

**QUARTERLY REPORT FOR THE FOURTH QUARTER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 DECEMBER 2021**

	Note	As at 31.12.2021 RM'000	As at 31.12.2020 (Restated) RM'000	As at 1.1.2020 (Restated) RM'000
<b>Assets:</b>				
<b>Non-current</b>				
Property, plant and equipment		564,251	577,152	605,518
Investment properties		476,318	456,303	464,780
Investments in associates and a joint venture		3,919,623	3,880,828	3,681,201
Intangible assets		2,579	1,085	1,205
Right-of-use assets		62,258	76,715	78,886
Inventories		1,514,701	1,355,068	1,198,764
Deferred tax assets		69,568	67,209	94,323
Capital financing		291,657	247,978	182,629
Trade receivables		22,926	8,945	26,080
Other assets		2,428	1,420	882
Derivative asset	B14	1,926	-	-
		<b>6,928,235</b>	<b>6,672,703</b>	<b>6,334,268</b>
<b>Current</b>				
Inventories		322,817	255,588	352,832
Capital financing		688,127	574,940	594,557
Trade receivables		212,909	210,699	254,533
Other assets		26,788	88,996	79,238
Contract assets		185,621	163,958	129,742
Biological assets		524	54	251
Tax recoverable		18,972	15,420	12,038
Securities at fair value through profit or loss		227	225	264
Cash, bank balances and short term funds		831,733	662,702	585,844
		<b>2,287,718</b>	<b>1,972,582</b>	<b>2,009,299</b>
Assets of disposal group classified as held for sale		-	-	21,998
		<b>2,287,718</b>	<b>1,972,582</b>	<b>2,031,297</b>
<b>Total Assets</b>		<b>9,215,953</b>	<b>8,645,285</b>	<b>8,365,565</b>

**QUARTERLY REPORT FOR THE FOURTH QUARTER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION  
AS AT 31 DECEMBER 2021 (CONT'D)**

	Note	As at 31.12.2021 RM'000	As at 31.12.2020 (Restated) RM'000	As at 1.1.2020 (Restated) RM'000
<b>Liabilities:</b>				
<b>Non-current</b>				
Borrowings	A5(b),(c),(d),(e),B8(a)	1,870,380	1,504,241	1,393,437
Trade payables		16,748	16,390	17,543
Other liabilities		30,467	49,330	6,469
Contract liabilities		86,906	93,963	107,131
Lease liabilities		1,210	13,719	20,801
Derivative liability	B14	-	6,013	-
Deferred tax liabilities		99,236	109,014	115,546
		<b>2,104,947</b>	<b>1,792,670</b>	<b>1,660,927</b>
<b>Current</b>				
Borrowings	A5(b),(c),(d),(e),B8(a)	880,737	892,756	985,095
Trade payables		76,371	86,348	80,079
Other liabilities		559,117	445,136	514,126
Contract liabilities		23,520	30,778	33,516
Lease liabilities		13,302	14,879	8,894
Tax payable		18,116	16,300	11,209
		<b>1,571,163</b>	<b>1,486,197</b>	<b>1,632,919</b>
Liabilities of disposal group classified as held for sale		-	-	10,135
		<b>1,571,163</b>	<b>1,486,197</b>	<b>1,643,054</b>
<b>Total Liabilities</b>		<b>3,676,110</b>	<b>3,278,867</b>	<b>3,303,981</b>
<b>Net Assets</b>		<b>5,539,843</b>	<b>5,366,418</b>	<b>5,061,584</b>
<b>Equity:</b>				
Share capital		2,095,311	2,095,311	2,095,310
Treasury shares, at cost	A5(a)	(43,226)	(43,226)	(35,636)
		<b>2,052,085</b>	<b>2,052,085</b>	<b>2,059,674</b>
Reserves		3,415,955	3,244,903	2,927,996
Issued capital and reserves attributable to Owners of the Company		5,468,040	5,296,988	4,987,670
Non-controlling interests		71,803	69,430	73,914
<b>Total Equity</b>		<b>5,539,843</b>	<b>5,366,418</b>	<b>5,061,584</b>
<b>Net Assets per share attributable to Owners of the Company (RM)</b>		<b>2.65</b>	<b>2.57</b>	<b>2.41</b>
<b>Number of outstanding ordinary shares in issue ('000)</b>		<b>2,062,104</b>	<b>2,062,104</b>	<b>2,071,836</b>

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2020)

**QUARTERLY REPORT FOR THE FOURTH QUARTER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2021**

	Current quarter ended 31.12.2021	Comparative quarter ended 31.12.2020 (Restated)	Current year to date ended 31.12.2021	Preceding year to date ended 31.12.2020 (Restated)
Note	RM'000	RM'000	RM'000	RM'000
<b>Revenue</b>	<b>314,567</b>	335,543	<b>1,126,101</b>	1,085,511
Cost of sales	<b>(195,176)</b>	(154,819)	<b>(759,461)</b>	(678,724)
Gross profit	<b>119,391</b>	180,724	<b>366,640</b>	406,787
Other income	<b>11,363</b>	16,508	<b>29,302</b>	44,391
Administrative expenses	<b>(45,875)</b>	(33,363)	<b>(163,944)</b>	(172,844)
Other expenses	<b>(8,114)</b>	(53,456)	<b>(16,628)</b>	(61,354)
	<b>76,765</b>	110,413	<b>215,370</b>	216,980
Finance costs	<b>(12,805)</b>	(12,235)	<b>(46,156)</b>	(51,271)
	<b>63,960</b>	98,178	<b>169,214</b>	165,709
Share of results of associates and a joint venture, net of tax	<b>64,425</b>	45,271	<b>295,426</b>	250,958
<b>Profit before tax</b>	<b>128,385</b>	143,449	<b>464,640</b>	416,667
Tax expense	<b>(29,125)</b>	(42,641)	<b>(62,811)</b>	(69,173)
<b>Profit after tax</b>	<b>99,260</b>	100,808	<b>401,829</b>	347,494
<b>Profit attributable to:</b>				
Owners of the Company	<b>98,316</b>	99,571	<b>398,227</b>	343,704
Non-controlling interests	<b>944</b>	1,237	<b>3,602</b>	3,790
	<b>99,260</b>	100,808	<b>401,829</b>	347,494
<b>Earnings per share attributable to Owners of the Company (sen):</b>				
Basic / Diluted	<b>4.77</b>	4.90	<b>19.31</b>	16.61

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2020)

**QUARTERLY REPORT FOR THE FOURTH QUARTER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME  
FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2021**

	<b>Current quarter ended 31.12.2021</b>	<b>Comparative quarter ended 31.12.2020 (Restated)</b>	<b>Current year to date ended 31.12.2021</b>	<b>Preceding year to date ended 31.12.2020 (Restated)</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>Profit after tax</b>	<b>99,260</b>	100,808	<b>401,829</b>	347,494
<b>Other comprehensive income/(expenses) for the year, net of tax</b>				
(a) Items of other comprehensive income/(expenses):				
(i) Will be reclassified subsequently to profit or loss when specific conditions are met:				
- <i>Fair value gain/(loss) on cash flow hedge</i>	392	979	2,071	(3,457)
- <i>Foreign currency translation (loss)/gain</i>	<b>(10,204)</b>	987	<b>(10,743)</b>	28,515
(ii) Reclassified to profit or loss:				
- <i>Foreign currency translation upon disposal of a subsidiary</i>	-	-	-	(2,025)
	<b>(9,812)</b>	1,966	<b>(8,672)</b>	23,033
(b) Share of other comprehensive income/(expenses) and reserves of associates accounted for using equity method:				
(i) Item that will not be reclassified subsequently to profit or loss:				
- <i>Fair values through other comprehensive income ("FVTOCI") and other reserves</i>	2,743	3	3,224	6,339
(ii) Items that will be reclassified subsequently to profit or loss when specific conditions are met:				
- <i>Foreign currency translation reserves</i>	10,986	8,460	4,450	(17,269)
- <i>FVTOCI and other reserves</i>	<b>(24,418)</b>	(23,488)	<b>(143,954)</b>	46,711
	<b>(10,689)</b>	(15,025)	<b>(136,280)</b>	35,781
<b>Total other comprehensive (expenses)/income for the year, net of tax</b>	<b>(20,501)</b>	(13,059)	<b>(144,952)</b>	58,814
<b>Total comprehensive income</b>	<b>78,759</b>	87,749	<b>256,877</b>	406,308
<b>Total comprehensive income attributable to:</b>				
Owners of the Company	77,746	86,039	253,561	401,795
Non-controlling interests	1,013	1,710	3,316	4,513
	<b>78,759</b>	87,749	<b>256,877</b>	406,308

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2020)

**QUARTERLY REPORT FOR THE FOURTH QUARTER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2021**

	Attributable to Owners of the Company							Total issued share capital and reserves	Non-controlling interests	Total equity	
	Note	Share capital	Treasury shares [Note A5(a)]	Revaluation reserve	Foreign currency translation reserves	Hedging reserve	Other reserves				Retained profits
		RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	
<b>As at 1.1.2021</b>											
As per previously reported		2,095,311	(43,226)	63,451	19,704	(3,457)	164,855	2,997,781	5,294,419	69,386	5,363,805
Adoption of IFRIC Agenda Decision - Over time transfer of constructed good (IAS 23 Borrowing Costs)	A1(ii)	-	-	-	-	-	-	2,569	2,569	44	2,613
As restated		2,095,311	(43,226)	63,451	19,704	(3,457)	164,855	3,000,350	5,296,988	69,430	5,366,418
Profit after tax		-	-	-	-	-	-	398,227	398,227	3,602	401,829
Fair value gain on cash flow hedge	B14	-	-	-	-	2,071	-	-	2,071	-	2,071
Foreign currency translation loss		-	-	-	(10,452)	-	-	-	(10,452)	(291)	(10,743)
Share of other comprehensive income/(expenses) and reserves of associates accounted for using equity method:											
- Foreign currency translation reserves		-	-	-	4,450	-	-	-	4,450	-	4,450
- FVTOCI and other reserves		-	-	-	-	-	(140,735)	-	(140,735)	5	(140,730)
Other comprehensive (expenses)/income		-	-	-	(6,002)	2,071	(140,735)	-	(144,666)	(286)	(144,952)
<b>Total comprehensive (expenses)/income</b>		-	-	-	(6,002)	2,071	(140,735)	398,227	253,561	3,316	256,877
Dividends paid to:											
- Owners of the Company	A6	-	-	-	-	-	-	(82,484)	(82,484)	-	(82,484)
- Non-controlling interests		-	-	-	-	-	-	-	-	(2,929)	(2,929)
Total distributions to Owners		-	-	-	-	-	-	(82,484)	(82,484)	(2,929)	(85,413)
Acquisitions of additional interests in subsidiaries from non-controlling interests:											
- Accretion of equity interests	A8(a),(d),(i)	-	-	-	-	-	-	-	-	(4)	(4)
- Loss on acquisitions	A8(a),(d),(i)	-	-	-	-	-	-	(25)	(25)	-	(25)
Issuance of ordinary shares by subsidiaries to non-controlling interests	A8(b),(d)	-	-	-	-	-	-	-	-	1,990	1,990
Total changes in ownership interest in subsidiaries		-	-	-	-	-	-	(25)	(25)	1,986	1,961
<b>Total transactions with Owners in their capacity as Owners</b>		-	-	-	-	-	-	(82,509)	(82,509)	(943)	(83,452)
<b>As at 31.12.2021</b>		2,095,311	(43,226)	63,451	13,702	(1,386)	24,120	3,316,068	5,468,040	71,803	5,539,843

**QUARTERLY REPORT FOR THE FOURTH QUARTER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY  
FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2021 (CONT'D)**

		Attributable to Owners of the Company						Total	Non-	Total
Note	Share capital	Treasury shares	Revaluation reserve	Foreign currency translation reserves	Hedging reserve	Other reserves	Retained profits	issued share capital and reserves	controlling interests	equity
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>As at 1.1.2020</b>										
	2,095,310	(35,636)	63,451	11,221	-	111,790	2,743,327	4,989,463	73,986	5,063,449
Adoption of IFRIC Agenda Decision - Over time transfer of constructed good (IAS 23 Borrowing Costs)	A1(ii)	-	-	-	-	-	(1,793)	(1,793)	(72)	(1,865)
As restated	2,095,310	(35,636)	63,451	11,221	-	111,790	2,741,534	4,987,670	73,914	5,061,584
Profit after tax	-	-	-	-	-	-	343,704	343,704	3,790	347,494
Fair value loss on cash flow hedge	-	-	-	-	(3,457)	-	-	(3,457)	-	(3,457)
Foreign currency translation gain	-	-	-	27,716	-	-	-	27,716	799	28,515
Foreign currency translation reclassified to profit or loss upon disposal of a subsidiary	-	-	-	(1,964)	-	-	-	(1,964)	(61)	(2,025)
Share of other comprehensive (expenses)/income and reserves of associates accounted for using equity method:										
- Foreign currency translation reserves	-	-	-	(17,269)	-	-	-	(17,269)	-	(17,269)
- FVTOCI and other reserves	-	-	-	-	-	53,065	-	53,065	(15)	53,050
Other comprehensive income/(expenses)	-	-	-	8,483	(3,457)	53,065	-	58,091	723	58,814
<b>Total comprehensive income/(expenses)</b>	-	-	-	8,483	(3,457)	53,065	343,704	401,795	4,513	406,308
Dividends paid to:										
- Owners of the Company	A6	-	-	-	-	-	(82,833)	(82,833)	-	(82,833)
- Non-controlling interests		-	-	-	-	-	-	-	(2,220)	(2,220)
Issuance of shares pursuant to exercise of Warrants C 2015/2020		1	-	-	-	-	-	1	-	1
Total contribution by/(distributions to) Owners		1	-	-	-	-	(82,833)	(82,832)	(2,220)	(85,052)
Acquisitions of additional interests in subsidiaries from non-controlling interests:										
- Accretion of equity interests		-	-	-	-	-	-	-	(4,432)	(4,432)
- Gain on acquisitions		-	-	-	-	-	2,067	2,067	-	2,067
Effects of acquisitions of warrants in a subsidiary		-	-	-	-	-	(6,611)	(6,611)	-	(6,611)
Warrant reserve in a subsidiary transfer upon expiry of warrants		-	-	-	-	-	2,731	2,731	(2,731)	-
Exercise of warrants of a subsidiary:										
- Shares issued by a subsidiary		-	-	-	-	-	-	-	144	144
- Effects of dilution of interests in a subsidiary		-	-	-	-	-	(242)	(242)	242	-
Total changes in ownership interest in subsidiaries		-	-	-	-	-	(2,055)	(2,055)	(6,777)	(8,832)
Share buybacks by the Company		-	(7,590)	-	-	-	-	(7,590)	-	(7,590)
<b>Total transactions with Owners in their capacity as Owners</b>		1	(7,590)	-	-	-	(84,888)	(92,477)	(8,997)	(101,474)
<b>As at 31.12.2020</b>	2,095,311	(43,226)	63,451	19,704	(3,457)	164,855	3,000,350	5,296,988	69,430	5,366,418

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2020)

**QUARTERLY REPORT FOR THE FOURTH QUARTER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2021**

	Current year to date ended 31.12.2021	Preceding year to date ended 31.12.2020 (Restated)
	RM'000	RM'000
<b>Cash Flows From Operating Activities</b>		
Profit before tax	464,640	416,667
Adjustments for:		
Non-cash and non-operating items	21,056	77,177
Share of results of associates and a joint venture	(295,426)	(250,958)
Operating profit before changes in working capital	190,270	242,886
<i>Decrease/(Increase) in:</i>		
Inventories	21,388	104,322
Capital financing	(158,092)	(45,681)
Trade receivables	(15,418)	54,583
Other assets	38,638	15,306
Contract assets	(21,663)	(34,216)
<i>(Decrease)/Increase in:</i>		
Trade payables	(9,595)	3,212
Other liabilities	90,668	(61,435)
Contract liabilities	(14,315)	(15,906)
<i>Changes in working capital</i>	(68,389)	20,185
Cash from operations	121,881	263,071
Income tax paid	(77,799)	(50,772)
Income tax refunded	1,115	3,890
Interest paid	(47,986)	(51,605)
Interest received	87,365	74,747
Net cash from operating activities	84,576	239,331
<b>Cash Flows From Investing Activities</b>		
<i>Investment, divestment and income from investments:</i>		
Acquisitions of additional:		
- shares in subsidiaries from non-controlling interests	(29)	(2,365)
- warrants in a subsidiary	-	(6,611)
Investment properties expenditure	(20,133)	(16,951)
Funds distribution income received	8,965	8,743
Interest received	3,391	4,860
Proceeds from disposals of:		
- a subsidiary	-	8,523
- property, plant and equipment	23,178	488
Purchase of:		
- land for property development	(245,047)	(88,300)
- property, plant and equipment	(39,764)	(17,597)
- software licences	(1,779)	(151)
<i>Net investment, divestment and income from investments/</i>		
<i>Sub-total carried forward</i>	(271,218)	(109,361)

A8(a),(d),(i)

**QUARTERLY REPORT FOR THE FOURTH QUARTER 2021**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS  
FOR THE TWELVE MONTHS ENDED 31 DECEMBER 2021 (CONT'D)**

	Current year to date ended <b>31.12.2021</b>	Preceding year to date ended 31.12.2020 (Restated)
Note	RM'000	RM'000
<b>Cash Flows From Investing Activities (Cont'd)</b>		
<i>Sub-total brought forward</i>	(271,218)	(109,361)
<i>Dividends and shares:</i>		
Capital repayment from an associate	65,279	-
Dividends received from associates	85,263	75,142
<i>Net dealings with associates</i>	150,542	75,142
Net cash used in investing activities	(120,676)	(34,219)
<b>Cash Flows From Financing Activities</b>		
<i>Funding in business:</i>		
Expenses incurred on borrowings	(5,229)	(722)
<i>Drawdowns/(Repayments):</i>		
Proceeds from:		
- issuance of medium term notes and Sukuk	930,000	300,000
- drawdown of term and bridging	26,873	202,030
Redemptions/Repayments of:		
- medium term notes and Sukuk	(530,756)	(239,661)
- term and bridging	(74,978)	(125,453)
- revolving credits - net	(2,689)	(116,334)
<i>Net drawdowns</i>	348,450	20,582
Interest paid	(36,454)	(43,856)
Payment of lease liabilities	(16,416)	(15,526)
<i>Dividends, share proceeds and share buybacks:</i>		
Dividend paid to:		
- Owners of the Company	(82,484)	(82,833)
- non-controlling interests	(2,929)	(2,220)
Proceeds from:		
- exercise of warrants of a subsidiary	-	144
- exercise of warrants of the Company	-	1
- issuance of shares to non-controlling interests	530	-
Share buybacks	-	(7,590)
<i>Net dealing with Owners</i>	(84,883)	(92,498)
Net cash from/(used in) financing activities	205,468	(132,020)
<b>Net increase in cash and cash equivalents</b>	169,368	73,092
Effects of exchange rate changes	(337)	(434)
<b>Cash and cash equivalents at beginning of the year</b>	662,702	590,044
<b>Cash and cash equivalents at end of the year, comprised cash, bank balances and short term funds</b>	831,733	662,702

(The accompanying explanatory notes form an integral part of this quarterly report and should be read in conjunction with the audited financial statements for the year ended 31 December 2020)

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**Explanatory notes to Quarterly Report for the current year to date ended 31 December 2021**

The unaudited interim financial report ("the quarterly report"), a condensed consolidated financial statement of the Group, has been prepared in accordance with MFRS 134: Interim Financial Reporting issued by the Malaysian Accounting Standards Board ("MASB") and Chapter 9, Part K - Periodic Disclosures of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities")

**PART A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standard 134: Interim Financial Reporting ("MFRS 134") issued by the MASB**

**A1. Basis of preparation**

This quarterly report should be read in conjunction with the audited financial statements of the Group for the year ended 31 December 2020 and the accompanying explanatory notes, which provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2020.

The significant accounting policies and methods of computation applied in preparing the unaudited interim financial statements are consistent with those adopted in the audited financial statements for the year ended 31 December 2020 except for adoption of the following amendments to Malaysian Financial Reporting Standards ("MFRSs"), which are effective for financial year ending 31 December 2021:

**(i) Interest Rate Benchmark Reform - Phase 2 (Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16)**

The amendments provide a practical expedient whereby an entity would not derecognise or adjust the carrying amount of financial instruments for modifications required by interest rate benchmark reform, but would instead update the effective interest rate to reflect the change in the interest rate benchmark. On hedging relationship, entities would be required to amend the formal designation of a hedging relationship to reflect the modifications and/or changes made to the hedged item and/or hedging instruments as a result of the reform. However, the modification does not constitute discontinuation of the hedging relationship nor the designation of a new hedging relationship.

The adoption of the above amendments to MFRSs do not have any significant financial impact to the Group's financial statements.

**(ii) IFRIC Agenda Decision - Over time transfer of constructed good (IAS 23) ("IFRIC IAS 23")**

This is in relation to the capitalisation of borrowing costs in relation to the construction of a residential multi-unit real estate development, if it is a qualifying asset as defined in IAS 23 'Borrowing Costs' and thus capitalises any directly attributable costs. The IFRS Interpretations Committee ("IFRIC") concluded that:

- Any receivable and contract asset that the entity recognises is not a qualifying asset.
- Any inventory (work-in-progress) for unsold units under construction that the entity recognises is also not a qualifying asset because the unsold units are ready for its intended use or sale.

An entity shall apply the change in accounting policy as a result of this Agenda Decision to financial statements of annual periods beginning on or after 1 July 2020. As such, the Group has applied the requirements for the change in accounting policy in accordance to MFRS 101 'Presentation of Financial Statements' by making retrospective restatement of items in financial statements.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A1. Basis of preparation (Cont'd)**

**(ii) IFRIC Agenda Decision - Over time transfer of constructed good (IAS 23) ("IFRIC IAS 23") (Cont'd)**

The effects of the adoption of IFRIC IAS 23 for the Group on the financial statements as at 1 January 2020 and 31 December 2020 are as follows:

<b>Statement of Financial Position as at 1.1.2020</b>	<b>Effect of As adoption of previously reported</b>	<b>IFRIC IAS 23</b>	<b>As restated</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>Assets:</b>			
Non-current - Deferred tax assets	93,891	432	94,323
Current - Inventories	355,129	(2,297)	352,832
<b>Total Assets</b>	<b>8,367,430</b>	<b>(1,865)</b>	<b>8,365,565</b>
<b>Equity:</b>			
Retained profits	2,743,327	(1,793)	2,741,534
Reserves	2,929,789	(1,793)	2,927,996
Non-controlling interests	73,986	(72)	73,914
<b>Total Equity</b>	<b>5,063,449</b>	<b>(1,865)</b>	<b>5,061,584</b>
Net Assets per share attributable to Owners of the Company (RM)	<b>2.41</b>	<b>- @</b>	<b>2.41</b>
<b>Statement of Financial Position as at 31.12.2020</b>			
<b>Assets:</b>			
Non-current - Deferred tax assets	68,134	(925)	67,209
Current - Inventories	252,050	3,538	255,588
<b>Total Assets</b>	<b>8,642,672</b>	<b>2,613</b>	<b>8,645,285</b>
<b>Equity:</b>			
Retained profits	2,997,781	2,569	3,000,350
Reserves	3,242,334	2,569	3,244,903
Non-controlling interests	69,386	44	69,430
<b>Total Equity</b>	<b>5,363,805</b>	<b>2,613</b>	<b>5,366,418</b>
Net Assets per share attributable to Owners of the Company (RM)	<b>2.57</b>	<b>- @</b>	<b>2.57</b>

@ negligible

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A1. Basis of preparation (Cont'd)**

**(ii) IFRIC Agenda Decision - Over time transfer of constructed good (IAS 23) ("IFRIC IAS 23") (Cont'd)**

The effects of the adoption of IFRIC IAS 23 for the Group on the financial statements as at 1 January 2020 and 31 December 2020 are as follows: (Cont'd)

Statement of Profit or Loss for the financial year ended 31.12.2020	Effect of As adoption of		As restated
	previously reported	IFRIC IAS 23	
	RM'000	RM'000	RM'000
Cost of sales	(688,755)	10,031	(678,724)
Finance costs	(47,075)	(4,196)	(51,271)
<b>Profit before tax</b>	<b>410,832</b>	<b>5,835</b>	<b>416,667</b>
Tax expense	(67,816)	(1,357)	(69,173)
<b>Profit after tax</b>	<b>343,016</b>	<b>4,478</b>	<b>347,494</b>
<b>Profit attributable to:</b>			
Owners of the Company	339,342	4,362	343,704
Non-controlling interests	3,674	116	3,790
<b>Earnings per share attributable to Owners of the Company (sen):</b>			
Basic / Diluted	<b>16.40</b>	<b>0.21</b>	<b>16.61</b>

**(iii) Amendment to MFRS 16 'Leases' - COVID-19 - Related Rent Concessions beyond 30 June 2021**

This amendment extends the applicable period of the practical expedient introduced in 2020, by providing relief for lessee in assessing whether the rent concessions occurred as a direct consequence of COVID-19 is considered to be lease modification. A lessee that applied the practical expedient shall treat these rent concessions as if they are not lease modifications. The amendment in Year 2020 covered the rental concession up to 30 June 2021, by one year to cover rent concessions in relation to COVID-19 that reduce lease payments up to 30 June 2022.

The Group continues to adopt the Amendment to MFRS 16 with election to apply the practical expedient to all rent concession received that meet the conditions. Accordingly, the Group recognised rent concession received in profit or loss as disclosed in Note B13(iii).

**A2. Seasonality or cyclicity of interim operations**

The performance of the Hotels and Resorts division of the Group is dependent on holiday seasons. The other business operations of the Group for the current year to date were not affected by any seasonal or cyclical factors.

However, the Group's operations were affected by implementation of the various stages of Movement Control Orders ("MCO") in Malaysia and snap lockdowns in Australia that were implemented since March 2020 to control the spread of COVID-19.

**A3. Unusual items affecting assets, liabilities, equity, net income and cash flows**

Save for the impact of the MCO and snap lockdowns implemented to curb the spread of COVID-19, there were no unusual items affecting assets, liabilities, equity, net income or cash flows of the Group because of their nature, size or incidence during the current year to date.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A4. Changes in estimates of amounts reported previously**

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

**A5. Issues, repurchases and repayments of debts and equity securities**

The issuances, repurchases and repayments of debt and equity securities of the Group for the current year to date are as follow:

**(a) Share buybacks/Treasury shares of the Company**

The shares repurchased are being held as treasury shares and treated in accordance with the requirements of Section 127 of the Companies Act 2016. There were no share issuance, cancellations, resale and buybacks for the financial year ended 31 December 2021.

**(b) Medium Term Note Programme ("MTN1") for the issuance of medium term notes of up to RM990.0 million in nominal value**

On 15 October 2015, the Company lodged with the Securities Commission Malaysia ("SC") all the required information and relevant documents relating to the MTN1 pursuant to the Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework issued by SC. MTN1 will give the Company the flexibility to raise funds via the issuance of MTNs of up to RM990.0 million in nominal value, which can be utilised for working capital requirements and repayment of borrowings of the Group. MTN1 is unrated and has a tenure of fifteen (15) years from the date of its first issuance.

On 30 October 2015, 17 November 2016 and 1 December 2016, the Company issued a total of RM940.1 million of MTN1 with maturities commencing from year 2017 to 2022 and redeemable every 6 months commencing 18 and 30 months after the first issuance date.

The proceeds raised from the issuance of the MTN1 were utilised for working capital requirements and repayment of borrowings of the Group.

On 17 March 2021, 1 April 2021, 11 May 2021 and 17 May 2021, the Company fully redeemed all outstanding MTN1 of RM191.8 million.

MTN1 was secured by:

- (1) first party legal charge by way of Memorandum of Deposit with Power of Attorney over shares in certain subsidiaries; and
- (2) first party assignment and charge over the Company's rights (including rights to sue), title, interest and benefit in and under the Debt Service Reserve Account ("DSRA") and Disbursement Account and all monies standing to the credit thereto.

MTN1 contained various covenants, including the following:

- (i) the Group shall maintain a gearing ratio of not exceeding 1.5 times throughout the tenure of MTN1.
- (ii) the Company shall maintain a security cover ratio of not less than 1.5 times throughout the tenure of MTN1.
- (iii) the Company shall maintain a DSRA with a minimum amount equivalent to one month interest payment. The amount can be utilised for the payment of interest of MTN1 in the event of a default in interest payment obligations. Any utilised funds shall be replenished within 14 days from the date of withdrawal/shortfall.

On 14 June 2021, the Company cancelled MTN1 and all shares pledged have been discharged and received by the Company and the relevant assignment and charge were pledged previously.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)**

**(c) Sukuk Murabahah Programme ("Sukuk 1") and Medium Term Note Programme ("MTN2") for the issuance of medium term notes and Sukuk with a combined limit of up to RM1.8 billion in nominal value, guaranteed by the Company**

On 9 March 2018, OSK I CM Sdn. Bhd. ("OSKICM"), a wholly-owned subsidiary of the Company, lodged Sukuk 1 with SC. On 20 April 2018, OSKICM lodged MTN2 and re-lodged the Sukuk 1 with SC all the required information and relevant documents pursuant to the Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework issued by SC. Both programmes give OSKICM the flexibility to raise funds via the issuance of Sukuk 1 or MTN2 with a combined limit of up to RM1.8 billion in nominal value, which can be utilised for working capital requirements and repayment of borrowings of the Group. Both Sukuk 1 and MTN2 are unrated, tradable and transferable and have a perpetual tenure.

The terms of Sukuk 1 and MTN2 contain various covenants, including the following:

- (1) the Group shall maintain a gearing ratio of not exceeding 1.5 times at all times throughout the tenure of the Programme.
- (2) OSKICM shall set up or procure Trustees' Reimbursement Account ("TRA") with RM30,000 each in respect of Sukuk 1 and MTN2 which shall be maintained at all times throughout the tenure of the Programme.

**(i) Tranche 1 and Tranche 2 of MTN2**

On 30 April 2018 and 17 May 2018, OSKICM issued a total of RM250.0 million of Tranche 1 of MTN2 in 4 series with maturities commencing from year 2021 to 2028 and redeemable every 12 months commencing 12 months after the first issuance date.

On 30 January 2019, OSKICM issued Tranche 2 of MTN2 of RM200.0 million in 7 series with maturities commencing from year 2020 to 2026, redeemable every 12 months commencing 12 months after the first issuance date.

Both proceeds from Tranche 1 and Tranche 2 of MTN2 were utilised for working capital requirements and repayment of borrowings of the Group.

During the year, OSKICM redeemed RM76.3 million of Tranche 1 and RM70.7 million of Tranche 2 of MTN2. Since first issuance on 30 April 2018, the total amount redeemed in respect of Tranche 1 and Tranche 2 of MTN2 amounted to RM196.8 million and RM171.3 million respectively. As at 31 December 2021, the outstanding amount of Tranche 1 and Tranche 2 of MTN2 stood at RM53.2 million and RM28.7 million respectively.

Both Tranche 1 and Tranche 2 of MTN2 require a security cover of not less than 2.0 times and are secured by:

- (1) shares in an associate of the Company ("Tranche 1 and Tranche 2 Pledged Shares"); and
- (2) all its rights, titles, interests and benefits in and under the share proceeds account ("PA") for Tranche 1 and Tranche 2 maintained by the Company and all monies from time to time standing to the credit thereto (this proceeds account mainly to capture dividend income receivable from an associate).

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)**

- (c) **Sukuk Murabahah Programme ("Sukuk 1") and Medium Term Note Programme ("MTN2") for the issuance of medium term notes and Sukuk with a combined limit of up to RM1.8 billion in nominal value, guaranteed by the Company (Cont'd)**

**(ii) Tranche 3 of MTN2**

On 8 April 2021, OSKICM issued Tranche 3 of MTN2 of RM100.0 million in 5 series with maturities commencing from year 2024 to 2028 and redeemable every 12 months commencing 36 months after the first issuance date.

Proceeds from Tranche 3 of MTN2 were utilised to part finance the acquisition of a piece of land for development, which includes reimbursement and other related expenses.

There was no redemption since the first issuance date. As at 31 December 2021, the outstanding amount of Tranche 3 of MTN2 stood at RM100.0 million.

The Tranche 3 of MTN2 is secured by:

- (1) all its rights, titles, interests and benefits in and under the DSRA for Tranche 3 maintained by OSKICM and all monies from time to time standing to the credit thereto; and
- (2) a piece of land owned by Aspect Potential Sdn. Bhd. ("APSB"), a subsidiary of OSK Property Holdings Berhad ("OSKPH"), which in turn is a subsidiary of the Company, and all its present and future assets of APSB.

**(iii) Tranche 2 of Sukuk 1**

On 23 July 2018, OSKICM issued Tranche 2 of Sukuk 1 of RM93.0 million with maturities commencing from year 2021 to 2024 and redeemable every 3 months commencing 36 months after the first issuance date.

Proceeds from Tranche 2 of Sukuk 1 were utilised to finance the acquisition of a piece of land for development.

OSKICM redeemed RM6.0 million of Tranche 2 of Sukuk 1 on 23 July 2021 and RM6.0 million on 22 October 2021. Since first issuance on 23 July 2018, the total amount redeemed in respect of Tranche 2 of Sukuk 1 amounted to RM12.0 million.

The Tranche 2 of Sukuk 1 is secured by:

- (1) all its rights, titles, interests and benefits in and under the operating account for Tranche 2 ("Tranche 2 Operating Account") maintained by OSKICM and all monies from time to time standing to the credit thereto;
- (2) all its rights, titles, interests and benefits in and under the Finance Service Reserve Account ("FSRA") and Tranche 2 Operating Account maintained by Perspektif Vista Sdn. Bhd. ("PV"), a subsidiary of OSKPH, which in turn is a subsidiary of the Company, and all monies from time to time standing to the credit thereto;
- (3) a development land charge under the provisions of the National Land Code 1965;
- (4) a debenture creating a first ranking fixed and floating charge over all its present and future assets in respect of the project; and
- (5) a FSRA, maintained by PV, of a minimum amount equivalent to three periodic profit payments.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)**

- (c) **Sukuk Murabahah Programme ("Sukuk 1") and Medium Term Note Programme ("MTN2") for the issuance of medium term notes and Sukuk with a combined limit of up to RM1.8 billion in nominal value, guaranteed by the Company (Cont'd)**

(iv) **Tranche 3 of Sukuk 1**

On 5 November 2018, OSKICM issued Tranche 3 of Sukuk 1 of RM170.0 million with maturities commencing from year 2021 to 2025 and redeemable every 6 months commencing 36 months after the first issuance date.

Proceeds from Tranche 3 of Sukuk 1 were utilised for repayment of borrowings of the Company.

On 5 November 2021, OSKICM redeemed RM17.0 million of Tranche 3 of Sukuk 1 and on 10 November 2021, OSKICM had fully redeemed the outstanding Tranche 3 of Sukuk 1 of RM153.0 million.

The Tranche 3 of Sukuk 1 requires a security cover of not less than 1.5 times and is secured by:

- (1) shares in certain subsidiaries ("Pledged Shares");
- (2) all its rights, titles, interests and benefits in and under the shares proceeds account for Tranche 3 ("Tranche 3 Proceeds Account") maintained by the Company and all monies from time to time standing to the credit thereto (this proceeds account is mainly to capture dividend income receivable from certain subsidiaries);
- (3) all its rights, titles, interests and benefits in and under FSRA and Tranche 3 Operating Account maintained by OSKICM and all monies from time to time standing to the credit thereto; and
- (4) a FSRA, maintained by OSKICM, of a minimum amount equivalent to one periodic profit payment.

(v) **Tranche 4 of Sukuk 1**

On 9 November 2021, OSKICM issued Tranche 4 of Sukuk 1 of RM132.0 million with maturities commencing from year 2024 to 2028 and redeemable every 3 months commencing 36 months after the first issuance date.

Proceeds from Tranche 4 of Sukuk 1 were utilised to finance the acquisition of a piece of land for development which includes reimbursement and other related expenses.

There was no redemption since first issuance date. As at 31 December 2021, the outstanding amount of Tranche 4 of Sukuk 1 stood at RM132.0 million.

The Tranche 4 of Sukuk 1 is secured by:

- (1) all its rights, titles, interests and benefits in and under the FSRA for Tranche 4 maintained by OSKICM and all monies from time to time standing to the credit thereto;
- (2) all its rights, titles, interests and benefits in and under the Disbursement Account for Tranche 4 maintained by OSKICM and all monies from time to time standing to the credit thereto;
- (3) all its rights, titles, interests and benefits in and under the Operating Account for Tranche 4 maintained by Mori Park Sdn. Bhd. ("MPSB") (formerly known as L26 Tower Sdn. Bhd.) and all monies from time to time standing to the credit thereto;
- (4) a FSRA, maintained by OSKICM, of a minimum amount equivalent to one periodic profit payment; and
- (5) a piece of land owned by MPSB, a subsidiary of OSKPH, which in turn is a subsidiary of the Company, and all its present and future assets of MPSB.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)**

**(d) Medium Term Note Programme ("MTN3") for the issuance of medium term notes of up to RM980.0 million nominal value in aggregate, guaranteed by the Company**

On 25 April 2019, OSKICM lodged with SC all the required information and relevant documents relating to the MTN3 pursuant to the Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework issued by SC. MTN3 is unrated, tradable and transferable with a limit of up to RM980.0 million and has a perpetual tenure.

Proceeds raised from the issuance of the MTN3 shall be utilised by OSKICM and the Group for (i) investment activities; (ii) capital expenditure; (iii) working capital requirements; (iv) general corporate exercise; and (v) refinancing of existing borrowings.

The terms of the MTN3 contain various covenants, including the following:

- (1) the Group shall maintain a gearing ratio of not exceeding 1.5 times throughout the tenure of the Programme.
- (2) OSKICM shall set up or procure TRA with a sum of RM30,000 in respect of MTN3 which shall be maintained at all times throughout the tenure of the Programme.

**(i) Tranche 1 of MTN3**

On 10 May 2019, OSKICM issued Tranche 1 of MTN3 of RM164.2 million in 15 series with maturities commencing from year 2020 to 2034 and redeemable every 12 months commencing 12 months after the first issuance date.

Proceeds from Tranche 1 of MTN3 were utilised for repayment of borrowings of a subsidiary.

On 8 May 2020 and 10 May 2021, OSKICM redeemed RM5.0 million and RM5.0 million respectively. As at 31 December 2021, the outstanding amount of Tranche 1 of MTN3 stood at RM154.2 million.

The Tranche 1 of MTN3 is secured by:

- (1) all its rights, titles, interests and benefits to and in, amongst others:
  - (i) Atria Mall Revenue Account and Carpark Revenue Account ("Revenue Accounts") maintained by Atria Shopping Gallery Sdn. Bhd. ("ASG") and Atria Parking Management Sdn. Bhd. ("APM") respectively, subsidiaries of OSKPH, which in turn are subsidiaries of the Company and all monies from time to time standing to the credit thereto;
  - (ii) Atria Mall Rental Proceed and Carpark Rental Proceed ("Rental Proceeds") maintained by ASG and APM respectively, and all monies from time to time standing to the credit thereto;
  - (iii) DSRA maintained by a subsidiary, ASG and all monies from time to time standing to the credit thereto;
  - (iv) Insurances of ASG and APM;
  - (v) Atria Mall and Carpark under the Sale and Purchase Agreement entered between ASG, APM and Atria Damansara Sdn. Bhd. ("AD"), a subsidiary of OSKPH, which in turn is a subsidiary of the Company;
- (2) debentures by ASG and APM creating a first fixed charge over Atria Mall and Carpark respectively, all fixtures, fittings, equipment, machinery, systems and all other appurtenant thereto both present and future affixed to or installed in or within Atria Mall and Carpark; and
- (3) a piece of land owned by AD together with all buildings and fixtures erected thereon, charge under the provisions of the National Land Code 1965.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)**

**(d) Medium Term Note Programme ("MTN3") for the issuance of medium term notes of up to RM980.0 million nominal value in aggregate, guaranteed by the Company (Cont'd)**

**(ii) Tranche 2, Tranche 3 and Tranche 4 of MTN3**

OSKICM issued Tranche 2 of MTN3 for RM100.0 million and Tranche 3 of MTN3 of RM100.0 million on 30 September 2019 and 30 January 2020 with a tenure of 5 years maturing on 30 September 2024 and 30 January 2025 respectively.

Proceeds from both tranches were utilised for working capital requirements.

On 30 September 2020, OSKICM issued Tranche 4 of MTN3 of RM200.0 million in 8 series with maturities commencing from year 2021 to 2028 and redeemable every 12 months commencing 12 months after the first issuance date.

Proceeds from Tranche 4 of MTN3 were utilised for repayment of the existing bank borrowings of the Group.

There was no redemption for Tranche 2 and Tranche 3 of MTN3 since the first issuance date. As at 31 December 2021, the outstanding amount of Tranche 2 and Tranche 3 of MTN3 stood at RM100.0 million and RM100.0 million respectively.

On 30 September 2021, OSKICM redeemed RM5.0 million of Tranche 4 of MTN3. As at 31 December 2021, the outstanding amount of Tranche 4 stood at RM195.0 million.

The Tranche 2, Tranche 3 and Tranche 4 of MTN3 are secured by:

- (1) first party legal charge by the way of Memorandum of Deposit with Power of Attorney over shares of an associate of the Company;
- (2) all its rights, titles, interests and benefits to and in the DSRA maintained by OSKICM and all monies from time to time standing to the credit thereto; and
- (3) a DSRA, maintained by OSKICM, of a minimum amount equivalent to one month coupon payment.

**(e) Islamic Medium Term Notes (Sukuk Murabahah) Programme ("Sukuk-R"), which together with a Multi-Currency Medium Term Notes Programme ("MCMTN-R"), for the issuance of Sukuk-R and MCMTN-R with a combined limit of up to RM2.0 billion (or its equivalent in other currencies) in aggregate nominal value, guaranteed by the Company**

On 29 September 2020, OSK Rated Bond Sdn. Bhd. ("OSKRB"), a wholly-owned subsidiary of the Company lodged with SC all the required information and relevant documents relating to Sukuk-R/MCMTN-R pursuant to the Guidelines on Unlisted Capital Market Products under the Lodge and Launch Framework issued by SC. The tenure of the Sukuk-R/MCMTN-R Programme is perpetual.

Malaysia Rating Corporation Berhad ("MARC") had on 16 November 2020 assigned a final rating of AA<sub>IS</sub>/AA with stable outlook to OSKRB's Sukuk-R/MCMTN-R. On 28 October 2021, MARC has affirmed its AA<sub>IS</sub>/AA ratings on OSKRB's Sukuk-R/MCMTN-R with stable outlook.

The terms of Sukuk-R/MCMTN-R contain various covenants, including the following:

- (1) the Group shall maintain a gearing ratio of not exceeding 1.5 times throughout the tenure of the Programme.
- (2) OSKRB shall set up or procure TRA with a sum of RM30,000 in respect of Sukuk-R/MCMTN-R which shall be maintained at all times throughout the tenure of the Programme.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A5. Issues, repurchases and repayments of debts and equity securities (Cont'd)**

- (e) **Islamic Medium Term Notes (Sukuk Murabahah) Programme ("Sukuk-R"), which together with a Multi-Currency Medium Term Notes Programme ("MCMTN-R"), for the issuance of Sukuk-R and MCMTN-R with a combined limit of up to RM2.0 billion (or its equivalent in other currencies) in aggregate nominal value, guaranteed by the Company (Cont'd)**

**(i) Series 1 of Sukuk-R and Series 1 of MCMTN-R**

On 12 March 2021, OSKRB issued Series 1 of Sukuk-R of RM100.0 million and Series 1 of MCMTN-R for RM20.0 million with a tenure of 5 years maturing on 12 March 2026 at fixed rate of 3.55% per annum.

Proceeds from both issuances were utilised for working capital and repayment of borrowings of the Group.

There was no redemption since the issuance date. As at 31 December 2021, the outstanding amount of Series 1 of Sukuk-R and Series 1 of MCMTN-R stood at RM100.0 million and RM20.0 million respectively.

**(ii) Series 2 and Series 3 of Sukuk-R**

On 30 April 2021, OSKRB issued (i) Series 2 of Sukuk-R of RM373.0 million with a tenure of 7 years maturing on 28 April 2028 at fixed rate of 4.39% per annum; (ii) Series 3 of Sukuk-R of RM205.0 million with a tenure of 10 years maturing on 30 April 2031 at fixed rate of 4.52% per annum.

Proceeds from both the issuances were utilised for working capital and repayment of borrowings of the Group.

There was no redemption since the issuance date. As at 31 December 2021, the outstanding amount of Series 2 and Series 3 of Sukuk-R stood at RM373.0 million and RM205.0 million respectively.

Summary of the MTNs and Sukuk outstanding amounts are as follows:

	<u>For current year to date</u>		<u>As at 31 December 2021</u>				
	<u>Issuance</u>	<u>Redemption</u>	<u>Outstanding</u>	<u>DSRA</u>	<u>FSRA</u>	<u>PA</u>	<u>TRA</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
(1) MTN1	-	191,825	-	-	-	-	-
(2) Tranche 1 of MTN2	-	76,259	53,241	-	-	15	} 32
(3) Tranche 2 of MTN2	-	70,672	28,733	-	-	34	
(4) Tranche 3 of MTN2	100,000	-	100,000	283	-	-	
(5) Tranche 2 of Sukuk 1	-	12,000	80,971	-	1,244	-	} 32
(6) Tranche 3 of Sukuk 1	-	170,000	-	-	770	36	
(7) Tranche 4 of Sukuk 1	132,000	-	132,000	-	363	-	
(8) Tranche 1 of MTN3	-	5,000	154,200	723	-	-	} 31
(9) Tranche 2 of MTN3	-	-	100,000	382	-	-	
(10) Tranche 3 of MTN3	-	-	100,000	382	-	-	
(11) Tranche 4 of MTN3	-	5,000	195,000	529	-	-	} 30
(12) Series 1 of Sukuk-R	100,000	-	100,000	-	-	-	
(13) Series 2 of Sukuk-R	373,000	-	373,000	-	-	-	
(14) Series 3 of Sukuk-R	205,000	-	205,000	-	-	-	} 30
(15) Series 1 of MCMTN-R	20,000	-	20,000	-	-	-	
	<u>930,000</u>	<u>530,756</u>	<u>1,642,145</u>	<u>2,299</u>	<u>2,377</u>	<u>85</u>	<u>155</u>
Less: Unamortised issuance expenses			<u>(1,067)</u>				
			<u>1,641,078</u>				

The interest rates of MTNs and profit rates of Sukuk ranged from 3.01% to 4.52% per annum.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A6. Dividends paid during the current year to date**

31 December 2021

For the year ended 31 December

Amount per share (sen)

Dividend paid (RM'000)

Number of ordinary share ('000)

Payment date

	<b>Interim</b>	<b>Final</b>	<b>Total</b>
	2021	2020	
	1.0	3.0	4.0
	20,621	61,863	82,484
	2,062,104	2,062,104	
	30.9.2021	11.5.2021	

31 December 2020

For the year ended 31 December

Amount per share (sen)

Dividend paid (RM'000)

Number of ordinary share ('000)

Payment date

	2020	2019	
	1.0	3.0	4.0
	20,709	62,124	82,833
	2,070,814	2,070,813	
	8.10.2020	2.7.2020	

Dividends declared for the current year to date is disclosed in Note B10.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A7. Segmental information**

For management purposes, the Group's businesses are organised into five core reportable business segments, based on the nature of the products and services. The executive committee is the chief operating decision maker and monitors the operating results of its business units separately for the purpose of making 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 five core business segments are described as follows:

**(a) Property**

- (i) Property Development – Development of residential and commercial properties for sale, provision of project management services and sharing of results of associates which are 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 dealt with letting of office and retails space.

**(b) Construction**

- Building construction revenue derived from the property development projects carried out.

**(c) Industries**

- (i) Olympic Cables – Manufacturing and sale of power cables divided into three major categories, namely (i) low voltage power cables, (ii) medium voltage power cables and (iii) fire-resistant power cables.
- (ii) Acotec – Manufacturing and sale of Industrialised Building System ("IBS") concrete wall panels and trading of building materials.

**(d) 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.

**(e) Financial Services & Investment Holding**

- (i) Capital Financing – Financing activities include generating interest, fee and related income on loans and financing portfolio in Malaysia and Australia.
- (ii) Investment Holding and Others – Investing activities and other insignificant business segments, where investments contribute dividend income and interest income as well as sharing of results of an associate which engaged in financial services business.

Business segment performance is evaluated based on operating results which in certain aspects are measured differently from profits or loss in the consolidated financial statements. 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. The inter-segment transactions have been entered into at arms-length with 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.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A7. Segmental information (Cont'd)**

**(a) Business segment analysis**

The following table provides an analysis of the Group's revenue and results by five (5) core business segments:

	Property	Construction	Industries	Hospitality	Financial Services & Investment Holding	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>Current year to date ended</b>						
<b>31.12.2021</b>						
<b>Revenue</b>						
Total revenue	746,001	101,524	205,286	37,079	526,571	1,616,461
Inter-segment revenue	(4,769)	(100,198)	-	(120)	(53,277)	(158,364)
Dividends from:						
- subsidiaries	-	-	-	-	(214,987)	(214,987)
- associates	(24,000)	-	-	-	(93,009)	(117,009)
Revenue from external parties	717,232	1,326	205,286	36,959	165,298	1,126,101
<b>Results</b>						
Segment profit/(loss)	137,309	74	8,575	(20,503)	43,223	168,678
Share of results of associates and a joint venture	40,400	-	-	-	255,026	295,426
	177,709	74	8,575	(20,503)	298,249	464,104
Realisation of profit upon completion of sale/(Elimination of unrealised profit)	-	1,671	-	-	(1,135)	536
<b>Profit/(Loss) before tax</b>	177,709	1,745	8,575	(20,503)	297,114	464,640
Tax expense	(41,615)	(235)	(2,084)	(581)	(18,296)	(62,811)
<b>Profit/(Loss) after tax</b>	136,094	1,510	6,491	(21,084)	278,818	401,829
<b>Preceding year to date ended</b>						
<b>31.12.2020 (Restated)</b>						
<b>Revenue</b>						
Total revenue	703,126	197,523	207,321	48,585	622,976	1,779,531
Inter-segment revenue	(4,867)	(197,523)	(3,686)	(414)	(62,186)	(268,676)
Dividends from:						
- subsidiaries	-	-	-	-	(309,585)	(309,585)
- an associate	-	-	-	-	(115,759)	(115,759)
Revenue from external parties	698,259	-	203,635	48,171	135,446	1,085,511
<b>Results</b>						
Segment profit/(loss)	152,944	1,341	10,304	(40,682)	36,131	160,038
Gain on disposal of a subsidiary	-	-	7,657	-	-	7,657
Share of results of associates and a joint venture	54,664	-	-	-	196,294	250,958
	207,608	1,341	17,961	(40,682)	232,425	418,653
Realisation of profit upon completion of sale/(Elimination of unrealised profit)	-	36	-	-	(2,022)	(1,986)
<b>Profit/(Loss) before tax</b>	207,608	1,377	17,961	(40,682)	230,403	416,667
Tax (expense)/income	(50,875)	635	(2,390)	(401)	(16,142)	(69,173)
<b>Profit/(Loss) after tax</b>	156,733	2,012	15,571	(41,083)	214,261	347,494
(Decrease)/Increase in profit/(loss) before tax	(29,899)	368	(9,386)	20,179	66,711	47,973
% of (decrease)/increase	(14%)	27%	(52%)	50%	29%	12%

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A7. Segmental information (Cont'd)**

**(a) Business segment analysis (Cont'd)**

The following table provides an analysis of the Group's assets and liabilities by five (5) core business segments:

	Property	Construction	Industries	Hospitality	Financial Services & Investment Holding	Consolidated
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<b>As at 31.12.2021</b>						
<b>Assets</b>						
Tangible assets	3,198,239	25,663	201,102	334,692	1,445,515	5,205,211
Intangible assets	126	-	-	-	2,453	2,579
	<b>3,198,365</b>	<b>25,663</b>	<b>201,102</b>	<b>334,692</b>	<b>1,447,968</b>	<b>5,207,790</b>
Investments in associates and a joint venture	576,262	-	-	-	3,343,361	3,919,623
<b>Segment assets</b>	<b>3,774,627</b>	<b>25,663</b>	<b>201,102</b>	<b>334,692</b>	<b>4,791,329</b>	<b>9,127,413</b>
Deferred tax assets and tax recoverable	57,040	931	184	22,880	7,505	88,540
<b>Total assets</b>	<b>3,831,667</b>	<b>26,594</b>	<b>201,286</b>	<b>357,572</b>	<b>4,798,834</b>	<b>9,215,953</b>
<b>Liabilities</b>						
<b>Segment liabilities</b>	<b>1,764,780</b>	<b>50,153</b>	<b>37,744</b>	<b>198,251</b>	<b>1,507,830</b>	<b>3,558,758</b>
Deferred tax liabilities and tax payable	91,000	28	8,029	6,224	12,071	117,352
<b>Total liabilities</b>	<b>1,855,780</b>	<b>50,181</b>	<b>45,773</b>	<b>204,475</b>	<b>1,519,901</b>	<b>3,676,110</b>
<b>As at 31.12.2020 (Restated)</b>						
<b>Assets</b>						
Tangible assets	2,879,692	39,466	203,048	345,996	1,212,541	4,680,743
Intangible assets	236	-	-	-	849	1,085
	<b>2,879,928</b>	<b>39,466</b>	<b>203,048</b>	<b>345,996</b>	<b>1,213,390</b>	<b>4,681,828</b>
Investments in associates and a joint venture	635,400	-	-	-	3,245,428	3,880,828
<b>Segment assets</b>	<b>3,515,328</b>	<b>39,466</b>	<b>203,048</b>	<b>345,996</b>	<b>4,458,818</b>	<b>8,562,656</b>
Deferred tax assets and tax recoverable	51,761	1,962	38	24,421	4,447	82,629
<b>Total assets</b>	<b>3,567,089</b>	<b>41,428</b>	<b>203,086</b>	<b>370,417</b>	<b>4,463,265</b>	<b>8,645,285</b>
<b>Liabilities</b>						
<b>Segment liabilities</b>	<b>1,453,709</b>	<b>62,116</b>	<b>40,134</b>	<b>259,124</b>	<b>1,338,470</b>	<b>3,153,553</b>
Deferred tax liabilities and tax payable	96,891	26	9,441	7,173	11,783	125,314
<b>Total liabilities</b>	<b>1,550,600</b>	<b>62,142</b>	<b>49,575</b>	<b>266,297</b>	<b>1,350,253</b>	<b>3,278,867</b>
Increase/(Decrease) in segment assets	259,299	(13,803)	(1,946)	(11,304)	332,511	564,757
% of increase/(decrease)	7%	(35%)	(<1%)	(3%)	7%	7%
Increase/(Decrease) in segment liabilities	311,071	(11,963)	(2,390)	(60,873)	169,360	405,205
% of increase/(decrease)	21%	(19%)	(6%)	(23%)	13%	13%

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A7. Segmental information (Cont'd)**

**(b) Geographical segments analysis**

The Group's operations are mainly based in Malaysia (for all the five (5) core businesses) and Australia (Property Development, Property Investment and Capital Financing).

The following table provides an analysis of the Group's revenue, results and non-current assets by geographical segments:

	<u>Malaysia</u>	<u>Australia</u>	<u>Vietnam</u>	<u>Consolidated</u>
	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>	<u>RM'000</u>
<b>Current year to date ended 31.12.2021</b>				
Revenue	<u>1,124,963</u>	<u>1,138</u>	<u>-</u>	<u>1,126,101</u>
Profit before tax	<u>426,334</u>	<u>38,306</u>	<u>-</u>	<u>464,640</u>
<b>Preceding year to date ended 31.12.2020 (Restated)</b>				
Revenue	<u>1,066,444</u>	<u>-</u>	<u>19,067 @</u>	<u>1,085,511</u>
Profit/(Loss) before tax	<u>361,973 *</u>	<u>54,698</u>	<u>(4)@</u>	<u>416,667</u>
<b>As at 31.12.2021</b>				
Non-current assets ^	<u>2,619,005</u>	<u>1,102</u>	<u>-</u>	<u>2,620,107</u>
<b>As at 31.12.2020</b>				
Non-current assets ^	<u>2,462,902</u>	<u>3,421</u>	<u>-</u>	<u>2,466,323</u>

\* Included a gain on disposal of a subsidiary of RM7.7 million.

@ Results of the Vietnam subsidiary was consolidated for the period from 1 January 2020 to 30 January 2020 as the Group ceased its control as at 30 June 2020.

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

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**A8. Effects of changes in the composition of the Group for the current year to date**

**(a) Changes in equity interests in PJ Development Holdings Berhad ("PJDH")**

Acquisitions of additional equity interests from non-controlling interests of PJDH, a subsidiary of the Company. During the current year, the Company acquired 1,000 ordinary shares PJDH for a total amount of RM1,200.

The acquisitions of additional equity interests from non-controlling interests of PJDH have the following effects to the Group:

	<b>RM'000</b>
Net assets acquired from non-controlling interests	(3)
Gains on consolidation recognised in statement of changes in equity	2
Cash outflow on acquisitions of additional ordinary shares in PJDH	<u>(1)</u>

The Company's equity interest in PJDH remained at 97.22%.

**(b) Incorporation and shareholdings arrangement of Lyte Malaysia Sdn. Bhd. (f.k.a. OSK Lyte Sdn. Bhd.)**

On 20 January 2021, OSK Fintech Sdn. Bhd. ("OSKFT"), a wholly-owned subsidiary of the Company, incorporated a wholly-owned subsidiary, OSK Lyte Sdn. Bhd. ("OSKL"), with an issued and paid up capital of RM1 comprising one (1) ordinary share. The principal activity of this company is to operate technology and financing platform to provide solutions to freelancers and Small and Medium-Sized Enterprises ("SMEs").

On 15 March 2021, OSKFT entered into a shareholders agreement with Lyte Venture Sdn. Bhd. ("LVSB") for the subscription of the shares in OSKL.

LVSB, a company incorporated in Malaysia, is a subsidiary of Lyte Ventures Pte. Ltd., a company incorporated in Singapore, owned by an external party not related to the Group, which carries on the business of providing financing solutions to freelancers, freelance entrepreneurs and SMEs. With this shareholders agreement, LVSB was given the right to subscribe up to 49% of the total issued and paid up share capital of OSKL.

On 18 March 2021, OSKFT and LVSB subscribed for 2,039,999 and 1,960,000 new ordinary shares for RM2,039,999 and RM1,960,000 in OSKL respectively. The issued and paid up ordinary share capital of OSKL increased from RM1 to RM4,000,000. The LVSB's subscription of RM1,960,000 was by way of cash of RM500,000 and the balance was in kind via providing access rights to a financing platform to provide solutions to freelancers and SMEs. Accordingly, OSKFT's equity interests in OSKL decreased from 100% to 51%.

On 11 May 2021, OSKL changed its name to Lyte Malaysia Sdn. Bhd..

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A8. Effects of changes in the composition of the Group for the current year to date (Cont'd)**

**(c) Subscription of ordinary shares**

- (i) On 2 March 2021, the Company subscribed for 1,000,000 new ordinary shares at RM1 each in OSK RE Sdn. Bhd. ("OSK RE"). Accordingly, the issued and paid up ordinary share capital of this company increased from RM1 to RM1,000,001. The principal activity of OSK RE is to operate facilities that produce solar energy, provides solar power purchase agreement and/or solar leasing services. The Company's equity interests in OSK RE remained at 100%.
- (ii) On 4 March 2021, the Company subscribed for 499,999 new ordinary shares at RM1 each in OSK Factoring Sdn. Bhd. ("OSK Factoring"). Accordingly, the issued and paid up ordinary share capital of this company increased from RM1 to RM500,000. The principal activity of OSK Factoring is provision of factoring facilities. The Company's equity interests in OSK Factoring remained at 100%.
- (iii) On 4 March 2021, the Company subscribed for 499,999 new ordinary shares at RM1 each in OSK Syariah Capital Sdn. Bhd. ("OSKSC"). Accordingly, the issued and paid up ordinary share capital of this company increased from RM1 to RM500,000. The principal activity of OSKSC is provision of Islamic capital financing. The Company's equity interests in OSKSC remained at 100%.
- (iv) On 4 March 2021 and 30 December 2021, the Company subscribed for 2,039,999 and 200,000 new ordinary shares at RM1 each respectively in OSKFT. Accordingly, the issued and paid up ordinary share capital of this company increased from RM1 to RM2,240,000. The principal activity of OSKFT is investment holding. The Company's equity interests in OSKFT remained at 100%.
- (v) On 4 March 2021, 25 March 2021 and 8 December 2021, the Company subscribed for 70,000, 140,000 and 140,000 new ordinary shares at RM1 each respectively in OSK Learning Academy Sdn. Bhd. ("OSKLA"). Accordingly, the issued and paid up ordinary share capital of this company increased from RM1 to RM350,001. The principal activity of OSKLA is learning academy. The Company's equity interests in OSKLA remained at 100%.

On 13 August 2021, OSKLA changed its name to OSK Academy Sdn. Bhd..

**(d) Changes of shareholding in Aspect Vision Sdn. Bhd.**

On 24 March 2021, via a shareholders agreement, OSKPH and Pakatan Laksana (M) Sdn. Bhd. ("PLM", a company owned by an external party not related to the Group), subscribed for 69,999 and 30,000 new ordinary shares in Aspect Vision Sdn. Bhd. ("AVSB"), respectively.

On 7 December 2021, OSKPH acquired the entire 30,000 ordinary shares in AVSB from PLM for a total cash consideration of RM28,000. As a result, AVSB become a wholly-owned subsidiary of OSKPH.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A8. Effects of changes in the composition of the Group for the current year to date (Cont'd)**

**(d) Changes of shareholding in Aspect Vision Sdn. Bhd. (Cont'd)**

The acquisition of additional equity interests from PLM of AVSB have the following effects to the Group:

	<b>RM'000</b>
Net assets acquired from PLM	(19)
Loss on consolidation recognised in statement of changes in equity	(9)
Cash outflow on acquisitions of additional ordinary shares in AVSB	(28)

**(e) Dissolution of Swiss-Garden International Limited ("SGIL")**

On 18 May 2021, SGIL, a wholly-owned subsidiary of Swiss-Garden International Sdn. Bhd., which is a wholly-owned subsidiary PJDH, which in turn is a subsidiary of the Company has been dissolved from the register under the British Virgin Islands Business Companies Act 2004 by application to the Register of Corporate Affairs of the British Virgin Islands. The dissolution did not have any material financial effect to the Group.

**(f) Newly incorporated subsidiaries**

- (i) On 25 October 2021, OSKPH, a subsidiary of the Company, incorporated a wholly-owned subsidiary, Aspect Dynamic Sdn. Bhd., with an issued and paid up capital of RM1 comprising one (1) ordinary share. The principal activity of this company is property development.
- (ii) On 12 November 2021, Acotec Sdn. Bhd., a wholly-owned subsidiary of PJDH, which in turn is a subsidiary of the Company, incorporated a wholly-owned subsidiary, Malayan AECA Sdn. Bhd., with an issued and paid up capital of RM1 comprising one (1) ordinary share. The principal activity of this company is manufacturing.

**(g) Striking off of dormant subsidiaries**

- (i) On 12 November 2021, OCC Malaysia Sdn. Bhd. ("OCCM"), a dormant company and wholly-owned subsidiary of OSK Industries Limited, an indirect wholly-owned subsidiary of PJDH, which in turn is a subsidiary of the Company, applied to the Companies Commission of Malaysia for striking off pursuant to Section 550 of the CA2016. The application for striking off such company is pending for approval of the Companies Commission of Malaysia. The striking off of OCCM is not expected to have any material financial impact to the Group.
- (ii) On 16 December 2021, PJDC International Sdn. Bhd. ("PJDCI"), a dormant company and wholly-owned subsidiary of PJDH, which in turn is a subsidiary of the Company, applied to the Companies Commission of Malaysia for striking off pursuant to Section 550 of the CA2016. The application for striking off such company is pending for approval of the Companies Commission of Malaysia. The striking off of PJDCI is not expected to have any material financial impact to the Group.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A8. Effects of changes in the composition of the Group for the current year to date (Cont'd)**

**(h) Increase of equity interests in RHB Bank Berhad ("RHB") via Dividend Reinvestment Plan ("DRP")**

On 8 July 2021, RHB issued and allotted 58,314,499 new RHB shares at the issue price of RM4.61 per share which was applied to the final dividend in respect of financial year ended 31 December 2020. The dividend entitlement based on shareholdings in RHB was RM31,072,121 and the Company had elected for the dividend reinvestment plan. As a result, the Company received 6,740,155 new RHB shares and cash of RM6.58 from RHB.

Accordingly, the Company's equity interests in RHB increased from 10.13% to 10.15%.

On 3 November 2021, RHB issued and allotted 74,558,388 new RHB shares at the issue price of RM4.69 per share which was applied to the interim dividend in respect of financial year ending 31 December 2021. The dividend entitlement based on shareholdings in RHB was RM61,936,751 and the Company had elected for the portion of dividend reinvestment plan. As a result, the Company received 8,804,084 new RHB shares and cash of RM20,645,597 from RHB.

Accordingly, the Company's equity interests in RHB increased from 10.15% to 10.18%.

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

On 23 December 2021, PJD Hotels, a wholly-owned subsidiary of PJDH, which in turn is a subsidiary of the Company, subscribed for 1,770,000 new ordinary shares at RM1 each in DLGR. Accordingly, the issued and paid up ordinary share capital of DLGR increased from RM80,447,900 to RM82,217,900. Accordingly, PJD Hotels's equity interests in DLGR increased from 99.38% to 99.39%.

The acquisition of additional equity interests have the following effects to the Group:

	<b>RM'000</b>
Net assets acquired from non-controlling interests	18
Loss on consolidation recognised in statement of changes in equity	<u>(18)</u>
Cash outflow on acquisitions of additional ordinary shares in DLGR	<u>-</u>

**Summary of changes of shareholdings in subsidiaries**

	<b>PJDH</b>	<b>AVSB</b>	<b>DLGR</b>	<b>Total</b>
	<b>(a)</b>	<b>(d)</b>	<b>(i)</b>	
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
Net assets acquired from non-controlling interests	(3)	(19)	18	(4)
Gain/(Loss) recognised in statement of changes in equity	2	(9)	(18)	(25)
Cash outflow on acquisitions of additional ordinary shares	<u>(1)</u>	<u>(28)</u>	<u>-</u>	<u>(29)</u>

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A9. Events subsequent to the end of the current quarter that have not been reflected in this quarterly report**

There were no material subsequent events after the end of current quarter.

**A10. Commitments**

	<b>As at 31.12.2021</b>	<b>As at 31.12.2020</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>(a) Significant unrecognised contractual commitments</b>		
Contracted but not provided for:		
- Acquisition of land held for property development	-	135,643
- Acquisition of office equipment and software licences	<b>2,193</b>	776
- Acquisition of property, plant and equipment	-	1,440
- Factory expansion	-	124
- Investment property under construction	-	14,500
- Professional fee	<b>37</b>	887
- Renovation costs	<b>21,575</b>	2,570
	<b>23,805</b>	155,940
<b>(b) Operating lease commitments - the Group as lessor</b>		
Not later than one year	<b>18,761</b>	20,488
Later than one year and not later than five years	<b>28,461</b>	17,572
Later than five years	<b>78,833</b>	31,223
	<b>126,055</b>	69,283

**A11. Changes in contingent liabilities or contingent assets**

There were no significant changes in contingent liabilities or contingent assets of the Group during the current year to date.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A12. Significant related party transactions**

<u>Entities</u>	<u>Nature of transactions</u>	<b>Income/(Expenses) Current year to date ended 31.12.2021 RM'000</b>
<b>(a) Associates:</b>		
RHB Asset Management Sdn. Bhd.	- Funds distribution income	6,723
RHB Bank Berhad	- Office rental income	844
	- Dividend income	93,009
	- Interest income	463
	- Interest expense	(14,936)
RHB Investment Bank Berhad	- Facility fee	(1,324)
RHB Islamic Bank Berhad	- Interest expense	<u>(8,364)</u>
<b>(b) Other related parties:</b>		
DC Services Sdn. Bhd.	- Insurance premium expense	(381)
Dindings Consolidated Sdn. Bhd.	- Office rental income	648
Dindings Design Sdn. Bhd.	- Construction revenue	485
	- Renovation costs	(234)
Dindings Life Agency Sdn. Bhd.	- Insurance premium expense	(440)
Puan Sri Khor Chai Moi	- Progress billing on sale of properties	276
Raslan Loong, Shen & Eow	- Legal fees expense	(535)
Sincere Source Sdn. Bhd.	- Insurance premium expense	<u>(1,655)</u>

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**A13. Fair value measurement**

Fair value hierarchy pursuant to MFRS 13

The Group uses the following hierarchy for determining and disclosing the fair value of financial instruments:

- Level 1: quoted (unadjusted) prices in active markets for identical assets.
- Level 2: valuation techniques where all inputs that have a significant effect on the recorded fair values are observable for the assets, either directly or indirectly.
- Level 3: valuation techniques which use inputs that have a significant effect on the recorded fair value that are not based on observable market data for the assets.

The following table shows an analysis of financial assets and non-financial assets recorded at fair value within the fair value hierarchy:

	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>As at 31.12.2021</b>				
<b>Non-financial assets</b>				
Biological assets	-	-	524	524
Investment properties	-	14,921	427,646	442,567
<b>Financial assets</b>				
Securities at fair value through profit or loss	227	-	-	227
Short term funds	512,545	-	-	512,545
	<b>512,772</b>	<b>14,921</b>	<b>428,170</b>	<b>955,863</b>
<b>As at 31.12.2020</b>				
<b>Non-financial assets</b>				
Biological assets	-	-	54	54
Investment properties	-	14,921	409,651	424,572
<b>Financial assets</b>				
Securities at fair value through profit or loss	225	-	-	225
Short term funds	470,110	-	-	470,110
	<b>470,335</b>	<b>14,921</b>	<b>409,705</b>	<b>894,961</b>

The fair value of financial instruments traded in active markets is based on quoted market prices at the reporting date. A market is regarded as active if quoted prices are readily and regularly available from an exchange dealer, broker, industry group, pricing service, or regulatory agency, and those prices represent actual and regularly occurring market transactions on an arm's length basis. The quoted market price used for financial assets held by the Group is the last bid price.

Financial instruments carried at amortised cost

The carrying amounts of financial assets and financial liabilities which were classified as amortised cost assets and liabilities approximated their fair values. These financial assets and liabilities include trade and other receivables or payables, capital financing, cash and bank balances, lease liabilities, medium term notes and Sukuk and borrowings.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**PART B - Explanatory Notes Pursuant to Chapter 9, Part K - Periodic Disclosures, Part A of Appendix 9B, of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities")**

**B1. Performance analysis of the Group for the current quarter and current year to date ended 31 December 2021**

The Group's overview financial performance analysis is shown as follows:

	<b>Current quarter ended 31.12.2021 4Q21</b>	<b>Comparative quarter ended 31.12.2020 4Q20 (Restated)</b>	<b>change</b>	<b>Current year to date ended 31.12.2021 12M21</b>	<b>Preceding year to date ended 31.12.2020 12M20 (Restated)</b>	<b>change</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>%</b>	<b>RM'000</b>	<b>RM'000</b>	<b>%</b>
<b>Revenue</b>						
<b>1. Property</b>	<b>188,221</b>	230,902	(18%)	<b>717,232</b>	698,259	3%
<i>Construction revenue</i>	20,815	48,549	(57%)	101,524	197,523	(49%)
<i>Inter-segment revenue</i>	(20,815)	(48,549)	57%	(100,198)	(197,523)	49%
<b>2. Construction</b>	-	-	-	<b>1,326</b>	-	>100%
<b>3. Industries</b>	<b>61,771</b>	53,554	15%	<b>205,286</b>	203,635	1%
<b>4. Hospitality</b>	<b>16,374</b>	11,658	40%	<b>36,959</b>	48,171	(23%)
<b>5. Financial Services &amp; Investment Holding</b>	<b>48,201</b>	39,429	22%	<b>165,298</b>	135,446	22%
<b>Revenue</b>	<b>314,567</b>	335,543	(6%)	<b>1,126,101</b>	1,085,511	4%

**Pre-tax profit/(loss)**

<i>Property performance</i>	54,823	137,749	(60%)	177,827	237,152	(25%)
<i>Impairment loss on property, plant and equipment and fair valuation loss on investment properties</i>	(118)	(29,544)	100%	(118)	(29,544)	100%
<b>1. Property</b>	<b>54,705</b>	108,205	(49%)	<b>177,709</b>	207,608	(14%)
<b>2. Construction</b>	<b>575</b>	1,141	(50%)	<b>1,745</b>	1,377	27%
<i>Industries performance</i>	4,903	7,345	(33%)	8,575	10,304	(17%)
<i>Gain on disposal of a subsidiary</i>	-	-	-	-	7,657	-
<b>3. Industries</b>	<b>4,903</b>	7,345	(33%)	<b>8,575</b>	17,961	(52%)
<i>Hospitality performance</i>	(311)	(4,781)	93%	(16,019)	(23,842)	33%
<i>Impairment loss and write off on property, plant and equipment</i>	(3,776)	(16,840)	-	(4,484)	(16,840)	-
<b>4. Hospitality</b>	<b>(4,087)</b>	(21,621)	81%	<b>(20,503)</b>	(40,682)	50%
<b>5. Financial Services &amp; Investment Holding</b>	<b>72,289</b>	48,379	49%	<b>297,114</b>	230,403	29%
<b>Pre-tax profit</b>	<b>128,385</b>	143,449	(11%)	<b>464,640</b>	416,667	12%
Comprised:						
Pre-tax profit from the business	63,960	98,178	(35%)	169,214	165,709	2%
Share of results of associates and a joint venture	64,425	45,271	42%	295,426	250,958	18%
<b>Pre-tax profit</b>	<b>128,385</b>	143,449	(11%)	<b>464,640</b>	416,667	12%

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B1. Performance analysis of the Group for the current quarter and current year to date ended 31 December 2021 (Cont'd)**

*(a) Current Year To Date ("FY21") compared with Preceding Year To Date ("FY20")*

Overall, the Group's revenue climbed 4% to RM1,126.1 million and pre-tax profit increased 12% to RM464.6 million in FY21 as compared to a year ago. The improved pre-tax performance was mainly derived from the Financial Services & Investment Holding and Hospitality Segments. The Capital Financing Division and share of profit of RHB Group contributed substantially to the increase in pre-tax profit. The reopening of inter-Districts and inter-State travels since October 2021 has led to higher room occupancy for all our operating hotels, thus reduced substantially its pre-tax losses as compared to a year ago. Despite the consistent revenue recorded in the Industries Segment, the pre-tax profits, on the other hand, were lower than last year due to the erosion of the profit margin arising from high raw material costs.

The Property Segment's revenue increased 3% to RM717.2 million and pre-tax profit decreased 14% to RM177.7 million for the period under review compared to FY20. The revenue recorded were contributed by its on-going projects i.e. YouCity III and Bandar Puteri Jaya as the sales and construction activities were less disrupted in FY21. During the year, the Division successfully completed and handed-over two projects namely Ryan & Miho and Phase 3A of Iringan Bayu. Despite the higher revenue, the Segment recorded a lower pre-tax profit mainly due to lower share of profit of RM39.8 million in FY21 from the development of Melbourne Square ("MSQ") in Melbourne as compared to RM53.6 million, where profit was recognised upon the settlement from purchasers which commenced in FY20. The Property Investment Division posted a core pre-tax profit of RM2.1 million (excluded fair valuation loss on investment properties of RM0.1 million) in FY21 compared to a core pre-tax loss of RM0.6 million (excluded impairment loss on property, plant and equipment and fair valuation loss on investment properties totalled RM29.5 million) in FY20 as most economic activities were allowed to operate under stringent Standard Operating Procedures ("SOPs") during the MCOs compared to a total lockdown in FY20 leading to lower amount of rental support granted to tenants and lower amount of impairment loss on trade debtors provided in FY21.

The pre-tax performance of the Construction Segment was fairly consistent with that in FY20 as the division continued to deliver its construction order book secured from the Property Development Division. The revenue for FY21 dropped significantly as there were delay in commencement of construction of pipeline projects and at the same time the division has successfully completed two projects in the first half of 2021 ("1H21").

The Industries Segment recorded an increase in revenue by 1% to RM205.3 million with large disproportionate decrease in pre-tax profit of 17% to RM8.6 million (excluded the gain on disposal of a foreign subsidiary of RM7.7 million recorded in FY20) for FY21. The pre-tax profit was substantially lower due to the compressed profit margin of the power cable products arising from high raw material costs since the beginning of the year. The lower pre-tax contribution from Cables Division was however, slightly cushioned by the better performance from IBS wall-panel Division.

Revenue of the Hospitality Segment reduced by 23% to RM37.0 million in FY21 as compared to FY20. In FY20, there was a pent-up demand for hotel accommodation as tourism activities were allowed after the MCOs were lifted in June 2020. However, in FY21, inter-State travels were banned since February 2021 and were gradually lifted only in September 2021. Despite the pent-up demand from domestic holiday makers, the loss of revenue from the MCOs periods could not be recovered in the less than four months of full hotel operations. Nevertheless, the Hotel Division recorded lower core pre-tax loss at RM18.6 million in FY21 (excluded the impairment loss and write off on property, plant and equipment totalled RM4.5 million) compared to a core pre-tax loss of RM27.8 million (excluded the impairment loss on property, plant and equipment of RM16.8 million) through the continuous cost optimisation initiatives. The lower revenue and pre-tax profit of the Vacation Club Division was mainly due to lower sales of membership during the year.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B1. Performance analysis of the Group for the current quarter and current year to date ended 31 December 2021 (Cont'd)**

*(a) Current Year To Date ("FY21") compared with Preceding Year To Date ("FY20") (Cont'd)*

The Capital Financing Division's revenue increased 14% to RM98.5 million and pre-tax profit improved 13% to RM56.8 million in FY21 as compared to FY20 were due to interest income earned from the growth of the loan portfolio to RM979.8 million as at 31 December 2021 compared with RM822.9 million as at 31 December 2020.

The Investment Holding Division contributed pre-tax profit of RM240.3 million in FY21 compared with RM180.3 million in FY20, representing an increase of RM60.0 million or 33% in pre-tax profit. The increase in pre-tax profit was mainly derived from higher profit recorded by RHB Group which resulted in the higher share of profit of RM255.0 million in FY21 as compared to RM196.3 million in FY20.

*(b) Current Quarter ("4Q21") compared with Comparative Quarter of Preceding Year ("4Q20")*

The Group's revenue dipped 6% to RM314.6 million and 11% in pre-tax profit to RM128.4 million in 4Q21 compared with in 4Q20. 4Q21 saw a decline pre-tax profit contribution from Property, Construction and Industries Segments offset against better performance from Financial Services & Investment Holdings and Hospitality Segments.

The Property Segment's revenue shrank 18% to RM188.2 million and pre-tax profit decreased 49% to RM54.7 million in 4Q21 compared with corresponding quarter, 4Q20, mainly due to lesser number of on-going projects as Tower 2 of Ryan & Miho and Phase 3A of Iringan Bayu were completed during the quarter. In addition, projects launched during the year, for example, Mira in Shorea Park, Puchong has not reached the construction stage where revenue could be recognised despite recording high take-up rate.

The share of profit of MSQ project in Melbourne were at RM1.4 million as compared to RM7.9 million in 4Q20. There were not many units sold that were left unsettled during the quarter as most of the prior year sales have been settled throughout FY20 and 1H21. Despite the completion and settlement of the bulk sales in 4Q21, the profit contribution from the sale was minimal. The cash proceeds from the bulk sales were, however, significant to repay the outstanding borrowing on the project in full.

Property Investment Division recorded a core pre-tax profit of RM0.6 million (excluded fair valuation loss on investment property of RM0.1 million) in 4Q21 compared to the core pre-tax profit of RM1.3 million (excluded impairment loss on property, plant and equipment and fair valuation loss on investment properties totalled RM29.5 million) in 4Q20. The decrease in core pre-tax profit in 4Q21 as compared to 4Q20 was mainly due to the absence of write-backs that recorded in 4Q20.

The Construction Segment focused on the internal projects from Property Development Division. The lower construction revenue and pre-tax profit were due to lesser number of on-going projects and completion of two projects during the quarter with no immediate new order book replenishment. The Division recorded a pre-tax profit of RM0.6 million for 4Q21 versus a pre-tax profit of RM1.1 million in 4Q20.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B1. Performance analysis of the Group for the current quarter and current year to date ended 31 December 2021 (Cont'd)**

*(b) Current Quarter ("4Q21") compared with Comparative Quarter of Preceding Year ("4Q20") (Cont'd)*

The Industries Segment's revenue increased 15% to RM61.8 million but pre-tax profit dipped 33% to RM4.9 million in 4Q21 compared with corresponding quarter, 4Q20. Despite the higher revenue due to normalised production activities, the pre-tax profit declined substantially due to margin compression for our power cable products. The cost of production of the power cables has risen exponentially due to the significant increase in raw material costs for example, copper, aluminium, compound material and etc. as compared to 4Q20. The increase in production cost could not be recovered through higher selling price thus, impacted the profit margin negatively.

The Hospitality Segment reported revenue of RM16.4 million and core pre-tax loss of RM0.3 million (excluded the impairment loss and write off on property, plant and equipment of RM3.8 million) in 4Q21 compared with revenue of RM11.7 million and core pre-tax loss of RM4.8 million in 4Q20 (excluded impairment loss on property, plant and equipment of RM16.8 million), representing an increase of RM4.7 million or 40% in revenue and an improvement of RM4.5 million in the core pre-tax performance. The lifting of the inter-District and inter-State travels ban have benefited the Hospitality Industry in the last quarter of the year where we saw an increase in occupancy rates. The high vaccination rate in the 4Q21 presented a more conducive situation for holiday makers as compared to 4Q20 where vaccination program has not started. The Vacation Club Division recorded pre-tax loss of RM0.8 million in 4Q21 compared to pre-tax profit of RM1.5 million was due to lower sales of new memberships.

The Capital Financing Division's revenue increased 31% to RM26.5 million and pre-tax profit increased 26% to RM14.3 million in 4Q21 mainly due to net interest income generated from the higher average loan portfolio during the quarter under review.

The Investment Holding Division reported pre-tax profit of RM58.0 million in 4Q21 compared with RM37.1 million in 4Q20, representing increase of RM20.9 million or 56% in pre-tax profit. RHB Group has contributed a profit of RM61.5 million in 4Q21 compared with RM42.0 million in 4Q20 to the Group.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B2. Commentary on pre-tax profit for current quarter compared with immediate preceding quarter**

The Group's review of financial performance is analysed as follows:

	<b>Current quarter ended 31.12.2021 4Q21</b>	Immediate preceding quarter ended 30.9.2021 3Q21 (Restated)	change %
	<b>RM'000</b>	RM'000	
<b><u>Revenue</u></b>			
<b>1. Property</b>	<b>188,221</b>	134,135	40%
<i>Construction revenue</i>	<i>20,815</i>	<i>11,423</i>	<i>82%</i>
<i>Inter-segment revenue</i>	<i>(20,815)</i>	<i>(11,423)</i>	<i>(82%)</i>
<b>2. Construction</b>	-	-	
<b>3. Industries</b>	<b>61,771</b>	42,424	46%
<b>4. Hospitality</b>	<b>16,374</b>	5,961	>100%
<b>5. Financial Services &amp; Investment Holding</b>	<b>48,201</b>	36,842	31%
Revenue	<b>314,567</b>	219,362	43%
<b><u>Pre-tax profit/(loss)</u></b>			
<b>1. Property</b>	<b>54,705</b>	21,454	>100%
<b>2. Construction</b>	<b>575</b>	(484)	>100%
<b>3. Industries</b>	<b>4,903</b>	669	>100%
<i>Hospitality performance</i>	<i>(311)</i>	<i>(5,941)</i>	<i>95%</i>
<i>Impairment loss and write off of property, plant and equipment</i>	<i>(3,776)</i>	-	
<b>4. Hospitality</b>	<b>(4,087)</b>	(5,941)	31%
<b>5. Financial Services &amp; Investment Holding</b>	<b>72,289</b>	73,495	(2%)
Pre-tax profit	<b>128,385</b>	89,193	44%
Comprised of:			
Pre-tax profit from the business	<b>63,960</b>	28,886	121%
Share of results of associates and a joint venture	<b>64,425</b>	60,307	7%
Pre-tax profit	<b>128,385</b>	89,193	44%

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B2. Commentary on pre-tax profit for current quarter compared with immediate preceding quarter (Cont'd)**

*Current Quarter ("4Q21") compared with Immediate Preceding Quarter ("3Q21")*

Most of the States where the Group operates have entered into Phase 3 and 4 of the NRP in 4Q21 in contrast to Phase 2 and 3 in 3Q21.

The Group's revenue soared 43% to RM314.6 million while pre-tax profit rose 44% to RM128.4 million in 4Q21 against 3Q21. All business segments recorded improved performance in 4Q21, both in terms of revenue and pre-tax profit except Investment Holding Division dipped 2% but remained as the top profit contributor in 4Q21.

The Property Segment recorded an increase 40% in revenue to RM188.2 million and pre-tax profit swell by 2.5 times to RM54.7 million in 4Q21 compared to 3Q21. The Property Development Division revenue and pre-tax profit were mainly derived from the on-going projects, i.e. YouCity III, Bandar Puteri Jaya and Iringan Bayu, which have recorded commendable cumulative sales as at end of 4Q21. The joint venture projects, MSQ and Agile-Mont Kiara, contributed a total share of profits of RM3.4 million in 4Q21 against the share of loss of RM1.0 million in 3Q21 as a result from higher settlement by purchasers of MSQ and finance cost savings under Agile-Mont Kiara. The Property Investment Division recorded pre-tax profit of RM0.5 million in the 4Q21 compared to pre-tax loss of RM0.5 million in 3Q21 due to lower amount of rental concession through the rental support scheme that were granted to tenants in 4Q21 compared to 3Q21.

The Construction Segment recorded pre-tax profit of RM0.6 million in 4Q21 compared with pre-tax loss of RM0.5 million in 3Q21. The improvement in the performance of Construction Segment was due to the higher progress billings from on-going projects from the Property Development Division.

Industries Segment reported an increase in revenue to RM61.8 million in 4Q21 and an increase in pre-tax profit by RM4.2 million to RM4.9 million in 4Q21. Both cables and IBS wall-panel divisions have recorded improved performance in 4Q21 mainly due to higher sales generated from delivery of cables and IBS wall-panel to customers. The Cables Division experienced temporary closure of factory due to the COVID-19 infections in 3Q21 which has resulted in disruption of sales and delivery activities which resulted in a significant drop in revenue. The overall profit margin remained compressed during these two quarters due to the high raw material costs.

With the reopening of inter-Districts and inter-State travels, the Hospitality Segment registered a substantial increase in revenue by RM10.4 million to RM16.4 million and improved core pre-tax performance by RM5.6 million to pre-tax loss of RM0.3 million (excluded the impairment loss and write off on property, plant and equipment of RM3.8 million, that relating to the refurbishment of the hotels) in 4Q21 compared with pre-tax loss of RM5.9 million in 3Q21. The improvement of the performance of Hotels Division was due to higher occupancy rates with higher average room rates. The relaxation of the SOPs were timely as it coincides with the year-end holiday season.

The Capital Financing Division under Financial Service Segment recorded an increase in revenue by 6% to RM26.5 million on the back of higher average monthly loan portfolio in 4Q21. However, Capital Financing Division recorded a slight decrease in pre-tax profit by 1% or RM0.2 million to RM14.3 million mainly due to impairment loss provided of RM0.5 million in 4Q21 in accordance with the applicable accounting standards.

The Investment Holding and Others Division reported pre-tax profit of RM58.0 million in 4Q21 compared with RM59.1 million in 3Q21, representing a slight decrease of RM1.1 million in pre-tax profit mainly contributed by the share of profit of RHB Group.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B3. Commentary on next year prospects and progress on previously announced revenue or profit forecast**

(a) Prospects for the year 2022 ("FY22")

As of this writing, the vaccination rate of the adult population in the country has surpassed 98% and third dose booster administered at 38% throughout Malaysia. At the same time, the Omicron variant wave has hit the country which saw a spike in number of cases in the past weeks. In managing the Group's operations, the Management is committed to ensure that all business divisions continue to comply strictly to the SOPs imposed by the Government and adhere to the Group's business continuity plan. All the employees of the Group have also been vaccinated, and are encouraged to take the booster shots to ensure their safety.

Economic activities are expected to pick-up in the coming months as more SOPs are relaxed and the Government has given assurance that there will be no complete lockdown. This bodes well for the Group especially for the retail and hospitality industry.

The performance of the Property Development Division will continue to be supported by the recognition of revenue from progress billings of those properties sold from on-going projects. The Division launched Mira at Shorea Park at Puchong in August 2021 and has recorded commendable take-up rates. Pipeline projects, which includes Lea by the Hills in Melawati and Phase 8B in Iringan Bayu, and the existing on-going projects will provide a sustainable revenue stream for the Division.

In Australia, we will continue to focus on selling the balance of the completed residential units in MSQ in FY22. The opening in Australia borders to international tourist will have positive impact in attracting potential overseas buyers for the project.

As at 31 December 2021, the Group has effective unbilled sales of RM0.9 billion with minimal unsold completed stocks. The Group has land bank measured at 1,978 acres with an estimated effective GDV of RM14.7 billion that are strategically located in the Klang Valley, Sungai Petani, Butterworth, Kuantan, Seremban and Melbourne, Australia. The Property Development Division will remain a key contributor to the performance of the Group for FY22.

As at 31 December 2021, the occupancies at Plaza OSK, Atria Shopping Gallery and Faber Towers stood at 91%, 86% and 74% respectively. While the tenancy at the offices building remained fairly stable, the ability to defend the net property income and occupancy in the retail mall remains challenging due to the impact of pandemic on retail businesses. In FY22, we expect footfall to the mall to increase due to the reopening of most business activities.

The Construction Segment will continue to deliver its current outstanding order book of RM244.0 million as at 31 December 2021 and replenish new orders from the internal projects launched by the Property Development Division. This Segment will continue to strive to ensure that our projects achieved the target set for quality standards and deliver within time and cost.

The Industries Segment continues to tap on the private and public sector projects undertaken by its existing customers. The Segment will focus on expanding its customer base via sales and marketing strategies including new product offerings and continuous research and development to improve its existing products. Cables Division has been impacted by the increase in raw material costs which has now stabilised while IBS products saw higher demand due to increased construction activities since the reopening of business activities. The Division's profit contribution is dependent on the recovery of the property development market. We expect Industries Segment will continue to improve in FY22 as products delivery to our customers resumed to pre-COVID-19 level.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B3. Commentary on next year prospects and progress on previously announced revenue or profit forecast (Cont'd)**

(a) Prospects for the year 2022 ("FY22") (Cont'd)

The opening of inter-State travels has shown signs of improvement in hotels room occupancy. Swiss-Garden Hotel & Residences Genting Highlands and Swiss-Garden Beach Resort Kuantan will continue to receive domestic holiday makers and have received increased convention and rooms reservations. The pent-up demand for local vacations is expected to continue and the opening of international border will be an added boost. Swiss-Garden Beach Resort Damai Laut will remain closed for renovation due to rebranding exercise. The newly refurbished Holiday Inn Express which was opened in December 2021 is expected to contribute positively to the performance of the Division moving forward. SGI Vacation Club is expected to perform fairly consistently in FY22 with its new and affordable products.

The performance of the Financial Services and Investment Holding Segment is dependent on the performance of RHB Group and the new loan disbursement by the Capital Financing Division. Capital Financing Division will continue with its business expansion as planned, adopt a prudent risk management strategy in approving new loans including launching new products to cater for different markets. We will consistently and regularly review the existing loan portfolio quality including the value of its collaterals to manage and minimise non-performing loans.

The Malaysia economy is expected to expand between 5.5% and 6.5% in FY22, underpinned by continued expansion in global demand and higher private-sector expenditure. The uncertainties and impact from the escalating Russia-Ukraine conflict may derail Malaysia's export-led economic recovery. The risks associated to labour shortage, supply chain disruptions and rising material prices and its impact on our businesses have to be closely monitored. Barring any unforeseen circumstances, and based on the assessment of the respective businesses, the Group is expected to remain resilient in FY22.

(b) Progress and steps to achieve revenue or profit estimate, forecast, projection and internal targets previously

There was no revenue or profit forecast previously announced by the Company.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B4. Statement of the Board of Directors' opinion on achievability of revenue or profit estimate, forecast, projection and internal targets previously announced**

There were no revenue or profit forecast previously announced by the Company.

**B5. Profit forecast/profit guarantee previously announced**

There were no profit forecast or profit guarantee previously announced by the Company.

**B6. Tax expense**

	<b>Current quarter ended 31.12.2021 RM'000</b>	<b>Current year to date ended 31.12.2021 RM'000</b>
In respect of the current year income tax	(36,782)	(73,991)
Under provision of income tax in respect of prior years	(937)	(957)
Deferred income tax	8,594	12,137
Income tax expense	<u>(29,125)</u>	<u>(62,811)</u>

Excluding share of results of associates and a joint venture, the effective tax rate for the current year to date is higher than the statutory tax rate of 24% mainly due to non-deductibility of certain expenses and losses in certain subsidiaries that are not available to offset against taxable profits in other subsidiaries within the Group.

**B7. Status of corporate proposals and utilisation of proceeds**

As at 21 February 2022 (being the latest practicable date which is not earlier than 7 days from the date of issue of this Quarterly Report):

**(a) Status of corporate proposal announced but not completed**

There were no corporate proposals announced but not completed.

**(b) Status of utilisation of proceeds raised from any corporate proposal**

There were no proceeds raised from any corporate proposal.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B8. Borrowings and debt securities as at end of the reporting period**

**(a) The Group's borrowings and debt securities at end of the current year to date**

	Non-current		Current		Total
	USD'000	RM'000	AUD'000	RM'000	RM'000
<b>As at 31.12.2021</b>					
<b>Secured</b>					
Medium term notes and Sukuk					
- MYR *	-	1,604,258	-	36,820	1,641,078
Revolving credits - MYR	-	-	-	133,010	133,010
Revolving credits - AUD (1: 3.0289)	-	-	12,000	36,084 <sup>@</sup>	36,084
Term/Bridging - MYR	-	130,488	-	4,350	134,838
Term loan - USD (1 : 4.1760) #	36,000	135,634	-	14,702	150,336
		<u>1,870,380</u>		<u>224,966</u>	<u>2,095,346</u>
<b>Unsecured</b>					
Revolving credits - MYR	-	-	-	654,271	654,271
Term/Bridging - MYR	-	-	-	1,500	1,500
				<u>655,771</u>	<u>655,771</u>
<b>Total</b>		<u>1,870,380</u>		<u>880,737</u>	<u>2,751,117</u>
<b>As at 31.12.2020</b>					
<b>Secured</b>					
Bankers' acceptances - MYR	-	-	-	12,050	12,050
Medium term notes and Sukuk					
- MYR *	-	1,202,884	-	38,885	1,241,769
Revolving credits - MYR	-	-	-	131,520	131,520
Term/Bridging - MYR	-	156,889	-	15,504	172,393
Term loan - USD (1 : 4.0130) #	36,000	144,468	-	-	144,468
		<u>1,504,241</u>		<u>197,959</u>	<u>1,702,200</u>
<b>Unsecured</b>					
Revolving credits - MYR	-	-	-	694,797	694,797
				<u>694,797</u>	<u>694,797</u>
<b>Total</b>		<u>1,504,241</u>		<u>892,756</u>	<u>2,396,997</u>

\* The details of MTNs and Sukuk are disclosed in Note A5(b) to (e).

@ Unamortised borrowing expenses are included therein.

# As disclosed in Note B14, a cross-currency interest rate swap is formalised to hedge the forex exchange, changes in forex is accounted for in Statement of Comprehensive Income. Upon expiring of such CCIRS, such changes will be reversed accordingly.

**(b) Commentaries on the Group borrowings and debt securities**

- (i) During the year, there were no material changes in debt securities other than the changes for working capital requirements. The details of MTNs and Sukuk are disclosed in Note A5(b) to (e).
- (ii) The increase in the borrowings was for working capital purposes.
- (iii) Borrowing of USD36.0 million has been hedged to MYR via USD/MYR cross currency interest rate swap transaction and the contracted USD/MYR forex rate was 4.1760.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B9. Changes in material litigation**

Since the date of the last annual report, the Group is not engaged in any material litigation which might materially and adversely affect the financial position of the Group.

**B10. Dividends declaration for the current year to date**

(a) The single tier dividend declared or proposed for the year to date ended:

<u>31 December 2021</u>	<b>Interim dividend paid</b>	<b>Proposed final dividend</b>	<b>Total</b>
Amount per share (sen)	1.0	4.0	5.0
Number of ordinary share ('000)	2,062,104	2,062,104	
Amount of dividend (RM'000)	20,621	82,484	103,105
Payment date	30.9.2021	13.5.2022	

  

<u>31 December 2020</u>	<b>Interim dividend paid</b>	<b>Final dividend paid</b>	<b>Total</b>
Amount per share (sen)	1.0	3.0	4.0
Number of ordinary share ('000)	2,070,814	2,062,104	
Amount of dividend (RM'000)	20,709	61,863	82,572
Payment date	8.10.2020	11.5.2021	

(a) The Board of Directors has proposed to declare a single-tier final dividend of 4.0 sen per share for the year ended 31 December 2021. The entitlement and payment dates have been fixed on 26 April 2022 and 13 May 2022, respectively. The proposed final dividend is subject to Shareholders' approval at the forthcoming Annual General Meeting.

	<b>Current year to date ended</b>	<b>Preceding year to date ended</b>
	<b>31.12.2021</b>	<b>31.12.2020</b>
(b) Total dividend declared or proposed for the current year to date per ordinary share (sen)	<b>5.0</b>	<b>4.0</b>

**B11. Earnings Per Share ("EPS")**

	<b>Current quarter ended</b>	<b>Comparative quarter ended (Restated)</b>	<b>Current year to date ended</b>	<b>Preceding year to date ended (Restated)</b>
	<b>31.12.2021</b>	<b>31.12.2020</b>	<b>31.12.2021</b>	<b>31.12.2020</b>
Profit attributable to Owners of the Company (RM'000)	<b>98,316</b>	99,571	<b>398,227</b>	343,704
Weighted average number of ordinary shares outstanding ('000)	<b>2,062,104</b>	2,030,995	<b>2,062,104</b>	2,069,183
<b>Basic / Diluted EPS (sen)</b>	<b>4.77</b>	4.90	<b>19.31</b>	16.61

There are no potential issuance of ordinary shares or instruments that are dilutive in nature at the end of the current year to date.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B12. Audit report of preceding annual financial statements**

The audit report of the Group's annual financial statements for the preceding year were not subject to any qualification.

**B13. Items included in the Statement of Profit or Loss and Statement of Comprehensive Income**

	Current quarter ended 31.12.2021	Comparative quarter ended 31.12.2020 (Restated)	Current year to date ended 31.12.2021	Preceding year to date ended 31.12.2020 (Restated)
	RM'000	RM'000	RM'000	RM'000
<b>Profit before tax is arrived at after crediting/(charging):</b>				
(i) <u>Revenue</u>				
Interest income	23,602	18,233	87,365	74,747
Rental income	6,740	9,048	30,489	35,782
(ii) <u>Cost of sales</u>				
Funding costs	(6,308)	(5,527)	(26,201)	(25,567)
(iii) <u>Other income</u>				
Funds distribution income	2,863	2,890	8,965	8,743
Gain on disposals of:				
- a subsidiary	-	-	-	7,657
- plant and equipment	217	157	261	421
Gain on fair valuation of:				
- biological assets	-	-	470	-
- securities at fair value through profit or loss	23	37	2	-
- short term funds	144	-	229	3,712
Foreign currency transactions gains	-	-	-	261
Foreign currency translations gains	49	-	24	16
Interest income	2,121	825	3,391	4,860
Recovery of bad debts of:				
- capital financing	1	1	214	51
- trade and other receivables	12	10	36	13
Rental concession received [Note A1(iii)]	55	3	149	7
Write back of allowance for impairment losses on:				
- capital financing:				
- collective assessment	-	10	-	-
- individual assessment	162	-	162	-
- trade and other receivables:				
- collective assessment	-	306	7	2
- individual assessment	545	380	5,454	1,692
(iv) <u>Administrative expenses</u>				
Depreciation and amortisation	(8,551)	(9,213)	(35,153)	(35,512)

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B13. Items included in the Statement of Profit or Loss and Statement of Comprehensive Income (Cont'd)**

	<b>Current quarter ended 31.12.2021</b>	Comparative quarter ended 31.12.2020 (Restated)	<b>Current year to date ended 31.12.2021</b>	Preceding year to date ended 31.12.2020 (Restated)
	<b>RM'000</b>	RM'000	<b>RM'000</b>	RM'000
<b>Profit before tax is arrived at after crediting/(charging): (Cont'd)</b>				
(v) <u>Other items of expense</u>				
Impairment loss on:				
- capital financing:				
- collective assessment	(444)	-	(444)	-
- individual assessment	(182)	-	(944)	-
- property, plant and equipment	(97)	(18,113)	(97)	(18,113)
- trade and other receivables:				
- collective assessment	(256)	-	(1,467)	(1,721)
- individual assessment	(634)	(2,823)	(3,404)	(11,886)
Loss on disposals of plant and equipment	(126)	(18)	(206)	(18)
Loss on fair valuation of:				
- biological assets	(53)	(224)	-	(197)
- investment properties	(118)	(28,271)	(118)	(28,271)
- securities at fair value through profit or loss	-	-	-	(39)
- short term funds	(1,789)	(3,481)	(4,879)	-
Foreign currency transactions loss	(4)	(123)	(1)	(52)
Foreign currency translations loss	-	(227)	(19)	(613)
Write off of:				
- bad debts on trade and other receivables	(30)	(85)	(68)	(89)
- inventories	(50)	-	(50)	-
- plant and equipment	(3,680)	(55)	(4,388)	(56)
(vi) <u>Finance costs</u>				
Interest expense	(12,805)	(12,235)	(46,156)	(51,271)

Items for other comprehensive income are disclosed in the Statement of Comprehensive Income. There were no impairment of assets other than items disclosed above.

**QUARTERLY REPORT FOR FOURTH QUARTER ENDED 31 DECEMBER 2021**

**B14. Derivative financial instruments**

Type of Derivative	Note	Contract / Notional Amount RM'000	Carrying Amount at Fair Value RM'000	Cash Flow Hedge Reserve RM'000
<b>As at 31.12.2021</b>				
Cross-currency interest rate swap ("CCIRS") contract - 1 year to 3 years	B8(a)	<b>147,024</b>	-	<b>(1,386)</b>

The cross-currency interest rate swap has been entered into in order to operationally hedge the borrowings denominated in United States Dollar ("USD") and floating monthly interest payments on borrowing that would mature on 30 January 2023. The fair value of these components has been determined based on the difference between the monthly future rates and the strike rate.

The derivative is initially recognised at fair value on the date the derivative contract is entered into. Pursuant to inception of the cash flow hedge, subsequent gain or loss on remeasurement of the hedging instrument that is determined to be an effective hedge is recognised in Statement of Comprehensive Income and the ineffective portion is recognised in profit or loss. Upon expiring of such CCIRS, the changes accounted for in Other Comprehensive Income will be reversed accordingly.

**B15. Gains or losses arise from fair value changes of financial liabilities**

There were no gains or losses arising from fair value changes of financial liabilities for the current year to date ended 31 December 2021.

**By Order of the Board**

**Tan Sri Ong Leong Huat**  
Executive Chairman  
Kuala Lumpur  
28 February 2022