



Registration No. 199201013018 (244521-A)
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
FOR THE QUARTER ENDED 30 JUNE 2024

	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	Current Period Quarter Ended 30-Jun (RM'000)	Preceding Period Quarter Ended 30-Jun (RM'000)	Current 3 months Cumulative to date 30-Jun (RM'000)	Current 3 months Cumulative to date 30-Jun (RM'000)
CONTINUING OPERATIONS				
Revenue	13,165	16,970	13,165	16,970
Operating Expenses	-12,367	-15,768	-12,367	-15,768
Other Operating Income	2	18	2	18
	800	1,220	800	1,220
Depreciation and amortisation	-2,813	-2,521	-2,813	-2,521
Finance income	27	39	27	39
Finance costs	-1,458	-1,595	-1,458	-1,595
Loss before tax	-3,444	-2,857	-3,444	-2,857
Income tax expense	-5	-29	-5	-29
Net loss for the period	-3,449	-2,886	-3,449	-2,886
Net loss attributable to :				
Owners of the Company	-3,318	-2,747	-3,318	-2,747
Non-controlling interests	-131	-139	-131	-139
	-3,449	-2,886	-3,449	-2,886
Basic loss per share (sen)	(0.29)	(0.24)	(0.29)	(0.24)
Diluted earning / (loss) per share	N / A	N / A	N / A	N / A

(The Condensed Consolidated Income Statement should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2024)



Registration No. 199201013018 (244521-A)
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CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE QUARTER ENDED 30 JUNE 2024

	<u>2024</u>	<u>2023</u>	<u>2024</u>	<u>2023</u>
	Current Period	Preceding Period	Current 3 months	Preceding Year
	Quarter Ended	Quarter Ended	Cumulative to date	Period Ended
	30-Jun	30-Jun	30-Jun	30-Jun
	(RM'000)	(RM'000)	(RM'000)	(RM'000)
Net loss for the period	-3,449	-2,886	-3,449	-2,886
Items that may be reclassified subsequently to profit or loss :				
Foreign currency translation differences on foreign operations	-16	616	-16	616
Total comprehensive loss for the period	<u>-3,465</u>	<u>-2,270</u>	<u>-3,465</u>	<u>-2,270</u>
Total comprehensive loss attributable to :				
Owners of the Company	-3,334	-2,131	-3,334	-2,131
Non-controlling interests	-131	-139	-131	-139
	<u>-3,465</u>	<u>-2,270</u>	<u>-3,465</u>	<u>-2,270</u>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2024)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 30 JUNE 2024

	As at 30-Jun-24 (RM'000)	As at 31-Mar-24 (RM'000)
<u>ASSETS:</u>	(Unaudited)	(Audited)
Non-current assets		
Property, plant and equipment	192,481	194,371
Right-of-use assets	54,641	55,138
Investment properties	2,236	2,133
Intangible asset	6	8
Inventories	55,042	55,042
Total non-current assets	<u>304,406</u>	<u>306,692</u>
Current assets		
Inventories	55,616	55,695
Trade and other receivables	5,961	6,096
Prepayments	939	531
Current tax assets	643	442
Fixed deposits with licenced banks	668	657
Cash and bank balances	5,230	5,332
Total current assets	<u>69,057</u>	<u>68,753</u>
TOTAL ASSETS	<u>373,463</u>	<u>375,445</u>
EQUITY AND LIABILITIES:		
Equity attributable to owners of the Company		
Share capital	236,095	236,095
Other Reserves	119,049	119,065
Accumulated losses	-136,476	-133,158
Attributable to owners of the Company	<u>218,668</u>	<u>222,002</u>
Non-controlling interests	3,275	3,406
TOTAL EQUITY	<u>221,943</u>	<u>225,408</u>
Non-current liabilities:		
Loan and borrowings	43,765	44,117
Lease liabilities	2,426	2,814
Deferred tax liabilities	38,385	38,385
Total non-current liabilities	<u>84,576</u>	<u>85,316</u>
Current liabilities		
Trade and other payables	25,455	24,244
Contract liabilities	2,037	3,116
Loan and borrowings	36,417	34,436
Lease liabilities	2,257	2,161
Current tax liabilities	778	764
Total current liabilities	<u>66,944</u>	<u>64,721</u>
TOTAL LIABILITIES	<u>151,520</u>	<u>150,037</u>
TOTAL EQUITY AND LIABILITIES	<u>373,463</u>	<u>375,445</u>

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2024)



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CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE QUARTER ENDED 30 JUNE 2024

	← Attributable to owners of the Company →				Sub-Total (RM'000)	Non- controlling Interests (RM'000)	Total Equity (RM'000)
	Share Capital (RM'000)	Foreign Currency Translation Reserve (RM'000)	Revaluation Reserve (RM'000)	Accumulated losses (RM'000)			
<u>3 months quarter ended 30 June 2024</u>							
At 1 April 2024	236,095	6,805	112,260	-133,158	222,002	3,406	225,408
Total comprehensive income/ (loss) for the period	0	-16	0	-3,318	-3,334	-131	-3,465
Balance at end of period	<u>236,095</u>	<u>6,789</u>	<u>112,260</u>	<u>-136,476</u>	<u>218,668</u>	<u>3,275</u>	<u>221,943</u>
<u>3 months quarter ended 30 June 2023</u>							
At 1 April 2023	236,095	5,994	95,267	-131,131	206,225	2,460	208,685
Total comprehensive income/ (loss) for the period	0	616	0	-2,747	-2,131	-139	-2,270
Balance at end of period	<u>236,095</u>	<u>6,610</u>	<u>95,267</u>	<u>-133,878</u>	<u>204,094</u>	<u>2,321</u>	<u>206,415</u>

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2024)



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CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE QUARTER ENDED 30 JUNE 2024

	2024	2023
	3 months	3 months
	ended	ended
	30-Jun	30-Jun
	(RM'000)	(RM'000)
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before taxation	-3,444	-2,857
Adjustments for :		
Non-cash items	2,804	2,521
Non-operating items (which are investing / financing)	1,432	1,556
Operating profit /(loss) before changes in working capital	792	1,220
Changes in working capital :		
Net Change in assets & receivables	-194	-413
Net Change in current liabilities	127	887
Net cash from operations	725	1,694
Interest paid	-1,458	-1,595
Net Tax Paid	-192	-264
Net cash (used in) / from operating activities	-925	-165
CASH FLOWS FROM INVESTING ACTIVITIES		
Other investment	27	39
Proceeds from disposal of investment properties	162	0
Purchase of investment properties	-262	0
Purchase of property, plant and equipment	-166	-205
Net withdrawal of fixed deposit with licenced banks	-11	-49
Net change in cash held under sinking fund	-12	-6
Net cash used in investing activities	-262	-221
CASH FLOWS FROM FINANCING ACTIVITIES		
Net Bank Borrowings	-1,561	-1,441
Net repayment of lease liabilities	-540	-459
Net cash used in financing activities	-2,101	-1,900
Net changes in cash & cash equivalents	-3,288	-2,286
Cash & cash equivalents at beginning of period	-14,125	-13,955
Effects of exchange rate changes on cash & cash equivalents at end of period	-16	616
Cash & cash equivalents at end of period	-17,429	-15,625
Cash & cash equivalents comprise the following:		
Fixed and call deposits	668	5,293
Cash and bank balances	5,230	4,639
Less: Deposit pledged	-668	-649
Less: Cash held under sinking fund	-37	-17
Bank overdraft	-22,622	-24,891
	-17,429	-15,625

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31st March 2024)



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Interim Financial Report for The Quarter Ended 30 June 2024

A. NOTES TO THE INTERIM FINANCIAL REPORT

A1 Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134 Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the Group's audited financial statements for the year ended 31 March 2024. These explanatory notes attached to the interim financial statements 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 March 2024.

The financial information presented herein has been prepared in accordance with the accounting policies to be used in preparing the annual consolidated financial statements for 31 March 2024 under the Malaysian Financial Reporting Standards (MFRSs) framework except for the adoption of the following MFRSs:

Effective for annual period beginning on or after 1 January 2024

MFRS 7	Financial Instruments: Disclosures
MFRS 16	Leases
MFRS 101	Presentation of Financial Statements
MFRS 107	Statements of Cash Flows

The adoption of the above standards did not have a significant financial impact to the Group.

Effective for annual period beginning on or after 1 January 2025

MFRS 121	The Effect of Changes in Foreign Exchange Rates
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Effective for annual period beginning on or after 1 January 2026

MFRS 9	Financial Instruments
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Effective for annual period beginning on or after 1 January 2027

MFRS 18	Presentation and Disclosure in Financial Statements
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Deferred

MFRS 10	Consolidated Financial Statements
MFRS 128	Investments in Associates and Joint Ventures

The Group will adopt the above MFRSs when they become effective in the respective financial periods. These MFRSs may have an impact on the amounts reported and disclosure made in the financial statements. However, it is not practicable to provide a reasonable estimate of the financial impacts of the above accounting standards until the Group performs the detailed review.



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A2 Audit Report of Preceding Annual Financial Statement

The independent auditors reported the following material uncertainty related to going concern on the audited financial statements for the year ended 31 March 2024:

"As disclosed in Note 2.6 to the financial statements, which disclosed that the Group and the Company reported a net loss of RM5.551 million and RM6.841 million respectively during the financial year ended 31 March 2024 thereby indicating the existence of a material uncertainty which may cast significant doubt about the Group's and the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter".

A3 Seasonal or Cyclical Factors

The Group is principally engaged in the following business operations:

- a) Hotel
- b) Property
- c) Travel

The major festivities and school holidays generally affect the performance of Hotel & Travel Division. The performance of Property Division is affected by the sentiments of the property cycle, as the division's profitability is dependent on the sale of its properties.

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

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

A5 Accounting Estimates

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

A6 Issuance or Repayment of Debt and Equity Securities

There were no issuances, cancellations, repurchases, resale and repayments of debt and equity securities for the current financial year to date.

A7 Dividend Paid

There were no dividends paid during the year under review.



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A8 Segmental Reporting

a) Revenue

	Individual Quarter		Cumulative Period	
	Current Quarter Ended 30.06.2024 (RM'000)	Preceding Quarter Ended 30.06.2023 (RM'000)	Current Year Ended 30.06.2024 (RM'000)	Preceding Year Ended 30.06.2023 (RM'000)
Continuing Operations				
Hotel	7,386	7,961	7,386	7,961
Property	2,099	5,212	2,099	5,212
Travel	3,680	3,797	3,680	3,797
Grand Total	13,165	16,970	13,165	16,970

b) Profit / (loss) before tax

	Individual Quarter		Cumulative Period	
	Current Quarter Ended 30.06.2024 (RM'000)	Preceding Quarter Ended 30.06.2023 (RM'000)	Current Year Ended 30.06.2024 (RM'000)	Preceding Year Ended 30.06.2023 (RM'000)
Continuing Operations				
Hotel	(1,266)	(383)	(1,266)	(383)
Property	(719)	(807)	(719)	(807)
Travel	-*	76	-*	76
Holding company & others	(1,459)	(1,743)	(1,459)	(1,743)
Grand Total	(3,444)	(2,857)	(3,444)	(2,857)

*Representing amount less than RM1,000.

A9 Material Subsequent Events

There were no material events subsequent to the current financial period ended 30 June 2024 and up to the date of this report.

A10 Changes in the Composition of the Group

There were no changes in the composition of the Group for the current financial period ended 30 June 2024 and up to the date of this report.

A11 Significant related party transactions

There were no significant related party transactions for the current financial period ended 30 June 2024 and up to the date of this report.



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Interim Financial Report for The Quarter Ended 30 June 2024

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENT OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of Performance of the Company and its Principal Subsidiaries

	3 months ended		Changes	
	Current year quarter ended 30.06.2024 (RM'000)	Preceding year quarter ended 30.06.2023 (RM'000)	(RM'000)	%
Revenue	13,165	16,970	(3,805)	(22%)
EBITDA	800	1,220	(420)	(34%)
Loss before taxation	(3,444)	(2,857)	(587)	(20%)

The Group reported revenue, EBITDA and loss before taxation of RM13.165 million, RM0.8 million and RM3.444 million respectively for the current financial quarter under review.

The revenue for the Group in the first quarter has reduced by 22% against the preceding year same quarter. The lower revenue was mainly due to lower performance achieved by the Property Division. Property Division recorded a decrease in revenue of 60% mainly due to no progress billing issued in the current quarter under review. In preceding year same quarter, there was progress billing from the delivery of vacant possession to our buyers.

The revenue for the Hotel and Travel Divisions has reduced by 7% and 3% respectively as compared to preceding year same quarter. The lower revenue was as a result of slowdown in the business of Group arrival and MICE (Meeting, incentive, convention and Exhibition).

The Earnings before interest, tax, depreciation, and amortization ("EBITDA") of the Group for the current quarter was RM0.8 million compared with preceding year same quarter of RM1.220 million. Lower earning was mainly due to lower business volume.

B2 Material Changes in the Quarterly Results as compared to the Preceding quarter

	3 months ended		Changes	
	Current quarter ended 30.06.2024 (RM'000)	Preceding quarter ended 31.03.2024 (RM'000)	(RM'000)	%
Revenue	13,165	15,964	(2,799)	(18%)
EBITDA	800	537	263	49%
Loss before taxation	(3,444)	(3,541)	97	3%

Revenue of the Group for the current quarter recorded at RM13.165 million, a decrease of 18% compared to the preceding quarter of RM15.964 million. The lower revenue was mainly due to seasonality in which the preceding quarter is traditionally a stronger quarter for Hotel and Travel Divisions.



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Interim Financial Report for The Quarter Ended 30 June 2024

B2 Material Changes in the Quarterly Results as compared to the Preceding quarter (Continued)

Despite lower revenue in the current quarter, the EBITDA of the Group was 49% higher than the preceding quarter. The improvement was mainly due to cost rationalization for the Group.

B3 Variance from Profit Forecast

Not applicable.

B4 Commentary on Prospect

The Group's immediate plan is to focus on stabilizing current operations by increasing hotel yield, controlling and scheduling capital expenditure for upgrades and maintenance and optimizing operating costs.

In the medium and long term, we plan to monetize our non-revenue-generating assets through organic development and partnerships. Our aim is to drive business forward by leveraging our assets acquired and built over the years.

Barring unforeseen circumstances, the Group is expected to better its performance in the near future.

B5 Loss before tax

Loss before tax is derived after charging / (credited) of the following:

	Individual Quarter		Cumulative Period	
	Current Quarter Ended 30.06.2024 (RM'000)	Preceding Quarter Ended 30.06.2023 (RM'000)	Current Year Ended 30.06.2024 (RM'000)	Preceding Year Ended 30.06.2023 (RM'000)
Interest income	(27)	(39)	(27)	(39)
Rental income	(21)	(21)	(21)	(21)
COVID-19 fund from government	(0)	(14)	(0)	(14)



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B6 Taxation

	Individual Quarter		Cumulative Period	
	Current Quarter Ended 30.06.2024 (RM'000)	Preceding Quarter Ended 30.06.2023 (RM'000)	Current Year Ended 30.06.2024 (RM'000)	Preceding Year Ended 30.06.2023 (RM'000)
a) Income Tax				
i) Current year	5	29	5	29
Total	5	29	5	29

The Group tax rate is higher than the statutory tax rate applicable due to the Provision of taxation on profit by certain subsidiary companies.

B7 Status of Corporate proposals

On 17 October 2019 the Company announced the proposed listing and quotation of up to 188,881,350 Placement Shares and an issuance of up to 566,644,050 free warrants on the basis of one Warrant for every two ordinary shares of the Company held on an entitlement date to be determined by the Board and announced at a later date.

In June 2021, the Company had placed out 2,083,334 Placement Shares at RM0.12 each and listed on the Main Market of Bursa Securities on 21 June 2021. The Company had further placed out 96,333,330 Placement Shares at RM0.12 each and 90,464,686 Placement Shares at RM0.12 each in August and November 2021 respectively, of which such Placement Shares were listed on the Main Market of Bursa Securities on 24 August and 19th November 2021 respectively.

The status of utilization of proceeds raised from the abovementioned Placement Shares as at 30 June 2024 were as follows:

	Circular dated 3rd Dec 2019 (RM'000)	Proceeds Raised (RM'000)	Approved Revised (RM'000)	Amount Utilised (RM'000)	Amount Unutilised (RM'000)	Intended Timeframe for Utilisation
Repayment of bank borrowings	6,000	6,000	4,889	4,889	0	
Asset enhancement & refurbishment programme	10,000	10,000	5,611	2,484	3,127	Within 6 mths
Part funding of Desa Impian Project	3,000	3,000	3,000	3,000	0	
General working capital	7,093	3,316	8,816	8,816	0	
Estimated expenses	350	350	350	350	0	
Total	26,443	22,666	22,666	19,539	3,127	



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Interim Financial Report For The Quarter Ended 30 June 2024

B8 Group Borrowings

a) Banking Facilities

	As at 30.06.2024	As at 30.06.2023
	Secured	Secured
a) Short term borrowings	(RM'000)	(RM'000)
i. Overdraft	22,622	24,891
ii. Revolving Credit	5,775	7,875
iii. Long term loans repayable within 12 months	8,020	5,200
iv. Hire purchase payable repayable within 12 months	0	48
v. Total	<u>36,417</u>	<u>38,014</u>
b) Long term borrowings		
i. Long term loans	51,785	56,384
Less: portion payable within 12 months	<u>(8,020)</u>	<u>(5,200)</u>
	<u>43,765</u>	<u>51,184</u>
ii. Hire purchase payable	0	48
Less: portion payable within 12 months	<u>0</u>	<u>(48)</u>
	<u>0</u>	<u>0</u>
iii. Total	43,765	51,184
c) Total borrowings	80,182	89,198

b) Foreign currency borrowings included in the above in Ringgit Malaysia equivalent as at 30 June 2024 was RM0.571 million (HKD0.945 million) and as at 30 June 2023 was RM0.54 million (HKD0.904 million).

B9 Derivative Financial Instruments

The Group is not a party to any financial instruments, which may have an effect to the derivative financial instruments at the date of this report.

B10 Material Litigation

There was no material litigation pending as at the date of this announcement.



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Interim Financial Report For The Quarter Ended 30 June 2024

B11 Loss Per Share

a) Basic

Basic losses per share is calculated by dividing the net loss attributable to the shareholders for the current financial period ended 30 June 2024 as follows:

	Individual Quarter		Cumulative Period	
	Current Quarter Ended 30.06.2024 (RM'000)	Preceding Quarter Ended 30.06.2023 (RM'000)	Current Year Ended 30.06.2024 (RM'000)	Preceding Year Ended 30.06.2023 (RM'000)
Net loss attributable to Equity holders of the Parent (RM'000)	(3,318)	(2,747)	(3,318)	(2,747)
Basic ('000)				
Total Weighted average number of ordinary shares	1,133,288	1,133,288	1,133,288	1,133,288
Basic losses per share(sen)	(0.29)	(0.24)	(0.29)	(0.24)

b) Diluted

Diluted earnings per share were not computed as the Company does not have any dilutive potential ordinary shares in issue as at the end of the current financial period ended 30 June 2024.

B12 Authorisation for Issue

The condensed consolidated interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 30 August 2024.