risk			
Lease liabilities	3.6	Cash flow forecasts analysis	Right mix of short-mid-long terms fundings
Amounts due to related companies	3.10	Debts maturity analysis	Availability of committed lines and credit facilities
Borrowings	3.16		Monitoring of short-term funds
Trade payables	3.17		
Other liabilities	3.18		
(b) Market risk			
(i) Interest rate risk			
Lease liabilities	3.6	Funding cost analysis	Diversification of bankers
Amounts due from/to related companies	3.10	Sensitivity analysis	Diversification of borrowings types
Deposits with licensed financial institutions	3.15		Centralisation of treasury management
Housing Development Accounts	3.15		
Borrowings	3.16		
(ii) Currency risk			
Trade receivables	3.9	Cash flow forecasts	Foreign currency forwards and cross-currency swap
Other assets excluding prepayments	3.12	Sensitivity analysis	Foreign operations use local financing i.e. natural hedge
Cash, bank balances and short-term funds	3.15		
Borrowings	3.16		
Trade payables	3.17		
Other liabilities	3.18		
(iii) Other price risks			
Commodity price risks	1.8(b)(iii)	Quantity and price analysis	Procurement management, materials price monitoring and hedging
Oil palm fresh fruit bunches price risk	3.14	Sensitivity analysis	
(c) Credit risk			
Trade receivables	3.9	Credit ratings	Securing of adequate collaterals
Amounts due from related companies	3.10	Ageing analysis	Diversification of deposits with bankers
Other assets excluding prepayments	3.12	Creditworthiness	Guidelines for short-term placements
Contract assets	3.13	Climate-related rating, if relevant	
Bank balances and short-term funds	3.15		
Financial guarantees given to licensed financial institutions for credit facilities granted to a joint venture	1.8(c)		

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)

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, currency, and other price risks), 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

<u>Liquidity risk definition and strategy</u>

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.

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 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 and bankers' acceptances credits, term loans as disclosed in Note 3.16. Such 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 or joint venture would default. In the event of a default by the subsidiaries or joint venture, 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)

Group

	On demand or within 1 year RM'000	>1 to 2 years RM'000	>2 to 5 years RM'000	Over 5 years RM'000	Total contractual undis-counted cash flows RM'000
2024					
Borrowings	177,577	22,381	65,283	33,487	298,728
Trade payables	67,874	8,031	7,696	-	83,601
Lease liabilities	2,933	2,253	385	14	5,585
Amounts due to related companies	143,299	-	-	-	143,299
Other liabilities	164,228	176	1,024	-	165,428
	555,911	32,841	74,388	33,501	696,641
2023					
Borrowings	113,461	8,830	26,209	555	149,055
Trade payables	46,631	1,812	14,140	-	62,583
Lease liabilities	1,897	1,215	557	20	3,689
Amounts due to related companies	94,354	-	-	-	94,354
Other liabilities	152,583	-	-	-	152,583
	408,926	11,857	40,906	575	462,264

Company

	On demand or within 1 year RM'000	Total contractual undis-counted cash flows RM'000
2024		
Borrowings	5,021	5,021
Other liabilities	1,715	1,715
	6,736	6,736
2023		
Borrowings	5,020	5,020
Other liabilities	1,649	1,649
	6,669	6,669

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)

(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 is exposed to interest rate, currency, and other price risks, while the Company faces only interest rate risk and currency 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.

(i) 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. Such borrowings at variable rates were mainly 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 liabilities, amounts due from/to related companies, amounts due from subsidiaries, bank balances and short-term funds and borrowings as disclosed in Notes 3.6, 3.10, 3.11, 3.15 and 3.16 respectively.

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)

(b) Market risk (Cont'd)

(i) 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 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Profit after tax/Equity				
Interest rates				
- increased by 0.25%	203	263	510	224
- decreased by 0.25%	(203)	(263)	(510)	(224)

(ii) Currency risk

Currency risk definition and strategy

Currency risk arises from fluctuations in the fair value or future cash flows of financial instruments due to changes in foreign exchange rates. The Group is primarily exposed to this risk through its operating activities (revenue or expenses in foreign currencies) and net investments in foreign subsidiaries.

The Group predominantly operates in Malaysia. The Group also carries out its business in Australia through its associates. Certain subsidiaries in the Group transact in currencies other than their respective functional currencies ("foreign currencies").

Currency risk arises when transactions are denominated in foreign currencies which is minimal for the financial assets and liabilities of the Group.

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)

(b) Market risk (Cont'd)

(ii) Currency risk (Cont'd)

Currency risk exposures

The following tables summarised the currency exposure of financial assets and financial liabilities of the Group as at year end which are mainly in Ringgit Malaysia ("RM"), Australian Dollar ("AUD"), Singapore Dollar ("SGD") and United States Dollar ("USD"). Exposure to other currencies mainly included Chinese Yuan Renminbi and Euro.

Group

		Denominated in					
	Note	**RM**	**AUD**	**SGD**	**USD**	**Others**	**Total**
		RM'000	**RM'000**	**RM'000**	**RM'000**	**RM'000**	**RM'000**
2024							
Financial assets							
Trade receivables	3.9	157,621	-	4,755	4,405	3,933	170,714
Other assets excluding prepayments	3.12	14,538	19	-	16,577	-	31,134
Cash, bank balances and short-term funds	3.15	459,810	2,779	28,457	31	-	491,077
		631,969	2,798	33,212	21,013	3,933	692,925
Financial liabilities							
Lease liabilities	3.6	5,352	-	-	-	-	5,352
Borrowings	3.16	279,418	-	-	-	-	279,418
Trade payables	3.17	73,846	-	-	6,160	3,593	83,599
Other liabilities	3.18	165,270	5	-	-	-	165,275
		523,886	5	-	6,160	3,593	533,644

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)

(b) Market risk (Cont'd)

(ii) Currency risk (Cont'd)

Currency risk exposures (Cont'd)

The following tables summarised the currency exposure of financial assets and financial liabilities of the Group as at year end which are mainly in Ringgit Malaysia ("RM"), Australian Dollar ("AUD"), Singapore Dollar ("SGD") and United States Dollar ("USD"). Exposure to other currencies mainly included Chinese Yuan Renminbi and Euro. (Cont'd)

Group (Cont'd)

		Denominated in					
	Note	**RM RM'000**	**AUD RM'000**	**SGD RM'000**	**USD RM'000**	**Others RM'000**	**Total RM'000**
2023							
Financial assets							
Trade receivables	3.9	103,505	-	6,794	139	-	110,438
Other assets excluding prepayments	3.12	13,031	37	-	3,585	7,035	23,688
Cash, bank balances and short-term funds	3.15	311,556	6,562	11,316	86	-	329,520
		428,092	6,599	18,110	3,810	7,035	463,646
Financial liabilities							
Lease liabilities	3.6	3,510	-	-	-	-	3,510
Borrowings	3.16	144,262	-	-	-	-	144,262
Trade payables	3.17	57,890	-	-	3,197	445	61,532
Other liabilities	3.18	152,131	9	-	443	-	152,583
		357,793	9	-	3,640	445	361,887

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)

(b) Market risk (Cont'd)

(ii) Currency risk (Cont'd)

Currency risk exposures (Cont'd)

The following tables summarised the currency exposure of financial assets and financial liabilities of the Group as at year end which are mainly in Ringgit Malaysia ("RM"), Australian Dollar ("AUD"), Singapore Dollar ("SGD") and United States Dollar ("USD"). Exposure to other currencies mainly included Chinese Yuan Renminbi and Euro. (Cont'd)

Company

		Denominated in		
Financial assets	**Note**	**RM RM'000**	**AUD RM'000**	**Total RM'000**
2024				
Cash, bank balances and short-term funds	3.15	238,919	3,771	242,690
2023				
Cash, bank balances and short-term funds	3.15	91,879	3,351	95,230

The Group holds cash and bank balances denominated in foreign currencies for working capital purposes.

The Group is exposed to currency translation risk on the net assets in foreign operations. Currency exposure to the net assets of the Group's foreign operations is managed through borrowings denominated in the relevant foreign currencies. During the year, there is no other significant foreign exchange risk arising from foreign currency transactions that may affect the overall activities of the Group.

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)

(b) Market risk (Cont'd)

(ii) Currency risk (Cont'd)

Sensitivity analysis for currency risk

The following table demonstrates the sensitivity analysis of the Group's and the Company's profit after tax/equity to a reasonably possible change in AUD, SGD and USD exchange rate against the functional currency of the Group and the Company entities, with all other variables held constant. The sensitivity analysis includes only significant outstanding balances denominated in foreign currency. The Group's exposure to foreign currency changes for all other currencies is not material.

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Profit after tax/Equity				
AUD/RM				
- strengthen by 3%	64	150	86	76
- weaken by 3%	(64)	(150)	(86)	(76)
SGD/RM				
- strengthen by 3%	757	413	-	-
- weaken by 3%	(757)	(413)	-	-
USD/RM				
- strengthen by 3%	339	4	-	-
- weaken by 3%	(339)	(4)	-	-

(iii) Other price risks

Commodity price risks

Olympic Cable Company Sdn. Bhd. ("OCC"), a wholly-owned subsidiary of the Company, is affected by the price volatility of certain commodities. Its operating activities require the purchase and manufacture of cables and therefore require a continuous supply of copper, aluminium and compound materials. OCC is exposed to changes in the price of these materials on its forecast purchases.

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)

(b) Market risk (Cont'd)

(iii) Other price risks (Cont'd)

Commodity price risks (Cont'd)

OCC has enacted a risk management strategy for commodity price risk and its mitigation. Based on the 12-month forecast of the required copper and aluminium supply, OCC considers hedging the purchase price using forward commodity purchase contracts when appropriate. The forward contracts do not result in a physical delivery of copper but are designated as cash flow hedges to offset the effect of price changes in copper. OCC hedges its expected copper purchases when considered to be highly probable. In managing this, OCC also observes the movement of the copper and aluminium prices and negotiates with its suppliers for the final settlement price. Hedging activities are evaluated regularly to align with the Group's expectations about the price changes and defined risk appetite; ensuring the most cost-effective hedging strategies are applied. As at 31 December 2024, OCC did not enter into any forward commodity purchase contract.

Commodity price sensitivity

The following table shows the effect of price changes in copper and aluminium:

	Group	
	2024	**2023**
	RM'000	**RM'000**
Profit after tax/Equity		
Copper		
- increase by 10%	(15,458)	(11,233)
- decrease by 10%	15,458	11,233
Aluminium		
- increase by 10%	(4,855)	(3,200)
- decrease by 10%	4,855	3,200

Oil palm fresh fruit bunches price risk

As disclosed in Note 3.14, the Group has certain exposure in oil palm fresh fruit bunches.

If the oil palm fresh fruit bunches selling price changed by 10%, profit or loss for the Group would have equally increased or decreased by approximately RM50,000 (2023: RM38,000) respectively.

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)

(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, amounts due from related companies, other assets, contract assets, bank balances and short-term funds as disclosed in Notes 3.9, 3.10, 3.12, 3.13 and 3.15 respectively. The Company also provides financial guarantees to licensed financial institutions for credit facilities granted to its joint venture. The Company's exposure to credit risk arises principally from bank balances, short-term funds, amounts due from subsidiaries and financial guarantees given to licensed financial institutions for credit facilities granted to its subsidiaries and a joint venture of the Group. Their carrying amounts represent the maximum credit risk exposure of the abovementioned assets without taking account of any collateral held or other credit enhancement.

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.

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

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.

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)

(c) Credit risk (Cont'd)

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

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, amounts due from related companies/subsidiaries, other assets, contract assets, bank balances and short-term funds disclosed in Notes 3.9, 3.10, 3.11, 3.12, 3.13 and 3.15 respectively.

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, associates, or joint ventures 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 efforts to secure new financing. Management exercises significant judgement in assessing default probability, using forward-looking information and evaluating credit risk increases.

The maximum credit risk exposure of the Group and of the Company arising from the amounts due from related companies and subsidiaries are represented by their carrying amounts in the statements of financial position as disclosed in Notes 3.10 and 3.11. The bank balances are placed with creditworthy licensed financial institutions. Therefore, both bank balances and short-term funds have low credit risk.

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)

(c) Credit risk (Cont'd)

Financial guarantee contracts

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

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Corporate guarantees given to licensed financial institutions for credit facilities granted to subsidiaries	-	-	285,640	117,430
Corporate guarantees given to licensed financial institutions for credit facilities a joint venture	12,302	30,015	12,302	30,015
	12,302	30,015	297,942	147,445

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 a joint venture 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 core reportable business segments and an Investment Holding Segment as disclosed in Note 1.3(a). The Group's business mainly involves developing and selling properties, leasing commercial space, manufacturing and selling cables and IBS wall panels, letting hotel rooms and managing hotels, and holdings investment. 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)	3.13(b)(i)	52,461	80,241	-	-
- Construction contracts	3.13(b)(ii)	286,675	172,367	-	-
		339,136	252,608	-	-
Service fee income		123,836	113,937	4,664	4,011
Sale of goods and completed properties:		458,040	408,320	-	-
		921,012	774,865	4,664	4,011
Other revenue:					
Dividend income from subsidiaries		-	-	148,240	64,745
Rental income		3,823	2,045	-	-
		3,823	2,045	148,240	64,745
		924,835	776,910	152,904	68,756
Revenue from contracts with customers analysed by timing of revenue recognition where product and services transferred:					
Over time		348,642	266,380	-	-
At a point in time		572,370	508,485	4,664	4,011
		921,012	774,865	4,664	4,011

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

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 the 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 and construction contracts

Progress revenue from property development and construction contracts 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 3.7(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.

(2) the construction subsidiary recognises revenue over the periods of the contracts using the output method by reference to the survey of contract work completed to date which is certified by professional consultants. During the year, the Construction Division is focusing on internal projects, thus, the intragroup construction revenue had been eliminated.

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

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 and construction contracts (Cont'd)

(3) 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) Service fee income

Hotel room rental, food and beverages revenue and golf course revenue

Room rental revenue is recognised daily based on customer-occupied rooms. Revenue from the sale of food and beverage is recognised when a customer receives the food and beverage. Such revenue is recorded based on the published rates, net of discounts.

Green fees and buggy rentals are recognised when services are being rendered to a customer and such customer receives and consumes the benefits. The Group has a present right to payment for the goods and services sold and rendered respectively.

Property management fee income

Property management fee income is recognised when the Group renders services to a customer and such customer can receive and consume such services. The Group has a present right to the payment of the services rendered.

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

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)

(ii) Service fee income (Cont'd)

Management and operation of timeshare membership fee income

Membership and maintenance fee income are recognised over the membership periods based on fees chargeable to members in accordance with the contract terms.

Management fees

Management fees are recognised when the Company renders services.

(iii) Sale of goods

Revenue from the sale of goods is recognised when the Group satisfies a performance obligation by transferring a promised good (i.e. an asset) to a customer. An asset is transferred as and when a customer obtains control of that asset which coincides with the delivery of goods and acceptance by the customer.

(iv) 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.

(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		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Property development costs	3.7(b)(ii)	36,813	55,869	-	-
Construction costs		273,240	166,021	-	-
Cost of services rendered		53,196	50,550	4,283	3,744
Cost of goods sold		354,467	288,400	-	-
Property maintenance expenses		890	814	-	-
		718,606	561,654	4,283	3,744

(a) Recognition and measurement

(i) Property development costs

Recognition and measurement of the property development costs are disclosed in Note 3.7(a)(ii).

(ii) Construction costs

Construction costs are recognised upon construction work carried out and certified based on actual value work done.

(iii) Cost of services rendered and property maintenance expenses

Cost of services rendered and property maintenance expenses are recognised upon services rendered to the Group. These expenses are measured at their fair value of services received.

(iv) Cost of goods sold

The cost of goods sold is recognised upon delivery of goods to customers and measured at fair value of goods received.

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

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

2.2 COST OF SALES (CONT'D)

(b) Other information

Included in cost of sales:

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Depreciation of:					
- investment properties	3.2(b)(iii)	177	177	-	-
- property, plant and equipment	3.1(b)(iii)	5,850	5,033	-	-
- right-of-use assets	3.6(b)(ii)	533	482	-	-
Staff costs	2.9(c)	49,718	39,126	4,252	3,716
Write down of inventories	2.9(e)	5,956	1,245	-	-
Write off of plant and equipment	3.1(b)(iv)	-	130	-	-

2.3 SELLING EXPENSES

This note outlines selling and marketing expenses by nature.

	Group 2024 RM'000	Group 2023 RM'000
Advertisement and promotion	773	778
Commission	1,227	1,129
Legal fees	162	14
Marketing cost	7,280	8,250
Others	68	199
	9,510	10,370

2.4 GENERAL AND ADMINISTRATIVE EXPENSES

This note outlines general and 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	3.5(b)(ii)	43	-	-	-
Depreciation of:					
- investment properties	3.2(b)(iii)	1,077	195	-	-
- property, plant and equipment	3.1(b)(iii)	21,154	17,899	158	156
- right-of-use assets	3.6(b)(ii)	2,829	4,069	-	-
Insurance		1,423	1,555	-	-
Quit rent and assessment		1,693	1,517	-	-
Rental expenses for:					
- lease of low-value assets	3.6(d)(i)	51	28	-	-
- short-term leases	3.6(d)(i)	540	485	-	-
Repair and maintenance		9,431	7,855	2	3
Utility expenses		7,772	7,850	-	-
Others		505	504	-	-
		46,518	41,957	160	159
General and administrative expenses					
Auditors' remuneration:					
Statutory audit - current year					
- auditors of the Company		346	319	47	46
- other auditor		29	29	-	-
Other audit-related services					
- current year					
- auditors of the Company		25	47	5	5
		400	395	52	51
Bank charges		1,947	1,716	1	1
Communication expenses		715	716	-	-
Donations		1,304	906	800	500
Food and beverage		418	359	-	-
Legal and professional fees		2,109	1,503	37	26
Hotel management fee		1,784	1,302	-	-
Management fee		8,370	9,113	197	143
Sub-total carried forward		17,047	16,010	1,087	721

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

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

2.4 GENERAL AND ADMINISTRATIVE EXPENSES (CONT'D)

This note outlines general and administrative expenses by nature. (Cont'd)

	Note	Group		Company	
		2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Sub-total brought forward		17,047	16,010	1,087	721
General and administrative expenses (Cont'd)					
Printing and stationery		737	572	15	19
Repair and maintenance		972	1,011	23	34
Sales and service tax expenses		884	400	13	12
Security services		1,121	991	-	-
Service and registration expenses		622	84	4	12
Subscription fees		175	159	2	3
Transport and travelling		1,404	1,151	8	17
Others		3,607	2,630	37	37
		26,569	23,008	1,189	855
Personnel expenses					
Salaries, allowances, bonuses and other emoluments (net of over provision in prior year)		31,703	29,389	-	-
Pension costs - defined contribution plan		4,240	3,566	-	-
Others		4,882	4,095	-	-
	2.9(c)	40,825	37,050	-	-
Total general and administrative expenses		113,912	102,015	1,349	1,014

Recognition and measurement

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

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

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

2.5 RESEARCH AND DEVELOPMENT EXPENSES

	Group	
	2024 RM'000	2023 RM'000
Research and development expenses	967	466

This research and development expenses incurred by Olympic Cable and Acotec IBS for improving their products quality and innovation.

2.6 IMPAIRMENT (LOSS)/GAIN - NET

This note outlines impairment losses on financial assets measured at amortised cost, including made or writebacks of impairment losses.

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Write back of impairment losses on:					
- trade receivables:					
- Collective assessment	3.9(b)(i)	1	9	-	-
- Individual assessment	3.9(b)(i)	575	617	-	-
- investment in subsidiaries	3.3(d)(i)	-	-	-	5,015
		576	626	-	5,015
Allowance for impairment losses on:					
- trade receivables:					
- Collective assessment	3.9(b)(i)	2,199	254	-	-
- Individual assessment	3.9(b)(i)	2,678	982	-	-
- amount due from subsidiaries	3.11(c)(i)	-	-	-	1,128
- other receivables:					
- Individual assessment	3.12(b)(i)	305	-	-	-
		5,182	1,236	-	1,128
Net impairment (loss)/gain		(4,606)	(610)	-	3,887

2.6 IMPAIRMENT (LOSS)/GAIN - NET (CONT'D)

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, amounts due from subsidiaries and other receivables are shown in Notes 3.9(b)(i), 3.11(c)(i) and Note 3.12(b)(i), respectively.

2.7 OTHER OPERATING INCOME

This note outlines other operating income including gains on fair valuation.

	Note	Group		Company	
		2024	**2023**	**2024**	**2023**
		RM'000	**RM'000**	**RM'000**	**RM'000**
Other income:					
Interest income from:					
- subsidiaries		-	-	800	706
- related companies		1,813	1,813	-	-
Rental income		718	781	-	-
Gains:					
Recovery of bad debts of trade receivables		-	2	-	-
Fair valuation gain of:					
- biological assets	3.14(d)	162	-	-	-
- retention sums		316	244	-	-
Foreign currency transactions gain		2,444	27	-	-
Foreign currency translations gain		-	933	-	10,985
Gain on disposals of property, plant and equipment		279	191	29	-
		3,201	1,397	29	10,985
Others		1,859	2,950	-	-
		7,591	6,941	829	11,691

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) Fair valuation gain is recognised based on the fair value measurement with three level of inputs for valuation technique as described in Note 3.14(b).

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

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

2.7 OTHER OPERATING INCOME (CONT'D)

Recognition and measurement (Cont'd)

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: (Cont'd)

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

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

2.8 OTHER OPERATING EXPENSES

This note outlines other operating expenses.

	Note	Group		Company	
		2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Losses:					
Allowance for impairment losses on investment properties	3.2(b)(i)	831	-	-	-
Fair valuation loss of:					
- biological assets	3.14(d)	-	75	-	-
- retention sums		187	-	-	-
Foreign currency transactions loss		1,802	365	-	-
Foreign currency translations loss		1,123	-	26,496	-
Loss on disposal of:					
- an associate	3.4(c)	72	-	-	-
- plant and equipment		254	119	-	-
Write off of financial assets measured at amortised cost:					
- trade receivables		-	7	-	-
- other receivables		5	3	-	-
Write off of plant and equipment	3.1(b)(iv)	12	214	-	-
		4,286	783	26,496	-
Others		31	40	44	-
		4,317	823	26,540	-

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

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

2.8 OTHER OPERATING EXPENSES (CONT'D)

Recognition and measurement

(i) Fair valuation loss is recognised based on the fair value measurement with three level of inputs for valuation technique as described in Note 3.14(b).

(ii) Loss on the 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).

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

2.9 AGGREGATED OF EXPENSES

This note outlines the aggregation of operating income and expenses by nature.

		Group		Company	
	Note	**2024 RM'000**	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
(a) Depreciation					
Cost of sales					
- investment properties	3.2(b)(iii)	177	177	-	-
- property, plant and equipment	3.1(b)(iii)	5,850	5,033	-	-
- right-of-use assets	3.6(b)	533	482	-	-
General and administrative expenses					
- investment properties	3.2(b)(iii)	1,077	195	-	-
- property, plant and equipment	3.1(b)(iii)	21,154	17,899	158	156
- right-of-use assets	3.6(b)	2,829	4,069	-	-
		31,620	27,855	158	156
(b) Amortisation					
General and administrative expenses					
- software licences	3.5(b)(ii)	43	-	-	-

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

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

2.9 AGGREGATED OF EXPENSES (CONT'D)

This note outlines the aggregation of operating income and expenses by nature. (Cont'd)

		Group		Company	
		2024	2023	2024	2023
	Note	RM'000	RM'000	RM'000	RM'000
(c) Employee benefits					
Cost of sales					
Directors' remuneration including estimated money value of any other benefits	4.3(b)	8,557	7,502	4,094	3,613
Staff costs (excluding Directors' remuneration):					
- salaries, allowances, bonuses and other emoluments (net of over provision)		34,500	27,482	158	103
- defined contribution plans		3,941	2,413	-	-
- social security costs		249	175	-	-
- other staff related expenses		2,471	1,554	-	-
		41,161	31,624	158	103
	2.2(b)	49,718	39,126	4,252	3,716
General and administrative expenses					
Staff costs (excluding Directors' remuneration):					
- salaries, allowances, bonuses and other emoluments (net of over provision)		31,703	29,389	-	-
- defined contribution plans		4,240	3,566	-	-
- social security costs		395	-	-	-
- other staff related expenses		4,487	4,095	-	-
	2.4	40,825	37,050	-	-
Total		90,543	76,176	4,252	3,716

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

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

2.9 AGGREGATED OF EXPENSES (CONT'D)

This is a single note to outline the expenses by function under the operating activities. (Cont'd)

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
(d) Impairment loss					
Write back of impairment losses on investment in subsidiaries	3.3(d)(i)	-	-	-	5,015
(e) Write down					
Cost of sales					
Inventories	2.2(b)	5,956	1,245	-	-

2.10 INCOME FROM CASH AND CASH EQUIVALENTS

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

	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Financial assets measured at fair value through profit or loss:				
- Funds distribution income	3,859	3,527	1,147	1,605
- Fair valuation gain of short-term funds	3,577	669	1,853	-
- Gain on redemption of short-term funds	-	1,379	-	717
Financial assets measured at amortised cost:				
- Interest income on deposits and placements with licensed financial institutions	5,718	4,267	3,607	1,440
	13,154	9,842	6,607	3,762

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

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

2.10 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 the 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) Fair valuation gain is recognised based on the fair value hierarchy with three levels of inputs for valuation techniques as described in Note 3.14(b).

2.11 FAIR VALUATION LOSS ON OTHER INVESTMENTS

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Fair valuation loss of short-term funds	-	129	-	81

Recognition and measurement

Fair valuation loss is recognised based on the fair value hierarchy with three levels of inputs for valuation techniques as described in Note 3.14(b).

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

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

2.12 INTEREST EXPENSE ON BORROWINGS

This note outlines the interest expenses incurred, amortisation of finance costs recognised, fees or expenses related to financing and interest capitalised.

	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:					
- amounts due to related companies		5,913	1,928	-	-
- revolving credits		2,740	2,487	252	242
- term loans		3,544	4,319	-	-
- bankers' acceptances		857	614	-	-
		13,054	9,348	252	242
Other finance costs of financial liabilities that are measured at amortised cost:					
- facilities fee		594	211	-	-
Interest capitalised under:					
- investment property under construction	3.2(b)(i)	-	(1,627)	-	-
		13,648	7,932	252	242

Recognition and measurement

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

2.13 INTEREST EXPENSE ON OTHER LIABILITIES

This note outlines the interest expenses incurred, amortisation of finance costs recognised.

	Note	Group	
		2024 RM'000	2023 RM'000
Interest expense of financial liabilities that are measured at amortised cost			
- lease liabilities	3.6(c)	246	161

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

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

2.14 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		15,660	35,323	1,448	984
- (Over)/Under provision in respect of prior years		(2,031)	1,708	(41)	(182)
Deferred income tax:					
Deferred tax assets	3.8(b)(i)	2,552	3,881	-	-
Deferred tax liabilities	3.8(b)(ii)	1,979	(461)	-	-
		4,531	3,420	-	-
		18,160	40,451	1,407	802
Deferred income tax is analysed as follows:					
Origination and reversal of temporary differences		3,077	3,511	-	-
Under/(Over) provision in prior years		1,454	(91)	-	-
		4,531	3,420	-	-

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 respective jurisdictions' statutory income tax rates on the estimated taxable profits for the year as follows:

Country	2024 Tax rate	2023 Tax rate
Malaysia	24%	24%
Australia	30%	30%
Singapore	17%	17%

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

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

2.14 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")	89,196	124,734	127,916	83,015
Share of results of associates and a joint venture, net of tax	(9,428)	(15,201)	-	-
PBT before share of results	79,768	109,533	127,916	83,015
Tax at Malaysian statutory rate on PBT @ 24%	19,144	26,288	30,700	19,924
Tax effects of:				
- different tax rates in foreign jurisdictions/other authorities	(1)	4	-	-
- non-taxable income	(4,192)	(5,902)	(36,883)	(19,551)
- non-deductible expenses	4,853	19,332	7,631	611
Utilisation of previously unrecognised deferred tax assets	(1,813)	(2,912)	-	-
Deferred tax assets not recognised during the year	746	2,024	-	-
Under/(Over) provision of deferred tax in respect of prior years	1,454	(91)	-	-
(Over)/Under provision of income tax in respect of prior years	(2,031)	1,708	(41)	(182)
Tax expense	18,160	40,451	1,407	802

(d) Other information

The deferred tax assets/(liabilities) are disclosed in Note 3.8.

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

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 about the 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 and golf course on freehold land	121,765	75,490	-	-
Buildings	210,540	176,595	-	-
Plant and machinery	68,616	25,764	-	-
Motor vehicles	2,342	945	569	661
Furniture, fittings, equipment and renovation	104,421	109,097	37	103
Assets under construction	12,044	12,256	-	-
Bearer plants	11,381	11,410	-	-
	531,109	411,557	606	764
Net carrying amount analysed by business segments:				
Property	37,590	32,179		
Industries	178,900	62,720		
Hospitality	314,012	315,739		
Investment Holding	607	919		
	531,109	411,557		

All 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.

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

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)

Assets under construction are recorded at cost, including borrowing costs for construction projects, provided the recognition criteria are met, net of 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.

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 and golf courses on freehold land are not depreciated. Assets under construction are not depreciated until they are available for use.

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	33 - 60	2 - 3
Plant and machinery	5 - 10	10 - 20
Motor vehicles	5 - 7	15 - 20
Furniture, fittings, equipment and renovation	5 - 10	10 - 20
Bearer plants	22	5

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.

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

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

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 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 forecasted 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 2.7 and 2.8).

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

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).

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

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 and golf course on freehold land RM'000	Buildings RM'000	Plant and machinery RM'000	Motor vehicles RM'000	Furniture, fittings, equipment and renovation RM'000	Assets under construction RM'000	Bearer plants RM'000	Total RM'000
At the beginning of the year		75,587	319,036	140,902	8,105	200,032	14,376	18,377	776,415
Additions	1.3(a),1.3(b)	46,275	33,395	49,884	1,954	7,349	11,727	875	151,459
Disposals		-	-	(394)	(1,066)	(3,163)	(840)	-	(5,463)
Write offs	(b)(iv)	-	-	(292)	(357)	(850)	-	-	(1,499)
Reclassification upon completion		-	7,640	-	-	3,459	(11,099)	-	-
Reclassified to investment properties	3.2(b)(i)	-	(1,167)	-	-	-	-	-	(1,167)
At the end of the year		121,862	358,904	190,100	8,636	206,827	14,164	19,252	919,745
Accumulated depreciation									
At the beginning of the year		-	126,398	115,138	7,160	90,934	-	6,967	346,597
Charge for the year	(b)(iii)	-	6,221	7,027	557	15,198	-	904	29,907
Disposals		-	-	(389)	(1,066)	(2,889)	-	-	(4,344)
Write offs	(b)(iv)	-	-	(292)	(357)	(838)	-	-	(1,487)
Reclassified to investment properties	3.2(b)(i)	-	(298)	-	-	-	-	-	(298)
At the end of the year		-	132,321	121,484	6,294	102,405	-	7,871	370,375
Accumulated impairment									
At the beginning/end of the year		97	16,043	-	-	1	2,120	-	18,261
Net carrying amount		121,765	210,540	68,616	2,342	104,421	12,044	11,381	531,109

During the year, a condominium with a carrying amount of RM0.9 million was reclassified to investment property for leasing purpose.

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

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

Cost	**Note**	**Freehold land and golf course on freehold land RM'000**	**Buildings RM'000**	**Plant and machinery RM'000**	**Motor vehicles RM'000**	**Furniture, fittings, equipment and renovation RM'000**	**Assets under construction RM'000**	**Bearer plants RM'000**	**Total RM'000**
At the beginning of the year		68,214	316,588	127,068	7,127	149,548	26,250	18,058	712,853
Additions	1.3(a),1.3(b)	5,292	2,505	12,905	994	36,904	13,125	319	72,044
Disposals		-	(57)	(606)	(1)	(778)	-	-	(1,442)
Write offs	(b)(iv)	-	-	(965)	(15)	(8,141)	-	-	(9,121)
Reclassification upon completion				2,500		22,499	(24,999)	-	-
Reclassification from inventories	3.7(b)(i)	2,081	-	-	-	-	-	-	2,081
At the end of the year		75,587	319,036	140,902	8,105	200,032	14,376	18,377	776,415
Accumulated depreciation									
At the beginning of the year		-	120,818	112,036	6,725	86,747	-	6,063	332,389
Charge for the year	(b)(iii)	-	5,587	4,643	451	12,681	-	904	24,266
Disposals		-	(7)	(576)	(1)	(697)	-	-	(1,281)
Write offs	(b)(iv)	-	-	(965)	(15)	(7,797)	-	-	(8,777)
At the end of the year		-	126,398	115,138	7,160	90,934	-	6,967	346,597
Accumulated impairment									
At the beginning/end of the year		97	16,043	-	-	1	2,120	-	18,261
Net carrying amount		75,490	176,595	25,764	945	109,097	12,256	11,410	411,557

During the previous year, freehold land measuring approximately 65.7 acres costing RM2.1 million has been reclassified from land held for property development due to a change in use of the land to coconut plantation.

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

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)

Company

2024

Cost	**Note**	**Motor vehicles RM'000**	**Furniture, fittings and equipment RM'000**	**Total RM'000**
At the beginning of the year		1,556	2,254	3,810
Disposal		(502)	(22)	(524)
At the end of the year		1,054	2,232	3,286
Accumulated depreciation				
At the beginning of the year		895	2,151	3,046
Charge for the year	(b)(iii)	92	66	158
Disposal		(502)	(22)	(524)
At the end of the year		485	2,195	2,680
Net carrying amount		569	37	606

2023

Cost	**Note**	**Motor vehicles RM'000**	**Furniture, fittings and equipment RM'000**	**Total RM'000**
At the beginning of the year		821	2,254	3,075
Additions		735	-	735
At the end of the year		1,556	2,254	3,810
Accumulated depreciation				
At the beginning of the year		821	2,069	2,890
Charge for the year	(b)(iii)	74	82	156
At the end of the year		895	2,151	3,046
Net carrying amount		661	103	764

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

3.1 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

(b) Other information (Cont'd)

(ii) Assets pledged as security

Property, plant and equipment of certain subsidiaries with the following carrying amounts are pledged to licensed financial institutions for credit facilities granted to the subsidiaries:

	Note	Group 2024 RM'000	Group 2023 RM'000
Freehold land		65,042	21,153
Buildings		107,233	80,636
	3.16(c)	172,275	101,789

(iii) 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),2.9(a)	5,850	5,033	-	-
- General and administrative expenses	2.4,2.9(a)	21,154	17,899	158	156
Charged to contract assets and liabilities in relation to construction contracts	3.13(b)(ii)	2,903	1,334	-	-
	(b)(i)	29,907	24,266	158	156

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

SECTION 3: INFORMATION ON STATEMENTS OF FINANCIAL POSITION

3.1 PROPERTY, PLANT AND EQUIPMENT (CONT'D)

(b) Other information (Cont'd)

(iv) Write offs

Plant and equipment written off for the year are as follows:

	Note	Group 2024 RM'000	Group 2023 RM'000
Cost	(b)(i)	1,499	9,121
Accumulated depreciation	(b)(i)	(1,487)	(8,777)
Net carrying amount		12	344
Recognised in profit or loss and classified under:			
- Cost of sales	2.2(b)	-	130
- Other operating expenses	2.8	12	214
		12	344

Assets being written off are no longer in use and do not generate future economic benefits to the Group.

(v) Impairment assessment

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 Hotel and Resorts Division 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 RM'000	Group 2023 RM'000
Freehold land		12,751	12,751
Buildings		58,967	13,261
Investment property under construction		-	45,679
	(b)(i)	71,718	71,691
Fair value		110,714	89,997

Carrying amount analysed by business segments:

	Group 2024 RM'000	Group 2023 RM'000
Property	70,797	71,593
Industries	921	98
	71,718	71,691

(a) Recognition and measurement

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

The Group's investment properties comprise hypermarket premises, office buildings, shop offices, commercial units, residential units and car parks. Management categorised these properties into two classes of assets (office and retail) based on the nature, characteristics and risks.

Investment properties are capitalised when future economic benefits are probable. The 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.

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 either (a) the value-in-use; or (b) the indicative market value of the investment properties, as appropriate.

The value-in-use of a investment property 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 forecasted growth in future revenues and operating profit margins, as well as the selection of an appropriate pre-tax discount rate and growth rates, which depend 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 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.

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 (Notes 2.7 and 2.8).

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)

(a) Recognition and measurement (Cont'd)

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

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

Cost	**Note**	**Freehold land RM'000**	**Buildings RM'000**	**Building under construction RM'000**	**Total RM'000**
At the beginning of the year		12,751	32,983	45,679	91,413
Additions	1.3(a), 1.3(b)	-	-	1,243	1,243
Reclassification upon completion		-	46,922	(46,922)	-
Reclassified from property, plant and equipment	3.1(b)(i)	-	1,167	-	1,167
At the end of the year		12,751	81,072	-	93,823
Accumulated depreciation					
At the beginning of the year		-	6,224	-	6,224
Reclassified from property, plant and equipment	3.1(b)(i)	-	298	-	298
Charge for the year	(b)(iii)	-	1,254	-	1,254
At the end of the year		-	7,776	-	7,776
Accumulated impairment					
At the beginning of the year		-	13,498	-	13,498
Made during the year	2.8	-	831	-	831
At the end of the year		-	14,329	-	14,329
Net carrying amount		12,751	58,967	-	71,718

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		12,751	32,983	37,872	83,606
Additions	1.3(a), 1.3(b)	-	-	7,807	7,807
At the end of the year		12,751	32,983	45,679	91,413
Accumulated depreciation					
At the beginning of the year		-	5,852	-	5,852
Charge for the year	(b)(iii)	-	372	-	372
At the end of the year		-	6,224	-	6,224
Accumulated impairment					
At the beginning/ end of the year		-	13,498	-	13,498
Net carrying amount		12,751	13,261	45,679	71,691

The additional costs incurred were for the existing investment properties.

During the year, a condominium with a carrying amount of RM0.9 million was reclassified from property, plant and equipment to investment property due to a change in its intended use. The property is now held for leasing purposes.

In March 2024, a building, which was previously classified as investment property under construction, was completed and recognised as the Group's new investment property, namely You City Retail.

As disclosed in Note 2.12, no interest was capitalised during the year (2023: RM1.6 million which was calculated based on interest rates ranging from 4.45% to 4.97%).

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)

(ii) Rental income and direct expenses

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

	Group	
	2024	2023
	RM'000	RM'000
Rental income generating	3,969	2,044
Direct expenses incurred to generate the rental income	1,814	861

(iii) Depreciation charge

The total depreciation charge for the year is as follows:

		Group	
	Note	2024	2023
		RM'000	RM'000
Recognised in profit or loss and classified under:			
Cost of sales	2.2(b)	177	177
General and administrative expenses	2.4	1,077	195
	(b)(i)	1,254	372

(iv) Assets pledged as security

Investment properties with a total carrying amount of RM61.2 million (2023: RM60.1 million) are pledged to licensed financial institutions for credit facilities granted to the subsidiaries as disclosed in Note 3.16(c).

(v) Other relevant information

The fair value of the investment properties is estimated by the Directors by reference to transaction prices for similar properties in the vicinity as well as based on the investment method taking into account rental receipts, market rental yields and the use of appropriate capitalisation rates.

No restriction on the realisability of investment properties and no contractual obligations to purchase, construct or develop investment property or for repairs, maintenance or enhancement.

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

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		626,775	624,029
Unquoted shares outside Malaysia		71,308	71,308
Equity loan to a subsidiary		161,282	187,342
	(d)(i)	859,365	882,679

(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 the Group's composition for the year ended 31 December 2024

(i) Subscription of shares in subsidiaries

(1) On 9 February 2024, Kota Mulia Sdn. Bhd. ("KMSB") subscribed for 50,000 new ordinary shares in PJD Highland Resort Sdn. Bhd. ("PJDHR") for cash of RM50,000. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM7,790,002 to RM7,840,002. The principal activity of PJDHR is property development. Upon completion of the shares subscription, the Company's effective equity interests in PJDHR remained at 100%.

(2) On 9 February 2024, the Company subscribed for 290,000 new ordinary shares in Vibrant Practice Sdn. Bhd. ("VPSB") for cash of RM290,000. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM16,364,002 to RM16,654,002. The principal activity of VPSB is car park management and operation business. Upon completion of the shares subscription, the Company's equity interests in VPSB remained at 100%.

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

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

(i) Subscription of shares in subsidiaries (Cont'd)

(3) On 28 June 2024, Acotec Sdn. Bhd. ("Acotec") subscribed for 8,000,000 new ordinary shares in Malayan AECA Sdn. Bhd. ("MAECA") by way of capitalisation of the amount due from MAECA to Acotec. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM2,500,001 to RM10,500,001. The principal activity of MAECA is manufacturing business. Upon completion of the shares subscription, the Company's effective equity interests in MAECA remained at 100%.

(4) On 12 July 2024 and 20 December 2024, the Company subscribed for 2,031,031 and 425,000 new ordinary shares in PJD Hotels Sdn. Bhd. ("PJD Hotels") for cash of RM2,031,031 and RM425,000 respectively. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM245,468,969 to RM247,925,000. The principal activity of PJD Hotels is hotel business. Upon completion of the shares subscription, the Company's equity interests in PJD Hotels remained at 100%.

(ii) Subscription of ordinary shares in Damai Laut Golf Resort Sdn. Bhd. ("DLGR") by PJD Hotels

On 12 July 2024 and 20 December 2024, PJD Hotels, a wholly-owned subsidiary of the Company, subscribed for 1,833,131 and 425,000 new ordinary shares at RM1 each in DLGR. Accordingly, the issued and paid-up ordinary share capital of DLGR increased from RM140,666,869 to RM142,925,000. Upon completion of the share subscriptions, the Company’s effective equity interest in DLGR increased to 99.65% from 99.64%.

The subscription of shares has the following effects on the Group:

	RM'000
Net liabilities acquired from non-controlling interests	7
Loss on consolidation recognised in the statement of changes in equity	(7)
Net cash in/(out) flow on the subscription of ordinary shares in DLGR	-

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

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

(i) Subscription of shares in subsidiaries

(1) On 18 July 2023, the Company subscribed for 180,000 new ordinary shares in Vibrant Practice Sdn. Bhd. ("VPSB") for cash of RM180,000. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM16,184,002 to RM16,364,002. The principal activity of VPSB is car park management and operation business. Upon completion of the shares subscription, the Company's equity interests in VPSB remained at 100%.

(2) On 21 December 2023, the Company subscribed for 2,000,000 new ordinary shares in PJD Hotels Sdn. Bhd. ("PJD Hotels") for cash of RM2,000,000. Accordingly, the issued and paid-up ordinary share capital of this company increased from RM243,468,969 to RM245,468,969. The principal activity of PJD Hotels is hotel business. Upon completion of the shares subscription, the Company's equity interests in PJD Hotels remained at 100%.

(ii) Subscription of ordinary shares in DLGR by PJD Hotels

On 21 December 2023, PJD Hotels, a wholly-owned subsidiary of the Company, subscribed for 2,000,000 new ordinary shares at RM1 each in DLGR. Accordingly, the issued and paid-up ordinary share capital of DLGR increased from RM138,666,869 to RM140,666,869. Upon completion of the share subscriptions, the Company's effective equity interests in DLGR remained at 99.64%.

The subscription of shares has the following effects on the Group:

	RM'000
Net liabilities acquired from non-controlling interests	7
Loss on consolidation recognised in statement of changes in equity	(7)
Net cash in/(out)flow on subscription of ordinary shares in DLGR	-

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)

(d) Other information

(i) Movement of investments in subsidiaries

	Note	Company 2024 RM'000	Company 2023 RM'000
Unquoted shares in Malaysia			
Cost			
At the beginning of the year		753,438	758,758
Subscription of shares	(b)(i)(2),(4), (c)(i)(1),(2)	2,746	2,180
Capital repayment by subsidiaries	(d)(ii)	-	(7,500)
At the end of the year		756,184	753,438
Accumulated impairment losses			
At the beginning of the year		(129,409)	(134,424)
Write back of allowance	2.6	-	5,015
At the end of the year		(129,409)	(129,409)
		626,775	624,029
Unquoted shares outside Malaysia			
Cost			
At the beginning/end of the year		71,308	71,308
Equity loan to a subsidiary^			
At the beginning of the year		225,601	214,736
Foreign currency translation (loss)/gain		(26,060)	10,865
At the end of the year		199,541	225,601
Accumulated impairment losses			
At the beginning/end of the year		(38,259)	(38,259)
		161,282	187,342
		859,365	882,679

^ The equity loan to a subsidiary is unsecured and has no fixed term of repayment. The loan is considered to be part of the investments of the Company for the purposes of providing the subsidiary with a long-term source of additional capital.

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

(d) Other information (Cont'd)

(ii) Capital repayment by subsidiaries

The Group carried out capital allocation exercise and effected capital repayment in certain subsidiaries to maximise the efficiency of capital management as follows:

2023

On 22 June 2023, PJD Realty Sdn. Bhd. ("PJD Realty"), a wholly-owned subsidiary, had repaid RM4,999,999 cash as capital repayment to the Company.

On 22 September 2023, PJD Pravest Sdn. Bhd. ("PJD Pravest"), a wholly-owned subsidiary, had repaid RM2,000,000 cash as capital repayment to the Company.

On 19 October 2023, Bindev Sdn. Bhd. ("Bindev"), a wholly-owned subsidiary, had repaid RM499,999 cash as capital repayment to the Company.

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)

(e) Subsidiary with non-controlling interests

DLGR that has non-controlling interests to the Group. The proportion of ownership interest held by non-controlling interests is 0.35% (2023: 0.36%) and related information is as follows:

	Group	
	2024	**2023**
	RM'000	**RM'000**
Accumulated non-controlling interests	(35)	(35)
Loss attributable to non-controlling interests	(7)	(14)
Dividend paid to non-controlling interests of DLGR	-	-

Summarised financial information of the subsidiary, DLGR, which has non-controlling interests in the Group is set out below:

	2024 RM'000	2023 RM'000
Aggregated assets and liabilities (100%)		
Current assets	10,982	9,964
Non-current assets	128,374	131,312
Total assets	139,356	141,276
Current liabilities/Total liabilities	(6,431)	(34,225)
Net assets	132,925	107,051
Aggregated results (100%)		
Revenue	44,218	37,584
Loss for the year	(2,188)	(4,194)
Aggregated cash flows (100%)		
Net cash from/(used in):		
- operating activities	525	2,225
- investing activities	(5,163)	(11,679)
- financing activities	5,888	6,629
Net increase/(decrease) in cash and cash equivalents	1,250	(2,825)

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

(f) List of subsidiaries

Listed below are the subsidiaries with their principal activities. The principal places of business of the subsidiaries are in Malaysia and/or incorporated in Malaysia unless indicated otherwise.

		Effective proportion of ownership interest	
Name of companies	**Principal activities**	**2024 %**	**2023 %**
Aco Built System Sdn. Bhd.	Installation of concrete wall panels	100.00	100.00
Acotec Sdn. Bhd.	Manufacturing and sale of concrete wall panels and trading of building materials	100.00	100.00
Subsidiaries of Acotec Sdn. Bhd.			
Acotec-Concrete Products Sdn. Bhd.	Property investment and rental services	100.00	100.00
Malayan AECA Sdn. Bhd.	Manufacturing	100.00 (b)(i)(3)	100.00
PJD Concrete Land (JB) Sdn. Bhd.	Property investment	100.00	100.00
PJD Concrete Land (South) Sdn. Bhd.	Property investment	100.00	100.00
Ancient Capital Sdn. Bhd.	Retail management and operations	100.00	100.00
Bindev Sdn. Bhd.	Property development	100.00	100.00 (d)(ii)

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)

(f) List of subsidiaries (Cont'd)

Listed below are the subsidiaries with their principal activities. The principal places of business of the subsidiaries are in Malaysia and/or incorporated in Malaysia unless indicated otherwise. (Cont'd)

		Effective proportion of ownership interest	
Name of companies	**Principal activities**	**2024 %**	**2023 %**
Bunga Development Sdn. Bhd.	Property development	100.00	100.00
Subsidiary of Bunga Development Sdn. Bhd.			
Kulai Management Services Sdn. Bhd.	Provision of property management services	100.00	100.00
DLHA Management Services Sdn. Bhd.	Investment holding	100.00	100.00
Harbour Place Management Services Sdn. Bhd.	Provision of property management services	100.00	100.00
HTR Management Services Sdn. Bhd.	Provision of property management services	100.00	100.00
Kota Mulia Sdn. Bhd.	Property development and investment	100.00	100.00
Subsidiaries of Kota Mulia Sdn. Bhd.			
PJD Highland Resort Sdn. Bhd.	Property development	100.00 (b)(i)(1)	100.00
PTC Management Services Sdn. Bhd.	Provision of property management services	100.00	100.00

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)

(f) List of subsidiaries (Cont'd)

Listed below are the subsidiaries with their principal activities. The principal places of business of the subsidiaries are in Malaysia and/or incorporated in Malaysia unless indicated otherwise. (Cont'd)

Name of companies	Principal activities/ Place of incorporation	Effective proportion of ownership interest 2024 %	2023 %
OCC Cables Berhad	Investment holding	100.00	100.00
Subsidiary of OCC Cables Berhad			
PJ Exim Sdn. Bhd.	Trading of cable products	100.00	100.00
OSK Construction Sdn. Bhd.	Construction	100.00	100.00
Olympic Cable Company Sdn. Bhd.	Manufacturing and sale of cables and wires	100.00	100.00
Olympic Properties Sdn. Bhd.	Property investment	100.00	100.00
* Pengerang Jaya Pte. Ltd.	Investment holding - Singapore	100.00	100.00
Subsidiary of Pengerang Jaya Pte. Ltd.			
P.J. (A) Pty. Limited	Investment holding and hotel business - Australia	100.00	100.00
PJD Central Sdn. Bhd.	Property development and investment	100.00	100.00
PJD Eastern Land Sdn. Bhd.	Property development and investment	100.00	100.00

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)

(f) List of subsidiaries (Cont'd)

Listed below are the subsidiaries with their principal activities. The principal places of business of the subsidiaries are in Malaysia and/or incorporated in Malaysia unless indicated otherwise. (Cont'd)

		Effective proportion of ownership interest	
Name of companies	**Principal activities**	**2024 %**	**2023 %**
PJD Hartamas Sdn. Bhd.	Property development and investment	100.00	100.00
PJD Hotels Sdn. Bhd.	Investment holding and hotel and restaurant business and oil palm plantation business	100.00 (b)(i)(4)	100.00 (c)(i)(2)
Subsidiaries of PJD Hotels Sdn. Bhd.			
Damai Laut Golf Resort Sdn. Bhd.	Development and investment in resort property, hotel and restaurant business and operation of golf course and coconut plantation business	99.65 (b)(ii)	99.64 (c)(ii)
MM Hotels Sdn. Bhd.	Hotel and restaurant business	100.00	100.00
Swiss-Garden Management Services (MM2H) Sdn. Bhd. (f.k.a. Swiss-Garden Management Services Sdn. Bhd.)	Carry business in MM2H programme and consultancy	100.00	100.00
PJD Land Sdn. Bhd.	Leasing of office cum commercial building	100.00	100.00

3.3 INVESTMENTS IN SUBSIDIARIES (CONT'D)

(f) List of subsidiaries (Cont'd)

Listed below are the subsidiaries with their principal activities. The principal places of business of the subsidiaries are in Malaysia and/or incorporated in Malaysia unless indicated otherwise. (Cont'd)

		Effective proportion of ownership interest	
Name of companies	**Principal activities**	**2024 %**	**2023 %**
PJD Landmarks Sdn. Bhd.	Property development	100.00	100.00
PJD Management Services Sdn. Bhd.	Provision of property management and facilities services and all aspect of the hotel and restaurant business	100.00	100.00
PJD Pravest Sdn. Bhd.	Cultivation of oil palm	100.00	100.00 (d)(ii)
PJD Properties Management Sdn. Bhd.	Provision of project management services	100.00	100.00
PJD Realty Sdn. Bhd.	Property development	100.00	100.00 (d)(ii)
PJD Regency Sdn. Bhd.	Property development	100.00	100.00
PJD Sejahtera Sdn. Bhd.	Property development	100.00	100.00
PKM Management Services Sdn. Bhd.	Provision of property management services	100.00	100.00
Putri Kulai Sdn. Bhd.	Property investment	100.00	100.00
SGI Vacation Club Berhad	Operation and management of timeshare membership scheme	100.00	100.00

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)

(f) List of subsidiaries (Cont'd)

Listed below are the subsidiaries with their principal activities. The principal places of business of the subsidiaries are in Malaysia and/or incorporated in Malaysia unless indicated otherwise. (Cont'd)

		Effective proportion of ownership interest	
Name of companies	**Principal activities**	**2024 %**	**2023 %**
Superville Sdn. Bhd.	Property investment	100.00	100.00
Swiss-Garden Hotel Management Sdn. Bhd.	Hotel management and consultancy services	100.00	100.00
Swiss-Garden International Sdn. Bhd.	Hotel management and consultancy services	100.00	100.00
Swiss-Garden Rewards Sdn. Bhd.	Marketing of timeshare memberships	100.00	100.00
Swiss-Inn JB Sdn. Bhd.	Hotel and restaurant business	100.00	100.00
Vibrant Practice Sdn. Bhd.	Car park management and operations	100.00 (b)(i)(2)	100.00 (c)(i)(1)

* Audited by firms of auditors other than BDO PLT in Malaysia and BDO member firms.

The financial statements of all subsidiaries used in consolidation are prepared using financial year ended 31 December.

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

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

3.4 INVESTMENTS IN ASSOCIATES AND A JOINT VENTURE

This note provides information on investments accounted for using the equity method of accounting. These investments generate dividend income and contribute to the Group's share of results.

	Note	Group 2024 RM'000	Group 2023 RM'000
Investments in associates			
Unquoted shares in Malaysia	(c)	-	-*
Unquoted shares outside Malaysia		469,544	469,544
Foreign currency translation differences		(80,024)	(20,121)
		389,520	449,423
Share of reserves, net of dividends received		100,212	109,365
	(d)	489,732	558,788
Investment in a joint venture			
Unquoted shares in Malaysia		18,321	18,321
Share of reserves		(11,266)	(18,321)
	(e)	7,055	-
Total		496,787	558,788

The carrying amount is classified under the Property Segment.

* negligible

(a) Recognition, measurement and significant judgement

Significant judgement

The Group recorded its investments in associates and a joint venture based on the significant judgements as mentioned below:

The Group assessed the level of influence over Agile PJD Development Sdn. Bhd. ("Agile"), Equity & Property Investment Corporation Pty. Limited ("EPIC"), Yarra Park City Pty. Ltd. ("YPC"), and Scotia Acres Sdn. Bhd.. The Group determined that it has significant influence because of its board representations in the associates/joint venture and its effective proportion of ownership in the interests of 30.00%, 27.40%, 41.74%, and 50.00%, respectively. On 9 September 2024, the entire equity interest in Agile was disposed as disclosed in Note (c).

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

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

3.4 INVESTMENTS IN ASSOCIATES AND A JOINT VENTURE (CONT'D)

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

In 2023, the Group discontinued recognising further losses from the joint venture, Scotia Acres Sdn. Bhd., which is primarily involved in property investment, as the previously shared losses exceeded the Group's investment cost in the joint venture. Once the Group's interest is reduced to zero, no additional losses are recognised, nor is any liability recorded, as the Group has not incurred any legal or constructive obligations. If the joint venture subsequently reports profits, the Group resumes recognising its share of those profits only after its share of unrecognised losses has been recovered. As at 31 December 2023, the cumulative unrecognised share of losses of a joint venture, Scotia Acres Sdn. Bhd. stood at RM1.5 million. In 2024, this cumulative unrecognised share of losses has been fully utilised upon profit recognised arising from a gain on the disposal of an investment property by the joint venture.

Recognition and measurement

An associate is an entity where the Group has significant influence but not full control, while a joint venture is a joint arrangement with shared control and rights to net assets. Significant influence or joint control is determined similarly to control over subsidiaries.

Investments in associates and joint ventures are accounted for using the equity method. Their financial statements are prepared for the same reporting period as the Group, with adjustments made to align with the Group's accounting policies. Under the equity method, investments are initially recognised at cost and adjusted for changes in the Group's share of net assets, minus impairment losses. Goodwill related to the investment is embedded or recognised as part of the carrying amount. The entire carrying amount is tested for impairment as a single asset. Impairments and reversals are reported in the profit or loss as part of the share of results of associates and a joint venture. The Group assesses this investment for impairment annually, comparing the carrying amount to the recoverable amount of each investment.

Dividends from associates or joint ventures reduce the investment's carrying amount and are recorded as cash inflows, but eliminated in financial statements of the Group.

The Group's share of results from associates or joint ventures is recognised in the statement of profit or loss. The Group's aggregate share of the profit or loss from associates and joint ventures is shown on the face of the statement of profit or loss, within investing activities. Changes in other comprehensive income and equity of associates or joint ventures are reflected in the Group's other comprehensive income with its effective share.

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

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

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

3.4 INVESTMENTS IN ASSOCIATES AND A JOINT VENTURE (CONT'D)

(b) The Group's dealing with its associates

For the year ended 31 December 2023

On 13 April 2023, 24 July 2023 and 8 December 2023, the Group received dividends from Agile of RM4.5 million, RM4.5 million and RM2.1 million respectively.

(c) Disposal of ordinary shares in Agile PJD Development Sdn. Bhd. ("Agile") by PJD Hartamas Sdn. Bhd. ("PJD Hartamas")

On 9 September 2024, PJD Hartamas, a wholly-owned subsidiary of the Company disposed of its entire equity interest comprising 3 ordinary shares in Agile, an associate of the Group, for a total consideration of RM3.

The disposal of shares has the following effects on the Group:

	Note	Group 2024 RM'000
Sale consideration		- ^^
Less: Carrying amount of investment		
Initial cost of investment		65,279
Less: Capital repayment		(65,279)
Cost of investment		-
Share of profit of an associate		65,172
Dividend received		(65,100)
		72
Loss on disposal	2.8	(72)

^^ negligible

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

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

3.4 INVESTMENTS IN ASSOCIATES AND A JOINT VENTURE (CONT'D)

(d) Information on investments in associates

There were no contingent liabilities relating to the interests in the associates.

Reconciliation of net assets to the carrying amounts of investments in associates of the Group is as follows:

	YPC RM'000	Agile RM'000 [Note (c)]	EPIC RM'000	Total RM'000
2024				
Effective proportion of ownership interests in associates	41.74% #	-	27.40% #	
Share of net assets	374,541	-	68,162	442,703
Goodwill	69,378	-	-	69,378
Effect of indirect interests in an associate	-	-	(22,349)	(22,349)
Carrying amounts	443,919	-	45,813	489,732
2023				
Effective proportion of ownership interests in associates	41.74% #	30.00% #	27.40% #	
Share of net assets	430,787	603	80,369	511,759
Goodwill	69,378	-	-	69,378
Effect of indirect interests in an associate	-	-	(22,349)	(22,349)
Carrying amounts	500,165	603	58,020	558,788

For the above reconciliation purpose, the percentages of ownership interests in associates represent the proportion of equity interests in these associates held by the Company. The effective proportion of ownership interest of the associates and a joint venture are disclosed in Note (f) hereinafter.

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

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

3.4 INVESTMENTS IN ASSOCIATES AND A JOINT VENTURE (CONT'D)

(d) Information on investments in associates (Cont'd)

Summarised financial information of the associates is as follows:

	YPC RM'000	Agile RM'000 [Note (c)]	EPIC RM'000
2024			
Aggregated assets and liabilities of the associates (100%)			
Current assets	278,018	-	111,963
Non-current assets	949,014	-	142,013
Total assets	1,227,032	-	253,976
Current liabilities	(164,505)	-	(1,070)
Non-current liabilities	(134,413)	-	(4,140)
Total liabilities	(298,918)	-	(5,210)
Net assets	928,114	-	248,766
Aggregated results (100%)			
Revenue	66,107	-	10,997
Loss for the year attributable to owners of the associates	(12,920)	(1,772)	(9,861)
Other comprehensive expenses attributable to owners of the associates	(121,822)	-	(34,691)
Total comprehensive expenses	(134,742)	(1,772)	(44,552)
Net assets attributable to the owners of the associates			
At the beginning of the year	1,062,856	2,010	293,317
Loss for the year	(12,920)	(1,772)	(9,861)
Other comprehensive expenses	(121,822)	-	(34,691)
Disposal	-	(238)	-
At the end of the year	928,114	-	248,765

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

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

3.4 INVESTMENTS IN ASSOCIATES AND A JOINT VENTURE (CONT'D)

(d) Information on investments in associates (Cont'd)

Summarised financial information of the associates is as follows: (Cont'd)

	YPC RM'000	Agile RM'000 [Note (c)]	EPIC RM'000
2023			
Aggregated assets and liabilities of the associates (100%)			
Current assets	459,027	28,163	145,083
Non-current assets	771,518	3,377	178,523
Total assets	1,230,545	31,540	323,606
Current liabilities	(141,860)	(29,530)	(1,803)
Non-current liabilities	(25,829)	-	(28,486)
Total liabilities	(167,689)	(29,530)	(30,289)
Net assets	1,062,856	2,010	293,317
Aggregated results (100%)			
Revenue	128,274	-	16,149
(Loss)/Profit for the year attributable to owners of the associates	(4,996)	26,250	34,347
Other comprehensive income attributable to owners of the associates	51,247	-	13,068
Total comprehensive income	46,251	26,250	47,415
Net assets attributable to the owners of the associates			
At the beginning of the year	1,016,605	12,760	245,902
(Loss)/Profit for the year	(4,996)	26,250	34,347
Other comprehensive income	51,247	-	13,068
Dividend paid	-	(37,000)	-
At the end of the year	1,062,856	2,010	293,317

The above information is presented based on the financial statements of the associates after accounting for fair value adjustments made upon acquisitions.

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

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

3.4 INVESTMENTS IN ASSOCIATES AND A JOINT VENTURE (CONT'D)

(e) Information on investment in a joint venture, Scotia Acres Sdn. Bhd. ("SA")

There were no contingent liabilities relating to the Group's interests in the joint venture.

Reconciliation of net assets to the carrying amount of investment in a joint venture of the Group is as follows:

	2024	**2023**
Proportion of ownership interest in a joint venture (%)	50.00	50.00
Share of net assets/Carrying amount (RM'000) **	7,055	-

Summarised financial information of the joint venture is as follows:

	2024 RM'000	**2023 RM'000**
Aggregated assets and liabilities of the joint venture (100%)		
Current assets	2,137	770
Non-current assets	40,611	69,377
Total assets	42,748	70,147
Current liabilities	(14,467)	(24,346)
Non-current liabilities	(14,172)	(48,706)
Total liabilities	(28,639)	(73,052)
Net liabilities	14,109	(2,905)
Aggregated results (100%)		
Revenue	11,627	14,626
Profit/(Loss) for the year/Other comprehensive income/ (expenses) attributable to owners of the joint venture	39,014	(2,200)
Total comprehensive income/(expenses)	39,014	(2,200)

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

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

3.4 INVESTMENTS IN ASSOCIATES AND A JOINT VENTURE (CONT'D)

(e) Information on investment in a joint venture, Scotia Acres Sdn. Bhd. ("SA") (Cont'd)

Summarised financial information of the joint venture is as follows: (Cont'd)

	2024 RM'000	2023 RM'000
Net assets attributable to the owners of the joint venture		
At the beginning of the year	(2,905)	(705)
Profit/(Loss) for the year	39,014	(2,200)
Dividend paid	(22,000)	-
At the end of the year	14,109	(2,905)

** In the previous year, the Group had ceased sharing losses of SA pursuant to MFRS 128 'Investments in Associates and Joint Ventures' where the share of losses exceeds its interest in the joint venture. During the year, the Group resumed recognising its share of profits due to a gain on disposal of investment property.

The above information is presented based on the financial statements of the joint venture with adjustments for differences in accounting policies between the Group and the joint venture.

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

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

3.4 INVESTMENTS IN ASSOCIATES AND A JOINT VENTURE (CONT'D)

(f) List of associates and a joint venture

Listed below are the associates and a joint venture with their principal activities. The principal place of business of the associates and a joint venture are in Malaysia and/or incorporated in Malaysia unless indicated otherwise.

Name of companies	Principal activities/ Place of incorporation	Effective proportion of ownership interest 2024 %	2023 %
Associates			
Agile PJD Development Sdn. Bhd.	Property development and investment	- (c)	30.00
* Equity & Property Investment Corporation Pty. Limited	Property investment and development - Australia	27.40	27.40
* Yarra Park City Pty. Ltd.	Property development and investment - Australia	41.74	41.74
Joint venture			
Scotia Acres Sdn. Bhd.	Property development and investment	50.00	50.00
Subsidiary of Scotia Acres Sdn. Bhd.			
Canggih Pesaka Sdn. Bhd.	Property investment	50.00	50.00

* Audited by firms of auditors other than BDO PLT in Malaysia and BDO member firms.

The financial statements of the associates and a joint venture used in applying the equity method are prepared as of 31 December.

3.5 INTANGIBLE ASSETS

This note provides information about the goodwill arising from business combinations and software licence that are classified as intangible assets.

	Note	Group 2024 RM'000	Group 2023 RM'000
Goodwill	(b)(i)	3,859	3,859
Software licence	(b)(ii)	782	-
		4,641	3,859

Carrying amount analysed by business segments:

		Group 2024 RM'000	Group 2023 RM'000
Property		782	-
Investment Holding		3,859	3,859
		4,641	3,859

(a) Recognition and measurement

Intangible asset is recognised in the statement of financial position when it is probable that future economic benefits will flow to the Group and the Company. Software licence is initially measured at cost, representing the fair value of the consideration paid, and subsequently, it is stated at cost less accumulated amortisation and any accumulated impairment loss.

The useful lives of intangible asset is assessed as either finite or indefinite.

(i) Goodwill

Goodwill recognised in a business combination is an asset at the acquisition date and is initially measured at cost being the excess of the sum of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of the acquirer's previously held equity interest (if any) in the entity over the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. If, after reassessment, the interest of the Group in the fair value of the acquiree's identifiable net assets exceeds the sum of the consideration transferred, the amount of any non-controlling interest in the acquiree and the fair value of the acquirer's previously held equity interest in the acquiree (if any), the excess is recognised immediately in the statement of profit or loss as a bargain purchase gain.

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

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

3.5 INTANGIBLE ASSETS (CONT'D)

(a) Recognition and measurement (Cont'd)

(i) Goodwill (Cont'd)

After initial recognition, goodwill is measured at cost less accumulated impairment losses, if any. Goodwill is not amortised but instead tested for impairment annually or more frequently if events or changes in circumstances indicate that the carrying amount could be impaired. Objective events that would trigger a more frequent impairment review include adverse industry or economic trends, significant restructuring actions, significantly lowered projections of profitability, or a sustained decline in the acquiree's market capitalisation. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

(ii) Software licence

Software licence is capitalised based on the costs incurred to acquire and implement the specific software. The costs of software licence is amortised on a straight-line basis over their estimated useful life of 6 to 10 years. Amortisation expense on intangible asset with finite lives is recognised in the statement of profit or loss within the expense category that aligns with the function of the intangible asset. 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 asset.

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).

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

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

3.5 INTANGIBLE ASSETS (CONT'D)

(b) Other information

	Note	Group 2024 RM'000	Group 2023 RM'000
(i) Goodwill			
Cost			
At the beginning/end of the year		5,909	5,909
Accumulated impairment loss			
At the beginning/end of the year		(2,050)	(2,050)
		3,859	3,859
(ii) Software licence			
Cost			
At the beginning of the year		-	-
Addition		825	-
At the end of the year		825	-
Accumulated amortisation			
At the beginning of the year		-	-
Amortisation	2.9(b)	(43)	-
At the end of the year		(43)	-
Net carrying amount		782	-

(iii) Impairment testing for CGU containing goodwill

Goodwill arising from business combinations has been allocated to two individual CGU for impairment testing as follows:

	Industries RM'000	Hospitality RM'000	Total RM'000
Goodwill, at the beginning/end of the year	2,183	1,676	3,859

For the purpose of impairment assessment, goodwill is allocated to the Group's CGU which represents the lowest level within the Group at which the goodwill is monitored for internal management purposes.

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

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

3.5 INTANGIBLE ASSETS (CONT'D)

(b) Other information (Cont'd)

(iii) Impairment testing for CGU containing goodwill (Cont'd)

Recoverable amounts of the CGU are determined based on value-in-use calculations. Value-in-use of CGU is determined by discounting the future cash flows generated from the continuing use of the unit based on actual operating results and management's assessment of future trends in the respective industries derived from both external sources and internal sources (internal data). The key assumptions used in the value-in-use calculations were as follows:

(1) Average annual revenue growth rates used in the cash flow projections of the CGU ranged from 7% to 22% (2023: 9% to 20%) per annum;

(2) Average gross profit margin used in the cash flow projections of the CGU ranged from 34% to 61% (2023: 13% to 56%) per annum; and

(3) A pre-tax discount rate of 6.4% (2023: 6.0%) was applied to the cash flow projections. The discount rate was estimated based on the weighted average cost of capital.

With regards to the assessment of value-in-use, the management is of the view that no reasonably possible change in any of the above key assumptions would cause the carrying amount of the goodwill to further exceed its recoverable amount.

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

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

3.6 RIGHT-OF-USE ASSETS/(LEASE LIABILITIES)

This note details the leases in which the Group act as lessees, covering lease contracts for spaces such as sales galleries, offices, factories and plantation land based on business needs. Lease contracts are generally established for fixed periods. Leases where the Group is a lessor are disclosed under lease receivables and operating lease commitments in Notes 3.9 and 5.1(a).

		Group	
	Note	2024 RM'000	2023 RM'000
Right-of-use assets			
Non-current			
Leasehold land	(b)(i)	40,076	40,391
Lease of premises and office space	(b)(ii)	5,267	3,453
		45,343	43,844
Lease liabilities			
Non-current		2,586	1,727
Current		2,766	1,783
	(c),1.4, 1.8(b)(ii), 3.16(e)(iii)	5,352	3,510

Carrying amount analysed by business segments:

	2024 RM'000	2023 RM'000
Right-of-use assets		
Property	33,624	32,657
Industries	5,142	5,030
Hospitality	6,577	6,157
	45,343	43,844
Lease liabilities		
Property	3,900	2,755
Industries	931	755
Hospitality	521	-
	5,352	3,510

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

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

3.6 RIGHT-OF-USE ASSETS/(LEASE LIABILITIES) (CONT'D)

(a) Recognition, measurement and significant judgement

Leases are recognised as right-of-use assets and corresponding lease liabilities when available for use. Lease contracts include lease and non-lease components, allocated based on their prices. Real estate leases are 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 assets

Right-of-use assets are 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.

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 terms are as follows:

	Years	**Percentage (%)**
Leasehold land	43 - 98	1 - 2
Lease of premises and office space	1.5 - 3	33 - 67

The recoverable amount of right-of-use assets 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 assets are included in the profit or loss statement, except for sale and leaseback transactions under MFRS 16. Gains are not classified as revenue.

3.6 RIGHT-OF-USE ASSETS/(LEASE LIABILITIES) (CONT'D)

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

(ii) Lease liabilities

Lease liabilities are 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.

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 liabilities are measured at amortised cost as described in Note 3.16(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 liabilities. Lease liabilities are shown as a separate item in the statement of financial position.

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

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

3.6 RIGHT-OF-USE ASSETS/(LEASE LIABILITIES) (CONT'D)

(b) Movement of right-of-use assets

	Note	Group 2024 RM'000	Group 2023 RM'000
(i) Leasehold land			
Cost			
At the beginning of the year		49,749	46,847
Additions	1.3(b)	-	1,592
Reclassified from inventories	3.7(b)(i)	-	1,310
At the end of the year		49,749	49,749
Accumulated depreciation			
At the beginning of the year		9,358	9,093
Charge for the year		315	265
At the end of the year		9,673	9,358
Net carrying amount		40,076	40,391

During the previous year, the Group purchased new leasehold land for RM1.6 million measuring approximately 7.0 acres for oil palm plantation purposes; and a few pieces of leasehold land measuring approximately 40.6 acres with carrying amount of RM1.3 million have been transferred from the land held for property development for cultivation of coconut.

Leasehold land with a total carrying amount of RM0.4 million (2023: RM0.4 million) is pledged as security for borrowings granted to a subsidiary as disclosed in Note 3.16(c).

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

3.6 RIGHT-OF-USE ASSETS/(LEASE LIABILITIES) (CONT'D)

(b) Movement of right-of-use assets (Cont'd)

	Note	Group 2024 RM'000	Group 2023 RM'000
(ii) Lease of premises and office space			
Cost			
At the beginning of the year		6,608	23,377
Additions		4,906	3,197
Reassessments and modifications of leases		(3,216)	(19,966)
At the end of the year		8,298	6,608
Accumulated depreciation			
At the beginning of the year		3,155	18,835
Charge for the year		3,048	4,286
Reassessments and modifications of leases		(3,172)	(19,966)
At the end of the year		3,031	3,155
Net carrying amount		5,267	3,453
Recognised in profit or loss and classified under:			
Depreciation of right-of-use assets:			
- Cost of sales	2.2(b),2.9(a)	533	482
- General and administrative expenses	2.4,2.9(a)	2,829	4,069
		3,362	4,551

3.6 RIGHT-OF-USE ASSETS/(LEASE LIABILITIES) (CONT'D)

(c) Movement of lease liabilities

	Note	Group 2024 RM'000	Group 2023 RM'000
At the beginning of the year		3,510	4,706
Additions		4,906	3,197
Interest charged	2.13	246	161
Reassessments and modifications of leases		(82)	-
Payment of:			
- principal		(2,982)	(4,393)
- interest		(246)	(161)
	3.16(e)(iii)	(3,228)	(4,554)
At the end of the year	3.16(e)(iii)	5,352	3,510
Recognised in profit or loss and classified under:			
Interest expense on lease liabilities:			
- Finance costs	2.13	246	161

(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	540	485
Rental expenses for lease of low-value assets:			
- General and administrative expenses	2.4	51	28

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

(iii) The weighted average incremental borrowing rates of the lease liabilities of the Group ranging from 2.37% to 4.85% (2023: 2.85% to 4.63%).

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

3.7 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, manufacturing stocks under the Industries Segment (Olympic Cable and Acotec IBS), and consumables under the Hospitality Segment.

		Group	
	Note	**2024**	**2023**
		RM'000	**RM'000**
Non-current			
Land held for property development	(b)(i)	67,457	67,211
Current			
Property development expenditure	(b)(ii)	33,778	32,307
Completed properties held for sale	(b)(iii)	3,829	6,022
Manufacturing stocks	(b)(iv)	71,077	55,346
Hotels and resorts consumables	(b)(v)	639	773
Total current		109,323	94,448
Total		176,780	161,659
Carrying amount analysed by business segments:			
Property		105,064	105,540
Industries		71,077	55,346
Hospitality		639	773
		176,780	161,659

(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. Costs associated with the acquisition of land include 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.

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

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

3.7 INVENTORIES (CONT'D)

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

(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.

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.

(iv) Manufacturing stocks; and hotels and resorts consumables

Raw materials under manufacturing stocks are recognised in the statement of financial position once goods are received while other manufacturing stocks are recognised when such goods are ready for delivery to customers. Consumables are recognised upon costs incurred. Manufacturing stocks and consumables used a weighted average cost basis and measured at the lower of cost and net realisable value.

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

3.7 INVENTORIES (CONT'D)

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

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).

(b) Other information

	Note	Group 2024 RM'000	Group 2023 RM'000
(i) Land held for property development			
Freehold and leasehold land			
At the beginning of the year		51,639	52,887
Costs incurred		-	323
Purchase of lands		-	1,820
Reclassified to:			
- property development expenditure	(b)(ii)	(6)	-
- property, plant and equipment	3.1(b)(i)	-	(2,081)
- right-of-use assets	3.6(b)(i)	-	(1,310)
At the end of the year		51,633	51,639
Development expenditure			
At the beginning of the year		15,572	14,322
Costs incurred		3,679	1,250
Reclassified to property development expenditure	(b)(ii)	(3,427)	-
At the end of the year		15,824	15,572
Total non-current		67,457	67,211

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

3.7 INVENTORIES (CONT'D)

(b) Other information (Cont'd)

(i) Land held for property development (Cont'd)

Included in land held for property development of a subsidiary is an amount of RM5.4 million (2023: RM5.4 million) that are pledged to financial institutions for term loans of the subsidiary as disclosed in Note 3.16(c).

	Note	Group 2024 RM'000	Group 2023 RM'000
(ii) Property development expenditure			
Freehold and leasehold land			
At the beginning of the year		34,368	34,368
Reclassified from land held for property development	(b)(i)	6	-
At the end of the year		34,374	34,368
Development expenditure			
At the beginning of the year		152,866	96,257
Costs incurred		34,851	56,609
Reclassified from land held for property development	(b)(i)	3,427	-
At the end of the year		191,144	152,866
Total property development expenditure incurred		225,518	187,234
Costs recognised in profit or loss			
At the beginning of the year		(154,927)	(99,058)
Recognised in profit or loss	2.2	(36,813)	(55,869)
At the end of the year		(191,740)	(154,927)
Net carrying amount of property development expenditure		33,778	32,307

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

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

3.7 INVENTORIES (CONT'D)

(b) Other information (Cont'd)

	Group	
	2024	**2023**
	RM'000	**RM'000**
(iii) Completed properties held for sale		
At cost	3,594	5,382
At net realisable value	235	640
	3,829	6,022
(iv) Manufacturing stocks		
At cost		
- Consumables	505	256
- Finished goods	46,701	32,291
- Raw materials	10,916	7,031
- Work-in-progress	9,836	9,974
	67,958	49,552
At net realisable value		
- Finished goods	2,643	4,963
- Raw materials	476	831
	3,119	5,794
Net carrying amount of manufacturing stocks	71,077	55,346
(v) Hotels and resorts consumables, at cost	639	773

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

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

3.8 DEFERRED TAX ASSETS/(LIABILITIES)

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

	Note	Group	
		2024	2023
		RM'000	RM'000
Deferred tax assets ("DTA")	(b)(i)	25,538	28,090
Deferred tax liabilities ("DTL")	(b)(ii)	(9,390)	(7,411)

Carrying amount analysed by business segments:

	Group			
	Deferred tax assets		Deferred tax liabilities	
	2024	2023	2024	2023
	RM'000	RM'000	RM'000	RM'000
Property	10,528	11,250	(4,871)	(4,832)
Industries	-	-	(4,519)	(2,579)
Hospitality	15,010	16,840	-	-
	25,538	28,090	(9,390)	(7,411)

(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.

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

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

(i) Deferred tax assets

	As at 1.1.2023	Deferred tax recognised in profit or loss for 2023 (Note 2.14)	As at 31.12.2023 /1.1.2024	Deferred tax recognised in profit or loss for 2024 (Note 2.14)	As at 31.12.2024
	RM'000	RM'000	RM'000	RM'000	RM'000
Group					
Excess of depreciation over capital allowances	503	27	530	-	530
Interest capitalised in inventories	8,724	(1,267)	7,457	-	7,457
Unused tax losses and unabsorbed capital allowances	4,341	147	4,488	554	5,042
Deferred income	22,478	(5,559)	16,919	(1,586)	15,333
Provisions	1,336	1,171	2,507	2,600	5,107
Total deferred tax assets	37,382	(5,481)	31,901	1,568	33,469
Offset in DTL [Note b(ii)]	(5,411)	1,600	(3,811)	(4,120)	(7,931)
Net deferred tax assets	31,971	(3,881)	28,090	(2,552)	25,538

(ii) Deferred tax liabilities

	As at 1.1.2023	Deferred tax recognised in profit or loss for 2023 (Note 2.14)	As at 31.12.2023 /1.1.2024	Deferred tax recognised in profit or loss for 2024 (Note 2.14)	As at 31.12.2024
Group					
Excess of capital allowances over depreciation	(13,283)	2,061	(11,222)	(6,099)	(17,321)
Offset in DTA [Note b(i)]	5,411	(1,600)	3,811	4,120	7,931
Net deferred tax liabilities	(7,872)	461	(7,411)	(1,979)	(9,390)

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

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

3.8 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	63,469	65,979
Taxable temporary differences	(99,151)	(95,323)
Unused tax losses	102,892	103,753
Unutilised capital allowances	150,168	147,414
	217,378	221,823

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	25,250	26,511
Year of assessment 2029	10,517	11,365
Year of assessment 2030	19,922	20,437
Year of assessment 2031	13,677	13,678
Year of assessment 2032	22,526	25,233
Year of assessment 2033	6,529	6,529
Year of assessment 2034	4,471	-
	102,892	103,753

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.

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

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

3.9 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		12,308	941
Current			
Property progress billings receivables		8,903	11,183
Lease receivables		33	-
Manufacturing receivables		154,320	98,248
Hotels receivables		3,654	3,723
Membership fee receivables		1,059	2,176
Other trade receivables		1,537	966
		169,506	116,296
Allowances for impairment losses:			
- Collective assessment	(b)(i)	(5,452)	(3,254)
- Individual assessment	(b)(i)	(5,648)	(3,545)
Total current		158,406	109,497
Total	1.8(b)(ii)	170,714	110,438
Carrying amount analysed by business segments:			
Property		22,657	12,981
Industries		143,375	91,594
Hospitality		4,682	5,863
		170,714	110,438

(a) Recognition, measurement and significant judgement

The Group's business mainly involves developing and selling properties, leasing commercial space, manufacturing and selling cables and IBS wall panels, letting hotel rooms and managing hotels and holdings investment. The related revenue recognition is disclosed in Note 2.1.

3.9 TRADE RECEIVABLES (CONT'D)

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

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 2.6) 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, 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.

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 3.10(a)(iii). 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 to measure the loss allowance at an amount equal to lifetime expected credit losses. Receivables are assessed individually for impairment loss at the end of each reporting period.

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

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

3.9 TRADE RECEIVABLES (CONT'D)

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

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

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, Construction, Olympic Cable, Acotec IBS, Hotels and Resorts and SGI Vacation Club 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 expectation of recovery in the foreseeable future. For the receivables that are written off, the Group's internal legal unit will follow up on enforcement activities.

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 each customer's exposure and related collateral risk exposure.

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

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

3.9 TRADE RECEIVABLES (CONT'D)

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

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

For incorporating forward-looking information into the determination of expected credit losses, general macroeconomic indicators such as projected gross domestic product, lending interest rate, unemployment rate, manufacturing production, industrial production, housing price index and inflation rate are used as a broad guidance of credit and applying 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.

(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	113,692	3,545	110,156	3,180
Originate	1,031,763	2,678	771,623	982
Derecognise	(969,289)	(575)	(768,087)	(617)
At the end of the year	176,166	5,648	113,692	3,545

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.

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

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

3.9 TRADE RECEIVABLES (CONT'D)

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

(iii) Credit risk exposure

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

Group

2024	**Expected loss rate %**	**Gross carrying amount/ Maximum exposure RM'000**	**Collateral value held RM'000**	**Expected loss provision RM'000**
Current	1.7	106,322	6,816	1,821
Past due:				
1 to 30 days	1.9	51,918	638	1,012
31 to 60 days	5.3	12,705	5	668
61 to 90 days	48.1	1,022	-	492
More than 90 days	72.2	9,839	-	7,107
		181,806	7,459	11,100
2023				
Current	1.4	74,546	8,503	1,018
Past due:				
1 to 30 days	2.4	30,798	254	724
31 to 60 days	6.0	6,067	24	367
61 to 90 days	27.8	1,070	108	297
More than 90 days	92.4	4,756	121	4,393
		117,237	9,010	6,799

(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.

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

3.9 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 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 the allocation and recognition of the interest income in profit or loss over the relevant period.

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

The above amortised costs measurement is also adopted in amounts due from related companies, amounts due from subsidiaries and other assets excluding prepayments, cash and bank balances, as disclosed in Notes 3.10(a)(i), 3.11(a), 3.12(a) and 3.15(a) respectively.

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

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

3.9 TRADE RECEIVABLES (CONT'D)

(b) Other information

(i) Movement of allowance for impairment losses on trade receivables is as follows:

	Note	Group 2024 RM'000	Group 2023 RM'000
Collective assessment			
At the beginning of the year		3,254	3,009
Allowance made	2.6	2,199	254
Write back of allowance	2.6	(1)	(9)
At the end of the year		5,452	3,254
Individual assessment			
At the beginning of the year		3,545	3,180
Allowance made	2.6	2,678	982
Write back of allowance	2.6	(575)	(617)
At the end of the year		5,648	3,545
Total collective and individual impairment losses		11,100	6,799

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 30 to 90 days (2023: 30 to 90 days).

(iii) The currency exposure profile of the trade receivables is disclosed in Note 1.8(b)(ii).

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

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

3.10 AMOUNTS DUE FROM/(TO) RELATED COMPANIES

		Group	
	Note	2024 RM'000	2023 RM'000
Amounts due from related companies			
Current			
Construction receivables	(c)(i)	36,575	19,052
Advance to related companies	1.4,(b)	35,000	35,110
		71,575	54,162
Amounts due to related companies			
Current			
Advances from related companies	1.4,(b)	(134,287)	(78,589)
Others		(9,012)	(15,765)
		(143,299)	(94,354)

(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 3.9(a)(v).

The Company adopts the 'general approach' under MFRS 9 in providing the expected credit loss. The 'general approach' is described in Note (a)(iii) below. Based on the assessment, the amounts due from related companies have low credit risk, 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 3.16(a)(ii).

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

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

(iii) 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.

(b) Interest rates

Non-trade amounts due from/(to) related companies are unsecured and interest-free except for the advance to/(from) related companies which bear an interest rate ranging from 4.70% to 5.18% (2023: 4.55% to 5.17%) per annum. At the end of the year, such amounts including interest therein are due and to be received/paid.

(c) Other information

(i) Construction receivables are construction progress work performed for related companies and these trade amounts due from related companies are non-interest bearing and generally on terms of 30 to 90 days (2023: 30 to 90 days).

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

(iii) Amounts due from/(to) related companies are denominated in RM.

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

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

3.11 AMOUNTS DUE FROM SUBSIDIARIES

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

	Note	Company 2024 RM'000	Company 2023 RM'000
Non-current			
Amounts due from subsidiaries		720	16,057
Current			
Amounts due from subsidiaries		29,847	11,491
Allowance for impairment losses	(c)(i)	(1,623)	(1,623)
Total current		28,224	9,868
Total		28,944	25,925

(a) Recognition, measurement and significant judgement

Amounts due from subsidiaries 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 subsidiary. Initially, they are recognised at fair value based on the amounts advanced and subsequently measured at amortised cost as described in Note 3.9(a)(v).

The Company adopts the 'general approach' under MFRS 9 in providing the expected credit loss. The 'general approach' is described in Note 3.10(a)(iii).

(b) Interest rates

Amounts due from subsidiaries are unsecured and bear an interest rate ranging from 2.37% to 5.18% (2023: 2.37% to 5.17%) per annum. At the end of the year, such amounts including interest therein are due and to be received.

(c) Other information

(i) Movement of allowance for impairment losses on amount due from subsidiaries is as follows:

	Note	Company 2024 RM'000	Company 2023 RM'000
Individual assessment			
At the beginning of the year		1,623	495
Allowance made	2.6	-	1,128
At the end of the year		1,623	1,623

(ii) Amounts due from subsidiaries are denominated in RM.

3.12 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	1.8(b)(ii)	40	39	-	-
Current					
Other receivables		24,183	16,674	39	38
Deposits		8,474	8,233	7	7
Allowance for impairment	(b)(i)	(1,563)	(1,258)	-	-
	1.8(b)(ii)	31,094	23,649	46	45
Prepayments		2,703	1,837	7	11
Total current		33,797	25,486	53	56
Total		33,837	25,525	53	56

Carrying amount analysed by business segments:	Group 2024 RM'000	Group 2023 RM'000
Property	6,535	7,454
Industries	24,726	15,406
Hospitality	2,523	2,609
Investment Holding	53	56
	33,837	25,525

(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 3.9(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 3.10(a)(iii) is adopted to provide for the expected credit loss of the above receivables.

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

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

3.12 OTHER ASSETS (CONT'D)

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

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.

(b) Other information

(i) Movement of allowance for impairment losses on other receivables is as follows:

		Group	
	Note	**2024**	**2023**
		RM'000	**RM'000**
Individual assessment			
At the beginning of the year		1,258	1,258
Allowance made	2.6	305	-
At the end of the year		1,563	1,258

(ii) Other receivables were non-interest bearing and normally settled in 30 to 90 days (2023: 30 to 90 days).

(iii) The currency exposure profile of the other assets excluding prepayments is disclosed in Note 1.8(b)(ii).

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

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

3.13 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)	19,080	126,008

The carrying amount is classified under the Property Segment.

Contract assets relate 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 an 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 3.9(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).

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

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

3.13 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		123,497	118,956
Net progress revenue recognised in profit or loss	2.1	52,461	80,241
Sale of completed properties recognised in profit or loss		690	-
Progress billings issued		(157,568)	(75,700)
At the end of the year		19,080	123,497
Carrying amounts at the end of the year are analysed as follows:			
- Contract assets		19,080	126,008
- Contract liabilities	3.20	-	(2,510)
		19,080	123,498
The amounts included in contract liabilities at the beginning of the financial year have been recognised as revenue are as follows:			
Contract liabilities recognised as revenue		2,510	75

(ii) Contract assets and liabilities in relation to construction contracts:

	Note	Group 2024 RM'000	Group 2023 RM'000
At the beginning of the year		-	-
Cost incurred and profit accrued		286,675	172,367
Progress billings issued and recognised as revenue	2.1	(286,675)	(172,367)
At the end of the year		-	-

Included in the above are depreciation of property, plant and equipment of RM2.9 million (2023: RM1.3 million) [Note 3.1(b)(iii)].

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

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

3.13 CONTRACT ASSETS (CONT'D)

(b) Other information (Cont'd)

(iii) 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		2023	
	RM'000	%	RM'000	%
Within 1 year	17,728	56%	30,035	56%
1 to 4 years	13,716	44%	23,516	44%
	31,444		53,551	

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.

3.14 BIOLOGICAL ASSETS

	Note	Group	
		2024	2023
		RM'000	RM'000
Unharvested oil palm fresh fruit bunches ("FFB"), at fair value	(d)	606	444

The carrying amount is classified under the Property Segment.

(a) Recognition, measurement and significant judgement

Biological assets comprise oil palm FFB before harvesting. Biological assets are recognised in the statement of financial position and measured at their fair values. The valuation of biological assets is based on the present value of the net forecasted cash flows generated from the sale of oil palm FFB less costs to sell which include harvesting costs and transport expenses.

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

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

3.14 BIOLOGICAL ASSETS (CONT'D)

(b) Fair value measurement

A fair value hierarchy with three levels of inputs for valuation techniques is used to measure fair value. The three levels prioritise the inputs based on their observability and reliability and the carrying amount of the assets can be categorised as follows:

(1) Level 1 uses unadjusted active market price of identified assets.

(2) Level 2 uses valuation techniques with observable inputs, such as market data from transactions involving similar or comparable assets, under the market approach (comparison method).

(3) Level 3 uses valuation techniques with unobservable inputs not based on observable market data for the asset, applying methods such as investment, residual, income capitalisation, cost, and comparison, based on non-market-observable data.

The unharvested oil palm FFB measured at Level 3 uses the following significant unobservable inputs in the valuation model:

		Group	
Valuation technique	**Significant unobservable inputs**	**2024**	**2023**
Income capitalisation	Estimated selling price per tonne (RM)	1,116	764

During the year, there were no transfers between all three levels of the fair values hierarchy for the biological assets.

(c) Climate-related risks

The Group is currently not required to adopt IFRS S2 'Climate-related Disclosures', and the relevant requirements on biological assets are discussed in Notes 6.3(b)(ix) and 6.3(b)(x). Despite that, the oil palm plantations are exposed to the risk of damage from extreme weather including floods, storms, high winds and drought. Periods of flooding may increase the risk of reduced oil palm yields. In addition, extreme weather may also increase the cost of operations. Processes via proactive management and early detection are in place to monitor and mitigate these risks.

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

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

3.14 BIOLOGICAL ASSETS (CONT'D)

(d) Other information

The movement of the unharvested oil palm FFB is as follows:

	Note	Group 2024 RM'000	Group 2023 RM'000
At the beginning of the year		444	519
Gain/(Loss) on fair valuation	2.7,2.8	162	(75)
At the end of the year		606	444

3.15 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.

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Cash and bank balances		57,746	47,159	25,709	5,257
Deposits with licensed financial institutions		142,588	95,551	106,742	87,655
Short-term funds		278,045	109,360	110,239	2,318
		478,379	252,070	242,690	95,230
Housing development accounts		12,698	77,450	-	-
	1.4,1.8(b)(ii)	491,077	329,520	242,690	95,230

Carrying amount analysed by business segments:

	Group 2024 RM'000	Group 2023 RM'000
Property	180,427	193,151
Industries	49,458	23,006
Hospitality	18,193	17,738
Investment Holding	242,999	95,625
	491,077	329,520

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

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

3.15 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 3.9(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 initial recognition, such funds are measured at fair value through profit or loss.

The fair value measurement of the short-term funds is categorised within Level 1 of the fair value hierarchy, using the unadjusted active market price of the identified assets, according to MFRS 13 'Fair Value Measurement', as disclosed in Note 3.14(b).

(b) Cash and cash equivalents

For the purpose of the statements of cash flows, 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.

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

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

3.15 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 0.50% to 2.90% (2023: 0.75% to 2.90%) per annum.

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

Deposits with licensed financial institutions and short-term funds amounting to RM42.5 million (2023: RM27.6 million) of the Group and the Company have been pledged to licensed financial institutions for credit facilities granted to the treasury management company of the immediate holding company.

(e) Other information

As at 31 December 2024, the Group had available RM31.9 million (2023: RM29.7 million) of undrawn borrowing facilities that may be available for future operating activities and to settle capital commitments. As at 31 December 2024, the deposits with the licensed financial institutions will mature 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 days' notice. These funds are subject to an insignificant risk of changes in value and form part of cash and cash equivalents. Fund 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.

The currency exposure profile of the cash, bank balances and short-term funds is disclosed in Note 1.8(b)(ii).

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

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

3.16 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.

		Group		Company	
	Note	**2024 RM'000**	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Non-current					
Secured					
Term loans		106,312	32,909	-	-
Current					
Secured					
Bankers' acceptances		47,300	12,690	-	-
Revolving credits		114,950	92,950	5,000	5,000
Term loans		10,856	5,713	-	-
Total current		173,106	111,353	5,000	5,000
Total	1.4,1.8(b)(ii)	279,418	144,262	5,000	5,000
Total borrowings					
Bankers' acceptances		47,300	12,690	-	-
Revolving credits		114,950	92,950	5,000	5,000
Term loans		117,168	38,622	-	-
		279,418	144,262	5,000	5,000

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

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

3.16 BORROWINGS (CONT'D)

	Group		Company	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
The carrying amount analysed by maturity:				
On demand or within 1 year	173,106	111,353	5,000	5,000
More than 1 year but less than 2 years	17,718	7,415	-	-
More than 2 years but less than 5 years	56,594	24,949	-	-
More than 5 years	32,000	545	-	-
	279,418	144,262	5,000	5,000
Carrying amount analysed by business segments:				
Property	54,000	83,849		
Industries	185,707	17,922		
Hospitality	34,711	37,491		
Investment Holding	5,000	5,000		
	279,418	144,262		

(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.

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

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

3.16 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 liabilities, amounts due to related companies, trade payables and other liabilities as disclosed in Notes 3.6(a)(ii), 3.10(a)(ii), 3.17(a) and 3.18(a) respectively.

(b) Interest rates

	Group		Company	
	2024 %	2023 %	2024 %	2023 %
Borrowings	3.50 - 5.30	3.50 - 5.33	5.04 - 5.08	4.63 - 5.08

(c) Secured borrowings

The Group has pledged the following assets as security for the secured borrowings.

	Note	Group	
		2024 RM'000	2023 RM'000
Carrying amounts of the assets pledged for credit facilities:			
Property, plant and equipment	3.1(b)(ii)	172,275	101,789
Investment properties	3.2(b)(iv)	61,182	60,071
Right-of-use assets	3.6(b)(i)	379	391
Inventories:			
- Land held for property development	3.7(b)(i)	5,424	5,424
		239,260	167,675

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

3.16 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).

(iii) The currency exposure profile of the borrowings is disclosed in Note 1.8(b)(ii).

(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		144,262	141,324	5,000	5,000
Cash inflows		135,156	2,938	-	-
At the end of the year		279,418	144,262	5,000	5,000
(ii) Advances from related companies					
At the beginning of the year		94,354	45,201	-	-
Cash inflows		48,945	49,153	-	-
At the end of the year		143,299	94,354	-	-
(iii) Lease liabilities					
At the beginning of the year		3,510	4,706	-	-
Cash outflows	3.6(c)	(3,228)	(4,554)	-	-
Non-cash:					
- New leases		4,906	3,197	-	-
- Reassessments and modifications of leases		(82)	-	-	-
- Interest charged		246	161	-	-
		5,070	3,358	-	-
At the end of the year	3.6(c)	5,352	3,510	-	-
Total liabilities from financing activities		284,770	147,772	5,000	5,000

3.17 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.

	Note	Group 2024 RM'000	Group 2023 RM'000
Non-current			
Property development payables		43	-
Construction payables		15,682	14,901
Total non-current		15,725	14,901
Current			
Property development payables		947	1,113
Construction payables		24,924	15,447
Industries payables		40,366	27,660
Hotels payables		1,637	2,411
Total current		67,874	46,631
Total	1.8(b)(ii)	83,599	61,532

Carrying amount analysed by business segments:

	2024 RM'000	2023 RM'000
Property	41,596	31,461
Industries	40,366	27,660
Hospitality	1,637	2,411
	83,599	61,532

(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 3.16(a)(ii). These liabilities are derecognised upon the extinguishment of the financial obligations.

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

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

3.17 TRADE PAYABLES (CONT'D)

(b) Other information

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

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

(iii) The currency exposure profile of the trade payables is disclosed in Note 1.8(b)(ii).

3.18 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)	1,047	-	-	-
Current					
Other payables		27,153	28,259	10	28
Accruals	(b)(ii)	134,958	122,614	1,705	1,621
Deposits received	(b)(ii)	2,117	1,710	-	-
Total current		164,228	152,583	1,715	1,649
Total		165,275	152,583	1,715	1,649

	Group 2024 RM'000	Group 2023 RM'000
Carrying amount analysed by business segments:		
Property	135,242	126,981
Industries	17,575	13,967
Hospitality	11,946	11,179
Investment Holding	512	456
	165,275	152,583

(a) Recognition, measurement and significant judgement

Other payables, accruals and deposits received are financial liabilities classified as amortised cost liabilities. The recognition of these liabilities are same as described in Note 3.16(a)(ii).

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

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

3.18 OTHER LIABILITIES (CONT'D)

(b) Other information

(i) The non-current deposits received represent amount due to tenants for the rental of premises of a subsidiary and such deposits are refundable following the tenancy agreements.

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

(iii) Liquidity risk of the other liabilities excluding provisions is disclosed in Note 1.8(a).

(iv) Currency exposure profile of the other liabilities excluding provisions is disclosed in Note 1.8(b)(ii).

3.19 PROVISIONS

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

	Group	
	2024	**2023**
	RM'000	**RM'000**
Provisions	39,063	35,817
Carrying amount analysed by business segments:		
Property	28,115	27,472
Industries	4,910	3,916
Hospitality	4,673	3,142
Investment Holding	1,365	1,287
	39,063	35,817

(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.

3.19 PROVISIONS (CONT'D)

(b) Other information

Included in provisions is an amount of RM22.5 million (2023: RM22.5 million) representing provision for low cost housing projects.

3.20 CONTRACT LIABILITIES

This note provides information about the outstanding contract liabilities. The contract liabilities of properties development activities should be read in conjunction with Note 3.13 which relates to contract assets.

	Note	Group 2024 RM'000	Group 2023 RM'000
Non-current			
Contract liabilities - vacation club membership fee received		52,953	62,888
Current			
Contract liabilities:			
- excess of progress billings to property purchasers over revenue recognised	3.13(b)(i)	-	2,510
- vacation club maintenance and membership fee received		4,280	4,799
Total current		4,280	7,309
Total		57,233	70,197

Carrying amount analysed by business segments:

	2024 RM'000	2023 RM'000
Property	-	2,510
Hospitality	57,233	67,687
	57,233	70,197

Contact liabilities include: (a) fee income received for services to be delivered under vacation club; and (b) excess of progress billings to property purchasers to be recognised as revenue over construction progress.

3.20 CONTRACT LIABILITIES (CONT'D)

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 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. Contract liabilities also include the down payments of vacation club membership and maintenance fees received from customers under the Hospitality Segment where the service is billed or the payment is collected before the services are provided to the customers.

Contract liabilities are recognised as revenue in the statement of profit or loss when the performance obligations are satisfied (i.e., transfer control of the related goods or services to the customer).

3.21 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	3.22	529,485	570,726	529,485	570,726

(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 3.22.

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

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

3.21 SHARE CAPITAL (CONT'D)

(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.

3.22 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		4,778	5,133	4,778	5,133
Total number of outstanding ordinary shares in issue		524,707		524,707	
Total number of issued and fully-paid ordinary shares	3.21	529,485		529,485	

(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.

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

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

3.22 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	4,778	1.60	0.39	1.07	5,133

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

3.23 RESERVES

This note outlines the nature of each item in reserves.

	Note	Group		Company	
		2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Foreign currency translation reserves	(a)	(95,701)	(35,532)	-	-
Other reserves	(b)	(1,012)	(558)	-	-
		(96,713)	(36,090)	-	-
Retained profits	(c)	887,758	816,722	558,751	432,242
		791,045	780,632	558,751	432,242

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

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

3.23 RESERVES (CONT'D)

Each component of equity is disclosed in the statement of changes in equity, including the movement analysis of items under the statement of other comprehensive income. The nature, purpose and other relevant information of each reserve are described in the following notes:

(a) Foreign currency translation reserves

Foreign currency translation reserves are used to record foreign currency translation differences arising from the translations of the financial statements of foreign operations whose functional currencies are different from that of the presentation currency. It is also used to record the foreign currency translation differences arising from monetary items which form part of the net investment in foreign operations, where the monetary item is denominated in either the functional currency of the Company or the foreign operation.

The movement of foreign currency translation reserves for the year is disclosed in the statement of changes in equity.

(b) Other reserves

Other reserves represent a share of reserves of an associate and comprise fair value through other comprehensive income ("FVTOCI").

FVTOCI reserves represent the cumulative gains and losses arising from the revaluation of (i) investment in equity instruments designated as FVTOCI, net of cumulative gain/loss transferred to retained earnings upon disposal; and (ii) investments in debt instruments classified as FVTOCI, net of cumulative loss allowance recognised on these investments and cumulative gain or loss reclassified to the statement of profit or loss upon disposal or reclassification out from FVTOCI investments.

(c) Retained profits

The Company's retained profits are available for future distribution.

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

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 EVENT DURING THE YEAR

Olympic Cable Company Sdn. Bhd., a wholly owned subsidiary of the Company, had on 6 September 2024 entered into sale and purchase agreements with Universal Cable (M) Berhad (In Liquidation) for the purchase of factories and assets located in Johor Bahru for a total purchase consideration of RM85,000,000. The purchase consideration was arrived at on a "willing-buyer willing-seller" basis, taking into consideration the market value of the Property and Assets.

On 20 November 2024, the Group completed the abovementioned acquisitions following the settlement of the full purchase consideration satisfied entirely by cash through internally generated funds of the Group.

The acquisition of factories and assets will expand the Group's cable production capacity to meet new demand, enhance market presence and achieve cost efficiencies through economies of scale. The expansion of capacity will enable the Group to expand its product offering including high-voltage cables and also support the Group's vision to be one of the top players within the cable industry in Malaysia.

4.2 MATERIAL EVENTS AFTER THE REPORTING PERIOD

There were no material subsequent events from the end of the year and ending on 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.

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

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

4.3 RELATED PARTY DISCLOSURES

This note provides information for related party disclosures which outlines how the related parties are identified and the amount 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), associates and a joint venture (Note 3.4), the immediate and ultimate holding companies [Note 1.1(c)] 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.

(b) Key management personnel's compensation

		Group		Company	
	Note	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Directors:					
- fees					
- Current year		20	20	20	20
- Under provision in prior year		-	2	-	2
- salaries, bonuses and other emoluments		7,849	6,777	3,570	3,161
- defined contribution plan		601	634	430	381
- estimated money value of benefits-in-kind		87	69	74	49
Total compensation for Directors	2.9(c)	8,557	7,502	4,094	3,613

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

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

4.3 RELATED PARTY DISCLOSURES (CONT'D)

(b) Key management personnel's compensation (Cont'd)

	Group		Company	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Other key management personnel:				
- salaries, bonuses and other emoluments	4,308	4,485	-	-
- defined contribution plan	526	549	-	-
- estimated money value of benefits-in-kind	103	58	-	-
Total compensation for other key management	4,937	5,092	-	-
Total compensation for key management	13,494	12,594	4,094	3,613

(c) Material transactions and balances with the immediate holding company, subsidiaries, associates and a joint venture; and related companies

Relationships between the Company and its subsidiaries, associates and a joint venture are disclosed in Notes 3.3 and 3.4 respectively. The following table provides the transactions and outstanding balances that have been entered into between the Company, immediate holding company, subsidiaries, associates and a joint venture; and related companies.

	Group			
Transactions and balances with OSK Holdings Berhad group of companies	**Expenses**		**Amount due from/(to)**	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
<u>OSK Holdings Berhad</u>				
Dividend paid	-	(151,641)	-	-
Management fee expense	(2,832)	(3,703)	-	-
<u>OSK Capital Management Sdn. Bhd.</u>				
Interest income	1,813	1,813	-	-
Interest expense	(5,913)	(1,928)	-	-
Amount due from a related company	-	-	35,000	35,110
Amount due to a related company	-	-	(134,287)	(78,589)

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

4.3 RELATED PARTY DISCLOSURES (CONT'D)

(c) Material transactions and balances with the immediate holding company, subsidiaries, associates and a joint venture; and related companies (Cont'd)

Relationships between the Company and its subsidiaries, associates and a joint venture are disclosed in Notes 3.3 and 3.4 respectively. The following table provides the transactions and outstanding balances that have been entered into between the Company, immediate holding company, subsidiaries, associates and a joint venture; and related companies. (Cont'd)

	Group			
Transactions and balances with OSK Holdings Berhad group of companies (Cont'd)	**Expenses**		**Amount due from/(to)**	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
OSK Design Sdn. Bhd.				
Renovation expense	(15,544)	(30,916)	-	-
Amount due to a related company	-	-	(1,132)	(4,784)
OSK Management Services Sdn. Bhd.				
Management fee expense	(5,538)	(5,410)	-	-
OSK Realty Sdn. Bhd.				
Office rental expense	(2,346)	(2,889)	-	-
OSK Supplies Sdn. Bhd.				
Purchase of building materials	(71,533)	(67,514)	-	-
Amount due to a related company	-	-	(7,803)	(10,942)
Transactions and balances with an associate and a joint venture				
Agile PJD Development Sdn. Bhd.				
Dividend income	-	11,100	-	-
Scotia Acres Sdn. Bhd.				
Dividend income	11,000	-	-	-

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

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

4.3 RELATED PARTY DISCLOSURES (CONT'D)

(c) Material transactions and balances with the immediate holding company, subsidiaries, associates and a joint venture; and related companies (Cont'd)

Relationships between the Company and its subsidiaries, associates and a joint venture are disclosed in Notes 3.3 and 3.4 respectively. The following table provides the transactions and outstanding balances that have been entered into between the Company, immediate holding company, subsidiaries, associates and a joint venture; and related companies. (Cont'd)

	Group			
Transactions and balances with OSK Property Holdings Berhad group of companies	**Income**		**Amount due from**	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Aspect Potential Sdn. Bhd.				
Construction revenue	117,751	116,376	-	-
Management fee income	3,882	3,885	-	-
Amount due from a related company	-	-	11,847	13,392
Aspect Synergy Sdn. Bhd.				
Construction revenue	105,949	43,338	-	-
Management fee income	3,957	3,624	-	-
Amount due from a related company	-	-	19,120	4,498
OSK Properties Sdn. Bhd.				
Management fee income	2,319	4,294	-	-
OSK Amanjaya Sdn. Bhd.				
Management fee income	491	-	-	-
Perspektif Vista Sdn. Bhd.				
Management fee income	151	365	-	-
Mori Park Sdn. Bhd.				
Construction revenue	7,919	-	-	-
Management fee income	1,702	365	-	-
Amount due from a related company	-	-	1,125	-

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

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

4.3 RELATED PARTY DISCLOSURES (CONT'D)

(c) Material transactions and balances with the immediate holding company, subsidiaries, associates and a joint venture; and related companies (Cont'd)

Relationships between the Company and its subsidiaries, associates and a joint venture are disclosed in Notes 3.3 and 3.4 respectively. The following table provides the transactions and outstanding balances that have been entered into between the Company, immediate holding company, subsidiaries, associates and a joint venture; and related companies. (Cont'd)

	Group			
Transactions and balances with OSK Property Holdings Berhad group of companies (Cont'd)	**Income**		**Amount due from**	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Warisan Rajawali Sdn. Bhd.				
Construction revenue	13,576	-	-	-
Management fee income	970	120	-	-
Amount due from a related company	-	-	1,888	-
Jelang Vista Sdn. Bhd.				
Construction revenue	41,480	12,653	-	-
Management fee income	1,518	1,417	-	-
Amount due from a related company	-	-	2,595	1,161

	Company			
Transactions and balances with OSK Holdings Berhad	**Dividends**		**Amount due from/(to)**	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
OSK Holdings Berhad				
Dividends paid	-	(151,641)	-	-

	Company			
Transactions and balances with subsidiaries	**Income**		**Amount due from**	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Dividend income	148,240	64,745	-	-
Interest income	-	-	-	-
Management fee income	4,664	4,011	-	-
Amounts due from subsidiaries	-	-	28,944	25,925
Equity loan to a subsidiary	-	-	161,282	187,342

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

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

4.3 RELATED PARTY DISCLOSURES (CONT'D)

(d) Material transactions and balances with other related parties

Other related parties are the companies related to a Director or a major Shareholder 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.

	Group			
Dindings Consolidated Sdn. Bhd. group of companies	**Expenses**		**Amount due from/(to)**	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
DC Services Sdn. Bhd.				
Insurance premium expense	(555)	(258)	-	-
Dindings Life Agency Sdn. Bhd.				
Insurance premium expense	(880)	(657)	-	-
Sincere Source Sdn. Bhd.				
Insurance premium expense	(1,389)	(1,022)	-	-

(ii) Wong Enterprise

The brother of Tan Sri Ong Leong Huat @ Wong Joo Hwa is a partner of Wong Enterprise.

	Group			
	Income		**Amount due from**	
	2024 RM'000	**2023 RM'000**	**2024 RM'000**	**2023 RM'000**
Sales of fresh fruit bunch	969	896	150	228

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

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

4.3 RELATED PARTY DISCLOSURES (CONT'D)

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

Other related parties are the companies related to a Director or a major Shareholder of the Company: (Cont'd)

(iii) RHB Bank Berhad

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

RHB Bank Berhad group of companies	Group			
	Income		Amount due from	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
RHB Bank Berhad				
Bank balances and short-term funds	-	-	48,296	21,973
RHB Asset Management Sdn. Bhd.				
Funds distribution income	3,891	3,429	-	-
Short-term funds	-	-	237,492	53,644

RHB Bank Berhad group of companies	Company			
	Income		Amount due from	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
RHB Asset Management Sdn. Bhd.				
Fund distribution income	1,113	1,578	-	-
Short-term funds	-	-	110,239	2,318

(e) Ultimate holding company

The Group and the Company do 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 the 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 3.6.

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	2,375	2,757
Later than 1 year and not later than 5 years	7,937	7,842
More than 5 years	13,495	15,386
	23,807	25,985

Operating leases commitments analysed by business segments:

Property	23,506	25,473
Hospitality	301	512
	23,807	25,985

(b) Capital commitments

	Group	
	2024	**2023**
	RM'000	**RM'000**
Contracted but not provided for:		
- Acquisition of office equipment, factory equipment and software licences	885	24,392
- Factory expansion	1,254	3,998
- Renovation	12,922	5,507
	15,061	33,897

Capital commitments analysed by business segments:

Industries	2,139	28,092
Hospitality	12,922	5,805
	15,061	33,897

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

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 proceedings 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.

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'

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.

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)

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 (d)(ii) 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:			
Other income	17,409	(17,409)	-
Administrative expenses	(112,385)	112,385	-
Other expenses	(2,654)	2,654	-
Selling expenses	-	(10,370)	(10,370)
General and administrative expenses	-	(102,015)	(102,015)
Research and development expenses	-	(466)	(466)
Impairment (loss)/gain - net	-	(610)	(610)
Other operating income	-	6,941	6,941
Other operating expenses	-	(823)	(823)
Operating profit	-	107,913	107,913

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)

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	-	9,842	9,842
Fair valuation loss on other investments	-	(129)	(129)
Financing activities			
Finance costs	(8,093)	8,093	-
Interest expense on borrowings	-	(7,932)	(7,932)
Interest expense on other liabilities	-	(161)	(161)
Company			
Operating activities:			
Other income	20,468	(20,468)	-
Administrative expenses	(1,014)	1,014	-
Other expenses	(1,209)	1,209	-
General and administrative expenses	-	(1,014)	(1,014)
Impairment (loss)/gain - net	-	3,887	3,887
Other operating income	-	11,691	11,691
Operating profit	-	79,576	79,576
Investing activities			
Income from cash and cash equivalents	-	3,762	3,762
Fair valuation loss on other investments	-	(81)	(81)
Financing activities			
Finance costs	(242)	242	-
Interest expense on borrowings	-	(242)	(242)

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:

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	-	107,913	107,913
# Non-cash and disclosure items	27,374	1,516	28,890
Operating profit before changes in working capital	136,907	(104)	136,803
Interest paid	(1,542)	1,542	-
Net cash from operating activities	76,629	1,435	78,064
Cash Flows From Investing Activities			
Gain on redemption of short-term funds	-	1,379	1,379
Net cash used in investing activities	(6,655)	(56,102)	(62,757)
Cash Flows From Financing Activities			
Interest paid	(6,391)	(1,541)	(7,932)
Net cash used in financing activities	(163,845)	54,127	(109,718)
Gain on fair valuation of short-term funds	-	540	540
# Non-cash and disclosure items:			
Allowance for impairment losses (net) on trade receivables	610	(610)	-
Impairment (loss)/gain - net	-	610	610
Funds distribution income	(3,527)	3,527	-
Interest income	(6,080)	6,080	-
Interest expense	8,093	(8,093)	-
Recovery of bad debts of trade receivables	(2)	2	-

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**
Company			
<u>Cash Flows From Operating Activities</u>			
Operating profit	-	79,576	79,576
# Non-cash and disclosure items	(82,970)	68,254	(14,716)
Operating loss before changes in working capital	45	64,815	64,860
Net cash used in operating activities	(729)	64,815	64,086
<u>Cash Flows From Investing Activities</u>			
Gain on redemption of short-term funds	-	717	717
Net cash from investing activities	66,937	(64,734)	2,203
Gain on fair valuation of short-term funds	-	(81)	(81)
# Non-cash and disclosure items:			
Allowance for/(Write back of) impairment loss (net) on:			
- amount due from subsidiaries	1,128	(1,128)	-
- investment in subsidiaries	(5,015)	5,015	-
Dividend income	(64,745)	64,745	-
Funds distribution income	(1,605)	1,605	-
Impairment (loss)/gain - net	-	(3,887)	(3,887)
Interest income	(2,146)	2,146	-
Interest expense	242	(242)	-

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

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.

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

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)

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

(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.

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

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: Disclosures'

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.

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

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.

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)

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.

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'

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

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').

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.

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

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 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.

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'.

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

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)

The core content follows that in IFRS S1 which are Governance, Strategy, Risk Management and Metrics & 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:

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 will 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 may 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)].

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

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)

(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 3.7(a)].

(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 3.8(a)].

(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 (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), 3.5(a) and 3.6(a)(i)].

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

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)

(v) MFRS 136 'Impairment of Assets': The carrying value of an entity's assets or cash-generating units (CGU) (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 the Group 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), 3.5(a) and 3.6(a)(i)].

(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.

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

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 (e.g. cash, receivables, debt and shares in another entity) and derivative financial instruments (e.g. 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 3.9(a) and 3.13(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.

For securities at fair value through profit or loss which represent biological assets, the Group is required to consider the effect of the physical and transition risks in arriving at fair values [Note 3.14(c)].

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

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)

(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 [Note 3.14(c)].

Upon adoption of these two new sustainability disclosure standards, the financial effects will be assessed by the Group.