



Malton Berhad

Registration No: 199401035205 (320888-T)

INTERIM FINANCIAL REPORT
31 MARCH 2024

MALTON BERHAD

Registration No: 199401035205 (320888-T)

Interim Financial Report – 31 MARCH 2024

	Page No.
Condensed Consolidated Statement Of Comprehensive Income	1
Condensed Consolidated Statement Of Financial Position	2
Condensed Consolidated Statement Of Changes In Equity	3
Condensed Consolidated Statement Of Cash Flows	4
 Explanatory Notes To The Interim Financial Statements:	
Part A: Explanatory Notes Pursuant To MFRS 134	5 – 9
Part B: Explanatory Notes Pursuant To Appendix 9B Of The Main Market Listing Requirements Of Bursa Malaysia Securities Berhad	10 – 16

MALTON BERHAD

Registration No: 199401035205 (320888-T)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024
(These figures have not been audited)**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING YEAR TO DATE
	31.03.2024 RM'000	31.03.2023 RM'000	31.03.2024 RM'000	31.03.2023 RM'000
Revenue	168,042	276,308	510,333	556,092
Operating expenses	(152,145)	(257,860)	(465,540)	(496,002)
Other operating income	2,223	2,269	6,519	6,572
Finance costs	(9,865)	(12,594)	(30,531)	(32,058)
Share in results of associated company and joint ventures	560	(1,105)	351	(29,514)
Profit before tax	8,815	7,018	21,132	5,090
Income tax expense	(3,744)	(6,269)	(12,337)	(21,378)
Net profit/(loss) for the period	5,071	749	8,795	(16,288)
Other comprehensive income	-	-	-	-
Total comprehensive income/(expense) for the period	5,071	749	8,795	(16,288)
Total comprehensive income/(expense) attributable to:				
Owners of the Company	5,078	752	8,824	(16,276)
Non-controlling interests	(7)	(3)	(29)	(12)
	5,071	749	8,795	(16,288)
Earning/(Loss) per share attributable to equity holders of the Company:				
Basic (sen)	0.96	0.14	1.67	(3.08)
Diluted (sen)	0.96	0.14	1.67	(3.08)

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2023 and the accompanying explanatory notes attached to the interim financial report.)

MALTON BERHAD

Registration No: 199401035205 (320888-T)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Unaudited As At 31.03.2024 RM'000	Audited As At 30.06.2023 RM'000
ASSETS		
Non-current assets		
Property, plant and equipment	23,173	23,427
Right-of-use-assets	3,121	4,265
Investment properties	222,198	221,705
Land held for property development	547,645	536,828
Investment in associated company	23,373	23,022
Other investments	131,833	203,234
Deferred tax assets	17,230	18,727
Total non-current assets	968,573	1,031,208
Current assets		
Property development costs	260,101	369,156
Inventories	129,011	144,363
Trade receivables	373,200	398,626
Other receivables and prepaid expenses	51,278	85,436
Contract assets	179,160	287,056
Amount owing by associated company	2,833	2,233
Amount owing by joint ventures	42,101	37,249
Tax recoverable	3,242	900
Short-term funds	537	527
Fixed deposits with licensed banks	36,545	67,751
Cash and bank balances	220,560	140,030
Total current assets	1,298,568	1,533,327
Total assets	2,267,141	2,564,535
EQUITY AND LIABILITIES		
Capital and reserves		
Share capital	528,552	528,552
Other reserves	2,938	2,938
Retained earnings	397,603	388,779
	929,093	920,269
Non-controlling Interests	1,990	2,019
Total equity	931,083	922,288
Non-current liabilities		
Bank borrowings	315,915	287,330
Hire-purchase payables	502	304
Lease liabilities	1,726	2,575
Deferred tax liabilities	49,969	49,969
Total non-current liabilities	368,112	340,178
Current liabilities		
Trade payables	524,261	643,451
Other payables and accrued expenses	113,625	138,538
Redeemable preference shares	-	79,824
Contract liabilities	30,022	9,322
Amount owing to joint ventures	-	93
Bank borrowings	291,317	405,921
Hire-purchase payables	242	390
Lease liabilities	1,628	1,801
Tax liabilities	6,851	22,729
Total current liabilities	967,946	1,302,069
Total liabilities	1,336,058	1,642,247
TOTAL EQUITY AND LIABILITIES	2,267,141	2,564,535
Net assets per share attributable to equity holders of the Company (RM)	1.76	1.74

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2023 and the accompanying explanatory notes attached to the interim financial report.)

MALTON BERHAD

Registration No: 199401035205 (320888-T)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2024
(These figures have not been audited)**

	Non-distributable reserves			Distributable reserve	Non-Controlling Interests	Total
	Share Capital	Revaluation Reserve	Option Reserve	Retained Earnings		
	RM'000	RM'000	RM'000	RM'000		
Balance as at 1.7.2022	528,552	2,065	943	471,995	17,560	1,021,115
Total comprehensive expense for the period	-	-	-	(16,276)	(12)	(16,288)
Balance as at 31.03.2023	528,552	2,065	943	455,719	17,548	1,004,827
Balance as at 1.7.2023	528,552	2,065	873	388,779	2,019	922,288
Total comprehensive income/(expense) for the period	-	-	-	8,824	(29)	8,795
Balance as at 31.03.2024	528,552	2,065	873	397,603	1,990	931,083

(The 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 30 June 2023 and the accompanying explanatory notes attached to the interim financial report.)

MALTON BERHAD

Registration No: 199401035205 (320888-T)

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2024**

(These figures have not been audited)

	Unaudited 31.03.2024 RM'000	Unaudited 31.03.2023 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before Taxation	21,132	5,090
Adjustments for :		
Finance costs	30,530	32,058
Depreciation of:		
Property, plant & equipment	2,875	3,778
Right-of-use-assets	1,458	2,268
Reversal of allowance for impairment loss in:		
Trade receivables	(411)	-
Share in result of associated company and joint ventures	(351)	29,513
Gain on disposal of property, plant and equipment	-	(51)
Reversal of provision for foreseeable losses	-	(1,260)
Distribution income on short term funds	(10)	(11)
Interest income	(1,772)	(1,594)
Deferred day one loss in profit or loss	-	738
	<u>53,451</u>	<u>70,529</u>
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES		
CHANGES IN WORKING CAPITAL		
Decrease/(Increase) in:		
Property development costs	109,493	(8,970)
Trade receivables	25,836	(54,167)
Other receivables and prepaid expenses	27,189	(4,344)
Inventories	14,912	19,291
Contract assets	129,377	(39,510)
Amount due from associated company	(600)	(2,150)
Amount due from joint ventures	2,067	6,308
(Decrease)/Increase in:		
Trade payables	(119,190)	(49,918)
Other payables and accrued expenses	(25,279)	(45,470)
Contract liabilities	(780)	5,650
	<u>216,476</u>	<u>(102,751)</u>
CASH FROM/(USED IN) OPERATIONS		
Income tax paid	(29,653)	(24,536)
Income tax refunded	593	-
	<u>187,416</u>	<u>(127,287)</u>
NET CASH FROM/(USED IN) OPERATING ACTIVITIES		
CASH FLOW USED IN INVESTING ACTIVITIES		
Increase in land held for property development	(10,816)	(4,372)
Additions to property, plant & equipment	(2,268)	(587)
Additions to investment properties	(492)	(278)
(Placement)/Withdrawal of:		
Fixed deposit	(3,777)	9,999
Restricted cash at bank	15,014	1,040
Additions to short-term funds	(10)	(10)
Proceeds from disposal of property, plant & equipment	-	59
Interest received	1,729	1,566
Distribution income on short-term funds received	10	11
Acquisition of an associated company	-	(23,400)
Proceed from/(Additions to) investment in redeemable preference shares	71,400	(10,173)
Redemption of redeemable preference shares	(79,825)	-
	<u>(9,035)</u>	<u>(26,145)</u>
NET CASH USED IN INVESTING ACTIVITIES		
CASH FLOW (USED IN)/FROM FINANCING ACTIVITIES		
Proceeds from bank borrowings	552,498	425,092
Repayments of bank borrowings	(635,259)	(287,630)
Repayments of hire-purchase payables	(310)	(400)
Repayment of lease liabilities	(1,336)	(2,385)
Interest paid	(30,530)	(24,385)
	<u>(114,937)</u>	<u>110,292</u>
NET CASH (USED IN)/FROM FINANCING ACTIVITIES		
Net increase/(decrease) in cash and cash equivalents	63,444	(43,140)
Cash and cash equivalents at the beginning of the period	140,507	144,251
Cash and cash equivalents at the end of the period	<u>203,951</u>	<u>101,111</u>
Cash and cash equivalents comprise the followings :		
Cash and bank balances	220,059	118,689
Bank overdrafts	(16,108)	(17,578)
	<u>203,951</u>	<u>101,111</u>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2023 and the accompanying explanatory notes attached to the interim financial report.)

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

PART A: EXPLANATORY NOTES PURSUANT TO MFRS 134

1 Accounting Policies and Method of Computation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and should be read in conjunction with the Group’s audited financial statements for the financial year ended 30 June 2023 which were prepared under Financial Reporting Standards.

Adoption of Malaysian Financial Reporting Standards (“MFRS”) and Amendments to Financial Reporting Standards

The accounting policies and presentation adopted for this interim report are consistent with those adopted for audited financial statements for the financial year ended 30 June 2023, except for the adoption of the following MFRSs, amendments to MFRSs and IC Int. issued by MASB that are relevant to its operations and effective for annual financial periods beginning on or after 1 July 2023 as follows:

MFRS 17	Insurance Contracts
Amendments to MFRS 4	Extension of the Temporary Exemption from Applying MFRS 9
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 101	Classification of Liabilities as Current or Non-Current
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 adoption of these amendments to MFRSs did not result in significant changes in the accounting policies of the Group and has no significant effect on the financial performance or position of the Group.

Standards and Amendments in issue but not yet effective

At the date of authorisation for issue of these financial statements, the new Standards, Amendments and IC Int. which were in issue but not yet effective and not early adopted by the Group are as listed below:

Amendments to MFRS 16	Lease Liability in a Sales and Leasback ¹
Amendments to MFRS 101	Non-current Liabilities with Covenants ¹
Amendments to MFRS 121	Lack of Exchangeability ²
Amendments to MFRS 10 and MFRS 128	Sales or Contribution of Assets between an Investor and its Associate or joint Venture ²
Amendments to MFRS 7 and MFRS 107	Supplier Finance Arrangements ¹

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

1 Accounting Policies and Method of Computation (Cont'd)

- ¹ Effective for annual periods beginning on or after 1 January 2024, with earlier application permitted.
- ² Effective for annual periods beginning on or after 1 January 2025, with earlier application permitted.

The directors anticipate that the abovementioned Standards and Amendments will be adopted in the annual financial statements of the Group when they become effective and that the adoption of these Standards and Amendments will have no material impact on the financial statements of the Group in the period of initial application.

2 Audit Report

The auditors' report on preceding year's annual financial statements of the Company and of the Group was unmodified.

3 Seasonal or Cyclical Factors

The business operations of the Group during the current year quarter under review and year-to-date were not significantly affected by any seasonal or cyclical factors.

4 Unusual Items

There were no material items affecting assets, liabilities, equity, net income, or cash flows of the Group during the current year quarter under review and year-to-date that are unusual because of their nature, size or incidence.

5 Changes in Estimates

There were no material changes in estimates of amounts reported in prior financial years that had a material effect in the current year quarter under review.

6 Debt and Equity Securities

There were no issuance, cancellations, repurchases, resale and repayments of debt and equity securities during the current year quarter under review and year-to-date.

In addition, none of the outstanding Employee's Share Option Scheme ("ESOS") were exercised during the current year quarter under review and year-to-date.

7 Dividend Paid

There were no dividends paid during the current year quarter under review and year-to-date.

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

8 Segmental Reporting

a) Analysis of revenue and results by business segments for the financial period ended 31 March 2024:

	<u>Property development</u> RM'000	<u>Property trading</u> RM'000	<u>Construction contracts</u> RM'000	<u>Others</u> RM'000	<u>Elimination</u> RM'000	<u>Total</u> RM'000
Revenue						
External Sales	273,237	16,967	214,405	5,724	-	510,333
Inter-segment Sales	-	-	44,202	46,535	(90,737)	-
Total revenue	<u>273,237</u>	<u>16,967</u>	<u>258,607</u>	<u>52,259</u>	<u>(90,737)</u>	<u>510,333</u>
Results						
Segmental results	41,587	547	16,990	25,900	(35,494)	49,530
Interest and distribution income						1,782
Profit from operations						<u>51,312</u>
Finance costs						(30,531)
Share in results of associated company and joint ventures						351
Profit before tax						<u>21,132</u>
Income tax expense						(12,337)
Profit for the period						<u>8,795</u>

b) Analysis of revenue and results by business segments for the financial period ended 31 March 2023:

	<u>Property development</u> RM'000	<u>Property trading</u> RM'000	<u>Construction contracts</u> RM'000	<u>Others</u> RM'000	<u>Elimination</u> RM'000	<u>Total</u> RM'000
Revenue						
External Sales	276,634	25,330	249,183	4,945	-	556,092
Inter-segment Sales	-	-	27,298	37,452	(64,750)	-
Total revenue	<u>276,634</u>	<u>25,330</u>	<u>276,481</u>	<u>42,397</u>	<u>(64,750)</u>	<u>556,092</u>
Results						
Segmental results	56,006	5,165	11,528	27,724	(35,366)	65,057
Interest and distribution income						1,605
Profit from operations						<u>66,662</u>
Finance costs						(32,058)
Share in results of joint ventures						(29,514)
Profit before tax						<u>5,090</u>
Income tax expense						(21,378)
Loss for the period						<u>(16,288)</u>

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

9 Revaluation of Property, Plant and Equipment and Investment Properties

The valuation of property, plant and equipment and investment properties have been brought forward without any amendments from the annual financial statements for the financial year ended 30 June 2023.

10. Material Events Subsequent to the end of the Reporting Period

There were no material events subsequent to the end of the current year quarter up to the date of this interim report, which is likely to substantially affect the results of the operations of the Group.

11 Changes in the Composition of the Group

There were no material changes in the composition of the Group arising from business combinations, acquisition or disposal of subsidiary companies and long-term investments, restructurings and discontinued operations for the Group for the current year quarter under review and year-to-date.

12 Contingent Liabilities

As of this reporting date, the Group does not have any material contingent liabilities.

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

13 Significant Related Party Transactions

	Individual Period		Cumulative Period	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year- To-Date	Preceding Year Corresponding Year-To-Date
	<u>31.03.2024</u> RM'000	<u>31.03.2023</u> RM'000	<u>31.03.2024</u> RM'000	<u>31.03.2023</u> RM'000
Progress billings received/Receivable:				
Impian Ekspresi Sdn Bhd*	-	-	-	2,938
Jendela Mayang Sdn Bhd*	-	3,193	93	7,949
WCT OUG Development Sdn Bhd*	31,124	25,319	94,279	70,356
WCT Berhad*	47,076	134,386	132,570	134,424
Rental received/receivable:				
WCT Holdings Berhad*	99	99	295	295
Pavilion REIT Management Sdn Bhd #	99	99	295	295
Management fees received/receivable:				
Regal Path Sdn Bhd*	30	1	100	20
Management fees paid/payable:				
Kuala Lumpur Pavilion Sdn Bhd*	28	28	86	86
Rental paid/payable to:				
Pavilion REIT #	593	593	1,779	1,779
Lumayan Indah Sdn Bhd*	50	50	149	149

* A company in which a director of the Company has direct/indirect financial interest.

Pavilion REIT is managed by Pavilion REIT Management Sdn Bhd, a company in which certain Directors of the Company have directorships.

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

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

1 Review of Performance

	Individual Period		Change %	Cumulative Period		Change %
	Current Year Quarter	Preceding Year Corresponding Quarter		Current Year-To- Date	Preceding Year Corresponding Year-To-Date	
	<u>31.03.2024</u> RM'000	<u>31.03.2023</u> RM'000		<u>31.03.2024</u> RM'000	<u>31.03.2023</u> RM'000	
Revenue						
Property development	102,313	83,796		273,237	276,634	
Property trading	3,963	14,637		16,967	25,330	
Sub-Total	<u>106,276</u>	<u>98,433</u>	8.0	<u>290,204</u>	<u>301,964</u>	(3.9)
Construction	59,673	176,233	(66.1)	214,405	249,183	(14.0)
Others	2,093	1,642	27.5	5,724	4,945	15.8
Total	<u>168,042</u>	<u>276,308</u>	(39.2)	<u>510,333</u>	<u>556,092</u>	(8.2)
Profit Before Tax ("PBT")						
Property development	12,167	9,522		32,232	40,721	
Property trading	118	2,604		547	5,165	
Sub-Total	<u>12,285</u>	<u>12,126</u>	1.3	<u>32,779</u>	<u>45,886</u>	(28.6)
Construction	2,002	4,035	(50.4)	6,886	8,895	(22.6)
Others	(5,472)	(9,143)	40.2	(18,533)	(49,691)	62.7
Total	<u>8,815</u>	<u>7,018</u>	25.6	<u>21,132</u>	<u>5,090</u>	315.2

The Group's revenue for the current year quarter decreased by 39.2% to RM168.0 million as compared to RM276.3 million reported in the preceding year corresponding quarter. However, the Group recorded PBT of RM8.8 million for the current year quarter as compared to RM7.0 million reported in the preceding year corresponding quarter.

The Group's revenue for the current year-to-date decreased by 8.2% to RM510.3 million as compared to RM556.1 million reported in the preceding year corresponding year-to-date. This was mainly attributable to lower work progress recognized from the construction division. Nevertheless, PBT for the current year year-to-date improved to RM21.1 million as compared to RM5.1 million reported in the preceding year corresponding year-to-date.

The improvement in PBT for the current year-to-date was mainly attributed to the lower finance costs incurred coupled with the recognition of profit in associated company and joint ventures of RM0.4 million as compared to the share of loss of RM29.5 million in the preceding year corresponding year-to-date.

1 Review of Performance (Cont'd)

Property Development and Trading

Revenue from the property development and trading divisions increased by 8.0% to RM106.3 million for the current year quarter as compared to RM98.4 million in the preceding year corresponding quarter as a result of final billings for the completion of certain towers for Duta Park Residences @ Jalan Kuching.

PBT from the property development and trading divisions increased marginally to RM12.3 million for the current quarter as compared to RM12.1 million in the preceding year corresponding quarter.

Revenue decreased by 3.9% to RM290.2 million for the current year-to-date as compared to RM302.0 million in the preceding year corresponding year-to-date due to the lower sales of completed properties recorded during the current year-to-date.

PBT decreased by 28.6% to RM32.8 million for the current year-to-date as compared to RM45.9 million in the preceding year corresponding year-to-date was mainly due to the revision of profit margin arising from additional costs for ongoing project coupled with the thin margin on the sale of completed properties recorded during the current year-to-date.

Construction

Revenue from the construction division decreased by 66.1% to RM59.7 million for current year quarter as compared to RM176.2 million in the preceding year corresponding quarter due to lower work progress of Serviced Residences @ Damansara Heights project. PBT for the current year quarter decreased by 50.4% to RM2.0 million as compared to RM4.0 million reported in the preceding year corresponding quarter.

Revenue decreased by 14.0% to RM214.4 million for the current year-to-date as compared to RM249.2 million in the preceding year corresponding year-to-date due to the completion of Pavilion Ceylon Hill project. Thus, PBT decreased in line with the lower construction activities during the current year-to-date.

Share of Results of Associated Company and Joint Ventures

The share of results of associated company and joint ventures showed a profit of RM0.6 million and RM0.4 million in the current quarter and year-to-date respectively due to recognition of profit from the ongoing project at Klang Valley of the associated company.

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

2 Material Changes in the Quarterly Results Compared to the Results of the Preceding Quarter

	Current Quarter	Immediate Preceding Quarter	Change %
	<u>31.03.2024</u>	<u>31.12.2023</u>	
	RM'000	RM'000	
Revenue			
Property development	102,313	104,660	
Property trading	3,963	1,301	
Sub-Total	<u>106,276</u>	<u>105,961</u>	0.3
Construction	59,673	104,403	(42.8)
Others	2,093	1,966	6.5
Total	<u><u>168,042</u></u>	<u><u>212,330</u></u>	(20.9)
Profit Before Tax ("PBT")			
Property development	12,167	13,151	
Property trading	118	322	
Sub-Total	<u>12,285</u>	<u>13,473</u>	(8.8)
Construction	2,002	2,263	(11.5)
Others	(5,472)	(5,878)	6.9
Total	<u><u>8,815</u></u>	<u><u>9,858</u></u>	(10.6)

The Group's revenue decreased by 20.9% to RM168.0 million for the current year quarter as compared to RM212.3 million for the immediate preceding quarter. The decrease in revenue for the current quarter was mainly due to lower progress billings recognized from River Park @ Bangsar South and lower work progress of residential towers @ Damansara Heights from the construction division.

As a result, the Group recorded PBT of RM8.8 million for the current year quarter as compared to RM9.9 million for the immediate preceding quarter.

3 Prospects for the Next Financial Year Ending 30 June 2024

The property development industry is expected to maintain a more stable growth trajectory in 2024, supported by numerous ongoing initiatives. The government initiatives including full exemption on stamp duty for first-time house buyers (for RM500,000 and below) until the end of 2025, Housing Credit Guarantee Scheme allocation doubled to RM10 billion under the 2024 budget is expected to benefit 40,000 borrowers, followed by the Malaysia My Second Home (MM2H) Visa Liberalisation Plan, aimed at attracting foreign tourists and investors. Furthermore, the expectations that the overnight policy rate (OPR) at 3% will remain unchanged this year, will have a broader positive impact on the property development industry.

Notwithstanding the above, the Group is cautiously optimistic about the outlook of the property market, given the higher building material costs, building materials and labor shortages. The Group will remain resilient and vigilant in addressing any uncertainties in its business activities, carefully planning new launches and adopting several strategies, including adjusting property prices, narrowing profit margins, embracing cost-efficient materials, altering designs and focusing on smaller unit sizes or certain geographical areas with attractive sales packages.

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

3 Prospects for the Current Financial Year Ending 30 June 2024 (Cont'd)

Barring the uncertainty of economic recovery over the next quarter and beyond, the ongoing development projects of the Group namely, Duta Park Residence @ Jalan Kuching, River Park @ Bangsar South, Mutiara Hilltop @ Puchong and Rapid City Centre @ Johor with total unbilled sales of RM560 million as of 31 March 2024 coupled with the on-going construction contracts in hand, are expected to contribute to the earnings of the Group for the current financial year ending 30 June 2024.

4 Profit Forecast or Profit Guarantee

Not applicable as the Group has not issued any profit forecast or profit guarantee.

5 Taxation

Details of taxation are as follows:

	Individual Period		Cumulative Period	
	Current Year Quarter 31.03.2024 RM'000	Preceding Year Corresponding Quarter 31.03.2023 RM'000	Current Year-To-Date 31.03.2024 RM'000	Preceding Year Corresponding Year-To-Date 31.03.2023 RM'000
Current taxation	2,598	9,977	10,840	23,859
Overprovision in prior year	-	(622)	-	(622)
Deferred taxation	1,146	(3,086)	1,497	(1,859)
	<u>3,744</u>	<u>6,269</u>	<u>12,337</u>	<u>21,378</u>

The effective tax rate for the current year quarter and year-to-date (before share of results of associated company and joint ventures) is higher than the statutory tax rate due to the incurrence of certain expenses that are not deductible for tax purposes and losses incurred by certain subsidiary companies which do not qualify for group relief.

6 Profits /(Loss) on Sale of Unquoted Investments and/or Properties

There was no disposal of unquoted investment and/or properties for the current year quarter under review.

7 Purchases or Disposals of Quoted Securities

There was no purchase and disposal of quoted securities by the Group for the current year quarter under review.

8 Status of Corporate Proposals

There was no corporate proposal announced but not completed as of the date of this report.

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

9 Borrowings and Debt Securities

The Group's borrowings and debt securities as at the end of the current year quarter and preceding year corresponding quarter are as follows:

	As at 31 March 2024		
	Long-term	Short-term	Total
	RM'000	RM'000	RM'000
Secured			
Term loans	209,785	52,042	261,827
Revolving credits	105,568	132,843	238,411
Bridging loans	562	-	562
Redeemable preference shares	-	-	-
Trade facilities	-	45,324	45,324
Bank overdrafts	-	16,108	16,108
Hire-purchase payables	502	242	744
	<u>316,417</u>	<u>246,559</u>	<u>562,976</u>
Unsecured			
Revolving credit	-	45,000	45,000
	<u>316,417</u>	<u>291,559</u>	<u>607,976</u>

	As at 31 March 2023		
	Long-term	Short-term	Total
	RM'000	RM'000	RM'000
Secured			
Term loans	92,864	50,000	142,864
Revolving credits	117,435	239,085	356,520
Bridging loans	43,206	-	43,206
Redeemable preference shares	-	58,666	58,666
Trade facilities	-	48,854	48,854
Bank overdrafts	-	17,578	17,578
Hire-purchase payables	302	531	833
	<u>253,807</u>	<u>414,714</u>	<u>668,521</u>
Unsecured			
Revolving credit	-	45,000	45,000
	<u>253,807</u>	<u>459,714</u>	<u>713,521</u>

All borrowings are denominated in Ringgit Malaysia ("RM").

10 Material Litigation

As of the date of this report, the Group is not engaged in any material litigation, claims or arbitration, either as plaintiff or defendant, which has a material effect on the financial position of the Group and the Board has no knowledge of any proceedings pending or threatened against the Group or of any fact likely to give rise to any proceeding which may materially affect the financial position or business of the Group.

11 Dividend

No interim dividend has been recommended for the current year quarter under review.

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

12 Earnings/(Loss) Per Share (“EPS”)

Basic

The basic earnings/(loss) per ordinary share of the Group for the current year quarter and year-to-date has been calculated based on the Group’s profit attributable to equity holders of the Company and on the weighted average number of ordinary shares in issue and ranking for dividend during the current year quarter and financial period ended 31 March 2024.

Diluted

The diluted earnings/(loss) per ordinary share of the Group for the current year quarter and year-to-date has been calculated based on the Group’s adjusted profit attributable to equity holders of the Company and on the weighted average number of ordinary shares in issue and issuable and ranking for dividend during the current year quarter and financial period ended 31 March 2024 and after adjusted for the effects of unexercised ESOS options.

(a) Basic EPS	Individual Period		Cumulative Period	
	Current Year Quarter <u>31.03.2024</u>	Preceding Year Corresponding Quarter <u>31.03.2023</u>	Current Year- To-Date <u>31.03.2024</u>	Preceding Year-to-Date <u>31.03.2023</u>
Profit/(Loss) attributable to equity holders of the Company (RM'000)	5,078	752	8,824	(16,276)
Weighted average number of ordinary shares in issue ('000)	528,141	528,141	528,141	528,141
Basic earnings/(loss) per share (sen)	0.96	0.14	1.67	(3.08)
(b) Diluted EPS	Current Year Quarter <u>31.03.2024</u>	Preceding Year Corresponding Quarter <u>31.03.2023</u>	Current Year- To-Date <u>31.03.2024</u>	Preceding Year-to-Date <u>31.03.2023</u>
Profit/(Loss) attributable to equity holders of the Company (RM'000)	5,078	752	8,824	(16,276)
Weighted average number of ordinary shares in issue ('000)	528,141	528,141	528,141	528,141
Effects of unexercised ESOS	-	-	-	-
Adjusted weighted average number of ordinary shares in issue and issuable ('000)	528,141	528,141	528,141	528,141
Diluted earnings/(loss) per share (sen)	0.96	0.14	1.67	(3.08)

MALTON BERHAD [Registration No. 199401035205 (320888-T)]
UNAUDITED CONSOLIDATED RESULTS FOR THE THIRD QUARTER AND FINANCIAL PERIOD ENDED 31 MARCH 2024

13 Profit Before Tax

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

	Individual Period		Cumulative Period	
	Current Year Quarter <u>31.03.2024</u> RM'000	Preceding Year Corresponding Quarter <u>31.03.2023</u> RM'000	Current Year- To-Date <u>31.03.2024</u> RM'000	Preceding Year-to-Date <u>31.03.2023</u> RM'000
After charging:				
Interest expense	9,865	12,594	30,531	32,058
Depreciation and amortization	942	1,217	2,875	3,778
Depreciation of right-of-use assets	230	656	1,458	2,268
Deferred day one loss in profit or loss	-	246	-	738
Reversal of Provision for foreseeable losses	-	(556)	-	(1,260)
After crediting:				
Interest income	582	536	1,772	1,594
Rental income	1,251	988	3,500	2,929
Other income	387	741	826	1,987
Gain on disposal of property, Plant and equipment	-	-	-	51
Reversal of allowance for impairment loss on trade receivables	-	-	411	-
Distribution income from short term funds	3	4	10	11

There were no other provisions for and write-off of receivables, provision for and write-off of inventories, gain or loss on disposal of quoted or unquoted investment or properties, foreign exchange gain or loss, gain or loss on derivatives and exceptional items for the current year quarter under review and financial period ended 31 March 2024.