

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**

	Individual Quarter			Cumulative Quarter		
	31.12.2023 RM'000	31.12.2022 RM'000	Changes %	31.12.2023 RM'000	31.12.2022 RM'000	Changes %
Revenue	165,996	164,584	1%	601,766	327,015	84%
Cost of sales	(148,624)	(147,620)	1%	(529,927)	(291,148)	82%
Gross profit	17,372	16,964	2%	71,839	35,867	100%
Other income	2,718	183	>100%	5,291	8,488	-38%
Administrative expenses	(18,507)	(12,177)	52%	(49,872)	(32,337)	54%
Other operating expenses	(1,038)	(167)	>100%	(5,196)	(1,929)	>100%
Fair value gain on other investment	187	-	100%	2,663	-	100%
Operating profit	732	4,803	-85%	24,725	10,089	>100%
Finance cost	(3,619)	(927)	>100%	(9,980)	(4,347)	>100%
Share of results of associate companies	35	(4,956)	-101%	(278)	(127)	>100%
Share of results of joint venture company	22,361	9,019	>100%	35,166	10,452	>100%
Profit before tax	19,509	7,939	>100%	49,633	16,067	>100%
Income tax expense	(5,252)	(2,822)	86%	(13,109)	(5,419)	>100%
Profit after tax	14,257	5,117	>100%	36,524	10,648	>100%
Other comprehensive income	-	1,796	<-100%	5,623	1,620	>100%
Total comprehensive income for the financial period	14,257	6,913	>100%	42,147	12,268	>100%

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023 (CONT'D)**

	Individual Quarter			Cumulative Quarter		
	31.12.2023	31.12.2022	Changes	31.12.2023	31.12.2022	Changes
	RM'000	RM'000	%	RM'000	RM'000	%
Profit after tax attributable to:						
Owners of the parent	13,975	3,703	>100%	34,586	7,623	>100%
Non-controlling interests	282	1,414	-80%	1,938	3,025	-36%
	<u>14,257</u>	<u>5,117</u>	>100%	<u>36,524</u>	<u>10,648</u>	>100%
Total comprehensive income:						
Owners of the parent	13,975	5,499	>100%	40,209	9,243	>100%
Non-controlling interests	282	1,414	-80%	1,938	3,025	-36%
	<u>14,257</u>	<u>6,913</u>	>100%	<u>42,147</u>	<u>12,268</u>	>100%
Earnings per share in sen						
- Basic	<u>2.36</u>	<u>0.78</u>	>100%	<u>6.50</u>	<u>1.68</u>	>100%
- Diluted	<u>2.36</u>	<u>0.75</u>	>100%	<u>6.50</u>	<u>1.61</u>	>100%

Notes:

The Unaudited Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial report.

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2023**

	As at 31.12.2023 RM'000	As at 31.12.2022 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	72,030	52,471
Right-of-use assets	6,703	6,504
Investment properties	31,620	31,610
Goodwill on consolidation	3,978	3,459
Investment in associate companies	-	1,540
Investment in joint venture company	92,401	57,391
Other investment	35	70
Deferred tax assets	923	816
Inventories	-	63,267
Trade receivables	22,221	15,278
	229,911	232,406
Current assets		
Inventories	514,023	230,212
Contract assets	210,127	90,450
Trade receivables	53,639	96,494
Other receivables	61,362	42,875
Amount due from joint venture company	31,526	-
Amount due from associate companies	1,421	-
Other investment	53,937	-
Tax recoverable	1,432	2,661
Fixed deposits with licensed banks	35,004	21,875
Cash and bank balances	41,914	58,400
	1,004,385	542,967
Asset classified as held for sale	-	1,223
	1,004,385	544,190
TOTAL ASSETS	1,234,296	776,596
EQUITY AND LIABILITIES		
Equity		
Share capital	228,205	134,813
Treasury shares	(255)	(255)
Reserves	117,016	76,454
	344,966	211,012
Non-controlling interests	12,284	31,975
Total equity	357,250	242,987

CHIN HIN GROUP PROPERTY BERHAD [Registration No: 200101017677 (553434-U)]
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2023 (CONT'D)**

	As at 31.12.2023 RM'000	As at 31.12.2022 RM'000 (Audited)
Non-current liabilities		
Contract liabilities	43	-
Trade payables	8,565	6,606
Bank borrowings	282,503	188,821
Lease liabilities	3,055	2,334
Deferred tax liabilities	8,518	5,369
	302,684	203,130
Current liabilities		
Contract liabilities	34	34
Trade payables	80,699	144,133
Other payables	277,706	102,905
Amount due to a director	46,296	7,020
Amount due to holding company	39,456	4,834
Amount due to related companies	21,237	3,875
Borrowings	105,206	64,663
Lease liabilities	1,658	2,026
Taxation	2,070	989
	574,362	330,479
Total liabilities	877,046	533,609
TOTAL EQUITY AND LIABILITIES	1,234,296	776,596
Net Asset Per Share (RM)	0.59	0.51

Notes:

- (1) *The Unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to this interim financial report.*

CHIN HIN GROUP PROPERTY BERHAD [Registration No: 200101017677 (553434-U)]
**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**

	Non-Distributable						Distributable			
	Share Capital RM'000	Treasury Shares RM'000	Warrant Reserve RM'000	Foreign Currency Translation Reserve RM'000	Capital Reserve RM'000	Revaluation Reserve RM'000	Retained Profits RM'000	Total RM'000	Non-controlling Interests RM'000	Total Equity RM'000
Opening balance at 1 Jan 2022	124,480	(255)	3,988	176	(28)	14,284	51,190	193,835	20,613	214,448
Total comprehensive income for the period	-	-	-	-	-	-	7,623	7,623	3,025	10,648
Other comprehensive income for the financial year	-	-	-	(176)	-	(484)	-	(660)	-	(660)
Revaluation of land and building	-	-	-	-	-	2,280	-	2,280	-	2,280
Realisation of revaluation surplus	-	-	-	-	-	(168)	168	-	-	-
Exercise warrant	10,333	-	(2,399)	-	-	-	-	7,934	-	7,934
Acquisition of equity interest of non-controlling interests	-	-	-	-	-	-	-	-	7,112	7,112
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	1,225	1,225
Closing balance at 31 Dec 2022	134,813	(255)	1,589	-	(28)	15,912	58,981	211,012	31,975	242,987
Opening balance at 1 Jan 2023	134,813	(255)	1,589	-	(28)	15,912	58,981	211,012	31,975	242,987
Total comprehensive income for the period	-	-	-	-	-	-	34,586	34,586	1,938	36,524
Revaluation of land and building	-	-	-	-	-	5,623	-	5,623	-	5,623
Realisation of revaluation surplus	-	-	-	-	-	(323)	323	-	-	-
Exercise warrant	6,720	-	(1,560)	-	-	-	-	5,160	-	5,160
Lapsed of warrants	-	-	(29)	-	-	-	29	-	-	-
Private placement	86,672	-	-	-	-	-	-	86,672	-	86,672
Acquisition of equity interest of NCI	-	-	-	-	-	-	4,465	4,465	(21,165)	(16,700)
Striking off/Winding up of subsidiaries	-	-	-	-	-	-	(313)	(313)	(249)	(562)
Changes in ownership interests in subsidiaries	-	-	-	-	-	-	(2,239)	(2,239)	(215)	(2,454)
Closing balance at 31 Dec 2023	228,205	(255)	-	-	(28)	21,212	95,832	344,966	12,284	357,250

Notes

The Unaudited Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to this interim financial report.

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023**

	12 months ended	
	31.12.2023 RM'000	31.12.2022 RM'000
Operating activities		
Profit before taxation	49,633	16,067
Adjustments for:		
Depreciation and amortisation	6,513	3,944
Fair value gain on equity instrument	(2,663)	-
Reversal of impairment loss on trade receivables	(620)	(3,278)
Interest expense	9,980	4,347
Impairment loss on trade receivables	6,274	2,419
Gain on disposal of property, plant and equipment	(306)	(447)
Gain on disposal of asset held for sale	(34)	(482)
Gain on lease modification	(11)	(14)
Fair value gain on investment property	(10)	-
Unrealised gain on foreign exchange	(248)	459
Share of results in associate companies	278	127
Share of results in joint venture company	(35,166)	(2,519)
Interest income	(832)	(1,167)
Gain on bargain purchase	-	(2,752)
Gain on liquidation of a subsidiary company	(562)	(176)
Total adjustments	(17,407)	461
Operating cash flows before changes in working capital	32,226	16,528
Changes in working capital:		
Inventories	(146,884)	(116,973)
Receivables	(14,941)	49,247
Payables	112,125	96,532
Contract asset/ liabilities	(107,896)	(47,313)
Total changes in working capital	(157,596)	(18,507)
Cash (used in)/ from operations	(125,370)	(1,979)
Interest received	832	1,167
Interest paid	(9,773)	(4,347)
Tax paid	(7,813)	(7,489)
Tax refund	-	3
Net cash flows used in operating activities	(142,124)	(12,645)
Investing activities		
Acquisition of a subsidiary	(1,118)	(1,352)
Changes in subsidiary's ownership interests	(19,150)	-
Capital contribution by non-controlling interests	-	1,225
Disposal of equity interest to NCI	(5)	-
Proceeds from disposal of property, plant and equipment	1,656	3,278
Purchase of other investment	(51,372)	-
Purchase of property, plant and equipment	(17,235)	(7,928)
Purchase of right-of-use assets	235	(16)
Net cash flows used in investing activities	(86,989)	(4,793)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 DECEMBER 2023 (CONT'D)**

	12 months ended	
	31.12.2023 RM'000	31.12.2022 RM'000
Financing activities		
Advance from a director	38,316	7,020
Advance from/ (Repayment to) holding company	34,622	(4,666)
(Repayment to)/ Advance from related companies	(22,013)	3,602
Increase in fixed deposits pledged	(8,012)	(5,813)
Proceeds from exercise of warrants	5,159	7,934
Proceeds from private placement	86,672	-
Drawdown of term loan	48,598	83,000
Repayment of term loan	(4,784)	(3,570)
Repayment of lease liabilities	(2,434)	(1,882)
Net changes in banker's acceptances, revolving credit and bank facilities	23,240	(28,610)
Net cash flows from financing activities	199,364	57,015
Net (decrease)/ increase in cash and cash equivalents	(29,748)	39,577
Effect on exchange rate changes on cash and cash equivalents	4	(3)
Cash and cash equivalents as at 1 January	56,054	16,480
Cash and cash equivalents as at 31 December	26,310	56,054
Cash and cash equivalents :		
Cash and bank balances	41,914	58,617
Fixed deposits with licensed banks	34,872	21,659
Bank overdrafts	(21,590)	(4,878)
	55,196	75,398
Less : Fixed deposits pledged	(28,886)	(19,344)
	26,310	56,054

Notes :

The Unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to this interim financial report.

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NOTES TO THE INTERIM FINANCIAL REPORT- FOURTH QUARTER ENDED 31 DECEMBER 2023
A. EXPLANATORY NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE PERIOD ENDED 31 DECEMBER 2023
A1. Basis of preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards (“MFRS”) No. 134 - Interim Financial Reporting and paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements (“Listing Requirements”).

The interim financial statements should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 December 2022 and the accompanying explanatory notes attached to this interim financial report.

A2. Significant accounting policies

The accounting policies adopted in the interim financial statements are consistent with those adopted in the audited financial statements for the financial year ended 31 December 2022, except for the adoption of standards and interpretations that are mandatory for the Group for the financial year beginning 1 January 2023:-

MFRS 17	Insurance Contracts
Amendments to MFRS 17	Insurance Contracts
Amendments to MFRS 17	Initial Application of MFRS 17 and MFRS 9 – Comparative Information
Amendments to MFRS 101	Disclosure of Accounting Policies
Amendments to MFRS 108	Definition of Accounting Estimates
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction
Amendments to MFRS 112	International Tax Reform – Pillar Two Model Rules

The Group has not applied the following standards, amendments and interpretations under the MFRS framework that have been issued by the Malaysia Accounting Standards Boards as they have yet to be effective for the Group:

MFRSs AND IC Interpretations (Including The Consequential Amendments)		Effective dates for financial period beginning on and after
Amendments to MFRS 16	Lease Liability in a Sale and Leaseback	1 January 2024
Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current	1 January 2024
Amendments to MFRS 101	Non-current Liabilities with Covenant	1 January 2024
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice

A3. Auditors' report

The auditor's report on the preceding annual financial statements was not subject to any audit qualification.

A4. Seasonal and cyclical factors

The results for the current quarter under review were not materially affected by seasonal or cyclical factors.

A5. Unusual items

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

A6. Changes in estimates

There were no changes in estimates that have any material effect in the current quarter under review.

A7. Equity and debt securities

There was no issuance, cancellation, repurchase, resale and repayment of debts and equity securities for the current quarter under review.

During the current financial period, none of the treasury shares were distributed as share dividend to the shareholders. As at 31 December 2023, the number of treasury shares held was 700,000 ordinary shares.

A8. Dividend paid

No dividend has been paid during the current quarter under review.

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A9. Segment information
12 months ended 31 December 2023 (Current Financial Period)

	Property development RM'000	Construction RM'000	Commercial vehicles and fleet management RM'000	Others segment RM'000	Elimination RM'000	Consolidated RM'000
Revenue	65,893	515,164	77,317	675	(57,283)	601,766
Results						
Segment results	(3,916)	25,606	5,067	1,828	(3,858)	24,727
Finance cost	(8,177)	(1,035)	(861)	(2,094)	2,186	(9,981)
Share of results of associate companies	-	(278)	-	-	-	(278)
Share of results of joint venture company	34,375	790	-	-	-	35,165
Profit/ (Loss) before tax	22,282	25,083	4,206	(266)	(1,672)	49,633
Income tax expense						(13,109)
Profit for the financial period						36,524

12 months ended 31 December 2022 (Previous Financial Period)

	Property development RM'000	Construction RM'000	Commercial vehicles and fleet management RM'000	Others segment RM'000	Elimination RM'000	Consolidated RM'000
Revenue	1,617	232,765	101,918	679	(9,964)	327,015
Results						
Segment results	1,731	9,976	7,363	(889)	(8,091)	10,090
Finance cost	(3,610)	(895)	(646)	(1,149)	1,952	(4,348)
Share of results of associate companies	-	(127)	-	-	-	(127)
Share of results of joint venture company	7,933	2,519	-	-	-	10,452
Profit/ (Loss) before tax	6,054	11,473	6,717	(2,038)	(6,139)	16,067
Income tax expense						(5,419)
Profit for the financial period						10,648

A10. Valuation of Property, Plant & Equipment

The values captured were based upon valuation exercises carried out by independent firm of professional valuer. The valuations were arrived at by reference to market evidence of transaction prices for similar properties. This was in line with our policy upon adoption of MFRS 116, that freehold building and leasehold building in the property, plant and equipment are revalued at regular intervals of at least once every five (5) year. The resultant revaluation surpluses of approximately RM5,529,089 were recognised in revaluation reserve during the current financial quarter and financial quarter year to date.

A11. Valuation of Investment Properties

The values captured were based upon a valuation exercise carried out by independent firm of professional valuer. The valuations were arrived at by reference to market evidence of transaction prices for similar properties. This was in line with our policy upon adoption of MFRS 140, that investments properties are revalued at regular intervals of at least once every year. The resultant revaluation surplus of approximately RM7,600 were recognised in fair value gain.

A12. Changes in the composition of the Group

There were no changes in the composition of the Group during the current quarter ended 31 December 2023 except for the followings :

- a) On 28 July 2023, BKG Development Sdn Bhd (“BKGD”), a wholly-owned subsidiary of the company entered into a share sale agreement with Atlantic Blue Holdings Sdn Bhd to acquire 2,450,000 ordinary shares in BK Alliance Sdn Bhd (“BKA”), representing 49% equity interest in BKA for a purchase consideration of RM2.45 million.

On 30 August 2023, the proposed acquisition was completed as BKGD had fulfilled the terms and conditions under share sale agreement and obtained 100% control of BKA. BKA is a wholly-owned subsidiary of BKGD.

- b) On 18 October 2023, Stellar Platinum Sdn Bhd (“SPSB”), a wholly-owned subsidiary of BKGD, which in turn is a wholly-owned subsidiary of the Company entered into a shareholders’ agreement with Thirupathi Capital Sdn Bhd (“TCSB”). On 18 October 2023, SPSB become a 70% subsidiary company of BKGD where the remaining 30% shares in SPSB was held by TCSB.

A13. Contingent Assets and Liabilities

There were no contingent assets as of the date of this report. Contingent liabilities of the Group were as follows:

	As at	
	31.12.2023 RM'000	31.12.2022 RM'000
Unsecured		
- Guarantees given to third parties in respect of trade & contracts	13,185	47,483
- Guarantees given to financial institutions for borrowings	351,540	450,973
	364,725	498,456

A14. Capital commitment

	As at	
	31.12.2023 RM'000	31.12.2022 RM'000
Approved and contracted for:		
- Acquisition of land held for property development	-	50,223
- Acquisition of property, plant and equipment	111	18,243
	111	68,466

A15. Related party transactions

Our Group's transactions with companies in which our directors or substantial shareholders have an interest for the current financial quarter and financial year to date were as follows:

	Current quarter 3 months ended		Cumulative quarter 12 months ended	
	31.12.2023 RM'000	31.12.2022 RM'000	31.12.2023 RM'000	31.12.2022 RM'000
Progress billing receivables	34,685	16,254	80,897	20,595
Purchase of goods	16,567	5,629	46,421	13,133
Rental paid/ payable	194	49	474	224
Road tax and insurance paid	8	21	91	103
Project management fee received/ receivables	-	169	-	1,641
Construction cost incurred	-	-	8,763	-
Rental income received/ receivables	-	-	-	6
	51,454	22,122	136,646	35,702

These transactions have been entered into as the normal course of business of the Group.

B. ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS**B1. Review of performance****Review of performance against the previous year corresponding period**

The Group recorded a revenue of RM166.0 million for the current quarter ended 31 December 2023 compared to a revenue of RM164.6 million in the preceding year quarter ended 31 December 2022. Profit before tax increased to RM19.5 million in the current quarter compared to a profit before tax of RM7.9 million in the preceding year's corresponding quarter mainly due to higher share of result of joint venture company.

The Group recorded a revenue of RM601.8 million for the current year to date compared to a revenue of RM327.0 million mainly due to higher contribution from property division and higher work progress of the construction projects from the construction division. Profit before tax of RM49.6 million in the current year to date is higher compared to a profit before tax of RM16.1 million in the preceding year corresponding period mainly due to higher share of result of joint venture company and several major on-going construction projects.

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B1. Review of performance (cont'd)

Tabulated below are the various divisional contributions:

	Individual Quarter		Cumulative Period	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
	RM'000	RM'000	RM'000	RM'000
Revenue				
(a) Property development	33,958	168	65,893	1,617
(b) Construction	141,927	129,959	515,164	232,765
(c) Commercial vehicles and fleet management	18,852	40,553	77,317	101,918
(d) Others segment	168	168	675	679
	<u>194,905</u>	<u>170,848</u>	<u>659,049</u>	<u>336,979</u>
Less : Elimination	(28,909)	(6,264)	(57,283)	(9,964)
Total	<u>165,996</u>	<u>164,584</u>	<u>601,766</u>	<u>327,015</u>
(Loss)/ Profit before taxation				
(a) Property development	(1,363)	5,493	(12,093)	(1,879)
(b) Construction	1,116	943	24,571	9,081
(c) Commercial vehicles and fleet management	(2,133)	3,336	4,206	6,717
(d) Others segment	(1,107)	(94)	(266)	(2,038)
	<u>(3,487)</u>	<u>9,678</u>	<u>16,418</u>	<u>11,881</u>
Less : Elimination	600	(5,802)	(1,673)	(6,139)
	<u>(2,887)</u>	<u>3,876</u>	<u>14,745</u>	<u>5,742</u>
Share of results of associate companies	35	(4,956)	(278)	(127)
Share of results of joint venture company	<u>22,361</u>	<u>9,019</u>	<u>35,166</u>	<u>10,452</u>
Total	<u>19,509</u>	<u>7,939</u>	<u>49,633</u>	<u>16,067</u>

B1. Review of performance (cont'd)**Property development**

Revenue for the current quarter increased to RM34.0 million compared to RM0.2 million in the preceding year's corresponding quarter, mainly due to higher sales from on-going development projects such as Quaver and Ayanna and new launch projects such as Avantro and Solarvest Tower. Correspondingly, loss before tax of RM1.3 million in the current quarter compared to profit before tax of RM5.5 million in the preceding year's corresponding quarter was mainly due to higher marketing cost and finance cost incurred for new launch projects such as Avantro and Solarvest Tower.

Revenue for the current year to date increased to RM65.9 million compared to RM1.6 million in the preceding year to date mainly contributed by the newly acquired Quaver and new launch of Ayanna, Avantro and Solarvest Tower. Loss before tax increased to RM12.0 million compared to RM1.9 million in the preceding year to date mainly due to higher marketing cost of new launch project, finance cost for borrowing of new project and staff cost incurred in the current year.

Construction

Revenue increased to RM141.9 million in the current quarter compared to RM130.0 million in the preceding year's corresponding quarter was mainly due to higher work progress for the on-going projects. Correspondingly, profit before tax increased to RM1.1 million compared to RM0.9 million in the preceding year's corresponding quarter mainly due to increased work progress on certain on-going projects in current quarter.

Revenue for the current year to date increased to RM515.2 million compared to RM232.8 million in the preceding year to date. Correspondingly, profit before tax increased to RM24.6 million compared to RM9.1 million in the preceding year to date. The financial performance in the current year to date was higher due to higher progress billings from some on-going construction projects.

Commercial vehicles and fleet management

Revenue decreased to RM18.9 million for the current quarter compared to RM40.6 million in the preceding year's corresponding quarter was due to lower demand for rebuilt commercial vehicles in the current quarter. Loss before tax was RM2.1 million compared to profit before tax RM3.3 million in the preceding year's corresponding quarter due to provision of specific impairment for trade debtors amounting RM2.9 million in the current quarter.

Revenue for the current year to date decreased to RM77.3 million compared to RM101.9 million in the preceding year to date due to decrease demand in rebuilt commercial vehicles. Profit before tax decreased to RM4.2 million compared to RM6.7 million in the preceding year to date, mainly due provision of specific impairment for trade debtors amounting RM2.9 million.

B2. Financial review for current quarter compared with immediate preceding quarter

Analysis of performance of the respective business segments are as follows:-

	Current Quarter 31.12.2023 RM'000	Immediate Preceding Quarter 30.9.2023 RM'000
Revenue		
(a) Property development	33,958	15,340
(b) Construction	141,927	116,525
(c) Commercial vehicles and fleet management	18,852	22,971
(d) Others segment	168	169
	194,905	155,005
Less : Elimination	(28,909)	(16,410)
Total	165,996	138,595
(Loss)/ Profit before taxation		
(a) Property development	(1,363)	(3,381)
(b) Construction	1,116	3,062
(c) Commercial vehicles and fleet management	(2,133)	2,507
(d) Others segment	(1,107)	(383)
	(3,487)	1,805
Less : Elimination	600	(2,760)
	(2,887)	(955)
Share of results of associate companies	35	(470)
Share of results of joint venture company	22,361	4,727
Total	19,509	3,302

Material changes in the current quarter's result compared to the preceding quarter

The Group's revenue increased to RM166.0 million in the current quarter compared to RM138.6 million in the preceding quarter mainly due to higher contribution from property division and higher work progress for on-going construction projects in the current quarter. Profit before tax increased to RM19.5 million compared to RM3.3 million in the preceding quarter was mainly due to share of result of joint venture company. For the construction division, increased revenue was due to increase activity levels but decreased in profit before tax was due to cost revisions in certain projects resulting in lower profit margin.

B3. Commentary on prospects

For our *property development segment*, the Group is preparing to launch three (3) new property development projects, Andalan Residences with an estimate Gross Development Value (“GDV”) of RM247 million, Botanica Hills in Rawang with an estimated GDV of RM569 million and resort themed mixed development in Melaka with an estimated GDV of RM690 million in FY2024. As at 31 December 2023, the Division has total unbilled sales of RM521.2 million mainly from its amount on-going property development projects namely Quaver Residence, Ayanna Resort Residences, Avantro Residences and Solarvest Tower.

Our *construction segment* expects a gradual improvement in contract flows and expects to participant in the construction of the planned launch of the Group's in-house property development projects. As at 31 December 2023, the construction segment’s outstanding order book was at RM1.1 billion. The replenishment of its order book will depend on the roll-out of infrastructure projects by the Malaysian government and private construction projects. The segment will continue to bid for construction projects to replenish its current order book.

The market for *commercial vehicles* is anticipated to experience continuous challenges. However, the group remains cautiously optimistic about the prospect of this segment as the demand of light/ big trucks and prime movers are derived from logistic and transportation business. The group is continuing to explore for more option available and expanding its sales and marketing for the Cergas Van which caters to the tourism industry, which expects to growth in year 2024. The group is also exploring electric commercial vehicles in near future, in line with the Malaysian Government’s encouragement and incentive of green energy vehicles.

Barring any unforeseen circumstances, the Group remained optimistic about the Group’s long-term prospects and will continue to seek opportunities to expand the Group’s revenue and ensure the on-going projects are completed on time. The Group will continue to exercise prudence in its business dealings and manage operational efficiency to achieve sustainable growth of business in the long term and create value for shareholders.

B4. Profit forecast

Not applicable as there was no profit forecast published.

B5. Disclosure on selected expenses/ income items as required by the Listing Requirements

Included in profit before tax comprised the following income/ (expense) items:

	Current quarter 3 months ended		Cumulative quarter 12 months ended	
	31.12.2023 RM'000	31.12.2022 RM'000	31.12.2023 RM'000	31.12.2022 RM'000
Gain on disposal of plant and equipment	306	7	306	447
Reversal of impairment loss on trade receivables	217	2,079	620	3,275
Fair value gain on equity instrument	187	-	2,663	-
Interest income	375	12	832	275
Interest expense	(3,619)	(927)	(9,980)	(4,347)
Depreciation and amortisation	(2,271)	(1,300)	(6,513)	(3,918)
Unrealised (loss)/ gain foreign exchange	(111)	930	248	-
Share of results of associate companies	35	(4,956)	(278)	(127)
Share of results of joint venture company	22,361	9,019	35,166	10,452

B6. Income tax expense

Taxation is provided at the prevailing statutory rate based on the operating profit for the quarter as follows:

	Current quarter 3 months ended		Cumulative quarter 12 months ended	
	31.12.2023 RM'000	31.12.2022 RM'000	31.12.2023 RM'000	31.12.2022 RM'000
Current tax:				
-Malaysian income tax	(5,459)	(3,525)	(13,316)	(5,821)
Deferred tax				
- relating to origination and reversal of temporary differences	207	703	207	402
Total income tax expense	(5,252)	(2,822)	(13,109)	(5,419)

The effective tax rate for the financial period ended 31 December 2023 was higher than the statutory tax rate due to certain expenses not deductible for tax purposes.

B7. Corporate proposal

Saved as disclosed below, there were no other corporate proposals that the Company had announced and are pending completion as of to date:

(a) Joint Development Agreement

On 3 May 2023, Stellar Platinum Sdn Bhd (“SPSB”), a wholly-owned subsidiary of the Company entered into a Joint Development Agreement (“Agreement”) with Ivory Meadows Sdn Bhd (“IMSB”) for a proposed development of serviced residence located in Bandar Tanjong Pinang, Daerah Timor Laut, Negeri Penang known as “Crown Penang”, with an estimated gross development value of RM475 million. The said Joint Development Agreement is subject to condition precedents to be met by 5 November 2023.

On 18 September 2023, M&A Securities on behalf of the Board announced that SPSB and IMSB had mutually agreed to extend the conditional period of the JDA for a further period of 3 months from 3 November 2023 and expiring on 3 February 2024. On 5 January 2024, the Joint Development Agreement have become unconditional.

(b) Proposed Private Placement

On 20 November 2023, CHGP announced to undertake a private placement of up to 20% of its issued ordinary shares totally up to 110,066,000 new CHGP Shares.

Private Placement was completed on 9 February 2024 following the listing of 110,066,000 new shares on the Main Market of Bursa Securities. Total net proceeds raised was RM85,646,950.

(c) Proposed acquisition of a plot of freehold land (Penang Times Square)

On 10 January 2024, the Company announced that Chin Hin Property (Penang) Sdn Bhd, a wholly-owned subsidiary of BKG Development Sdn Bhd (“BKGD”), which in turn is a wholly-owned subsidiary of CHGP has entered into agreement with Ivory Gleneary Sdn Bhd (“IGSB”) for the purchase of a plot of freehold land measuring approximately 1.218 acre (currently identified as Penang Times Square, Phase 4) and forming part of the land held under a master title known as Geran 172694, Lot 10024, Seksyen 10, Bandar George Town, Daerah Timur Laut, Pulau Pinang (“Master Land” or “Master Title”) measuring approximately 4.922 hectares (approximately 12.1625 acres) in area (“the Land”), for a total cash consideration of RM40,000,000.00. The proposed Acquisition is conditional upon fulfillment of conditions precedent by 31 December 2024.

B7. Corporate proposal (cont'd)

(d) Proposed acquisition of 6 parcels of 99 years leasehold lands (Melaka)

On 16 January 2024, the Company announced that Chin Hin Property (Melaka) Sdn Bhd, a wholly-owned subsidiary of BKG Development Sdn Bhd (“BKGD”), which in turn is a wholly-owned subsidiary of CHGP has entered into Sale and Purchase Agreements with MDS Developments Management Sdn Bhd, Aim Development Worldwide Sdn Bhd and Aim Holdings Worldwide Sdn. Bhd. respectively (collectively referred to as “Vendors”) for the purchase of the following 6 parcels of 99 years leasehold lands, for a total cash consideration of RM41,936,800.00. The proposed acquisition is conditional upon fulfillment of various conditions precedent by 15 May 2024.

(e) Proposed Share Sale Agreements (“SSA”) dated 29 February 2024 entered into by the Company with Chin Hin Group Berhad (“Chin Hin”) for :-

- (i) proposed disposal of 2 ordinary shares in Chin Hin Construction Engineering Sdn. Bhd. (“CHCE”), representing the entire equity interest in CHCE, to Chin Hin for a cash consideration of RM16.5 million; and
- (ii) proposed disposal of 9,500,000 ordinary shares in Kayangan Kemas Sdn. Bhd. (“Kayangan”), representing 95% equity interest in Kayangan, to Chin Hin for a cash consideration of RM93.5 million.

The SSAs are conditional upon fulfillment of various conditions precedent by 28 May 2024.

(f) Proposed Shareholders Agreements dated 29 February 2024 entered into by BKG Development Sdn. Bhd. (“BKGD”) with :-

- (i) Fiamma Properties Sdn Bhd (“FPSB”), a wholly-owned subsidiary of Fiamma Holdings Berhad (“FHB”) for the proposed subscription by BKGD of 5,833,334 new ordinary shares in FPSB representing 70.0% of the enlarged ordinary share capital of FPSB at an issue price of RM1.00 per share to facilitate the parties’ joint development on the following lands (“FPSB Shareholders Agreement”):-
 - (aa) all that parcel of freehold land held under No. Hakmilik 25272, Lot 3240 Seksyen 92, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 4,047 square metres (“s.m.”) (“Land 1”); and
 - (bb) all that parcel of freehold land held under No. Hakmilik 37713, Lot 260 Seksyen 92, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 6,535.46 s.m. (“Land 2”);
- (ii) Fiamma Land Sdn Bhd (“FLSB”), a wholly-owned subsidiary of FHB for the proposed subscription by BKGD of 1,166,667 new ordinary shares in FLSB representing 70.0% of the enlarged ordinary share capital of FLSB at an issue price of RM1.00 per share to facilitate the parties’ joint development on the following lands (“FLSB Shareholders Agreement”) :-

B7. Corporate proposal (cont'd)

- (aa) all that parcel of freehold land held under No. Hakmilik 9348, Lot 54 Seksyen 44, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 773.936 s.m. (“Land 3”);
- (bb) all that parcel of freehold land held under No. Hakmilik 27778, Lot 74 Seksyen 44, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 1,456.8206 s.m. (“Land 4”); and
- (cc) all that parcel of freehold land held under No. Hakmilik 71341, Lot 192 Seksyen 44, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 3,477 s.m. (“Land 5”).

In conjunction with the Proposed FPSB Shareholders Agreement and Proposed FLSB Shareholders Agreement, BKGD has also entered into following subscription agreements with FHB for the:

- (i) proposed issuance of 1,100,000 new redeemable preference shares in BKGD (“BKGD RPS”) to FHB for a total nominal consideration of RM1.00 to facilitate the Proposed FPSB Shareholders Agreement; and
 - (ii) proposed issuance of 10,900,000 BKGD RPS to FHB for a total nominal consideration of RM1.00 to facilitate the Proposed FLSB Shareholders Agreement.
- (g) Proposed private placement of up to 20% of its issued ordinary shares (excluding treasury shares)(“Proposed Private Placement”).

CHGP proposed to undertake a private placement of up to 20% of its issued ordinary shares totally 132,000,000 shares.

B8. Utilisation of proceeds – Private Placement

Purpose	Proposed Utilisation RM'000	Actual utilisation as at 31 December 2023 RM'000	Balance unutilised as at 31 December RM'000	Intended timeframe for utilisation from the date of listing
Quaver Residences	25,547	(11,524)	14,023	within 6 months
Ayanna Resort Residences	32,425	(14,626)	17,799	within 6 months
Avantro Residences	27,513	(12,411)	15,102	within 6 months
Solarvest Tower	12,774	(5,762)	7,012	within 6 months
Expenses relating to the Private Placement	800	(105)	695	within 6 months
Total	99,059	(44,428)	54,631	

B9. Borrowings

The total borrowings incurred by the Group and outstanding as at end of the current quarter are as follows:

	As at	
	31.12.2023	31.12.2022
	RM'000	RM'000
Short term borrowings		
Banker's acceptances	13,695	24,092
Revolving credits	15,443	25,000
Term loans	4,399	3,808
Invoice financing	4,081	6,885
Margin facilities	26,250	-
Bank overdrafts	21,590	4,878
Trust receipts	19,748	-
	105,206	64,663
Long term borrowings		
Term loans	282,503	188,821
	387,709	253,484

B10. Lease liabilities

	As at	
	31.12.2023	31.12.2022
	RM'000	RM'000
Present value of minimum lease payments:-		
- Repayable within twelve months	1,658	2,026
- Repayable after twelve months	3,055	2,334
	4,713	4,360

B11. Disclosure of derivatives

The Group did not enter into any derivative contract and accordingly, there were no outstanding derivatives (including financial instruments designated as hedging instruments) as at 31 December 2023.

B12. Changes in material litigation

There are no pending material litigations as at the date of this report.

B13. Earnings per share

a) Basic

	Current quarter 3 months ended		Cumulative quarter 12 months ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
Profit attributable to the owners of the Company (RM'000)	13,975	3,703	34,586	7,623
Weighted average number of ordinary shares in issue ('000)	591,923	473,562	531,765	452,663
Basic earnings per share (sen)	2.36	0.78	6.50	1.68

b) Diluted

	Current quarter 3 months ended		Cumulative quarter 12 months ended	
	31.12.2023	31.12.2022	31.12.2023	31.12.2022
Profit attributable to the owners of the Company (RM'000)	13,975	3,703	34,586	7,623
Weighted average number of ordinary shares as above ('000)	591,923	473,562	531,765	452,663
Adjustment for assumed conversion of warrants ('000)	-	20,836	-	20,836
Weighted average number of ordinary shares ('000)	591,923	494,398	531,765	473,499
Diluted earnings per share (sen)	2.36	0.75	6.50	1.61