

**BERJAYA ASSETS BERHAD**  
**(REGISTRATION NO.: 196001000237) (3907-W)**

21 November 2023

**UNAUDITED INTERIM FINANCIAL REPORT**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2023**

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**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE QUARTER ENDED 30 SEPTEMBER 2023  
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<b>At 30/09/2023</b>	<b>Group At 30/06/2023 (Audited)</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>NON-CURRENT ASSETS</b>		
Property, plant and equipment	224,167	226,806
Right-of-use assets	10,799	10,985
Investment properties	2,090,496	2,090,979
Inventories - land held for development	105,000	105,000
Associated companies	11,347	10,980
Joint ventures	11,865	11,763
Other investments	97,954	123,585
Intangible assets	9,458	9,733
	<b>2,561,086</b>	<b>2,589,831</b>
<b>CURRENT ASSETS</b>		
Inventories - property development cost	34,223	27,974
Inventories - others	187,388	187,425
Receivables	40,088	36,836
Tax recoverable	306	538
Deposits with licensed banks	27,263	23,305
Cash and bank balances	28,232	26,246
	<b>317,500</b>	<b>302,324</b>
Assets classified as held for sale	246,867	253,051
	<b>564,367</b>	<b>555,375</b>
<b>TOTAL ASSETS</b>	<b>3,125,453</b>	<b>3,145,206</b>
<b>EQUITY</b>		
Share capital	1,538,122	1,538,122
Reserves :		
Foreign currency translation reserve	19,218	22,522
Fair value through other comprehensive income ("FVTOCI") reserve	(70,774)	(87,470)
Retained earnings	406,700	422,692
	<b>355,144</b>	<b>357,744</b>
Equity attributable to owners of the Company	<b>1,893,266</b>	<b>1,895,866</b>
Non-controlling interests	(6,900)	(6,026)
<b>Total equity</b>	<b>1,886,366</b>	<b>1,889,840</b>

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**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE QUARTER ENDED 30 SEPTEMBER 2023  
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)**

	<b>At 30/09/2023</b>	<b>Group At 30/06/2023 (Audited)</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>NON-CURRENT LIABILITIES</b>		
Long term bank borrowings	448,491	461,156
Senior medium term notes	79,694	79,648
Hire purchase liabilities	18	97
Other long term liabilities	188,583	186,976
Lease liabilities	8,721	8,746
Deferred tax liabilities	162,648	162,690
	888,155	899,313
<b>CURRENT LIABILITIES</b>		
Payables	213,518	210,808
Short term bank borrowings	94,594	103,148
Senior medium term notes	39,929	39,903
Hire purchase liabilities	351	357
Lease liabilities	347	353
Provisions	73	73
Tax payable	2,120	1,411
	350,932	356,053
<b>Total liabilities</b>	1,239,087	1,255,366
<b>TOTAL EQUITY AND LIABILITIES</b>	3,125,453	3,145,206
<i>Net assets per share attributable to ordinary owners of the Company (sen)</i>	74	74

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 June 2023.

**BERJAYA ASSETS BERHAD**  
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE QUARTER ENDED 30 SEPTEMBER 2023  
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**

	Note	<b>CURRENT QUARTER ENDED</b>	
		<b>30/09/2023</b>	<b>30/09/2022</b>
		<b>RM'000</b>	<b>RM'000</b>
Revenue		56,391	53,672
Operating expenses		(43,503)	(45,234)
Profit from operations		<u>12,888</u>	<u>8,438</u>
Other income		1,700	1,055
Other expenses		(276)	(1,285)
Share of results from associated companies		367	1,721
Share of results from joint ventures		277	93
Finance costs		<u>(15,128)</u>	<u>(13,570)</u>
Loss before tax		(172)	(3,548)
Taxation	B5	<u>(2,904)</u>	<u>(1,365)</u>
Loss net of tax		<u><u>(3,076)</u></u>	<u><u>(4,913)</u></u>
Attributable to:			
- Owners of the Company		(2,261)	(4,224)
- Non-controlling interests		<u>(815)</u>	<u>(689)</u>
		<u><u>(3,076)</u></u>	<u><u>(4,913)</u></u>
Loss per share (sen):			
Basic	B10	<u><u>(0.09)</u></u>	<u><u>(0.17)</u></u>

The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 30 June 2023.

**BERJAYA ASSETS BERHAD**  
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE QUARTER ENDED 30 SEPTEMBER 2023  
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
AND OTHER COMPREHENSIVE INCOME**

	<b>CURRENT QUARTER ENDED</b>	
	<b>30/09/2023</b>	<b>30/09/2022</b>
	<b>RM'000</b>	<b>RM'000</b>
Loss net of tax	(3,076)	(4,913)
<u>Other comprehensive income:</u>		
<u>Item that may be subsequently reclassified to profit or loss</u>		
Currency translation difference	(3,363)	(2,352)
<u>Item that will not be subsequently reclassified to profit or loss</u>		
Net changes in fair value of investments at fair value through other comprehensive income ("FVTOCI")	2,965	8,516
Total comprehensive income	(3,474)	1,251
Attributable to:		
- Owners of the Company	(2,600)	2,097
- Non-controlling interests	(874)	(846)
	(3,474)	1,251

The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 June 2023.

**BERJAYA ASSETS BERHAD**  
**(REGISTRATION NO.: 196001000237) (3907-W)**

**UNAUDITED INTERIM FINANCIAL REPORT**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2023**  
**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

----- Attributable to the owners of the Company -----

	<--- Non - distributable --->			Distributable			
	Share Capital RM'000	FVTOCI Reserve RM'000	Foreign Currency Translation Reserve RM'000	Retained Earnings RM'000	Equity Funds RM'000	Non- controlling Interests RM'000	Total Equity RM'000
At 1 July 2023	1,538,122	(87,470)	22,522	422,692	1,895,866	(6,026)	1,889,840
Transfer upon disposal of FVTOCI investment	-	13,731	-	(13,731)	-	-	-
Total comprehensive income	-	2,965	(3,304)	(2,261)	(2,600)	(874)	(3,474)
At 30 September 2023	<u>1,538,122</u>	<u>(70,774)</u>	<u>19,218</u>	<u>406,700</u>	<u>1,893,266</u>	<u>(6,900)</u>	<u>1,886,366</u>
At 1 July 2022	1,538,120	(131,172)	7,679	458,964	1,873,591	(1,110)	1,872,481
Transfer upon disposal of FVTOCI investment	-	5,684	-	(5,684)	-	-	-
Total comprehensive income	-	8,516	(2,195)	(4,224)	2,097	(846)	1,251
At 30 September 2022	<u>1,538,120</u>	<u>(116,972)</u>	<u>5,484</u>	<u>449,056</u>	<u>1,875,688</u>	<u>(1,956)</u>	<u>1,873,732</u>

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2023.

**BERJAYA ASSETS BERHAD**  
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT**  
**FOR THE QUARTER ENDED 30 SEPTEMBER 2023**  
**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>CURRENT QUARTER</b>	
	<b>ENDED</b>	
	<b>30/09/2023</b>	<b>30/09/2022</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from operations	58,332	55,328
Payments for operating expenses	(46,155)	(41,606)
Tax refunds	64	-
Payment of taxes	(1,884)	(864)
Other (payment)/receipt	(606)	192
Net cash generated from operating activities	<u>9,751</u>	<u>13,050</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Sales of plant and machinery	13	-
Sales of other investments	28,595	5,635
Acquisition of plant and machinery	(81)	(142)
Acquisition of investment properties	(164)	(60)
Interest received	199	119
Dividend received	33	6
Other payments	(4,000)	-
Net cash generated from investing activities	<u>24,595</u>	<u>5,558</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Drawdown of bank and other borrowings	-	2,201
Repayment of borrowings and loans	(17,546)	(4,758)
Interest paid	(10,534)	(9,831)
Payment of hire purchase liabilities	(86)	(113)
Payment of lease liabilities	(227)	(215)
Placement with banks as security pledged for borrowings	<u>(7,835)</u>	<u>(3,864)</u>
Net cash used in financing activities	<u>(36,228)</u>	<u>(16,580)</u>
<b>NET CHANGE IN CASH AND CASH EQUIVALENTS</b>	(1,882)	2,028
<b>EFFECTS OF EXCHANGE RATE CHANGES</b>	(11)	(18)
<b>OPENING CASH AND CASH EQUIVALENTS</b>	<u>22,235</u>	<u>20,061</u>
<b>CLOSING CASH AND CASH EQUIVALENTS</b>	<u><u>20,342</u></u>	<u><u>22,071</u></u>
The closing cash and cash equivalents comprise the following:		
Deposits with licensed banks	27,263	24,650
Cash and bank balances	<u>28,232</u>	<u>25,045</u>
	55,495	49,695
Less:		
Bank overdrafts	(9,990)	(9,990)
Cash and cash equivalents restricted in usage	<u>(25,163)</u>	<u>(17,634)</u>
	<u><u>20,342</u></u>	<u><u>22,071</u></u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2023.

**NOTES:**

- A1 The interim financial report is not audited and has been prepared in compliance with Malaysian Financial Reporting Standards (MFRS) 134 - Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and comply with the requirements of Companies Act 2016 ("CA 2016").

The interim financial report should be read in conjunction with the audited financial statements of the Company for the year ended 30 June 2023, which were prepared under Malaysian Financial Reporting Standards. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions which are significant for understanding the changes in the financial position and performance of the Company since the year ended 30 June 2023.

The accounting policies and methods of computations used in the preparation of the financial statements are consistent with those adopted in the audited financial statements for the year ended 30 June 2023, except for the adoption of new Malaysian Financial Reporting Standards ("MFRSs"), Amendments to MFRSs and Annual Improvements to MFRSs which were effective for the financial periods beginning 1 January 2023.

The Group has not early adopted new or revised standards and amendments to standards that have been issued but not yet effective for the accounting period beginning 1 July 2023.

The initial application of the Amendments to MFRSs, is not expected to have any significant financial impact to the financial statements of the Group upon their first adoption except for the changes in presentation and disclosure of financial information.

- A2 The audit report of the Company's most recent annual audited financial statements did not contain any qualification.
- A3 Our principal business operations are not significantly affected by any seasonal or cyclical factors except for the gaming and recreation businesses that may be favourably impacted by the festive and school holiday seasons respectively.

**NOTES (CONTINUED)**

- A4 (a) There were no other unusual items as a result of their nature, size or incidence that had affected the financial statements for the financial quarter ended 30 September 2023.
- (b) There were no material changes in estimates of amounts reported in the current financial period ended 30 September 2023.
- A5 There were no issuance and repayment of debts and equity securities, share buy-back, share cancellation, shares held as treasury shares and resale of treasury shares for the financial quarter ended 30 September 2023.
- A6 The Company did not pay any dividend in the financial quarter ended 30 September 2023.

**NOTES (CONTINUED)**

A7 Segmental information for the financial quarter ended 30 September 2023:

	External RM '000	Inter - segment RM '000	Total RM '000
<b><u>REVENUE</u></b>			
Property development and investment	28,929	-	28,929
Gaming and related activities	18,846	364	19,210
Hotel, recreation and others	8,616	-	8,616
Elimination : Inter-segment revenue	-	(364)	(364)
Total revenue	<u>56,391</u>	<u>-</u>	<u>56,391</u>
<b><u>RESULTS</u></b>			<b>RM '000</b>
Property development and investment			14,493
Gaming and related activities			1,218
Hotel, recreation and others			<u>(2,569)</u>
			13,142
Unallocated corporate expenses			<u>(254)</u>
Profit from operations			12,888
Other income			
- property development and investment			718
- gaming and related activities			161
- hotel and recreation			635
- unallocated			186
			<u>1,700</u>
			14,588
Other expenses			
- gaming and related activities			<u>(276)</u>
			14,312
Share of results after tax from associated companies			367
Share of results after tax from joint ventures			277
Finance costs			<u>(15,128)</u>
Loss before tax			(172)
Taxation			<u>(2,904)</u>
Loss for the quarter			<u><u>(3,076)</u></u>

**NOTES (CONTINUED)**

- A8 There were no material events subsequent to the end of this current quarter that have not been reflected in the financial statements for this current financial quarter.
- A9 There were no material changes in the composition of the Group for the financial quarter ended 30 September 2023 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.
- A10 There were no material changes in contingent liabilities or contingent assets since the last audited statement of financial position as at 30 June 2023.
- A11 There are no changes in capital commitments since the last audited statement of financial position as at 30 June 2023.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD****B1 Review of group performance**

The main operating businesses of the Group are number forecast operation ("NFO") in Sarawak, property development and investment and the operations of hotel and recreation business. The key factors (other than general economic conditions) affecting the performance of the main operating businesses in the Group are as follows:

Property development and investment

- demographic of population, location of the properties, costs of building materials and related services, lending guidelines and interests rates of the financial institutions, rental rates, age and condition of investment properties and the quality of property management.

Hotel and recreation

- room rates, seasonal festive periods and school holidays, locations of the hotel and restaurants, tourism/currency exchange/dining out trends, energy/raw material/other supplies costs, quality of rooms/amenities/service and customer perception.

NFO in Sarawak

- disposable income of the general public, luck factor, illegal gaming and the number of draws in the financial period.

The performance of the Group's operating businesses may be affected should the imposition of restrictive measures be introduced in response to any future pandemic.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)****B1 Review of group performance (Contd)**

The summary results of the Group are as follows:

	<b>3-Month Ended</b>		
	<b>30/09/2023</b>	<b>30/09/2022</b>	<b>+/(-)</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>%</b>
Revenue	56,391	53,672	5
Profit from operations	12,888	8,438	53
Loss before tax	(172)	(3,548)	(95)

For the Quarter

The Group registered revenue of RM56.4 million and pre-tax loss of RM0.2 million in the current quarter ended 30 September 2023 as compared to revenue of RM53.7 million and pre-tax loss of RM3.5 million reported in the previous year corresponding quarter.

The Group's revenue was higher in the current quarter under review mainly due to higher revenue from property investment business segment due to higher rental rates that are aligned with current market rates compared with lower rental rates in last year corresponding quarter.

This has partially cushioned the impact of lower revenue from gaming, hotel and recreation business segments due to lower number of draws conducted and the lower occupancy rates.

The Group's pre-tax loss was correspondingly lower in the current quarter under review primarily due to the following:

- (i) the higher revenue reported as explained above; and
- (ii) lower winning prize pay-out incurred by Natural Avenue Sdn Bhd.

**B2 First Quarter vs Preceding Year's Fourth Quarter**

	<b>3-Month Ended</b>		
	<b>30/09/2023</b>	<b>30/06/2023</b>	<b>+/(-)</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>%</b>
Revenue	56,391	57,085	(1)
Profit from operations	12,888	12,156	6
Loss before tax	(172)	(14,347)	(99)

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)****B2 First Quarter vs Preceding Year's Fourth Quarter (Contd)**

For the current quarter under review, the Group registered revenue of RM56.4 million which was lower as compared to the revenue of RM57.1 million in the preceding quarter ended 30 June 2023. The current quarter's pre-tax loss of RM0.2 million was lower as compared to the pre-tax loss of RM14.3 million reported for the preceding quarter.

The lower Group's revenue in the current quarter was primarily due to the following:

- (i) lower revenue reported by gaming business segment arising from lower average revenue per draw; and
- (ii) lower rental, based on tenants' revenue.

These were mitigated by the effect of higher revenue reported by hotel and recreation business segment mainly due to higher sales of theme park tickets.

The Group reported lower pre-tax loss in the current quarter under review as compared to the preceding quarter due to the following:

- (i) the unfavourable fair values adjustments on investment properties amounting to RM6.1 million incurred in the preceding quarter;
- (ii) impairment loss on land held for development amounting to RM2.9 million in the preceding quarter; and
- (ii) higher share of profit from associated companies.

**B3 Future Prospects**

The global economic growth continued to be impacted by the geopolitical tensions, inflationary pressures, supply chain disruptions and rising energy and interest costs. Despite these challenges, the domestic economy is anticipated to recover at a moderate pace.

Whilst the Directors are cautiously optimistic on the recovery of the domestic economy, the operating results of the Group for the financial year ending 30 June 2024 is expected to be satisfactory.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B4 There is no profit forecast or profit guarantee for the financial quarter and period ended 30 September 2023.

B5 The income tax expenses for the financial quarter ended 30 September 2023 are detailed as follows:

	Current Quarter ended 30/9/2023 RM'000
Malaysian taxation:	
Current period provision	2,761
Deferred tax	(41)
Withholding tax	184
	<u>2,904</u>

The disproportionate tax charge of the Group for the financial quarter ended 30 September 2023 was mainly due to certain expenses being disallowed for tax purposes, as well as non-availability of the Group tax relief in respect of losses incurred by certain subsidiary companies.

B6 There is no corporate exercise announced by the Group but not completed as at the date of this announcement.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B7 The Group borrowings as at 30 September 2023 are as follows:

Secured:	RM'000
Short term bank borrowings	
- Denominated in Ringgit Malaysia	83,405
- Denominated in GBP (£1,949,000) *	11,189
	94,594
Senior medium term notes	39,929
	134,523
Long term bank borrowings	
- Denominated in Ringgit Malaysia	314,586
- Denominated in GBP (£23,324,000) *	133,905
	448,491
Senior medium term notes	79,694
	528,185
Total borrowings	662,708

\* *Converted at the exchange rate prevailing as at 30 September 2023.*

B8 There is no pending material litigation since the date of the last audited statement of financial position to the date of this announcement, other than as disclosed below.

Reference is made to Note 41 of the audited financial statements of the Group for the financial year ended 30 June 2023.

**BTSSB Tax Litigation**

At the case management held on 25 October 2023 for MOF Judicial Review, BTSSB informed the Court of Appeal that BTSSB has filed issues to be tried but MOF has yet to do so.

The next case management at the Court of Appeal has been fixed on 13 December 2023 to allow MOF time to file the issues to be tried.

As for the tax appeals at the SCIT, the next mention date is fixed on 20 February 2024.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B8 There is no pending material litigation since the date of the last audited statement of financial position to the date of this announcement, other than as disclosed below.

VCSB Litigation

The trial for Tropicfair Writ Action has now been fixed on 4 June 2024 to 6 June 2024 and 24 June 2024. The next case management for Tropicfair Writ Action is fixed on 23 November 2023.

The above litigations are still on-going.

B9 The Board does not recommend any dividend in the current quarter (previous year's quarter ended 30 September 2022: Nil).

B10 The loss per share is calculated by dividing loss attributable to owners of the Company by the weighted average number of ordinary shares in issue:

	<u>Current Quarter Ended</u>			
	30/09/2023	30/09/2022	30/09/2023	30/09/2022
	RM'000	RM'000	Sen	Sen
Loss for the quarter	<u>(2,261)</u>	<u>(4,224)</u>		
Weighted average number of ordinary shares ('000)	<u>2,558,276</u>	<u>2,558,270</u>		
Basic loss per share			<u>(0.09)</u>	<u>(0.17)</u>

B11 Loss before tax is stated after charging/(crediting):

	Current Quarter ended 30/09/2023 RM'000
Interest income	(194)
Dividend income	(33)
Other income excluding dividend and interest income	(1,473)
Depreciation of property, plant and equipment	2,707
Amortisation of intangible assets	<u>275</u>