IBRACO BERHAD

[197101000730(011286-P)]
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
For the quarter and year ended 31 December 2023
(The figures have not been audited)

		Current Quarter 3 months ended 31 December		Cumulative Quarter 12 months ended 31 December	
	Note	**2023 RM'000**	**2022 RM'000**	**2023 RM'000**	**2022 RM'000**
Revenue		105,418	82,594	391,871	272,173
Cost of sales		(75,005)	(51,713)	(269,033)	(183,936)
Gross profit		30,413	30,881	122,838	88,237
Other income		6,657	5,104	8,549	6,367
Administrative expenses		(16,852)	(10,932)	(44,052)	(35,293)
Selling and marketing expenses		(3,674)	(1,883)	(11,721)	(6,064)
Finance costs		(3,585)	(2,609)	(12,943)	(9,325)
Share of results in associate		55	(397)	55	(397)
Profit before tax	21	13,014	20,164	62,726	43,525
Income tax expense	24	(4,152)	(6,145)	(17,379)	(12,431)
Profit for the period		8,862	14,019	45,347	31,094
Other comprehensive income		-	-	-	-
Total comprehensive income for the period		8,862	14,019	45,347	31,094
Profit for the period attributable to :					
Owners of the parent		9,894	14,029	46,038	30,411
Non-controlling interests		(1,032)	(10)	(691)	683
		8,862	14,019	45,347	31,094
Total comprehensive income attributable to :					
Owners of the parent		9,894	14,029	46,038	30,411
Non-controlling interests		(1,032)	(10)	(691)	683
		8,862	14,019	45,347	31,094

IBRACO BERHAD

[197101000730(011286-P)]
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (contd.)
For the quarter and year ended 31 December 2023
(The figures have not been audited)

Earnings Per Share attributable to owners of the parent:					
Basic, for profit for the period (Sen)	28	1.81	2.57	8.43	5.57
Diluted, for profit for the period (Sen)	28	1.81	2.57	8.43	5.57

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.

IBRACO BERHAD
[197101000730(011286-P)]
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 December 2023 and 31 December 2022

	Note	Unaudited As at 31 December 2023 RM'000	Audited As at 31 December 2022 RM'000
ASSETS			
Property, plant & equipment		116,108	72,585
Intangible asset		3,775	4,272
Investment in an associate		3,204	2,414
Investment in joint venture		300	300
Inventories		51,965	51,440
Completed investment properties		136,300	122,300
Trade and other receivables	16	3,106	1,536
Deferred tax assets		7,167	8,584
Total non-current assets		321,925	263,431
Inventories		374,592	351,577
Trade and other receivables	16	37,464	39,963
Other current assets		138,284	76,720
Cash and bank balances		76,260	60,586
Total current assets		626,600	528,846
TOTAL ASSETS		948,525	792,277
Equity attributable to owners of the parent			
Share capital		271,832	271,832
Retained earnings		206,228	180,342
		478,060	452,174
Non-controlling interests		9,819	9,790
Total Equity		487,879	461,964
LIABILITIES			
Loans and borrowings	25	95,680	78,379
Trade and other payables	17	20,362	13,287
Total non-current liabilities		116,042	91,666
Loans and borrowings	25	185,032	132,923
Trade and other payables	17	138,608	99,013
Other current liabilities		16,161	5,253
Income tax payable		4,803	1,458
Total current liabilities		344,604	238,647
Total liabilities		460,646	330,313
TOTAL EQUITY AND LIABILITIES		948,525	792,277

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.

IBRACO BERHAD

[197101000730(011286-P)]
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the year ended 31 December 2023
(The figures have not been audited)

	Attributable to owners of the parent			
	Non-distributable	*Distributable*		
	Share capital RM'000	**Retained earnings RM'000**	**Non-Controlling interests RM'000**	**Total equity RM'000**
At 1 January 2022	271,832	160,852	9,207	441,891
Total comprehensive income	-	30,411	683	31,094
Interests in a subsidiary donated to a foundation	-	-	1,470	1,470
Contribution by non-controlling interest	-	-	30	30
Dividend on ordinary shares	-	(10,921)	-	(10,921)
Dividend paid to non-controlling interest	-	-	(1,600)	(1,600)
At 31 December 2022	271,832	180,342	9,790	461,964
At 1 January 2023	271,832	180,342	9,790	461,964
Total comprehensive income	-	46,038	(691)	45,347
Contribution by non-controlling interest	-	-	720	720
Dividend on ordinary shares	-	(20,152)	-	(20,152)
At 31 December 2023	271,832	206,228	9,819	487,879

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.

IBRACO BERHAD

[197101000730(011286-P)]
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
For the year ended 31 December 2023
(The figures have not been audited)

	12 months ended 31 December	
	2023	**2022**
	RM'000	**RM'000**
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	62,726	43,525
Adjustments for:		
Amortisation of intangible asset	497	498
Depreciation of property, plant and equipment	6,207	5,164
Dividend income	(47)	(46)
Fair value gain on investment properties	(5,633)	(4,000)
Gain from disposal of property, plant and equipment	(12)	(726)
Impairment on receivables	-	67
Loss on disposal of shares in a subsidiary to a charitable trust	-	1,470
Interest expenses	12,943	9,325
Interest income	(1,039)	(520)
Receivables written off	1,697	346
Reversal of impairment of trade receivables	(95)	(85)
Share of results in associates	(55)	397
Operating profit before working capital changes	77,189	55,415
Changes in working capital:		
Deposit pledged for bank borrowings	(5)	(4)
Inventories	(30,762)	(47,267)
Land held for development	(525)	(7,295)
Receivables	(673)	18,492
Other current assets	(59,730)	33,539
Payables	46,670	(6,534)
Other current liabilities	10,908	321
Cash generated from operations	43,072	46,667
Interest paid	(12,943)	(9,325)
Interest received	1,039	520
Taxes paid	(17,673)	(11,233)
Taxes refunded	3,967	744
Net cash generated from operating activities	17,462	27,373
CASH FLOWS FROM INVESTING ACTIVITIES		
Deposit with maturity more than three months	(170)	(237)
Dividend received	47	46
Expenditure incurred on investment properties under construction	(620)	-
Net cash inflow on incorporation of subsidiary	-	30
Proceeds from disposal of property, plant and equipment	12	767
Purchase of property, plant and equipment	(38,628)	(15,192)
Subscription of shares in associate	(735)	(980)
Net cash used in investing activities	(40,094)	(15,566)

IBRACO BERHAD
[197101000730(011286-P)]
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS (contd.)
For the year ended 31 December 2023
(The figures have not been audited)

	12 months ended 31 December	
	2023	**2022**
	RM'000	**RM'000**
CASH FLOWS FROM FINANCING ACTIVITIES		
Contribution by non-controlling interest	720	-
Dividends on ordinary shares	(19,112)	(10,921)
Dividends paid to non-controlling interest	(1,040)	(1,600)
Proceeds from loans and borrowings	107,927	34,328
Repayment of finance leases	(1,044)	(1,643)
Repayment of lease liabilities	(321)	(247)
Repayment of loans and borrowings	(48,999)	(30,374)
Net cash generated from/(used in) financing activities	38,131	(10,457)
Net increase in cash and cash equivalents	15,499	1,350
Cash and cash equivalents at beginning of financia year	51,844	50,494
Cash and cash equivalents at end of financial year	67,343	51,844

Cash and cash equivalents at the end of the financial year comprised the following:

	As at 31 December	
	2023	**2022**
	RM'000	**RM'000**
Cash and bank balances	76,260	60,586
Less:		
Deposits with maturity more than 3 months	(8,519)	(8,349)
Deposits pledged for bank borrowings	(398)	(393)
Cash and cash equivalents	67,343	51,844

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2022 and the accompanying explanatory notes attached to the interim financial statements.

PART A – EXPLANATORY NOTES PURSUANT TO MFRS 134

1. Basis of Preparation

These condensed consolidated interim financial statements have been prepared on a historical basis except as disclosed in the accounting policies.

The condensed consolidated interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The condensed consolidated interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2022. 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 December 2022.

2. Changes in Accounting Policies

The accounting policies adopted are consistent with those of the previous financial year except as disclosed below:

On 1 January 2023, the Group adopted the applicable new and amended MFRSs mandatory for annual financial periods beginning on or after 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

The adoption of the above Amendments to MFRSs did not result in any significant changes in the accounting policies and presentation of the financial results of the Group.

3. Comments about Seasonal or Cyclical Factors

The Group's performance was not materially affected by any seasonal or cyclical factors for the quarter under review.

4. Unusual Items Due to their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income, or cash flows during the quarter ended 31 December 2023.

5. Significant Estimates and Changes in Estimates

There were no changes in estimates that have had any material effect on the quarter ended 31 December 2023.

6. Property, Plant and Equipment

Acquisition and Disposals

During the year ended 31 December 2023, the Group acquired property, plant and equipment with an aggregate cost of RM11,848,000 by means of finance lease (year ended 31 December 2022: RM1,761,000). The cash outflow on acquisition of property, plant and equipment amounted to RM38,626,630 during the year ended 31 December 2023 (year ended 31 December 2022: RM15,191,919).

There were disposal of property, plant and equipment at RM12,300 during the year ended 31 December 2023 (year ended 31 December 2022: RM767,300).

7. Debt and Equity Securities

There were no other issuances, cancellations, repurchases, resale and repayments of debt and equity securities during the year ended 31 December 2023.

8. Dividend Paid

On 1 November 2023, the Board of Directors have approved an interim single-tier dividend of 1.50 sen per ordinary share for the financial year ended 31 December 2023. The dividend was paid on 27 November 2023 to the shareholders whose name appeared in the Register of Depositors on 17 November 2023.

9. Segmental Information

Geographical segment

No geographical segment analysis has been presented as the Group's business interest is predominantly located in Malaysia.

Business segment

The Group is principally engaged in property development, property holding and management, construction works, quarry operation, clubhouse operation and ready-mixed concrete operation. Revenue and profit generated from landscaping works is insignificant compared to the Group's overall revenue and profit.

Results for 3 months ended 31 December 2023 (4Q2023) and 3 months ended 31 December 2022 (4Q2022) are as follows:

	Property development activities		Property holding & management		Construction works		Quarry operation		Clubhouse operation		Ready-mixed concrete		Elimination		Per consolidated financial statements	
	4Q2023 RM'000	4Q2022 RM'000	4Q2023 RM'000	4Q2022 RM'000	4Q2023 RM'000	4Q2022 RM'000	4Q2023 RM'000	4Q2022 RM'000	4Q2023 RM'000	4Q2022 RM'000	4Q2023 RM'000	4Q2022 RM'000	4Q2023 RM'000	4Q2022 RM'000	4Q2023 RM'000	4Q2022 RM'000
Revenue:																
External customers	69,677	64,145	1,752	2,138	25,526	8,995	6,010	7,316	447	-	2,006	-	-	-	105,418	82,594
Inter-segment	-	-	-	-	73,764	38,802	-	-	-	-	-	-	(73,764)	(38,802)	-	-
Total Revenue	69,677	64,145	1,752	2,138	99,290	47,797	6,010	7,316	447	-	2,006	-	(73,764)	(38,802)	105,418	82,594
Segment profit / (loss)	11,842	16,317	933	962	694	1,047	524	809	(601)	-	(91)	-	(287)	1,029	13,014	20,164

9. Segmental Information (contd.)

Segment profit is reconciled to profit before tax presented in the condensed consolidated statement of comprehensive income as follows:

	4Q2023 RM'000	4Q2022 RM'000
Segment profit	16,599	22,773
Finance costs	(3,585)	(2,609)
Profit before tax	13,014	20,164

Results for 12 months ended 31 December 2023 (12M2023) and 12 months ended 31 December 2022 (12M2022) are as follows:

	Property development activities		Property holding & management		Construction works		Quarry operation		Clubhouse operation		Ready-mixed concrete		Elimination		Per consolidated financial statements	
	12M2023 RM'000	12M2022 RM'000	12M2023 RM'000	12M2022 RM'000	12M2023 RM'000	12M2022 RM'000	12M2023 RM'000	12M2022 RM'000	12M2023 RM'000	12M2022 RM'000	12M2023 RM'000	12M2022 RM'000	12M2023 RM'000	12M2022 RM'000	12M2023 RM'000	12M2022 RM'000
Revenue:																
External customers	284,140	195,331	7,718	8,391	71,358	45,313	24,658	23,138	1,600	-	2,397	-	-	-	391,871	272,173
Inter-segment	-	-	-	-	205,362	126,819	-	-	-	-	-	-	(205,362)	(126,819)	-	-
Total Revenue	284,140	195,331	7,718	8,391	276,720	172,132	24,658	23,138	1,600	-	2,397	-	(205,362)	(126,819)	391,871	272,173
Segment profit / (loss)	55,036	35,293	4,229	4,721	685	125	2,974	1,756	(1,095)	-	(352)	-	1,249	1,630	62,726	43,525

9. Segmental Information (contd.)

Segment profit is reconciled to profit before tax presented in the condensed consolidated statement of comprehensive income as follows:

	12M2023 RM'000	12M2022 RM'000
Segment profit	75,669	50,850
Finance costs	(12,943)	(9,325)
Profit before tax	62,726	43,525

10. Event After the Reporting Period

On 4 January 2024, Ibraco Construction Sdn Bhd ("ICSB"), a wholly owned subsidiary of Ibraco Berhad, incorporated a joint venture company, IBRACO CREC JV Sdn Bhd ("ICJVSB") with an initial paid-up capital of RM2,000,000.00 represented by 2,000,000 ordinary shares.

ICJVSB is incorporated for the purpose of the Construction and Completion of Infrastructure Works for Blue Line-Package 1 from Rembus to Stutong for Kuching Urban Transportation System Project, partnering with China Railway Engineering Corporation (M) Sdn Bhd ("CRECM") and Nanyang Tunnel Engineering Sdn Bhd ("NYTE") via the shareholding structure as below:-

- ICSB – 51%
- CRECM – 39%
- NYTE – 10%

11. Changes in Composition of the Group

There were no changes in the composition of the Group during the current quarter ended 31 December 2023.

12. Changes in Contingent Liabilities and Contingent Assets

Contingent Liabilities

Unsecured:

	Unaudited 31 December 2023 RM'000	Audited 31 December 2022 RM'000
Corporate guarantees to financial institutions in respect of banking facilities granted to subsidiary companies	329,315	250,661

There were no contingent assets since the last annual statement of financial position as at 31 December 2022 till the end of the financial period.

13. Capital Commitments

	As at 31 December	
	2023 RM'000	2022 RM'000
Approved and contracted for:		
Investment properties	-	109
Property, plant and equipment	47,183	16,974
Total	47,183	17,083

14. Directors and Key Management Personnel Compensation

The total compensation inclusive of all benefits and perquisites paid to Directors of the Group and other members of key management during the quarter under review were as follows:

	3 months ended 31 December	
	2023 RM'000	2022 RM'000
Directors	1,312	920
Key management personnel	1,063	1,029

15. Related Party Transactions

The related party transactions are as follows:

		Transaction value 3 months ended 31 December		Balance Outstanding as at 31 December	
	Note	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Sharifah Deborah Sophia Ibrahim	(a)				
Sales of townhouses at The NorthBank, Alyvia	*	-	-	35	137
Liu Tow Hua	(b)				
Sale of townhouse at The NorthBank, Alyvia	*	-	-	16	438
Liu Sze Wei	(c)				
Sale of townhouse at The NorthBank, Alyvia	*	-	-	16	63
Hiap Ghee Seng Sdn Bhd	(d)				
Rental expense on premises		37	37	-	-
Heng Say Properties (Sarawak) Sdn Bhd	(e)				
Purchase of land	*	-	-	-	6,502

15. Related Party Transactions (contd.)

Notes

* These outstanding balances are not yet due for payment in accordance with the terms and conditions of the Sale & Purchase Agreement.

(a) Sharifah Deborah Sophia Ibrahim is a major shareholder and Director of the Company.

(b) Liu Tow Hua is a Director of the Company.

(c) Liu Sze Wei is a person connected to a Director of the Company.

(d) Hiap Ghee Seng Sdn Bhd is a company connected to the Director of the Company who is also a major shareholder of the Company.

(e) Heng Say Properties (Sarawak) Sdn Bhd is a company connected to the Director of the Company who is also a major shareholder of the Company.

The Directors are of the opinion that the related party transactions and balances described above were carried out in the ordinary course of business and on mutually agreed terms.

16. Trade and Other Receivables

	Unaudited 31 December 2023 RM'000	Audited 31 December 2022 RM'000
Current		
Trade receivables		
Third parties	27,171	22,393
Less: Allowance for impairment	(545)	(640)
Trade receivables, net	26,626	21,753
Other receivables		
Third parties	6,008	14,658
Deposits	4,936	3,658
	10,944	18,316
Less: Allowance for impairment – third parties	(106)	(106)
Other receivables, net	10,838	18,210
Total trade and other receivables	37,464	39,963
Non-Current		
Trade receivables		
Third parties	3,106	1,536
Total trade and other receivables (current and non-current)	40,570	41,499

16. Trade and Other Receivables (contd.)

Ageing analysis of trade receivables

	Unaudited 31 December 2023 RM'000	Audited 31 December 2022 RM'000
Current		
Neither past due nor impaired	7,859	16,786
1 to 119 days past due but not impaired	18,368	2,929
More than 120 days but not impaired	399	2,038
Impaired	545	640
Total trade receivables	27,171	22,393
Non-current		
Neither past due nor impaired	3,106	1,536
Total trade receivables (current and non-current)	30,277	23,929

Trade receivables are non-interest bearing and are generally on 14 to 30 day terms. Other credit terms are assessed and approved on a case-by-case basis. The Group has trade receivables amounting to RM18.77 million that are past due at the reporting date but not impaired. Due to the good credit standing of trade receivables, the Group believes that generally no further allowance for impairment is necessary in respect of trade receivables that are past due.

17. Trade and Other Payables

	Unaudited 31 December 2023 RM'000	Audited 31 December 2022 RM'000
Current		
Trade and other payables	75,169	46,835
Provision for projects	63,439	52,178
Total trade and other payables	138,608	99,013
Non-current		
Trade payables	20,362	13,287
Total trade and other payables (Current and non-current)	158,970	112,300

PART B – EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

Review of Performance

18. Current Financial Quarter (4Q2023) Vs Corresponding Financial Quarter (4Q2022)

	Current Quarter 3 months ended 31 December			
	2023 RM'000	2022 RM'000	Changes RM'000	%
Revenue	105,418	82,594	22,824	28
Operating profit	30,413	30,881	(468)	(2)
Profit before interest and tax	16,599	22,773	(6,174)	(27)
Profit before tax	13,014	20,164	(7,150)	(35)
Profit after tax	8,862	14,019	(5,157)	(37)
Profit for the period attributable to owners of the parent	9,894	14,029	(4,135)	(29)

The Group's revenue for 4Q2023 increased by 28% to RM105.42 million from RM82.59 million in 4Q2022. During this reporting quarter, the Group's revenue was primarily recognised from the sales of apartment suites at ContiNew, Kuala Lumpur, The NorthBank Renna Residence and Horizonz Residence at Bintulu Town Square, sales of townhouses at The NorthBank Alyvia Residence, sales of apartments at IXORA Court, sales of 3-storey semi-detached house at Crestwood Estates, sales of 3-storey shop offices at Tabuan Tranquility Phase 3 Stage 2 and Hagen Avenue at Bintulu Town Square, sales of 3-storey shops, single storey lock-up shops and 8-storey commercial block at The NorthBank Commercial Centre, construction of NR4 – Northern Regional for Sarawak Water Supply Grid Programme – Stressed Area project, Sarawak, construction of building works for the Sarawak Methanol Project, Sarawak Government Project, New Operator Residence 2 located at Bakun, quarry operation, clubhouse operation, ready-mixed concrete operation and rental income from investment properties.

Whilst, the Group's revenue for 4Q2022 was mainly recognised from the sales of apartment suites at ContiNew, Kuala Lumpur, The NorthBank Avona Residence and Renna Residence, sales of condominiums at The Park Residence, sales of townhouses at The NorthBank Alyvia Residence, sales of apartments at IXORA Court, sales of 3-storey shop offices at The NorthBank Business Exchange Phase 2, Tabuan Tranquility Phase 3 Stage 2 and Bintulu Town Square Phase 1, sales of semi-detached house at the NorthBank Crestwood Estates, sales of vacant lots at Tabuan Tranquility Phase 4, sales of Small Office Home Office ("SOHO") Commercial at Bintulu Town Square, construction of NR4 – Northern Regional for Sarawak Water Supply Grid Programme – Stressed Area project, Sarawak, construction of building works and temporary facility works for the Sarawak Methanol Project, quarry operation and rental income from investment properties.

Other income increased to RM6.66 million in 4Q2023 as compared to RM5.10 million in 4Q2022. Other income comprised fair value gain on investment properties, rental income earned from unsold properties, dividend income and interest income earned from short term placement with licensed banks, reversal of impairment of trade receivables, tender document fees and administrative charges for sub-sales and re-financing.

Administrative expenses increased from RM10.93 million to RM16.85 million in 4Q2023. The increase was mainly due to increase in staff costs, depreciation of property, plant and equipment, professional fee, charity donation and impairment losses on receivables. Other components of the administrative expenses have not varied much compared to those incurred during 4Q2022.

19. Current 12-month financial period (12M2023) Vs corresponding 12-month financial period (12M2022)

	Cumulative Quarter 12 months ended 31 December			
	2023	2022	Changes	
	RM'000	RM'000	RM'000	%
Revenue	391,871	272,173	119,698	44
Operating profit	122,838	88,237	34,601	39
Profit before interest and tax	75,669	52,850	22,819	43
Profit before tax	62,726	43,525	19,201	44
Profit after tax	45,347	31,094	14,253	46
Profit for the period attributable to owners of the parent	46,038	30,411	15,627	51

The Group's profit before tax for 12M2023 increased by 44% to RM62.73 million compared to profit before tax of RM43.53 million recorded in 12M2022.

The Group's revenue for 12M2023 increased by 44% to RM391.87 million from RM272.17 million in 12M2022. The property development segment remains the main contributor of the Group's revenue with 73% follow by the construction segment with 18%. During the current financial period, the Group's revenue was primarily recognised from the sales of apartment suites at ContiNew, Kuala Lumpur, The NorthBank Avona Residence, Renna Residence and Horizonz Residence at Bintulu Town Square, sales of townhouses at The NorthBank Alyvia Residence, sales of apartments at IXORA Court, sales of 3-storey semi-detached house at Crestwood Estates, sales of 3-storey shop offices at The NorthBank Business Exchange Phase 2, Tabuan Tranquility Phase 3 Stage 2, Hagen Avenue and Bintulu Town Square Phase 1, sales of 3-storey shops, single storey lock-up shops and 8-storey commercial block at The NorthBank Commercial Centre, sales of SOHO Commercial at Bintulu Town Square, construction of NR4 – Northern Regional for Sarawak Water Supply Grid Programme – Stressed Area project, Sarawak, construction of building works for the Sarawak Methanol Project, Sarawak Government Project, New Operator Residence 2 located at Bakun, quarry operation, clubhouse operation, ready-mixed concrete operation and rental income from investment properties.

Whilst, the Group's revenue for 12M2022 was mainly recognised the sales of apartment suites at ContiNew, Kuala Lumpur, The NorthBank Avona Residence and Renna Residence, sales of condominiums at The Park Residence, sales of townhouses at The NorthBank Alyvia Residence, sales of apartments at IXORA Court, sales of 3-storey shop offices at The NorthBank Business Exchange Phase 2, Tabuan Tranquility Phase 3 Stage 2 and Bintulu Town Square Phase 1, sales of semi-detached house at the NorthBank Crestwood Estates, sales of vacant lots at Tabuan Tranquility Phase 4, sales of SOHO Commercial at Tabuan Tranquility Phase 3 and Bintulu Town Square, construction of NR4 – Northern Regional for Sarawak Water Supply Grid Programme – Stressed Area project, Sarawak, construction of building works and temporary facility works for the Sarawak Methanol Project, quarry operation and rental income from investment properties.

Other income increased from RM6.37 million to RM8.55 million in 12M2023. This other income comprised fair value gain on investment properties, rental income earned from unsold properties, dividend income and interest income earned from short term placement with licensed banks, gain from disposal of property, plant and equipment, reversal of impairment of trade receivables, tender documents fee and administrative charges for sub-sales and re-financing.

Administrative expenses increased to RM44.05 million compared to RM35.29 million in 12M2022. The increase was mainly due to the increase in staff costs, depreciation of property, plant and equipment and professional fee. Other components of the administrative expenses have not varied much compared to those incurred during the corresponding period.

20. Comparison with Immediate Preceding Quarter's Results

	Current Quarter 3 months ended 31 December 2023 RM'000	Immediate Preceding Quarter 3 months ended 30 September 2023 RM'000	Changes RM'000	%
Revenue	105,418	117,850	(12,432)	(11)
Operating profit	30,413	33,777	(3,364)	(10)
Profit before interest and tax	16,599	21,083	(4,484)	(21)
Profit before tax	13,014	17,551	(4,537)	(26)
Profit after tax	8,862	12,835	(3,973)	(31)
Profit for the period attributable to owners of the parent	9,894	12,463	(2,569)	(21)

The Group recorded a profit before tax of RM13.01 million compared to a profit before tax of RM17.55 million recorded in the immediate preceding quarter ended 30 September 2023.

The Group's revenue for the current financial quarter ended 31 December 2023 decreased to RM105.42 million from RM117.85 million in the immediate preceding quarter ended 30 September 2023. Apart from the recognition of revenue from sales of 3-storey shop offices at The NorthBank Business Exchange Phase 2 and Bintulu Town Square Phase 1 in the immediate preceding quarter ended 30 September 2023 and income from construction of New Operator Residence 2 located at Bakun in current quarter, the revenue source for both financial quarters are similar, i.e. recognition from on-going development and completed projects namely, sales of apartment suites at ContiNew, Kuala Lumpur, The NorthBank Renna Residence and Horizonz Residence at Bintulu Town Square, sales of townhouses at The NorthBank Alyvia Residence, sales of apartments at IXORA Court, sales of 3-storey semi-detached house at Crestwood Estates, sales of 3-storey shop offices at Tabuan Tranquility Phase 3 Stage 2 and Hagen Avenue at Bintulu Town Square, sales of 3-storey shops, single storey lock-up shops and 8-storey commercial block at The NorthBank Commercial Centre, construction of NR4 – Northern Regional for Sarawak Water Supply Grid Programme – Stressed Area project, Sarawak, construction of building works for the Sarawak Methanol Project, Sarawak Government Project, quarry operation, clubhouse operation, ready-mixed concrete operation and rental income from investment properties.

Other income increased from RM0.51 million in the immediate preceding quarter to RM6.66 million in this reporting quarter. Other income comprised fair value gain on investment properties, rental income earned from unsold properties, dividend income and interest income earned from short term placement with licensed banks, reversal of impairment of trade receivables, tender documents fee and administrative charges for sub-sales and re-financing.

Administrative expenses increased from RM10.24 in the immediate preceding quarter ended 30 September 2023 to RM16.60 million in this current financial quarter. The increase was mainly due to increase in staff costs, professional fee and impairment losses on receivables during current reporting period. Other components of the administrative expenses have not varied much compared to those incurred during the immediate preceding quarter.

21. Profit Before Tax

The following amounts have been included in arriving at profit before tax:

	3 months ended 31 December		12 months ended 31 December	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Amortisation of intangible asset	124	125	497	498
Depreciation of property, plant and equipment	1,832	1,287	6,207	5,164
Dividend income	(17)	(19)	(47)	(46)
Fair value gain from investment properties	(5,633)	(4,000)	(5,633)	(4,000)
Gain from disposal of property, plant and equipment	-	(526)	(12)	(726)
Loss on disposal of shares in a subsidiary to a charitable trust	-	-	-	1,470
Impairment on receivables	1,697	413	1,697	413
Interest expenses	3,585	2,609	12,943	9,325
Interest income	(593)	(205)	(1,039)	(520)
Other income	(398)	(337)	(1,723)	(990)
Reversal of impairment of trade receivables	(16)	(17)	(95)	(85)

22. Group's Prospects

The principal activity of the Group is realty development and construction. In this respect, the performance of the Group is highly impacted by movements in raw material costs and labour costs, as well as demand of our properties which have been satisfactory to-date. Contracts for construction works are awarded on lump sum basis to minimise the risks of labour and raw material price fluctuations.

The uncertainties in the economic recoveries, concerns regarding employment and tightening of end financing for buyers, and the rising of interest rates over the year have impacted the spending behaviour of home buyers. However, the Group is confident to sustain the impact of these events and projected that the financial results would improve in the coming quarters. To date, the Group has RM244.77 million unbilled sales and outstanding order book of RM1.16 billion.

The NorthBank, spanning across 123 acres, continues to be our major focus for the next few years. This new township creates a vibrant economy and convenience to the surrounding communities, which offer purchasers with a variety of choices in the type of residences built within walking distance to commercials and office units, and also other community facilities, such as an exclusive social clubhouse and healthcare facility. There will be new launches for commercial developments, service apartments, landed residences and the construction of The NorthBank Specialist Hospital. Apart from The NorthBank, the Group has entered into contracts for the construction works for the implementation of affordable housing project at Matang Land District, Kuching, and various development activities at Muara Tuang Land District, Kuching. Furthermore, the Group has acquired the rights to develop a 76-acres site in the Samarahan Division at the end of 2021, which will be our next upcoming township development.

Riding on the success of ContiNew Kuala Lumpur, the Group's venture into West Malaysia will continue with the new launch of affordable service apartment at Bandar Petaling Jaya Selatan in 2024.

22. Group's Prospects (contd.)

The Group monitors the market demand for our products and adopts a prudent approach with respect to any new launches. With the solid experience in developing township that creates the marketability, together with the normalisation of the economy's vibrant and social activities, we are confident to achieve satisfactory take up rate of these developments and future launches.

On the construction sector, the Group has been actively tendering for the Government's construction and infrastructure projects to strengthen the Group's source of income amidst the current property market sentiment. The Group has been awarded the contract for construction of part of the second trunk road in the Samarahan Division and the infrastructure works from Rembus to Stutong for Kuching Urban Transportation System. Other ongoing contracts include the building works for the Sarawak Methanol Project awarded by Samsung Engineering (Malaysia) Sdn Bhd and the New Operator Residence 2 located at Bakun awarded by Bakun Hydro Power Generation Sdn Bhd. These construction contracts are expected to contribute positively to the Group's financial performance.

Apart from its main activities of realty development and construction, the Group operates a quarry plant at Pulau Salak that produces aggregates of granites with an annual capacity of 600,000 MT. The quarry operation would be further expanded with the granting of a new quarry license for quarry reserve located at Gunung Sinmajau which is expected to commence operation in the second half of 2024. In addition, the Group via its subsidiary company namely Ibraco KPP Concrete Sdn Bhd has commenced the ready-mixed concrete operation since 3rd quarter of 2023. This is mainly to cater for the construction need of our development projects.

23. Actual Profit against Forecast Profit and Profit Guarantee

The disclosure requirements for explanatory notes for the variance of actual profit after tax and non-controlling interests and forecast profit after tax and non-controlling interests and for the shortfall in profit guarantee are not applicable.

24. Income Tax Expense

	3 months ended 31 December		12 months ended 31 December	
	2023 RM'000	**2022 RM'000**	**2023 RM'000**	**2022 RM'000**
Current income tax:				
- Malaysian income tax	4,018	5,231	15,996	10,102
- (Over)/underprovision in respect of previous year	(1)	1	(34)	(52)
	4,017	5,232	15,962	10,050
Deferred tax	135	913	1,417	2,381
Total income tax expense	4,152	6,145	17,379	12,431

24. Income Tax Expense (contd.)

Income tax is calculated at the Malaysian statutory tax rate of 24% (2022: 24%) of the estimated assessable profit for the period.

The effective tax rate of the Group for the current financial quarter are higher than the statutory tax rate mainly due to certain expenses that are not tax deductible.

25. Loans and Borrowings

	Unaudited As at 31 December 2023 RM'000	Audited As at 31 December 2022 RM'000
Short term borrowings		
Secured: Finance lease liabilities	2,983	816
Revolving credits	159,900	113,600
Term loans	22,149	18,507
	185,032	132,923
Long term borrowings		
Secured: Finance lease liabilities	10,293	1,978
Term loans	85,387	76,401
	95,680	78,379
Total loans and borrowings	280,712	211,302

All the above loans and borrowings are from domestic Malaysian sources and are denominated in Ringgit Malaysia.

The Group did not issue any debt securities.

The Group total loans and borrowings for the current financial period as at 31 December 2023 has increased by RM69.41 million as compared to the amount reported in the Audit Financial Statement as at 31 December 2022.

26. Off Balance Sheet Financial Instruments

The Group does not have any financial instruments with off balance sheet risk as at 21 February 2024, the latest practicable date which is not earlier than 7 days from the date of this quarterly report.

27. Changes in Material Litigation

There was no known material litigation as at 21 February 2024.

28. Earnings Per Share

(a) Basic

	3 months ended 31 December		12 months ended 31 December	
	2023	2022	2023	2022
Profit attributable to owners of the parent (RM'000)	9,894	14,029	46,038	30,411
Weighted average number of ordinary shares in issue ('000)	546,046	546,046	546,046	546,046
Basic earnings per share (sen)	1.81	2.57	8.43	5.57

(b) Diluted

There are no dilutive potential ordinary shares. As such, the diluted earnings per share of the Group is equal to basic earnings per share.

29. Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the financial year ended 31 December 2022 was not qualified.

30. Authorisation for Issue

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 28 February 2024.