



FINANCIAL STATEMENTS

FINANCIAL STATEMENTS

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DIRECTORS' REPORT

The directors hereby submit their report and the audited financial statements of the Group and of the Company for the financial year ended 31 March 2024.

PRINCIPAL ACTIVITIES

The Company is principally engaged in investment holding activities.

The information on the name, place of incorporation, principal activities, and percentage of issued share capital held by the holding company in each subsidiary company are set out in the "Subsidiaries" of this report.

There have been no significant changes in the nature of these principal activities during the financial year.

RESULTS

	THE GROUP RM'000	THE COMPANY RM'000
Profit after taxation for the financial year	245,844	209,553
Attributable to:-		
Owners of the Company	244,308	209,553
Non-controlling interests	1,536	-
	245,844	209,553

DIVIDENDS

Dividends paid or declared by the Company since 31 March 2023 are as follows:-

	RM'000
Ordinary Share	
<u>In respect of the financial year ended 31 March 2023:-</u>	
- 4 th interim single tier dividend of 2.25 sen per ordinary share, paid on 6 July 2023	28,154
<u>In respect of the financial year ended 31 March 2024:-</u>	
- 1 st interim single tier dividend of 2.50 sen per ordinary share, paid on 5 October 2023	31,284
- 2 nd interim single tier dividend of 2.50 sen per ordinary share, paid on 10 January 2024	31,284
- 3 rd interim single tier dividend of 2.50 sen per ordinary share, paid on 3 April 2024	31,284
	122,006

Subsequent to the end of financial year, the directors, on 27 May 2024 declared a fourth interim single tier dividend of 2.50 sen per ordinary share amounting to RM31,283,682 in respect of the current financial year, payable on 11 July 2024 to shareholders whose names appeared in the record of depositors on 26 June 2024. The financial statements for the current financial year do not reflect the above declared dividends. Such dividends will be accounted for in equity as an appropriation of retained profits in the financial year ending 31 March 2025.

The directors do not recommend the payment of any final dividend for the current financial year.

DIRECTORS' REPORT

(CONT'D)

RESERVES AND PROVISIONS

There were no material transfers to or from reserves or provisions during the financial year other than those items disclosed in the financial statements.

ISSUES OF SHARES AND DEBENTURES

During the financial year:-

- (a) there were no changes in the issued and paid-up share capital of the Company; and
- (b) there were no issues of debentures by the Company.

OPTIONS GRANTED OVER UNISSUED SHARE

During the financial year, no options were granted by the Company to any person to take up any unissued shares in the Company.

BAD AND DOUBTFUL DEBTS

Before the financial statements of the Group and of the Company were made out, the directors took reasonable steps to ascertain that action had been taken in relation to the writing off of bad debts and the making of allowance for impairment losses on receivables and satisfied themselves that all known bad debts had been written off and that adequate allowance had been made for impairment losses on receivables.

At the date of this report, the directors are not aware of any circumstances that would require the further writing off of bad debts, or the additional allowance for impairment losses on receivables in the financial statements of the Group and of the Company.

CURRENT ASSETS

Before the financial statements of the Group and of the Company were made out, the directors took reasonable steps to ensure that any current assets, which were unlikely to be realised in the ordinary course of business, including their value as shown in the accounting records of the Group and of the Company, have been written down to an amount which they might be expected so to realise.

At the date of this report, the directors are not aware of any circumstances which would render the values attributed to the current assets in the financial statements misleading.

VALUATION METHODS

At the date of this report, the directors are not aware of any circumstances which have arisen which render adherence to the existing methods of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

DIRECTORS' REPORT

(CONT'D)

CONTINGENT AND OTHER LIABILITIES

At the date of this report, there does not exist:-

- (a) any charge on the assets of the Group and of the Company that has arisen since the end of the financial year which secures the liabilities of any other person; or
- (b) any contingent liability of the Group and of the Company which has arisen since the end of the financial year.

No contingent or other liability of the Group and of the Company has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which, in the opinion of the directors, will or may substantially affect the ability of the Group and of the Company to meet their obligations when they fall due.

CHANGE OF CIRCUMSTANCES

At the date of this report, the directors are not aware of any circumstances not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading.

ITEMS OF AN UNUSUAL NATURE

The results of the operations of the Group and of the Company during the financial year were not, in the opinion of the directors, substantially affected by any item, transaction or event of a material and unusual nature.

There has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely, in the opinion of the directors, to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.

DIRECTORS

The names of directors of the Company who served during the financial year and up to the date of this report are as follows:-

DATO' HAJI MOHAMAD HASLAH BIN MOHAMAD AMIN
DATO' SERI LEE TIAN HOCK
HO KONG SOON
CHUA SEE HUA
DATO' HAJAH KALSOM BINTI KHALID
LOO SEE MUN
MAZHAIKUL BIN JAMALUDIN
KELVIN LEE CHIN CHUAN (APPOINTED ON 1.9.2023)
VIJAYAM A/P NADARAJAH (APPOINTED ON 19.6.2024)
DATO' LOGENDRAN A/L K NARAYANASAMY (RESIGNED ON 31.8.2023)
DATO' HON CHOON KIM (RESIGNED ON 18.6.2024)

DIRECTORS' REPORT
(CONT'D)**DIRECTORS (CONT'D)**

The names of directors of the Company's subsidiaries who served during the financial year and up to the date of this report, not including those directors mentioned above, are as follows:-

AHMAD IZZUDDIN BIN ISMAIL
DATO' LEE YUEN FONG
DATO' LIM SI BOON
DATO' LOGENDRAN A/L K NARAYANASAMY
DATO' MOHD JAAFAR BIN MOHD ATAN
DATUK MOHD AMINUDDIN BIN MOHD AMIN
DR. ONG CHIEW PING
FONG FEE JUNE
KRISNARAGA SYARFUAN
LEE JON WEE
LEE TIAN ONN
LIM CHEW HENG
MURTADHA BIN MOKHTAR
SUHAIMI BIN ALI
TAN SAY KUAN
TEOH SIEW YIEN
TUAN HAJI MUSTAZA BIN MUSA
YB DATO' MOHD KHIDIR BIN MAJID
YEW AH TEE
EMY MARIANY BINTI MOHD MOKHTAR
LIEW CHEE MENG
REZAL ZAIN BIN ABDUL RASHID
NORAZHAR BIN MUSA
TAN SZE CHEE
LIM KOK YEE (APPOINTED ON 26.7.2023)
DATO' MOHD ZAFIR BIN IBRAHIM (APPOINTED ON 28.8.2023)
DR. CHOU, HSIEN-MING (APPOINTED ON 1.11.2023)
HU, JING (APPOINTED ON 1.11.2023)
ZHANG, NAN (APPOINTED ON 1.11.2023)
DATO' MUZALMAH BINTI MUSTAPHA KAMAL (APPOINTED ON 1.3.2024)
DATO' DR MOHAMAD RAFIE BIN AB MALEK (RESIGNED ON 27.10.2023)
DATO' LIM KHENG LOY (RESIGNED ON 1.11.2023)
EDWIN TAN BEOW AIK (RESIGNED ON 1.11.2023)
DATO' HJ. MOHD BAHRUDIN BIN MAHFUZ (RESIGNED ON 31.12.2023)
YB DATO' DR. RAZALI BIN AB. MALIK (RESIGNED ON 31.12.2023)

DIRECTORS' REPORT

(CONT'D)

DIRECTORS' INTERESTS

According to the register of directors' shareholdings, the interests of directors holding office at the end of the financial year in shares of the Company and its related corporations during the financial year are as follows:-

THE COMPANY	NUMBER OF ORDINARY SHARES			AT 31.3.2024
	AT 1.4.2023/ DATE OF APPOINTMENT	BOUGHT	SOLD	
Direct Interests				
Dato' Haji Mohamad Haslah Bin Mohamad Amin	3,513,605	500,000	(2,000,000)	2,013,605
Dato' Seri Lee Tian Hock	149,978,098	–	(21,000,000)	128,978,098
Ho Kong Soon	4,927,216	–	–	4,927,216
Dato' Hon Choon Kim	393,750	–	–	393,750
Dato' Hajah Kalsom Binti Khalid	301,950	–	–	301,950
Mazhairul Bin Jamaludin	15,000	–	–	15,000
Kelvin Lee Chin Chuan	3,000,000	7,000,000	–	10,000,000
Indirect Interests				
Dato' Seri Lee Tian Hock ⁽ⁱ⁾	266,159,044	10,000,000	–	276,159,044
Ho Kong Soon ⁽ⁱⁱ⁾	39,243,064	–	–	39,243,064
Dato' Hon Choon Kim ⁽ⁱⁱⁱ⁾	313,125	–	–	313,125
Kelvin Lee Chin Chuan ^(iv)	2,001,987	–	–	2,001,987

(i) Deemed interested by virtue of his direct shareholdings in Shining Term Sdn. Bhd., Ambang Kuasa Sdn. Bhd., Magnitude Point Sdn. Bhd. and Yakin Teladan Sdn. Bhd. pursuant to Section 8 of the Companies Act 2016 ("the Act") and the shareholdings of his spouse and offspring pursuant to Section 59(11)(c) of the Act.

(ii) Deemed interested by virtue of his direct shareholdings in Supreme Interest Sdn. Bhd. pursuant to Section 8 of the Act and the shareholdings of his spouse pursuant to Section 59(11)(c) of the Act.

(iii) Deemed interested of shares held by spouse and offspring pursuant to Section 59(11)(c) of the Act.

(iv) Deemed interested of shares held by spouse pursuant to Section 59(11)(c) of the Act.

By virtue of his shareholdings in the Company, Dato' Seri Lee Tian Hock is deemed to have interests in the shares in the Company and its related corporations during the financial year to the extent of the Company's interests, in accordance with Section 8 of the Companies Act 2016.

The other directors holding office at the end of the financial year had no interest in shares of the Company or its related corporations during the financial year.

DIRECTORS' REPORT

(CONT'D)

DIRECTORS' BENEFITS

Since the end of the previous financial year, no director has received or become entitled to receive any benefit (other than directors' remuneration as disclosed in the "Directors' Remuneration" of this report) by reason of a contract made by the Company or a related corporation with the director or with a firm of which the director is a member, or with a company in which the director has a substantial financial interest except for any benefits which may be deemed to arise from the following transactions:-

	THE GROUP RM'000	THE COMPANY RM'000
<i>Subsidiaries</i>		
Dividend income	–	(200,020)
Interest income	–	(43,480)
Interest expenses	–	9,184
<i>Person connected to directors of the Company and of certain subsidiary companies:-</i>		
Rental paid	166	–
Purchase of marketing materials	348	–
<i>Corporations connected to directors of the Company and of certain subsidiary companies:-</i>		
Consultancy services	1,171	–
Purchase of building materials and sub-contract	50,817	–
Rental paid	254	–
Petrol charges	5	–

Neither during nor at the end of the financial year was the Group or the Company a party to any arrangements whose object is to enable the directors to acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

DIRECTORS' REMUNERATION

The details of the directors' remuneration paid or payable to the directors of the Company during the financial year are as follows:-

	THE GROUP RM'000	THE COMPANY RM'000
Fees	1,576	631
Salaries, bonuses and other benefits	27,589	82
Defined contribution benefits	4,231	–
Long-term employee benefits	704	–
	34,100	713

The estimated monetary value of benefits-in-kind provided by the Group and the Company to the directors of the Company were RM216,000 and RM23,000 respectively.

DIRECTORS' REPORT

(CONT'D)

INDEMNITY AND INSURANCE COST

The Company maintains a Directors' and Officers' Liability Insurance Policy on a group basis. During the financial year, the amount of indemnity coverage and insurance premium paid for the directors and certain officers of the Group were RM20,000,000 and RM23,500 respectively.

SUBSIDIARIES

The details of the Company's subsidiaries are as follows:-

NAME OF SUBSIDIARIES	COUNTRY OF INCORPORATION	PERCENTAGE OF ISSUED SHARE CAPITAL HELD BY PARENT	PRINCIPAL ACTIVITIES
<i>Subsidiaries of the Company</i>			
Matrix Excelbuilder Sdn. Bhd.	Malaysia	100%	Investment holding
Matrix Concepts (Central) Sdn. Bhd.	Malaysia	100%	Property development and investment holding
Matrix Concepts (NS) Sdn. Bhd.	Malaysia	100%	Property development
MGE Development Sdn. Bhd.	Malaysia	100%	Property development and investment holding
Masuda Corporation Sdn. Bhd.	Malaysia	100%	Property development and investment holding
Matrix Concepts Sdn. Bhd.	Malaysia	100%	Property development and investment holding
Matrix Concepts (Southern) Sdn. Bhd.	Malaysia	100%	Property development
MCHB Natro' Green Sdn. Bhd.	Malaysia	100%	Dormant
BSS Development Sdn. Bhd.	Malaysia	100%	Property development
Matrix Properties Sdn. Bhd.	Malaysia	100%	Property investment and investment holding
Matrix Concepts (Damansara) Sdn. Bhd.	Malaysia	100%	Property development
Matrix IBS Sdn. Bhd.	Malaysia	100%	Property development
Matrix Realty Management Sdn. Bhd.	Malaysia	100%	Property management services
Matrix Healthcare Sdn. Bhd.	Malaysia	100%	Provision of healthcare services and investment holding
MCHB Development (NS) Sdn. Bhd.	Malaysia	100%	Investment holding
MCHB Development (Southern) Sdn. Bhd.	Malaysia	100%	Dormant
MCHB Development (KV) Sdn. Bhd.	Malaysia	100%	Dormant
Matrix Sino Development Sdn. Bhd.	Malaysia	100%	Dormant
Matrix Development (Australia) Pty Ltd	Australia	100%	Investment holding
PT Matrix Perkasa Indonesia	Indonesia	100%	Property development

DIRECTORS' REPORT

(CONT'D)

SUBSIDIARIES (CONT'D)

The details of the Company's subsidiaries are as follows (Cont'd):-

NAME OF SUBSIDIARIES	COUNTRY OF INCORPORATION	PERCENTAGE OF ISSUED SHARE CAPITAL HELD BY PARENT	PRINCIPAL ACTIVITIES
<i>Subsidiaries of Matrix Excelbuilder Sdn. Bhd.</i>			
Matrix Excelcon Sdn. Bhd.	Malaysia	100%	General contractors
Matrix Exceltrading Sdn. Bhd.	Malaysia	100%	Dormant
<i>Subsidiaries of MCHB Development (NS) Sdn. Bhd.</i>			
N9 Matrix Development Sdn. Bhd.	Malaysia	85%	Property Development
Megah Sedaya Sdn. Bhd.	Malaysia	100%	Dormant
<i>Subsidiary of Masuda Corporation Sdn. Bhd.</i>			
Matrix Project Management Sdn. Bhd.	Malaysia	100%	Dormant
<i>Subsidiaries of Matrix Concepts Sdn. Bhd.</i>			
Matrix Country Club Sdn. Bhd.	Malaysia	100%	Clubhouse operator
Matrix Hotels Management Sdn. Bhd.	Malaysia	100%	Hotel management and hospitality services
<i>Subsidiary of MGE Development Sdn. Bhd.</i>			
Matrix Educare Sdn. Bhd.	Malaysia	51%	Provision of education services
<i>Subsidiary of Matrix Concepts (Central) Sdn. Bhd.</i>			
Matrix Concepts (Cheras) Sdn. Bhd.	Malaysia	100%	Property development
<i>Subsidiary of Matrix Healthcare Sdn. Bhd.</i>			
Matrix Medicare Sdn. Bhd.	Malaysia	70%	Provision of healthcare services
<i>Subsidiaries of Matrix Development (Australia) Pty Ltd</i>			
Matrix 333 St Kilda (Australia) Pty Ltd	Australia	100%	Property development
Matrix Greenvale (Australia) Pty Ltd	Australia	100%	Property development
Matrix Property Management (Australia) Pty Ltd	Australia	100%	Management of defect works and rental guarantees for completed group property development

The available auditors' reports on the financial statements of the subsidiaries did not contain any qualification.

DIRECTORS' REPORT

(CONT'D)

SIGNIFICANT EVENT OCCURRING AFTER THE REPORTING PERIOD

On 19 June 2024, Megah Sedaya Sdn. Bhd. ("MSSB") a wholly-owned subsidiary of MCHB Development (NS) Sdn. Bhd. ("MCNS") entered into a Development Rights Agreement ("DRA") with NS Corporation ("NS Corp"), wherein the parties hereto have agreed to jointly develop the freehold agriculture lands measuring approximately 1,000 acres located in Mukim Labu, Daerah Seremban, Negeri Sembilan forming part of the lands located in Malaysia Vision Valley 2.0 ("MVV2 Lands"). Concurrently, on the same day, NS Corp has entered into a Sale & Purchase Agreement ("SPA") with Kumpulan Sime Darby Berhad ("KSDB") being the registered proprietor of the MVV2 Lands, an indirect wholly-owned subsidiary of Sime Darby Berhad, to acquire from KSDB the MVV2 Lands upon the terms and conditions as contained therein.

Additionally, MSSB also entered into a Strategic Joint Venture Agreement ("JVA") with MCNS and NS Corp wherein the parties hereto have agreed to collaborate for the development of the MVV2 Lands and to regulate their rights as shareholders of the same upon the terms and subject to the conditions as contained in the JVA. MSSB will serve as the special purpose vehicle for the JVA.

AUDITORS

The auditors, Crowe Malaysia PLT have expressed that they do not wish to seek re-appointment at the forthcoming annual general meeting.

The details of the auditors' remuneration for the financial year are as follows:-

	THE GROUP RM'000	THE COMPANY RM'000
Audit fees	730	70
Non-audit fees	8	8
	738	78

**SIGNED IN ACCORDANCE WITH A RESOLUTION OF THE DIRECTORS
DATED 25 JUNE 2024**

Dato' Seri Lee Tian Hock

Ho Kong Soon

STATEMENT BY DIRECTORS

PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016

We, Dato' Seri Lee Tian Hock and Ho Kong Soon, being two of the directors of Matrix Concepts Holdings Berhad, state that, in the opinion of the directors, the financial statements set out on pages 149 to 218 are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as of 31 March 2024 and of their financial performance and cash flows for the financial year ended on that date.

**SIGNED IN ACCORDANCE WITH A RESOLUTION OF THE DIRECTORS
DATED 25 JUNE 2024**

Dato' Seri Lee Tian Hock

Ho Kong Soon

STATUTORY DECLARATION

PURSUANT TO SECTION 251(1)(b) OF THE COMPANIES ACT 2016

I, Tan Say Kuan, MIA Membership Number: 20012, being the officer primarily responsible for the financial management of Matrix Concepts Holdings Berhad, do solemnly and sincerely declare that the financial statements set out on pages 149 to 218 are, to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the declaration to be true, and by virtue of the Statutory Declarations Act 1960.

Subscribed and solemnly declared by the abovementioned
Tan Say Kuan, NRIC Number: 740912-01-5787
at Seremban
in the state of Negeri Sembilan
on this 25 June 2024

Tan Say Kuan

Before me

Lee Kee Chong (N086)
Commissioner for Oaths

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF MATRIX CONCEPTS HOLDINGS BERHAD

(INCORPORATED IN MALAYSIA)

REGISTRATION NO : 199601042262 (414615-U)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of Matrix Concepts Holdings Berhad, which comprise the statements of financial position as at 31 March 2024 of the Group and of the Company, and the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 149 to 218.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 March 2024, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the *By-Laws (on Professional Ethics, Conduct and Practice)* of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (*including International Independence Standards*) ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

**INDEPENDENT AUDITORS’ REPORT TO THE MEMBERS OF
MATRIX CONCEPTS HOLDINGS BERHAD**
(INCORPORATED IN MALAYSIA)
REGISTRATION NO : 199601042262 (414615-U)
(CONT'D)

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial year. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined the matters described below to be the key audit matters to be communicated in our report.

Reasonableness of revenue recognition arising from contracts with customers Refer to Note 4.1(e), 4.9(a) and 30 to the financial statements	
Key Audit Matter	How our audit addressed the Key Audit Matter
<p>Area of focus Most of the Group’s revenue is derived from property development activities.</p> <p>Pursuant to MFRS 15, revenue may be recognised at a point in time or progressively over time and judgements required to assess the performance obligations and revenue recognition. Judgements impacting the revenue recognition are as follows:-</p> <ul style="list-style-type: none"> • interpreting of contract terms and conditions; • assessing and identifying the performance obligations; and • assessing the computation of revenue recognition. 	<p>To address this risk, our audit procedures involved the following:</p> <ul style="list-style-type: none"> • reviewing the contract terms and identifying performance obligations stipulated in the contracts, on sample basis; • evaluating whether the performance obligations are satisfied at point in time or over time; and • assessing the revenue recognised are in accordance with MFRS 15 “Revenue with Contract Customers”.
Reasonableness of attributable profits arising from property development projects Refer to Note 4.1(e), 11(b), 30 and 31 to the financial statements	
Key Audit Matter	How our audit addressed the Key Audit Matter
<p>Area of focus The Group’s property development division recognises revenue and cost over time by reference to the progress towards complete satisfaction of the performance obligation at the end of the reporting period using the input method. This requires the use of estimates, namely on project development revenue and cost.</p> <p>Revenue and cost recognised on property development activities have an inherent risk as it involves judgement and estimates. Substantial changes to construction contract revenue and cost estimates in the future can have a significant effect on the Group’s results.</p>	<p>To address this risk, our audit procedures involved the following:</p> <ul style="list-style-type: none"> • making inquiries and obtaining an understanding from management on the procedures and controls in relation to the estimation of and revision to the property development revenue and cost; • reviewing the reasonableness of the estimated property development revenue by comparing the selling prices of units sold, on sample basis; • reviewing the reasonableness of the estimated property development cost by reviewing the contract works awarded, assessing the basis of estimation for contract works not awarded and comparing to the actual costs incurred up to the end of the reporting period, on sample basis; and • evaluating the reasonableness of percentage of completion using the input method.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
MATRIX CONCEPTS HOLDINGS BERHAD**
(INCORPORATED IN MALAYSIA)
REGISTRATION NO : 199601042262 (414615-U)
(CONT'D)

Information Other than the Financial Statements and Auditors' Report Thereon

The directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the Financial Statements

The directors of the Company are responsible for the preparation of the financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia. The directors are also responsible for such internal control as the directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:-

- Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
MATRIX CONCEPTS HOLDINGS BERHAD**
(INCORPORATED IN MALAYSIA)
REGISTRATION NO : 199601042262 (414615-U)
(CONT'D)

Auditors' Responsibilities for the Audit of the Financial Statements (Cont'd)

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also (Cont'd):-

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements of the Group. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current financial year and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
MATRIX CONCEPTS HOLDINGS BERHAD**
(INCORPORATED IN MALAYSIA)
REGISTRATION NO : 199601042262 (414615-U)
(CONT'D)

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

In accordance with the requirements of the Companies Act 2016 in Malaysia, we report that the subsidiaries of which we have not acted as auditors, are disclosed in Note 5 to the financial statements.

OTHER MATTERS

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

Crowe Malaysia PLT
201906000005 (LLP0018817-LCA) & AF 1018
Chartered Accountants

Melaka

25 June 2024

Tan Lin Chun
02839/10/2025 J
Chartered Accountant

STATEMENTS OF FINANCIAL POSITION

AT 31 MARCH 2024

	NOTE	THE GROUP		THE COMPANY	
		2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
ASSETS					
NON-CURRENT ASSETS					
Investment in subsidiaries	5	–	–	356,766	356,766
Investment in joint venture	6	143,991	143,174	–	–
Property, plant and equipment	7	203,810	210,693	–	–
Investment properties	8	15	30	–	–
Right-of-use assets	9	4,769	2,743	–	–
Goodwill	10	*	*	–	–
Inventories	11	721,223	773,536	–	–
Other receivables, deposits and prepayments	12	29,403	36,331	–	–
Amount owing by subsidiaries	13	–	–	455,887	526,541
Deferred tax assets	14	28,046	36,976	–	–
		1,131,257	1,203,483	812,653	883,307
CURRENT ASSETS					
Inventories	11	464,089	397,614	–	–
Trade receivables and contract assets	15	544,737	617,836	–	–
Other receivables, deposits and prepayments	12	164,967	160,932	97	57
Amount owing by subsidiaries	13	–	–	382,848	351,642
Fixed deposits with licensed banks	17	33,577	59,181	2,277	31,600
Cash and bank balances	18	342,001	191,051	61,107	25,169
Current tax assets		9,301	8,321	–	–
		1,558,672	1,434,935	446,329	408,468
TOTAL ASSETS		2,689,929	2,638,418	1,258,982	1,291,775

The annexed notes form an integral part of these financial statements.

STATEMENTS OF FINANCIAL POSITION

AT 31 MARCH 2024

(CONT'D)

	NOTE	THE GROUP		THE COMPANY	
		2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
EQUITY AND LIABILITIES					
EQUITY					
Share capital	19	961,315	961,315	961,315	961,315
Retained profits		1,167,522	1,045,220	155,411	67,864
Reserves	20	7,544	(2,910)	-	-
Equity attributable to owners of the Company		2,136,381	2,003,625	1,116,726	1,029,179
Non-controlling interests		(14,234)	(15,770)	-	-
TOTAL EQUITY		2,122,147	1,987,855	1,116,726	1,029,179
NON-CURRENT LIABILITIES					
Long-term borrowings	21	85,069	77,623	-	-
Lease liabilities	23	3,417	2,182	-	-
Deferred tax liabilities	14	48	250	-	-
Other payables, deposits, accruals and provision	27	20,441	24,510	-	-
		108,975	104,565	-	-
CURRENT LIABILITIES					
Trade payables and contract liabilities	26	172,614	149,163	-	-
Other payables, deposits, accruals and provision	27	224,273	233,036	31,476	25,883
Amount owing to subsidiaries	13	-	-	89,228	151,331
Lease liabilities	23	1,619	784	-	-
Bank overdrafts	28	13,716	17,903	-	4,001
Short-term borrowings	29	46,585	145,112	20,000	80,000
Current tax liabilities		-	-	1,552	1,381
		458,807	545,998	142,256	262,596
TOTAL LIABILITIES		567,782	650,563	142,256	262,596
TOTAL EQUITY AND LIABILITIES		2,689,929	2,638,418	1,258,982	1,291,775

* - Less than RM1,000

The annexed notes form an integral part of these financial statements.

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

	NOTE	THE GROUP		THE COMPANY	
		2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
REVENUE	30	1,344,073	1,113,058	200,020	120,000
COST OF SALES	31	(720,790)	(624,272)	-	-
GROSS PROFIT		623,283	488,786	200,020	120,000
OTHER INCOME		35,560	26,550	45,753	43,586
		658,843	515,336	245,773	163,586
SELLING AND MARKETING EXPENSES		(117,513)	(85,712)	-	-
ADMINISTRATIVE EXPENSES		(211,990)	(161,490)	(5,776)	(15,095)
FINANCE COSTS		(5,082)	(6,246)	(12,042)	(13,033)
NET REVERSAL OF IMPAIRMENT LOSSES/ (NET IMPAIRMENT LOSSES) ON FINANCIAL ASSETS	32	8,798	(3,042)	(12,531)	(12,440)
SHARE OF RESULTS OF JOINT VENTURE		(650)	1,816	-	-
PROFIT BEFORE TAXATION	33	332,406	260,662	215,424	123,018
INCOME TAX EXPENSE	34	(86,562)	(57,857)	(5,871)	(5,245)
PROFIT AFTER TAXATION		245,844	202,805	209,553	117,773
OTHER COMPREHENSIVE INCOME					
<u>ITEMS THAT WILL BE RECLASSIFIED</u> <u>SUBSEQUENTLY TO PROFIT OR LOSS</u>					
- FOREIGN CURRENCY TRANSLATION DIFFERENCES	35	10,454	(7,609)	-	-
TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR		256,298	195,196	209,553	117,773
PROFIT AFTER TAXATION ATTRIBUTABLE TO:-					
Owners of the Company		244,308	207,220	209,553	117,773
Non-controlling interests		1,536	(4,415)	-	-
		245,844	202,805	209,553	117,773
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:-					
Owners of the Company		254,762	199,611	209,553	117,773
Non-controlling interests		1,536	(4,415)	-	-
		256,298	195,196	209,553	117,773
EARNINGS PER SHARE (SEN)					
Basic	36	19.5	19.7		
Diluted	36	19.5	19.7		

STATEMENTS OF CHANGES IN EQUITY

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

THE GROUP	NOTE	NON-DISTRIBUTABLE		DISTRIBUTABLE		NON-CONTROLLING INTERESTS RM'000	TOTAL EQUITY RM'000
		SHARE CAPITAL RM'000	TRANSLATION RESERVES RM'000	RETAINED PROFITS RM'000	ATTRIBUTABLE TO OWNERS OF THE COMPANY RM'000		
Balance at 1.4.2022		961,315	4,699	944,365	1,910,379	(11,505)	1,898,874
Profit after taxation for the financial year		-	-	207,220	207,220	(4,415)	202,805
Other comprehensive income for the financial year							
- Foreign currency translation differences	35	-	(7,609)	-	(7,609)	-	(7,609)
Total comprehensive income for the financial year		-	(7,609)	207,220	199,611	(4,415)	195,196
Contribution by and distribution to owners of the Company:-							
- Dividends	37	-	-	(106,365)	(106,365)	-	(106,365)
Shares subscribed by non-controlling interests		-	-	-	-	150	150
Total transactions with owners		-	-	(106,365)	(106,365)	150	(106,215)
Balance at 31.3.2023/ 1.4.2023		961,315	(2,910)	1,045,220	2,003,625	(15,770)	1,987,855
Profit after taxation for the financial year		-	-	244,308	244,308	1,536	245,844
Other comprehensive income for the financial year							
- Foreign currency translation differences	35	-	10,454	-	10,454	-	10,454
Total comprehensive income for the financial year		-	10,454	244,308	254,762	1,536	256,298
Contribution by and distribution to owners of the Company:-							
- Dividends	37	-	-	(122,006)	(122,006)	-	(122,006)
Total transactions with owners		-	-	(122,006)	(122,006)	-	(122,006)
Balance at 31.3.2024		961,315	7,544	1,167,522	2,136,381	(14,234)	2,122,147

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
 (CONT'D)

THE COMPANY	NOTE	SHARE CAPITAL RM'000	DISTRIBUTABLE RETAINED PROFITS RM'000	TOTAL EQUITY RM'000
Balance at 1.4.2023		961,315	56,456	1,017,771
Profit after taxation/Total comprehensive income for the financial year		–	117,773	117,773
Contribution by and distribution to owners of the Company:- - Dividends	37	–	(106,365)	(106,365)
Balance at 31.3.2023/1.4.2023		961,315	67,864	1,029,179
Profit after taxation/Total comprehensive income for the financial year		–	209,553	209,553
Contribution by and distribution to owners of the Company:- - Dividends	37	–	(122,006)	(122,006)
Balance at 31.3.2024		961,315	155,411	1,116,726

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before taxation	332,406	260,662	215,424	123,018
Adjustments for:-				
Bad debts written off	5	-	-	-
Depreciation of property, plant and equipment	8,632	9,320	-	-
Depreciation of right-of-use assets	1,157	930	-	-
Depreciation of investment properties	1	1	-	-
Property, plant and equipment written off	-	703	-	-
Property development costs written off	7,081	3,229	-	-
Impairment loss on deposit	-	7,000	-	-
Impairment loss on investment in subsidiaries	-	-	-	13,130
Impairment loss on amount owing by subsidiaries	-	-	12,531	12,440
Impairment loss on trade receivable	42	-	-	-
Impairment loss on other receivable	3,271	3,042	-	-
Interest expense on lease liabilities	195	143	-	-
Interest expenses	4,887	9,491	12,042	13,033
Interest income	(9,393)	(4,800)	(45,268)	(43,215)
Bad debts recovered	-	(26)	-	-
Gain on derecognition due to lease modification	(14)	(5)	-	-
Gain on disposal of investment property	(19)	(36)	-	-
Gain on disposal of property, plant and equipment	(163)	(1,277)	-	-
Reversal of impairment loss on deposit	(7,000)	-	-	-
Reversal of impairment on other receivables	(12,111)	-	-	-
Share of loss/(profit) of joint venture	650	(1,816)	-	-
Operating profit before working capital changes	329,627	286,561	194,729	118,406
(Increase)/Decrease in inventories	(14,868)	100,622	-	-
Decrease/(Increase) in receivables and contract assets	91,785	(71,644)	(40)	(55)
Increase/(Decrease) in payables and contract liabilities	3,981	(23,454)	(664)	(537)
CASH FROM OPERATIONS	410,525	292,085	194,025	117,814
Interest received	9,393	4,425	45,268	43,215
Income tax paid	(80,126)	(68,051)	(5,700)	(5,768)
Income tax refunded	1,732	20	-	-
Interest paid	(10,510)	(17,152)	(12,042)	(13,033)
NET CASH FROM OPERATING ACTIVITIES	331,014	211,327	221,551	142,228

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

	NOTE	THE GROUP		THE COMPANY	
		2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
CASH FLOWS (FOR)/FROM INVESTING ACTIVITIES					
Repayment from/(Advances to) related companies		-	-	26,917	(53,392)
Disposal of a subsidiary, net of cash and cash equivalents		-	-	*	-
Investment in subsidiaries		-	-	-	(46,000)
Withdrawals of deposits with licensed banks					
with maturity date more than 3 months		2,393	22,831	2,393	22,831
Placement of pledged deposit with licensed bank		(3,769)	(3,182)	(48)	(39)
Proceeds from disposal of investment property		33	67	-	-
Proceeds from disposal of property, plant and equipment		265	1,991	-	-
Purchase of property, plant and equipment		(1,778)	(2,360)	-	-
NET CASH (FOR)/FROM INVESTING ACTIVITIES		(2,856)	19,347	29,262	(76,600)
CASH FLOWS FOR FINANCING ACTIVITIES					
Dividends paid		(115,749)	(112,622)	(115,749)	(112,622)
Proceeds from issuance of shares by a subsidiary					
to non-controlling shareholders		-	150	-	-
(Repayment to)/Advances from non-controlling					
interest shareholders	38(b)	(841)	1,200	-	-
Drawdown of term loans	38(b)	18,878	26,479	-	-
(Repayment to)/Advances from related					
companies	38(b)	-	-	(62,103)	115,017
Repayment of lease liabilities	38(b)	(1,104)	(964)	-	-
Repayment of revolving credits	38(b)	(20,015)	-	-	-
Repayment of term loans	38(b)	(30,794)	(55,210)	-	-
Repayment of Sukuk Wakalah	38(b)	(60,000)	(30,000)	(60,000)	(30,000)
NET CASH FOR FINANCING ACTIVITIES		(209,625)	(170,967)	(237,852)	(27,605)
NET INCREASE IN CASH AND CASH EQUIVALENTS		118,533	59,707	12,961	38,023
EFFECTS OF FOREIGN EXCHANGE TRANSLATION		9,624	(9,867)	-	-
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL YEAR		200,128	150,288	48,146	10,123
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL YEAR	38(d)	328,285	200,128	61,107	48,146

* - Less than RM1,000

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

1. GENERAL INFORMATION

The Company is a public limited liability company, incorporated and domiciled in Malaysia and listed on the Main Board of Bursa Malaysia Securities Berhad. The registered office and principal place of business are as follows:-

Registered office : Wisma Matrix
57, Jalan Tun Dr. Ismail
70200 Seremban
Negeri Sembilan Darul Khusus

Principal place of business : Wisma Matrix
57, Jalan Tun Dr. Ismail
70200 Seremban
Negeri Sembilan Darul Khusus

The consolidated financial statements include the financial statements of the Company and its subsidiaries made up to the end of the reporting period.

The consolidated financial statements are presented in Ringgit Malaysia (“RM”), which is the Company’s functional and presentation currency and has been rounded to the nearest thousand, unless otherwise stated.

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors dated 25 June 2024.

2. PRINCIPAL ACTIVITIES

The Company is principally engaged in investment holding activities. The principal activities of the subsidiaries are set out in Note 5 to the financial statements. There have been no significant changes in the nature of these activities during the financial year.

3. BASIS OF PREPARATION

The financial statements of the Group and of the Company are prepared under the historical cost convention and modified to include other bases of valuation as disclosed in other sections under material accounting policy information, and in compliance with Malaysian Financial Reporting Standards (“MFRSs”), International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

3.1 During the current financial year, the Group and the Company have adopted the following new accounting standards and/or interpretations (including the consequential amendments, if any):-

MFRSs and/or IC Interpretations (Including The Consequential Amendments)

Amendments to MFRS 101: Disclosure of Accounting Policies

Amendments to MFRS 108: Definition of Accounting Estimates

Amendments to MFRS 112: Deferred Tax related to Assets and Liabilities arising from a Single Transaction

Amendments to MFRS 112: International Tax Reform – Pillar Two Model Rules

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) did not have any material impact on the financial statements of the Group and of the Company except as follows:-

The Amendments to MFRS 101 ‘Disclosure of Accounting Policies’ did not result in any changes to the existing accounting policies of the Group and of the Company. However, the amendments require the disclosure of ‘material’ rather than ‘significant’ accounting policies and provide guidance on how entities apply the concept of materiality in making decisions about the material accounting policy disclosures. The Group and the Company have made updates to the accounting policies presented in Note 4 to the financial statements in line with the amendments.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

3. BASIS OF PREPARATION (CONT'D)

3.2 The Group and the Company have not applied in advance the following accounting standards and/or interpretations (including the consequential amendments, if any) that have been issued by the Malaysian Accounting Standards Board (MASB) but are not yet effective for the current financial year:-

MFRSs and/or IC Interpretations (Including The Consequential Amendments)	Effective Date
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
Amendments to MFRS 16: Lease Liability in a Sale and Leaseback	1 January 2024
Amendments to MFRS 101: Classification of Liabilities as Current or Non-current	1 January 2024
Amendments to MFRS 101: Non-current Liabilities with Covenants	1 January 2024
Amendments to MFRS 107 and MFRS 7: Supplier Finance Arrangements	1 January 2024
Amendments to MFRS 121: Lack of Exchangeability	1 January 2025

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group and of the Company upon their initial application.

4. MATERIAL ACCOUNTING POLICY INFORMATION**4.1 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS***Key Sources of Estimation Uncertainty*

Management believes that there are no key assumptions made concerning the future, and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year other than as disclosed below:-

(a) Depreciation of Property, Plant and Equipment

The estimates for the residual values, useful lives and related depreciation charges for the property, plant and equipment are based on commercial factors which could change significantly as a result of technical innovations and competitors' actions in response to the market conditions. The Group and the Company anticipate that the residual values of its property, plant and equipment will be insignificant. As a result, residual values are not being taken into consideration for the computation of the depreciable amount. Changes in the expected level of usage and technological development could impact the economic useful lives and the residual values of these assets, therefore future depreciation charges could be revised. The carrying amount of property, plant and equipment as at the reporting date is disclosed in Note 7 to the financial statements.

(b) Write-down of Inventories

Reviews are made periodically by management on damaged, obsolete and slow-moving inventories. These reviews require judgement and estimates. Possible changes in these estimates could result in revisions to the valuation of inventories. The carrying amount of inventories as at the reporting date is disclosed in Note 11 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

(CONT'D)

4. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

4.1 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (CONT'D)

Key Sources of Estimation Uncertainty (Cont'd)

(c) Impairment of Trade Receivables and Contract Assets

The Group uses the simplified approach to estimate a lifetime expected credit loss allowance for all trade receivables and contract assets. The contract assets are grouped with trade receivables for impairment assessment because they have substantially the same risk characteristics as the trade receivables for the same types of contracts. The Group develops the expected loss rates based on the payment profiles of past sales and the corresponding historical credit losses, and adjusts for qualitative and quantitative reasonable and supportable forward-looking information. If the expectation is different from the estimation, such difference will impact the carrying values of trade receivables and contract assets. The carrying amounts of trade receivables and contract assets as at the reporting date are disclosed in Notes 15 and 16 to the financial statements.

(d) Impairment of Non-Trade Receivables

The loss allowances for non-trade financial assets are based on assumptions about risk of default (probability of default) and expected loss if a default happens (loss given default). It also requires the Group to assess whether there is a significant increase in credit risk of the non-trade financial asset at the reporting date. The Group uses judgement in making these assumptions and selecting appropriate inputs to the impairment calculation, based on the past payment trends, existing market conditions and forward-looking information. The carrying amounts of other receivables and amounts owing by subsidiaries as at the reporting date are disclosed in Notes 12 and 13 to the financial statements respectively.

(e) Revenue and Profit Recognition of Property Development Activities

The Group recognises property development revenue as and when the control of the asset is transferred to a customer and it is probable that the Group will collect the consideration to which it will be entitled. The control of the asset may transfer over time or at a point in time depending on the terms of the contract with the customer and the application laws governing the contract.

The Group recognises property development revenue and costs by reference to the progress towards complete satisfaction of the performance obligation at the end of the reporting period. This is measured based on the Group's efforts or budgeted inputs to the satisfaction of the performance obligation. Significant judgement is required in determining the completeness and accuracy of the budgets and the extent of the costs incurred. Substantial changes in property development cost estimates in the future can have a significant effect on the Group's results. In making the judgement, the Group evaluates and relies on past experience and works of specialists.

(f) Income Taxes

There are certain transactions and computations for which the ultimate tax determination may be different from the initial estimate. The Group and the Company recognise tax liabilities based on its understanding of the prevailing tax laws and estimates of whether such taxes will be due in the ordinary course of business. Where the final outcome of these matters is different from the amounts that were initially recognised, such difference will impact the income tax expense and deferred tax balances in the year in which such determination is made.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

4. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

4.1 CRITICAL ACCOUNTING ESTIMATES AND JUDGEMENTS (CONT'D)

Key Sources of Estimation Uncertainty (Cont'd)

(g) Deferred Tax Assets

Deferred tax assets are recognised for all deductible temporary differences, unused tax losses and unabsorbed capital allowances to the extent that it is probable that future taxable profits would be available against which the deductible temporary differences, unused tax losses and unabsorbed capital allowances could be utilised. Management judgement is required to determine the amount of deferred tax assets that can be recognised, based on the assessment of the probability of the future taxable profits.

Critical Judgements Made in Applying Accounting Policies

Management believes that there are no instances of application of critical judgement in applying the accounting policies of the Group and of the Company which will have a significant effect on the amounts recognised in the financial statements other than as disclosed below:-

(a) Classification between Investment Properties and Owner-occupied Properties

Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes. If these portions could be sold separately (or leased out separately under a finance lease), the Group and the Company account for the portions separately. If the portions could not be sold separately, the property is an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes.

Judgement is made on an individual property basis to determine whether ancillary services are so significant that a property does not qualify as investment properties.

(b) Lease Terms

Some leases contain extension options exercisable by the Group before the end of the non-cancellable contract period. In determining the lease term, management considers all facts and circumstances including the past practice and any cost that will be incurred to change the asset if an option to extend is not taken. An extension option is only included in the lease term if the lease is reasonably certain to be extended (or not terminated).

4.2 FINANCIAL INSTRUMENTS

(a) Financial Assets

Financial Assets at Amortised Cost

The financial assets are initially measured at fair value plus transaction costs except for trade receivables without significant financing component which are measured at transaction price only. Subsequent to the initial recognition, all financial assets are measured at amortised cost less any impairment losses.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

(CONT'D)

4. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

4.2 FINANCIAL INSTRUMENTS (CONT'D)

(b) Financial Liabilities

Financial Liabilities at Amortised Cost

The financial liabilities are initially measured at fair value less transaction costs. Subsequent to the initial recognition, the financial liabilities are measured at amortised cost.

(c) Equity

Ordinary Shares

Ordinary shares are recorded on initial recognition at the proceeds received less directly attributable transaction costs incurred. The ordinary shares are not remeasured subsequently.

(d) Financial Guarantee Contracts

Financial guarantee contracts are recognised initially as liabilities at fair value, net of transaction costs. Subsequent to the initial recognition, the financial guarantee contracts are recognised as income in profit or loss over the period of the guarantee or, when there is no specific contractual period, recognised in profit or loss upon discharge of the guarantee. If the debtor fails to make payment relating to a financial guarantee contract when it is due and the Group, as the issuer, is required to reimburse the holder for the associated loss, the reimbursement is recognised as a liability and measured at the higher of the amount of loss allowance determined using the expected credit loss model and the amount of financial guarantee initially recognised less cumulative amortisation.

4.3 BASIS OF CONSOLIDATION

Acquisitions of businesses are accounted for using the acquisition method. Under the acquisition method, the consideration transferred for acquisition of a subsidiary is the fair value of the assets transferred, liabilities incurred and the equity interests issued by the Group at the acquisition date. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Acquisition-related costs, other than the costs to issue debt or equity securities, are recognised in profit or loss when incurred.

In a business combination achieved in stages, previously held equity interests in the acquiree are remeasured to fair value at the acquisition date and any corresponding gain or loss is recognised in profit or loss.

Non-controlling interests in the acquiree may be initially measured either at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets at the date of acquisition. The choice of measurement basis is made on a transaction-by-transaction basis.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

4. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)**4.4 INVESTMENTS IN SUBSIDIARIES**

Investments in subsidiaries which are eliminated on consolidation, are stated in the separate financial statements of the Company at cost less impairment losses, if any.

4.5 INVESTMENTS IN JOINT VENTURES

Investments in joint ventures are stated in the separate financial statements of the Company at cost less impairment losses, if any. The Group recognises its interest in the joint ventures using the equity method in the consolidated financial statements.

4.6 PROPERTY, PLANT AND EQUIPMENT

All items of property, plant and equipment are initially measured at cost.

Subsequent to the initial recognition, all property, plant and equipment, other than freehold land, are stated at cost less accumulated depreciation and any accumulated impairment losses.

Freehold land is not depreciated. Depreciation on other property, plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over the estimated useful lives. The principal annual depreciation rates are:-

Buildings	2%
Leasehold land and buildings	Over the lease period of 98 years
Office equipment, furniture and fittings	10% - 20%
Plant and machinery	10%
Motor vehicles	15%

4.7 RIGHT-OF-USE ASSETS AND LEASE LIABILITIES**(a) Short-term Leases and Leases of Low-value Assets**

The Group and the Company apply the “short-term lease” and “lease of low-value assets” recognition exemption. For these leases, the Group and the Company recognise the lease payments as an operating expense on a straight-line method over the term of the lease unless another systematic basis is more appropriate.

(b) Right-of-use Assets

Right-of-use assets are initially measured at cost. Subsequent to the initial recognition, the right-of-use assets are stated at cost less accumulated depreciation and any accumulated impairment losses, and adjusted for any remeasurement of lease liabilities.

The right-of-use assets are depreciated using the straight-line method from the commencement date to the earlier of the end of the estimated useful lives of the right-of-use assets or the end of the lease term.

NOTES TO THE FINANCIAL STATEMENTS

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(CONT'D)

4. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

4.7 RIGHT-OF-USE ASSETS AND LEASE LIABILITIES (CONT'D)

(c) Lease Liabilities

Lease liabilities are initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the entities' incremental borrowing rate. Subsequent to the initial recognition, the lease liabilities are measured at amortised cost and adjusted for any lease reassessment or modifications.

4.8 INVENTORIES

Inventories are stated at the lower of cost and net realisable value. Cost and net realisable value are determined as below:-

(a) Properties Held for Future Development

Property held for future development is stated at the lower of cost and net realisable value.

The cost comprises specifically identified cost, including cost associated to the purchase of land and an appropriate proportion of common infrastructure costs.

Net realisable value represents the estimated selling price of intended properties that to be developed less the estimated costs of completion and the estimated costs necessary in selling the properties. If future development layout plan is not available, the replacement cost of the properties held for future development will be the best available measure of the net realisable value.

Properties held for future development for which no significant development work has been undertaken or where development activities are not expected to be completed within the normal operation cycle is classified as non-current asset.

Properties held for future development is transferred to 'properties under development for sale' category when development activities have commenced and are expected to be completed within the Group's normal operating cycle.

(b) Properties Under Development for Sale

Property under development for sale is stated at the lower of cost and net realisable value.

The cost comprises specifically identified cost, including cost associated to the purchase of land, conversion fees, aggregate cost of development, materials and supplies, wages and other direct expenses and an appropriate proportion of common infrastructure costs less cumulative amounts recognised as expenses in profit or loss.

Net realisable value represents the estimated selling price less the estimated costs of completion and the estimated costs necessary in selling the property.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

4. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

4.8 INVENTORIES (CONT'D)

Inventories are stated at the lower of cost and net realisable value. Cost and net realisable value are determined as below (Cont'd):-

(c) Completed Properties Held for Sale

The cost is determined by apportionment of the total development costs for that development project, attributable to the unsold properties. The cost of completed properties held for sale comprises cost associated with the acquisition of land, costs of conversion and other costs incurred in bringing the inventories to their present location and condition.

Net realisable value represents the estimated selling price less the estimated costs necessary in selling the property.

(d) Club and Hotel Operating Supplies

Cost is determined using first-in, first-out method and comprises food and beverage supplies.

Net realisable value is the estimated selling price in the ordinary course of business, less the applicable variable selling expenses.

4.9 REVENUE FROM CONTRACTS WITH CUSTOMERS

Revenue from contracts with customers is recognised by reference to each distinct performance obligation in the contract with customer. Revenue from contracts with customers is measured at its transaction price, being the amount of consideration which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, net of sales and service tax, returns, rebates and discounts.

The Group recognises revenue when (or as) it transfers control over a product or service to customer. An asset is transferred when (or as) the customer obtains control of the asset.

Depending on the substance of the contract, revenue is recognised when the performance obligation is satisfied, which may be at a point in time or over time. The Group transfers control of a good or service at a point in time unless one of the following overtime criteria is met:-

- The customer simultaneously receives and consumes the benefits provided as the Group performs.
- The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.
- The Group's performance does not create an asset with an alternative use and the Group has an enforceable right to payment for performance completed to date.

(a) Property Development Activities

Revenue from property development is recognised progressively when property development services are rendered and such services do not create an asset with an alternative's use to the Group, and the Group has a present right to payment for services rendered to date. The progress towards complete satisfaction of the performance obligation is measured based on a method that best depicts the Group's performance in satisfying the performance obligation of the contract. This is determined by reference to the property development costs incurred up to the end of the reporting period as a percentage of total estimated costs for complete satisfaction of the contract. Otherwise, revenue is recognised at a point in time upon delivery of property and customer's acceptance, and the Group has a present right to payment for the property sold.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
 (CONT'D)

4. MATERIAL ACCOUNTING POLICY INFORMATION (CONT'D)

4.9 REVENUE FROM CONTRACTS WITH CUSTOMERS (CONT'D)

(a) Property Development Activities (Cont'd)

A receivable is recognised when the development activities are carried out as this is the point in time that the consideration is unconditional because only the passage of time is required before the payment is due. When the services rendered exceed the billings to customers, a contract asset is recognised. If the billings exceed the services rendered, a contract liability is recognised.

(b) Sale of Goods

Revenue is recognised upon delivery of goods and customers' acceptance, and the Group has a present right to payment for goods sold. Revenue is measured based on the consideration specified in a contract with customer and where applicable, net of goods and services tax, expected returns, cash and trade discounts.

(c) Rendering of Services

Revenue is recognised in the accounting period in which the services are rendered and the customer receives and consumes the benefits provided by the Group, and the Group has a present right to payment for, the services.

5. INVESTMENT IN SUBSIDIARIES

	THE COMPANY	
	2024 RM'000	2023 RM'000
Unquoted shares, at cost	408,680	408,680
Accumulated impairment losses	(51,914)	(51,914)
	356,766	356,766
Unquoted shares, at cost:		
At 1 April	408,680	362,680
Addition during the year	-	46,000
At 31 March	408,680	408,680
Accumulated impairment losses:		
At 1 April	51,914	38,784
Addition during the year	-	13,130
At 31 March	51,914	51,914

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

5. INVESTMENT IN SUBSIDIARIES (CONT'D)

The details of the subsidiaries are as follows:-

NAME OF SUBSIDIARIES	PRINCIPAL PLACE OF BUSINESS/ COUNTRY OF INCORPORATION	PERCENTAGE OF ISSUED SHARE CAPITAL HELD BY PARENT		PRINCIPAL ACTIVITIES
		2024 %	2023 %	
<i>Subsidiaries of the Company</i>				
Matrix Excelbuilder Sdn. Bhd.	Malaysia	100	100	Investment holding
Matrix Concepts (Central) Sdn. Bhd.	Malaysia	100	100	Property development and investment holding
Matrix Concepts (NS) Sdn. Bhd.	Malaysia	100	100	Property development
MGE Development Sdn. Bhd.	Malaysia	100	100	Property development and investment holding
Masuda Corporation Sdn. Bhd.	Malaysia	100	100	Property development and investment holding
Matrix Concepts Sdn. Bhd.	Malaysia	100	100	Property development and investment holding
Matrix Concepts (Southern) Sdn. Bhd.	Malaysia	100	100	Property development
MCHB Natro' Green Sdn. Bhd.	Malaysia	100	100	Dormant
BSS Development Sdn. Bhd.	Malaysia	100	100	Property development
Matrix Properties Sdn. Bhd.	Malaysia	100	100	Property investment and investment holding
Matrix Concepts (Damansara) Sdn. Bhd.	Malaysia	100	100	Property development
Matrix IBS Sdn. Bhd.	Malaysia	100	100	Property development
Matrix Realty Management Sdn. Bhd.	Malaysia	100	100	Property management services
Matrix Healthcare Sdn. Bhd.	Malaysia	100	100	Provision of healthcare services and investment holding
MCHB Development (NS) Sdn. Bhd.	Malaysia	100	100	Investment holding
MCHB Development (Southern) Sdn. Bhd.	Malaysia	100	100	Dormant

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

5. INVESTMENT IN SUBSIDIARIES (CONT'D)

The details of the subsidiaries are as follows (Cont'd):-

NAME OF SUBSIDIARIES	PRINCIPAL PLACE OF BUSINESS/ COUNTRY OF INCORPORATION	PERCENTAGE OF ISSUED SHARE CAPITAL HELD BY PARENT		PRINCIPAL ACTIVITIES
		2024 %	2023 %	
<i>Subsidiaries of the Company (Cont'd)</i>				
MCHB Development (KV) Sdn. Bhd.	Malaysia	100	100	Dormant
Megah Sedaya Sdn. Bhd.	Malaysia	–	100	Dormant
Matrix Sino Development Sdn. Bhd.	Malaysia	100	100	Dormant
Matrix Development (Australia) Pty Ltd ®	Australia	100	100	Investment holding
PT Matrix Perkasa Indonesia ®	Indonesia	100	100	Property development
<i>Subsidiaries of Matrix Excelbuilder Sdn. Bhd.</i>				
Matrix Excelcon Sdn. Bhd.	Malaysia	100	100	General contractors
Matrix Exceltrading Sdn. Bhd.	Malaysia	100	100	Dormant
<i>Subsidiaries of MCHB Development (NS) Sdn. Bhd.</i>				
N9 Matrix Development Sdn. Bhd.	Malaysia	85	85	Property development
Megah Sedaya Sdn. Bhd.	Malaysia	100	–	Dormant
<i>Subsidiary of Masuda Corporation Sdn. Bhd.</i>				
Matrix Project Management Sdn. Bhd.	Malaysia	100	100	Dormant
<i>Subsidiaries of Matrix Concepts Sdn. Bhd.</i>				
Matrix Country Club Sdn. Bhd.	Malaysia	100	100	Clubhouse operator
Matrix Hotels Management Sdn. Bhd.	Malaysia	100	100	Hotel management and hospitality services
<i>Subsidiary of MGE Development Sdn. Bhd.</i>				
Matrix Educare Sdn. Bhd.	Malaysia	51	51	Provision of education services

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

5. INVESTMENT IN SUBSIDIARIES (CONT'D)

The details of the subsidiaries are as follows (Cont'd):-

NAME OF SUBSIDIARIES	PRINCIPAL PLACE OF BUSINESS/ COUNTRY OF INCORPORATION	PERCENTAGE OF ISSUED SHARE CAPITAL HELD BY PARENT		PRINCIPAL ACTIVITIES
		2024 %	2023 %	
<i>Subsidiary of Matrix Concepts (Central) Sdn. Bhd.</i>				
Matrix Concepts (Cheras) Sdn. Bhd.	Malaysia	100	100	Property development
<i>Subsidiary of Matrix Healthcare Sdn. Bhd.</i>				
Matrix Medicare Sdn. Bhd.	Malaysia	70	70	Provision of healthcare services
<i>Subsidiaries of Matrix Development (Australia) Pty Ltd</i>				
Matrix 333 St Kilda (Australia) Pty Ltd [®]	Australia	100	100	Property development
Matrix Greenvale (Australia) Pty Ltd [®]	Australia	100	100	Property development
Matrix Property Management (Australia) Pty Ltd [®]	Australia	100	100	Management of defect works and rental guarantees for completed group property development

[®] These subsidiaries were audited by other firm of chartered accountant.

(i) During the financial year:-

- (a) the Company has disposed of its entire equity interest in Megah Sedaya Sdn. Bhd. to MCHB Development (NS) Sdn. Bhd., a wholly-owned subsidiary of the Company.
- (b) MCHB Development (NS) Sdn. Bhd., a wholly-owned subsidiary of the Company subscribed 99 new ordinary shares in Megah Sedaya Sdn. Bhd. for a total cash consideration of RM99.

(ii) In the previous financial year:-

- (a) the Company subscribed 1 new ordinary share in Megah Sedaya Sdn. Bhd. for a total cash consideration of RM1;
- (b) the Company subscribed 100 new ordinary shares in Matrix Sino Development Sdn. Bhd. for a total cash consideration of RM100;
- (c) the Company subscribed 46,000,000 new redeemable preference shares in N9 Matrix Development Sdn. Bhd. for a total cash consideration of RM46,000,000; and
- (d) MCHB Development (NS) Sdn. Bhd., a wholly-owned subsidiary of the Company subscribed 850,000 new ordinary shares in N9 Matrix Development Sdn. Bhd., for a total cash consideration of RM850,000.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

(CONT'D)

5. INVESTMENT IN SUBSIDIARIES (CONT'D)

(iii) The non-controlling interests at the end of the reporting period comprise the following:-

	EFFECTIVE EQUITY INTEREST		THE GROUP	
	2024 %	2023 %	2024 RM'000	2023 RM'000
Matrix Educare Sdn. Bhd.	49	49	(12,316)	(9,104)
Matrix Medicare Sdn. Bhd.	30	30	(2,040)	(6,805)
Other immaterial subsidiary			122	139
			(14,234)	(15,770)

(iv) The summarised financial information (before intra-group elimination) for each subsidiary that has non-controlling interests that are material to the Group is as follows:-

	MATRIX EDUCARE SDN. BHD.	
	2024 RM'000	2023 RM'000
<u>At 31 March</u>		
Non-current assets	4,281	5,229
Current assets	4,972	2,132
Non-current liabilities	(20,431)	(16,695)
Current liabilities	(13,957)	(9,246)
Net liabilities	(25,135)	(18,580)
<u>Financial Year Ended 31 March</u>		
Revenue	15,031	12,908
Loss for the financial year/Total comprehensive expense	(6,555)	(5,981)
Total comprehensive expense attributable to non-controlling interests	(3,212)	(2,931)
Net cash flows for operating activities	(1,667)	(4,129)
Net cash flows for investing activities	(347)	(19)
Net cash flows from financial activities	4,488	4,020

NOTES TO THE FINANCIAL STATEMENTS
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(CONT'D)

5. INVESTMENT IN SUBSIDIARIES (CONT'D)

- (iv) The summarised financial information (before intra-group elimination) for each subsidiary that has non-controlling interests that are material to the Group is as follows (Cont'd):-

	MATRIX MEDICARE SDN. BHD.	
	2024 RM'000	2023 RM'000
<u>At 31 March</u>		
Non-current assets	29,403	36,331
Current assets	18,587	1,368
Non-current liabilities	(39,358)	(60,349)
Current liabilities	(15,430)	(30)
Net liabilities	(6,798)	(22,680)
<u>Financial Year Ended 31 March</u>		
Revenue	5,031	-
Profit/(Loss) for the financial year/ Total comprehensive income/(expense)	15,882	(4,908)
Total comprehensive income/(expense) attributable to non-controlling interests	4,765	(1,472)
Net cash flows from/(for) operating activities	8,731	(531)
Net cash flows (for)/from financial activities	(8,900)	650

6. INVESTMENT IN JOINT VENTURE

	THE GROUP	
	2024 RM'000	2023 RM'000
Unquoted shares, at cost	118,800	118,800
Share of post acquisition profits	9,615	10,265
Effect of movement in exchange rate	15,576	14,109
Total	143,991	143,174

The details of the joint venture are as follows:-

NAME OF JOINT VENTURE	PRINCIPAL PLACE OF BUSINESS	PERCENTAGE OF OWNERSHIP		PRINCIPAL ACTIVITIES
		2024 %	2023 %	
Joint venture of PT Matrix Perkasa Indonesia				
PT Fin Centerindo Satu ®	Indonesia	30	30	Property development

® The joint venture was audited by other firm of chartered accountant.

NOTES TO THE FINANCIAL STATEMENTS

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7. PROPERTY, PLANT AND EQUIPMENT

THE GROUP	AT	EFFECT OF MOVEMENT IN EXCHANGE RATE	DISPOSAL	DEPRECIATION CHARGES (NOTE 33)	AT
	1.4.2023 RM'000				ADDITIONS RM'000
2024					
Carrying Amount					
Freehold land	1,257	-	-	-	1,257
Buildings	196,791	-	-	(5,027)	191,764
Office equipment, furniture and fittings	9,459	1,006	55	(18)	8,103
Plant and machinery	135	36	-	-	131
Motor vehicles	3,051	736	18	(84)	2,555
Total	210,693	1,778	73	(102)	203,810

THE GROUP	AT	EFFECT OF MOVEMENT IN EXCHANGE RATE	DISPOSAL/ WRITTEN OFF	DEPRECIATION CHARGES (NOTE 33)	AT
	1.4.2022 RM'000				ADDITIONS RM'000
2023					
Carrying Amount					
Freehold land	1,257	-	-	-	1,257
Buildings	202,009	-	(191)	(5,027)	196,791
Leasehold land and buildings	131	-	(131)	-	-
Office equipment, furniture and fittings	12,193	1,128	(191)	(842)	9,459
Plant and machinery	197	-	-	(62)	135
Motor vehicles	3,394	1,232	80	(253)	3,051
Total	219,181	2,360	(111)	(1,417)	210,693

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

7. PROPERTY, PLANT AND EQUIPMENT (CONT'D)

THE GROUP	AT COST RM'000	ACCUMULATED DEPRECIATION RM'000	ACCUMULATED IMPAIRMENT LOSSES RM'000	CARRYING AMOUNT RM'000
2024				
Freehold land	1,257	-	-	1,257
Buildings	240,745	(45,760)	(3,221)	191,764
Office equipment, furniture and fittings	34,741	(26,638)	-	8,103
Plant and machinery	1,756	(1,625)	-	131
Motor vehicles	16,807	(14,252)	-	2,555
Total	295,306	(88,275)	(3,221)	203,810
2023				
Freehold land	1,257	-	-	1,257
Buildings	240,745	(40,733)	(3,221)	196,791
Leasehold land and buildings	173	(173)	-	-
Office equipment, furniture and fittings	33,916	(24,457)	-	9,459
Plant and machinery	1,720	(1,585)	-	135
Motor vehicles	17,003	(13,952)	-	3,051
Total	294,814	(80,900)	(3,221)	210,693

Certain freehold land and buildings of the Group amounted to RM125,604,000 (2023 – RM128,584,000) have been pledged to licensed banks as security for banking facilities granted to the Group as disclosed in Notes 24, 25 and 28 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

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8. INVESTMENT PROPERTIES

THE GROUP	AT 1.4.2023 RM'000	DISPOSAL RM'000	DEPRECIATION CHARGE (NOTE 33) RM'000	AT 31.3.2024 RM'000
2024				
Carrying Amount				
Houses	30	(14)	(1)	15

THE GROUP	AT 1.4.2022 RM'000	DISPOSAL RM'000	DEPRECIATION CHARGE (NOTE 33) RM'000	AT 31.3.2023 RM'000
2023				
Carrying Amount				
Houses	62	(31)	(1)	30

THE GROUP	AT COST RM'000	ACCUMULATED DEPRECIATION RM'000	CARRYING AMOUNT RM'000
2024			
Houses	25	(10)	15
2023			
Houses	50	(20)	30

The estimated fair value of the Group's investment properties as at the end of the reporting period approximates RM26,000 (2023 – RM93,000).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

9. RIGHT-OF-USE ASSETS

THE GROUP	AT	ADDITION	DEPRECIATION	EFFECT OF	DERECOGNITION	MODIFICATION	AT
	1.4.2023	(NOTE 23)	CHARGES	MOVEMENT IN	DUE TO LEASE	OF LEASE	31.3.2024
	RM'000	RM'000	(NOTE 33)	EXCHANGE	MODIFICATION	LIABILITIES	RM'000
			RM'000	RATE	RM'000	(NOTE 23)	RM'000
				RM'000		RM'000	
2024							
<i>Carrying Amount</i>							
Buildings	2,743	2,256	(1,157)	35	(325)	1,217	4,769

THE GROUP	AT	ADDITION	DEPRECIATION	EFFECT OF	DERECOGNITION	MODIFICATION	AT
	1.4.2022	(NOTE 23)	CHARGES	MOVEMENT IN	DUE TO LEASE	OF LEASE	31.3.2023
	RM'000	RM'000	(NOTE 33)	EXCHANGE	MODIFICATION	LIABILITIES	RM'000
			RM'000	RATE	RM'000	(NOTE 23)	RM'000
				RM'000		RM'000	
2023							
<i>Carrying Amount</i>							
Buildings		2,863	(930)	(61)	(102)	973	2,743

Hostels, store rooms and offices

The Group has leased a number of hostels, store rooms and offices that run between 1 to 5 (2023 – 1 to 6) years, with an option to renew the lease after that date.

10. GOODWILL

	THE GROUP	
	2024	2023
	RM'000	RM'000
Goodwill arising from consolidation	18	18
Accumulated impairment losses	(18)	(18)
At 31 March	*	*

* - Less than RM1,000

NOTES TO THE FINANCIAL STATEMENTS
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 (CONT'D)

11. INVENTORIES

	NOTE	THE GROUP	
		2024 RM'000	2023 RM'000
Non-current			
Properties held for future development	11(a)	721,223	773,536
Current			
Properties under development for sale	11(b)	406,991	350,304
Completed properties held for sale	11(c)	57,053	47,073
Operating supplies and materials	11(d)	45	237
		464,089	397,614
Recognised in profit or loss:-			
Inventories of property development (Note 31)		23,662	48,384
Cost of property development recognised during the current financial year (Note 31)		666,961	538,193

Included in the development costs are interests on borrowings capitalised during the financial year of RM6,844,000 (2023 – RM8,759,000).

Certain development properties amounted to RM181,959,000 (2023 – RM229,329,000) have been pledged to secure borrowings as disclosed in Notes 24, 25 and 28 to the financial statements.

(a) Properties held for future development

	THE GROUP	
	2024 RM'000	2023 RM'000
Land, at cost		
At beginning of the year	579,869	596,870
Costs incurred during the year	98,703	69,850
Transferred to properties under development for sale (Note 11(b))	(113,527)	(86,851)
At the end of the year	565,045	579,869
Development costs		
At beginning of the year	193,667	206,090
Costs incurred during the year	39,123	32,414
Transferred to properties under development for sale (Note 11(b))	(69,531)	(41,608)
Property development costs written off	(7,081)	(3,229)
At the end of the year	156,178	193,667
Cumulative cost / Carrying amount	721,223	773,536

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

11. INVENTORIES (CONT'D)

(b) Properties under development for sale

	THE GROUP	
	2024 RM'000	2023 RM'000
Land, at cost		
At beginning of the year	367,766	376,813
Costs incurred during the year	–	16,959
Transferred from properties held for future development (Note 11(a))	113,527	86,851
Reversal of completed projects	(166,860)	(107,518)
Effect of movement in exchange rate	3,368	(5,339)
At the end of the year	317,801	367,766
Development costs		
At beginning of the year	100,364	32,387
Costs incurred during the year	569,690	384,717
Transferred from properties held for future development (Note 11(a))	69,531	41,608
Reversal of completed projects	(623,316)	(356,793)
Effect of movement in exchange rate	984	(1,555)
At the end of the year	117,253	100,364
Cumulative costs	435,054	468,130
Cumulative cost recognised in profit or loss		
At beginning of the year	(117,826)	(23,575)
Recognised during the year	(666,961)	(538,193)
Unsold units transferred to completed properties held for sale (Note 11(c))	(32,644)	(20,369)
Reversal of completed projects	790,176	464,311
Effect of movement in exchange rate	(808)	–
At the end of the year	(28,063)	(117,826)
Carrying amount	406,991	350,304

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

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11. INVENTORIES (CONT'D)

- (c) Completed properties held for sale

	THE GROUP	
	2024 RM'000	2023 RM'000
At beginning of the year	47,073	75,088
Addition during the year	998	–
Unsold units transferred from properties under development for sale (Note 11(b))	32,644	20,369
Disposals during the year	(23,662)	(48,384)
Cumulative cost / Carrying amount	57,053	47,073

- (d) Operating supplies and materials

As at the end of the reporting year, all operating supplies and materials for the Group are stated at cost.

12. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
<u>Non-current</u>				
Other receivables (Note 12(a))	10,029	27,959	–	–
Prepayment (Note 12(b))	19,374	20,483	–	–
	29,403	48,442	–	–
Less: Allowance for impairment losses (Note 12 (c))	–	(12,111)	–	–
	29,403	36,331	–	–
<u>Current</u>				
Other receivables:-				
Third parties	34,022	13,360	2	1
Goods and services tax recoverable	670	4,492	–	–
	34,692	17,852	2	1
Deposits	13,503	9,201	2	2
Deposits paid for land acquisition	49,089	61,475	–	–
Deposits paid for land development right	32,676	31,655	–	–
Prepayment	1,854	1,937	93	54
Costs to secure contracts (Note 12(d))	36,424	45,812	–	–
	168,238	167,932	97	57
Less: Allowance for impairment losses (Note 12(c))	(3,271)	(7,000)	–	–
	164,967	160,932	97	57

- (a) The non-current other receivable balance is unsecured and bears interest of 5% per annum.

- (b) The non-current prepayment is in respect of upfront exclusive rights payments for managing a hospital operation for a period of 30 years.

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FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
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12. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS (CONT'D)

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
(c) Allowance for impairment losses:				
At 1 April	19,111	9,069	-	-
Addition during the financial year:-				
- other receivable (Note 32)	3,271	3,042	-	-
- deposit (Note 33)	-	7,000	-	-
Reversal during the financial year:-				
- other receivable (Note 32)	(12,111)	-	-	-
- deposits (Note 33)	(7,000)	-	-	-
At 31 March	3,271	19,111	-	-

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
(d) Costs to secure contracts:				
<i>Incremental costs of obtaining a contract</i>				
At the beginning of the year	45,812	40,829	-	-
Add: Incurred during the financial year	94,799	79,293	-	-
	140,611	120,122	-	-
Less: Cost recognised in profit or loss during the financial year	(104,187)	(74,310)	-	-
At the end of the year	36,424	45,812	-	-

Costs to secure contracts relating to sales agent commission, contract coordinator costs and legal costs incurred to secure sales of property units are recognised in the profit or loss in proportion to the income recognised for the respective financial years.

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13. AMOUNTS OWING BY/(TO) SUBSIDIARIES

	THE COMPANY	
	2024 RM'000	2023 RM'000
Amount owing by:		
<u>Non-current</u>		
- Subsidiaries (Non-trade)	455,887	526,541
<u>Current</u>		
- Subsidiaries (Non-trade)	549,959	506,222
Less: Impairment losses	(167,111)	(154,580)
	382,848	351,642
Impairment losses:-		
At 1 April	154,580	142,140
Addition during the financial year (Note 32)	12,531	12,440
At 31 March	167,111	154,580

	THE COMPANY	
	2024 RM'000	2023 RM'000
Amount owing to:		
<u>Current</u>		
- Subsidiaries (Non-trade)	(89,228)	(151,331)

The non-trade balances represent payments made on behalf which bear an interest of 5% (2023 – 5%) per annum. The amounts owing are to be paid over a period of time and are to be settled in cash.

NOTES TO THE FINANCIAL STATEMENTS
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14. DEFERRED TAX (ASSETS)/LIABILITIES

	RECOGNISED IN PROFIT OR LOSS		
	AT 1.4.2023 RM'000	(NOTE 34) RM'000	AT 31.3.2024 RM'000
The Group			
2024			
<i>Deferred Tax Liabilities</i>			
Property, plant and equipment	422	(329)	93
Right-of-use assets	744	(230)	514
	1,166	(559)	607
<i>Deferred Tax Assets</i>			
Lease liabilities	(59)	(315)	(374)
Deferred income	(96)	(5)	(101)
Property development costs	(6,036)	3,015	(3,021)
Unrealised profits	(15,587)	(3,469)	(19,056)
Unutilised capital allowance	(33)	33	-
Unused tax losses	(15,936)	11,607	(4,329)
Provision	(145)	(1,579)	(1,724)
	(37,892)	9,287	(28,605)
	(36,726)	8,728	(27,998)

	RECOGNISED IN PROFIT OR LOSS		
	AT 1.4.2022 RM'000	(NOTE 34) RM'000	AT 31.3.2023 RM'000
The Group			
2023			
<i>Deferred Tax Liabilities</i>			
Property, plant and equipment	608	(186)	422
Right-of-use assets	597	147	744
	1,205	(39)	1,166
<i>Deferred Tax Assets</i>			
Lease liabilities	(89)	30	(59)
Deferred income	(97)	1	(96)
Property development costs	(4,370)	(1,666)	(6,036)
Unrealised profits	(18,445)	2,858	(15,587)
Unutilised capital allowance	-	(33)	(33)
Unused tax losses	-	(15,936)	(15,936)
Provision	(659)	514	(145)
	(23,660)	(14,232)	(37,892)
	(22,455)	(14,271)	(36,726)

NOTES TO THE FINANCIAL STATEMENTS

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14. DEFERRED TAX (ASSETS)/LIABILITIES (CONT'D)

For the purpose of presentation in the consolidated statement of financial position, certain deferred tax assets and liabilities have been offset in the table above. The following is the analysis of the deferred tax balances for financial reporting purposes:

	THE GROUP	
	2024 RM'000	2023 RM'000
Deferred tax assets	(28,046)	(36,976)
Deferred tax liabilities	48	250
	(27,998)	(36,726)

15. TRADE RECEIVABLES AND CONTRACT ASSETS

	THE GROUP	
	2024 RM'000	2023 RM'000
Trade receivables	255,122	269,718
Contract assets in relation to property development (Note 16)	289,668	348,129
	544,790	617,847
Less: Allowance for impairment losses	(53)	(11)
	544,737	617,836
Allowance for impairment losses:		
At the beginning of the year	11	11
Addition during the year (Note 32)	42	-
At the end of the year	53	11

(a) The credit terms of the Group range from 14 to 60 (2023 – 14 to 60) days.

(b) Other credit terms are assessed and approved on a case-by-case basis.

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16. CONTRACT ASSETS/(LIABILITIES)

The contract assets and contract liabilities as at 31 March 2024 and 31 March 2023 were not impacted by significant changes in contract terms.

	THE GROUP	
	2024 RM'000	2023 RM'000
Net carrying amount of contract assets/(liabilities) is analysed as follows:-		
At 1 April		
- contract assets	348,129	293,323
- contract liabilities	(40,485)	(89,079)
Property development and construction revenue recognised on performance obligation during the financial year	1,299,443	1,072,721
Less: Billings during the financial year	(1,341,679)	(969,321)
At 31 March	265,408	307,644
At 31 March		
- contract assets (Note 15)	289,668	348,129
- contract liabilities (Note 26)	(24,260)	(40,485)
	265,408	307,644

- (a) Contract assets represent the Group's rights to consideration for property development activities carried out but not billed at the end of the reporting period. This balance will be billed progressively in the future upon the fulfilment of contractual milestones notwithstanding the control of the properties under development has not been transferred to buyers.
- (b) Contract liabilities represent the excess of progress billings to buyers over revenue recognised in profit or loss at the end of the reporting period.
- (c) The following table shows revenue expected to be recognised in the future relating to performance obligations that are unsatisfied (or partially unsatisfied) at the reporting date:-

2024	THE GROUP		
	2025 RM'000	2026 RM'000	2027 RM'000
Property development revenue	488,959	189,392	46,678
Education service	1,704	-	-
Membership fee	280	-	-
	490,943	189,392	46,678

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16. CONTRACT ASSETS/(LIABILITIES) (CONT'D)

- (c) The following table shows revenue expected to be recognised in the future relating to performance obligations that are unsatisfied (or partially unsatisfied) at the reporting date (Cont'd):-

2023	THE GROUP		
	2024 RM'000	2025 RM'000	2026 RM'000
Property development revenue	630,296	328,640	85,458
Education service	1,135	-	-
Membership fee	143	-	-
	631,574	328,640	85,458

17. FIXED DEPOSITS WITH LICENSED BANKS

- (a) The fixed deposits with licensed banks of the Group and of the Company at the end of the reporting period bear effective interest rates ranging from 1.55% to 4.10% (2023 – 0.80% to 2.80%) per annum and 3.00% to 3.10% (2023 – 0.80% to 2.86%) per annum respectively. The fixed deposits have maturity periods ranging from 28 to 365 (2023 – 28 to 365) days and 365 (2023 – 30 to 365) days for the Group and the Company respectively.
- (b) Included in the fixed deposits with licensed banks of the Group and the Company at the end of the reporting period was an amount of RM33,546,000 (2023 – RM29,777,000) and RM2,246,000 (2023 – RM2,198,000) which have been pledged to licensed banks as security for banking facilities granted to the Group as disclosed in Note 28 to the financial statements.

18. CASH AND BANK BALANCES

Included in the cash and bank balances of the Group is an amount of RM204,738,000 (2023 – RM128,675,000) held pursuant to Section 7A of the Housing Development (Control and Licensing) Act 1966, as amended by the Housing Developers (Housing Development Account) (Amendment) Regulation, 2002. The amount is held at call with banks and is available only to the subsidiaries involved in the property development activities.

NOTES TO THE FINANCIAL STATEMENTS
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19. SHARE CAPITAL

The movements in the paid-up share capital are as follows:-

	THE GROUP/ THE COMPANY			
	2024 NUMBER OF SHARES ('000)	2023	2024 RM'000	2023 RM'000
Issued and Fully Paid-Up				
Ordinary shares:-				
At 1 April	1,251,348	834,232	961,315	961,315
New shares issued:				
- Bonus issue	-	417,116	-	-
At 31 March	1,251,348	1,251,348	961,315	961,315

- (a) The holders of ordinary shares are entitled to receive dividends as and when declared by the Company and are entitled to one vote per share at meetings of the Company. The ordinary shares have no par value.
- (b) In the previous financial year, the Company increased its issued share capital by way of issuance of 417,115,361 new ordinary shares pursuant to the bonus issue exercise undertaken by the Company on the basis of 1 bonus share for every 2 existing ordinary shares held by the shareholders of the Company.

20. RESERVES

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Non-distributable:-				
Translation reserves	7,544	(2,910)	-	-

FOREIGN EXCHANGE TRANSLATION RESERVE

The foreign exchange translation reserve arose from the translation of the financial statements of foreign subsidiaries whose functional currencies are different from the Group's presentation currency.

21. LONG-TERM BORROWINGS

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Term loans (Note 24)	85,069	77,623	-	-

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

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22. SUKUK WAKALAH

The Company had established an Islamic Commercial Papers (“ICP”) and Islamic Medium Term Note (“IMTN”) programme with a combined limit of RM250 million in nominal value based on the Shariah principle of Wakalah Bi Al-Istithmar (“Sukuk Wakalah Programme”) (collectively, the ICP and the IMTN shall be referred to as “Sukuk Wakalah”). The Sukuk Wakalah Programme is for tenures of 7 years commencing from 15 August 2017 to 14 August 2024.

Details of the Sukuk Wakalah as at 31 March 2024 are as follows:-

DATE OF ISSUANCE	TENURE (MONTHS)	NOMINAL VALUE RM'000	PERIODIC DISTRIBUTION RATE (PER ANNUM) %	MATURITY DATE
ICP 15 March 2024	3	20,000	4.73	15 June 2024

Details of the Sukuk Wakalah as at 31 March 2023 are as follows:-

DATE OF ISSUANCE	TENURE (MONTHS)	NOMINAL VALUE RM'000	PERIODIC DISTRIBUTION RATE (PER ANNUM) %	MATURITY DATE
IMTN 19 November 2018	60	20,000	6.85	17 November 2023
ICP 20 March 2023	3	60,000	4.72	20 June 2023
		80,000		

(a) Details of the Sukuk Wakalah outstanding are as follows:-

	THE GROUP/ THE COMPANY	
	2024 RM'000	2023 RM'000
Current liabilities (Note 29)	20,000	80,000

(b) The Sukuk Wakalah are secured by first legal assignment and charge of the Finance Service Reserve Account (“FSRA”) and monies standing to the credit of the FSRA, including Permitted Investment (as defined in *(Permitted investments, if applicable)*).

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23. LEASE LIABILITIES

	THE GROUP	
	2024 RM'000	2023 RM'000
At 1 April	2,966	3,064
Additions (Note 9)	2,256	–
Interest expense recognised in profit or loss (Note 33)	195	143
Changes due to lease modification (Note 9)	1,217	973
Derecognition due to lease modification	(339)	(107)
Repayment of principal	(1,104)	(964)
Repayment of interest expense	(195)	(143)
Effect of movement in exchange rate	40	–
At 31 March	5,036	2,966
Analysed by:-		
Current liabilities	1,619	784
Non-current liabilities	3,417	2,182
	5,036	2,966

24. TERM LOANS (SECURED)

	THE GROUP	
	2024 RM'000	2023 RM'000
Current liabilities (Note 29)	26,585	45,097
Non-current liabilities (Note 21)	85,069	77,623
	111,654	122,720

- (a) The term loans are repayable over 42 to 84 (2023 – 42 to 72) monthly instalments from the date of drawdown and are secured in the same manner as the bank overdrafts as disclosed in Note 28 to the financial statements.
- (b) The interest rate profile of the term loans is summarised below:-

	THE GROUP	
	EFFECTIVE INTEREST RATE	
	2024 %	2023 %
Floating rate term loans	5.31 – 6.83	4.80 – 6.45

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25. REVOLVING CREDITS

	THE GROUP	
	2024 RM'000	2023 RM'000
Current liabilities (Note 29)	–	20,015

(a) The revolving credits are secured in the same manner as the bank overdrafts as disclosed in Note 28 to the financial statements.

(b) The interest rate profile of the revolving credits is summarised below:-

	THE GROUP EFFECTIVE INTEREST RATE	
	2024 %	2023 %
Floating rate revolving credits	–	5.30 – 5.50

26. TRADE PAYABLES AND CONTRACT LIABILITIES

	THE GROUP	
	2024 RM'000	2023 RM'000
Trade payables	111,156	61,940
Retention sum	4,223	6,162
Contract liabilities in relation to property development (Note 16)	24,260	40,485
Accruals	32,975	36,258
Provision	–	4,318
	172,614	149,163

The normal trade credit terms granted to the Group range from 30 days to 60 days (2023 – 30 days to 60 days). Other credit terms are granted to the Group on a case-by-case basis.

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27. OTHER PAYABLES, DEPOSITS, ACCRUALS AND PROVISION

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Non-Current				
Non-controlling interest shareholders	20,441	24,510	-	-
Current				
Other payables	25,115	44,096	-	-
Advances from customers	2,424	908	-	-
Advances from non-controlling interest shareholders	4,500	-	-	-
Goods and services tax payable	1	109	-	-
Sales and services tax payable	403	6	-	-
Withholding tax payable	308	380	-	-
Deposits	13,737	11,673	-	-
Accruals	144,396	149,379	192	856
Provision	120	179	-	-
Dividend payables	31,284	25,027	31,284	25,027
Deferred income	1,985	1,279	-	-
	224,273	233,036	31,476	25,883

The amount owing to non-controlling interest shareholders are unsecured and bears an interest of 5% (2023 – 5%) per annum. The amount owing are to be paid over a period of time and are to be settled in cash.

28. BANK OVERDRAFTS

	THE GROUP		THE COMPANY	
	2024 %	2023 %	2024 %	2023 %
Bank overdrafts	7.20 – 7.45	5.95 – 8.10	-	8.10

The bank overdrafts are secured by the following:-

- (i) Facilities agreements;
- (ii) Legal charge over certain development properties and properties of certain subsidiary companies;
- (iii) Pledge of fixed deposits of the Company and of certain subsidiary companies;
- (iv) Corporate guarantee on principal sums plus interest thereon by the Company;
- (v) The Government of Malaysia/Syarikat Jaminan Pembiayaan Perniagaan Berhad under Working Capital Guarantee Scheme; and
- (vi) A specific debenture over certain charged properties of subsidiaries companies.

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29. SHORT-TERM BORROWINGS

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Sukuk Wakalah (Note 22)	20,000	80,000	20,000	80,000
Term loans (Note 24)	26,585	45,097	-	-
Revolving credits (Note 25)	-	20,015	-	-
	46,585	145,112	20,000	80,000

30. REVENUE

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Contract with customers:-				
- Property development and construction revenue	1,243,659	967,968	-	-
- Sales of completed properties	55,784	104,753	-	-
- Revenue from education segment	14,390	12,347	-	-
- Revenue from healthcare segment	5,031	-	-	-
- Revenue from hospitality segment	25,209	25,369	-	-
Dividend income	-	-	200,020	120,000
Others	*	2,621	-	-
	1,344,073	1,113,058	200,020	120,000

The disaggregation of revenue from contracts with customers is presented under 'Operating Segments' in Note 41.2 to financial statements.

* - Less than RM1,000

31. COST OF SALES

Included in cost of sales are the following:-

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Cost of inventories recognised:-				
- property development costs (Note 11)	666,961	538,193	-	-
- completed properties (Note 11)	23,662	48,384	-	-
Cost of construction	-	4,438	-	-
Cost of services	30,148	32,500	-	-
Others	19	757	-	-
	720,790	624,272	-	-

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(CONT'D)

32. (NET REVERSAL OF IMPAIRMENT LOSSES)/NET IMPAIRMENT LOSSES ON FINANCIAL ASSETS

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Impairment losses:-				
- trade receivables (Note 15)	42	-	-	-
- other receivables (Note 12(c))	3,271	3,042	-	-
- amount owing by subsidiaries (Note 13)	-	-	12,531	12,440
Reversal of impairment losses:				
- other receivables (Note 12(c))	(12,111)	-	-	-
	(8,798)	3,042	12,531	12,440

33. PROFIT BEFORE TAXATION

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Profit before taxation is arrived at after charging/(crediting):-				
Auditors' remuneration				
- audit fees:				
- current year:				
- Crowe Malaysia PLT	599	572	70	70
- other auditors	131	142	-	-
- (over)/under provision in prior year:				
- other auditors	(10)	32	-	-
- non-audit fees:				
- Crowe Malaysia PLT	8	8	8	8
Bad debts written off	5	-	-	-
Depreciation:				
- property, plant and equipment (Note 7)	8,632	9,320	-	-
- investment properties (Note 8)	1	1	-	-
- right-of-use assets (Note 9)	1,157	930	-	-
Directors' remuneration (Note 39)	39,062	32,472	713	452
Incorporation fees	-	3	-	-
Interest expense on financial liabilities that are not at fair value through profit or loss:				
- bank overdrafts	240	1,089	71	120
- non-controlling interest shareholders	1,272	1,162	-	-
- finance charges	271	375	-	-
- inter-company	-	-	9,184	5,430
- term loan	2,754	6,383	-	-
- revolving credit	350	482	-	-
- sukuk interest	-	-	2,787	7,483
	4,887	9,491	12,042	13,033
Interest expenses on lease liabilities (Note 23)	195	143	-	-
Impairment loss:				
- deposit (Note 12(c))	-	7,000	-	-
- investment in a subsidiary	-	-	-	13,130
Lease expense:				
- short-term lease	25,529	14,237	-	-
- low value asset	119	170	-	-
Loss on foreign exchange – realised	1,801	2,387	-	-

NOTES TO THE FINANCIAL STATEMENTS

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33. PROFIT BEFORE TAXATION (CONT'D)

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Profit before taxation is arrived at after charging/(crediting) (Cont'd):-				
Property, plant and equipment written off	-	703	-	-
Property development cost written off	7,081	3,229	-	-
Staff cost (including other key management personnel as disclosed in Note 39(b)):				
- short-term employee benefits	55,626	51,241	-	-
- long-term employee benefits	732	599	-	-
- defined contribution benefits	6,588	5,964	-	-
- others	4,373	4,655	-	-
	67,319	62,459	-	-
Bad debts recovered	-	(26)	-	-
Gain on disposal of property, plant and equipment	(163)	(1,277)	-	-
Gain on disposal of investment properties	(19)	(36)	-	-
Gain on derecognition due to lease modification	(14)	(5)	-	-
Gain on foreign exchange – realised	(485)	(371)	(485)	(371)
Interest income on financial assets measured at amortised cost:				
- fixed deposits with licensed banks	(1,226)	(1,452)	(548)	(995)
- imputed interest	(2,665)	(375)	-	-
- inter-company	-	-	(43,480)	(42,154)
- late payment interest	(42)	(342)	-	-
- bank interest	(5,460)	(2,631)	(1,240)	(66)
	(9,393)	(4,800)	(45,268)	(43,215)
Lease income:				
- property, plant and equipment	(4,179)	(2,512)	-	-
Reversal of accruals	-	321	-	-
Reversal of impairment loss on deposits (Note 12(c))	(7,000)	-	-	-
Reversal of project costs	(10,633)	(12,056)	-	-

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34. INCOME TAX EXPENSE

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Current tax expenses	77,907	70,891	5,878	4,956
(Over)/Under provision in the previous financial year	(85)	1,133	(7)	289
	77,822	72,024	5,871	5,245
Deferred tax expenses (Note 14):-				
- Origination and reversal of temporary differences	6,803	(14,219)	-	-
- Under/(Over) provision of deferred tax liabilities in the previous financial year	240	(55)	-	-
- Over provision of deferred tax assets in the previous financial year	1,685	3	-	-
	8,728	(14,271)	-	-
Sub-total	86,550	57,753	5,871	5,245
Real property gains tax	12	104	-	-
	86,562	57,857	5,871	5,245

A reconciliation of income tax expense applicable to the profit before taxation at the statutory tax rate to income tax expense at the effective tax rate of the Group and of the Company is as follows:-

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Profit before taxation	332,406	260,662	215,424	123,018
Tax at the applicable corporate tax rate of 24% (2023 - 24%)	79,777	62,559	51,701	29,524
Tax effects of:-				
Non-deductible expenses	2,720	4,573	3,150	69
Non-taxable income	(311)	(258)	(48,973)	(24,637)
Share of results in joint venture	156	(436)	-	-
Deferred tax assets not recognised during the financial year	6,664	1,985	-	-
Effects of differential in tax rates of subsidiaries	(478)	(237)	-	-
(Over)/Under provision of Malaysian Income Tax in the previous financial year	(85)	1,133	(7)	289
Under/(Over) provision of deferred tax liabilities in the previous financial year	240	(55)	-	-
Over provision of deferred tax assets in the previous financial year	1,685	3	-	-
Deferred tax assets recognised in respect of previously unrecognised tax losses and unabsorbed capital allowances	(3,818)	(11,514)	-	-
Income tax expense for the financial year	86,550	57,753	5,871	5,245

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34. INCOME TAX EXPENSE (CONT'D)

Subject to agreement with the tax authorities, at the end of the reporting year, the unused tax losses, unabsorbed capital allowances and unabsorbed industrial building allowances of the Group are as follows:-

	THE GROUP	
	2024 RM'000	2023 RM'000
Unused tax losses:		
- expires year of assessment 2028	953	23,025
- expires year of assessment 2029	18	15,374
- expires year of assessment 2030	68	7,032
- expires year of assessment 2031	14,673	15,434
- expires year of assessment 2032	11,460	11,460
- expires year of assessment 2033	28,337	28,337
- expires year of assessment 2034	19,805	-
	75,314	100,662
Unabsorbed capital allowances	21,289	20,627
Unabsorbed industrial building allowances	52,106	46,189
	148,709	167,478

At the end of the reporting period, the amounts of deferred tax assets not recognised (stated at gross) due to uncertainty of their realisation are as follows:-

	THE GROUP	
	2024 RM'000	2023 RM'000
Unused tax losses:		
- expires year of assessment 2028	953	953
- expires year of assessment 2029	18	18
- expires year of assessment 2030	-	1,480
- expires year of assessment 2031	7,538	8,299
- expires year of assessment 2032	8,636	8,641
- expires year of assessment 2033	27,939	7,550
- expires year of assessment 2034	12,194	-
	57,278	26,941
Unabsorbed capital allowances	258	253
Unabsorbed industrial building allowances	4,245	3,134
Others deductible temporarily differences	95,375	99,059
	157,156	129,387

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34. INCOME TAX EXPENSE (CONT'D)

Based on the current legislation, the unused tax losses up to the year of assessment 2018 can be carried forward until the year of assessment 2028 and the unused tax losses for 2019 onwards are allowed to be utilised for 10 consecutive years of assessment immediately following that year of assessment; whereas, the unabsorbed capital allowances are allowed to be carried forward indefinitely.

Domestic income tax is calculated at the Malaysian statutory tax rate of 24% (2023 – 24%) of the estimated assessable profit for the financial year. The taxation of other jurisdictions is calculated at the rates prevailing in the respective jurisdiction.

35. OTHER COMPREHENSIVE INCOME

	THE GROUP	
	2024 RM'000	2023 RM'000
Items that will be reclassified subsequently to profit or loss		
Foreign currency translation:		
- changes during the financial year	10,454	(7,609)

36. EARNINGS PER SHARE

(a) Basic Earnings Per Share

The basic earnings per share is calculated by dividing the consolidated profit attributable to owners of the Company by the weighted average number of ordinary shares in issue during the financial year.

	THE GROUP	
	2024	2023
Profit attributable to owners of the Company (RM'000)	244,308	207,220
Weighted average number of ordinary shares in issue ('000)	1,251,348	1,052,504
Basic earnings per share (sen)	19.5	19.7

(b) Diluted Earnings Per Share

The diluted earnings per share is equal to the basic earnings per share because there were no potential ordinary shares during the financial year.

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37. DIVIDENDS

	THE GROUP/ THE COMPANY	
	2024 RM'000	2023 RM'000
<u>In respect of the financial year ended 31 March 2022:-</u>		
- 4 th interim single tier dividend of 3.75 sen per ordinary share, paid on 7 July 2022	-	31,284
<u>In respect of the financial year ended 31 March 2023:-</u>		
- 1 st interim single tier dividend of 3.00 sen per ordinary share, paid on 6 October 2022	-	25,027
- 2 nd interim single tier dividend of 2.00 sen per ordinary share, paid on 12 January 2023	-	25,027
- 3 rd interim single tier dividend of 2.00 sen per ordinary share, paid on 6 April 2023	-	25,027
- 4 th interim single tier dividend of 2.25 sen per ordinary share, paid on 6 July 2023	28,154	-
<u>In respect of the financial year ended 31 March 2024:-</u>		
- 1 st interim single tier dividend of 2.50 sen per ordinary share, paid on 5 October 2023	31,284	-
- 2 nd interim single tier dividend of 2.50 sen per ordinary share, paid on 10 January 2024	31,284	-
- 3 rd interim single tier dividend of 2.50 sen per ordinary share, paid on 3 April 2024	31,284	-
	122,006	106,365

Subsequent to the end of financial year, the directors, on 27 May 2024 declared a fourth interim single tier dividend of 2.50 sen per ordinary share amounting to RM31,283,682 in respect of the current financial year, payable on 11 July 2024 to shareholders whose names appeared in the record of depositors on 25 June 2024.

38. CASH FLOW INFORMATION

(a) The cash disbursed for the addition of right-of-use assets is as follows:-

	THE GROUP	
	2024 RM'000	2023 RM'000
Cost of right-of-use assets acquired (Note 9)	2,256	-
Addition of new lease liabilities (Note 38(b))	(2,256)	-
Cash disburse for acquired of right-of-use assets	-	-

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38. CASH FLOW INFORMATION (CONT'D)

(b) The reconciliation of liabilities arising from financing activities are as follows:-

	TERM LOANS RM'000	SUKUK WAKALAH RM'000	LEASE LIABILITIES RM'000	REVOLVING CREDITS RM'000	NON- CONTROLLING INTEREST SHAREHOLDERS RM'000	OTHERS RM'000	TOTAL RM'000
The Group							
2024							
At 1 April	122,720	80,000	2,966	20,015	24,510	-	250,211
<u>Changes in Financing</u>							
<u>Cash Flows</u>							
Repayment to non-controlling interest shareholders	-	-	-	-	(841)	-	(841)
Proceeds from drawdown	18,878	-	-	-	-	-	18,878
Repayment of borrowing principal	(30,794)	(60,000)	(1,104)	(20,015)	-	-	(111,913)
Repayment of borrowing interests	(6,023)	(2,787)	(195)	(615)	-	(890)	(10,510)
<u>Other Changes</u>							
Acquisition of new leases (Note 38(a))	-	-	2,256	-	-	-	2,256
Changes due to lease modification	-	-	1,217	-	-	-	1,217
Derecognition due to lease modification	-	-	(339)	-	-	-	(339)
Finance charges recognised in profit or loss	2,754	-	195	350	1,272	511	5,082
Finance charges capitalised in inventories	3,413	2,787	-	265	-	379	6,844
Effect of movement in exchange rate	706	-	40	-	-	-	746
At 31 March	111,654	20,000	5,036	-	24,941	-	161,631

NOTES TO THE FINANCIAL STATEMENTS

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(CONT'D)

38. CASH FLOW INFORMATION (CONT'D)

(b) The reconciliation of liabilities arising from financing activities are as follows (Cont'd):-

	TERM LOANS RM'000	SUKUK WAKALAH RM'000	LEASE LIABILITIES RM'000	REVOLVING CREDITS RM'000	NON- CONTROLLING INTEREST SHAREHOLDERS RM'000	OTHERS RM'000	TOTAL RM'000
The Group							
2023							
At 1 April	152,846	110,000	3,064	20,015	22,148	-	308,073
<u>Changes in Financing</u>							
<u>Cash Flows</u>							
Advances from non-controlling interest shareholders	-	-	-	-	1,200	-	1,200
Proceeds from drawdown	26,479	-	-	-	-	-	26,479
Repayment of borrowing principal	(55,210)	(30,000)	(964)	-	-	-	(86,174)
Repayment of borrowing interests	(7,294)	(7,483)	(143)	(950)	-	(1,282)	(17,152)
<u>Other Changes</u>							
Changes due to lease modification	-	-	973	-	-	-	973
Derecognition due to lease modification	-	-	(107)	-	-	-	(107)
Finance charges recognised in profit or loss	6,383	-	143	482	1,162	1,464	9,634
Finance charges capitalised/ (reversed) in inventories	990	7,483	-	468	-	(182)	8,759
Effect of movement in exchange rate	(1,474)	-	-	-	-	-	(1,474)
At 31 March	122,720	80,000	2,966	20,015	24,510	-	250,211

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(CONT'D)

38. CASH FLOW INFORMATION (CONT'D)

(b) The reconciliation of liabilities arising from financing activities are as follows (Cont'd):-

THE COMPANY	LOAN FROM RELATED COMPANIES RM'000	SUKUK WAKALAH RM'000	OTHERS RM'000	TOTAL RM'000
2024				
At 1 April	151,331	80,000	-	231,331
<u>Changes in Financing Cash Flows</u>				
Net repayment to subsidiaries	(62,103)	-	-	(62,103)
Repayment of borrowing principal	-	(60,000)	-	(60,000)
Repayment of borrowing interests	(9,184)	(2,787)	(71)	(12,042)
<u>Other Changes</u>				
Finance charges recognised in profit or loss	9,184	2,787	71	12,042
At 31 March	89,228	20,000	-	109,228
2023				
At 1 April	36,314	110,000	-	146,314
<u>Changes in Financing Cash Flows</u>				
Net advance from subsidiaries	115,017	-	-	115,017
Repayment of borrowing principal	-	(30,000)	-	(30,000)
Repayment of borrowing interests	(5,430)	(7,483)	(120)	(13,033)
<u>Other Changes</u>				
Finance charges recognised in profit or loss	5,430	7,483	120	13,033
At 31 March	151,331	80,000	-	231,331

(c) The total cash outflows for leases as a lessee are as follows:-

	THE GROUP	
	2024 RM'000	2023 RM'000
Payment of short-term leases	25,529	14,237
Payment of low-value assets	119	170
Interest paid on lease liabilities	195	143
Payment of lease liabilities	1,104	964
	26,947	15,514

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(CONT'D)

38. CASH FLOW INFORMATION (CONT'D)

(d) The cash and cash equivalents comprise the following:-

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Fixed deposits with licensed banks (Note 17)	33,577	59,181	2,277	31,600
Cash and bank balances (Note 18)	342,001	191,051	61,107	25,169
Bank overdrafts (Note 28)	(13,716)	(17,903)	-	(4,001)
	361,862	232,329	63,384	52,768
Less: Fixed deposits pledged to licensed banks (Note 17(b))	(33,546)	(29,777)	(2,246)	(2,198)
Fixed deposits with maturity of more than 3 months	(31)	(2,424)	(31)	(2,424)
	328,285	200,128	61,107	48,146

39. KEY MANAGEMENT PERSONNEL COMPENSATION

The key management personnel of the Group and of the Company include executive directors and non-executive directors of the Group and of the Company and certain members of senior management of the Group and of the Company.

The key management personnel compensation during the financial year are as follows:-

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
(a) Directors				
<u>Directors of the Company</u>				
<i>Executive Directors</i>				
Short-term employee benefits:				
- salaries, bonuses and other benefits	27,501	21,271	-	-
Defined contribution benefits	4,231	3,074	-	-
Long-term employee benefits	704	480	-	-
	32,436	24,825	-	-
<i>Non-executive Directors</i>				
Short-term employee benefits:				
- fees	1,576	2,269	631	374
- other benefits	88	98	82	78
	1,664	2,367	713	452
	34,100	27,192	713	452

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(CONT'D)

39. KEY MANAGEMENT PERSONNEL COMPENSATION (CONT'D)

The key management personnel compensation during the financial year are as follows (Cont'd):-

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
(a) Directors (Cont'd)				
<u>Directors of the subsidiaries</u>				
<i>Executive Directors</i>				
Short-term employee benefits:				
- fees	1,832	1,374	-	-
- salaries, bonuses and other benefits	2,693	3,442	-	-
	4,525	4,816	-	-
Defined contribution benefits	383	414	-	-
Long-term employee benefits	54	50	-	-
	4,962	5,280	-	-
Total directors' remuneration (Note 33)	39,062	32,472	713	452

The estimated monetary value of benefits-in-kind provided by the Group and the Company to the directors of the Company were RM216,000 and RM23,000 (2023 – RM176,000 and RM6,000) respectively.

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
(b) Other Key Management Personnel				
Short-term employee benefits	6,461	4,499	-	-
Defined contribution benefits	956	678	-	-
Long-term employee benefits	145	110	-	-
Total compensation for other key management personnel	7,562	5,287	-	-

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
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40. RELATED PARTY DISCLOSURES

(a) Subsidiaries

The subsidiaries are disclosed in Note 5 to the financial statements.

(b) Significant Related Party Transactions and Balances

Other than those disclosed elsewhere in the financial statements, the Group and the Company also carried out the following significant transactions with the related parties during the financial year:-

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Subsidiaries				
Dividend income	-	-	(200,020)	(120,000)
Interest income	-	-	(43,480)	(42,154)
Interest expenses	-	-	9,184	5,430
Person connected to directors of the Company and of certain subsidiary companies				
Rental paid	166	141	-	-
Purchase of marketing materials	348	476	-	-
Corporations connected to directors of the Company and of certain subsidiary companies				
Consultancy services	1,171	2,881	-	-
Purchases of building materials and sub-contract charges	50,817	29,675	-	-
Rental paid	254	253	-	-
Petrol charges	5	-	-	-

The significant outstanding balances of the related parties (including the allowance for impairment loss made) together with their terms and conditions are disclosed in the respective notes to the financial statements.

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41. OPERATING SEGMENTS

Operating segments are prepared in a manner consistent with the internal reporting provided to the Executive Director as its chief operating decision maker in order to allocate resources to segments and to assess their performance on a quarterly basis. For management purposes, the Group is organised into business units based on their products and services provided.

The Group is organised into 4 main reportable segments as follows:-

- (a) Property Development and Construction – involves in development and construction of commercial and residential properties
- (b) Education – involves in managing and administering a private and international school
- (c) Hospitality – involves in managing and operating a clubhouse and hotel
- (d) Healthcare – involves in managing of healthcare services
- (e) Others – involves in property management services and hospital management services

41.1 BUSINESS SEGMENTS

	PROPERTY DEVELOPMENT AND CONSTRUCTION RM'000	EDUCATION RM'000	HOSPITALITY RM'000	HEALTHCARE RM'000	OTHERS RM'000	GROUP RM'000
2024						
Revenue						
External revenue	1,299,443	14,390	25,209	5,031	*	1,344,073
Inter-segment revenue	558,179	641	463	–	36	559,319
	1,857,622	15,031	25,672	5,031	36	1,903,392
Consolidation adjustments						(559,319)
Consolidated revenue						1,344,073
Results						
Segment results	303,002	(4,372)	14,288	15,922	(95)	328,745
Interest income						9,393
						338,138
Share of results of joint venture						(650)
Finance costs						(5,082)
						332,406
Profit before taxation						(86,562)
Income tax expense						
Consolidated profit after taxation						245,844

* - Less than RM1,000

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41. OPERATING SEGMENTS (CONT'D)

41.1 BUSINESS SEGMENTS (CONT'D)

	PROPERTY DEVELOPMENT AND CONSTRUCTION RM'000	EDUCATION RM'000	HEALTHCARE RM'000	GROUP RM'000
2024				
Segment results includes the followings:-				
Property development cost written off	7,081	-	-	7,081
Bad debts written off	5	-	-	5
Rental income	(4,072)	(107)	-	(4,179)
(Gain)/Loss on disposal of property, plant and equipment	(166)	3	-	(163)
Gain on disposal of investment property	(19)	-	-	(19)
Impairment loss on other receivable	3,271	-	-	3,271
Impairment loss on trade receivables	-	42	-	42
Reversal of impairment loss on deposit	(7,000)	-	-	(7,000)
Reversal of impairment loss on trade receivable	-	-	(12,111)	(12,111)

	PROPERTY DEVELOPMENT AND CONSTRUCTION RM'000	EDUCATION RM'000	HOSPITALITY RM'000	OTHERS RM'000	GROUP RM'000
2023					
Revenue					
External revenue	1,072,721	12,347	25,369	2,621	1,113,058
Inter-segment revenue	325,993	560	341	-	326,894
	1,398,714	12,907	25,710	2,621	1,439,952
Consolidation adjustments					(326,894)
Consolidated revenue					1,113,058
Results					
Segment results	261,868	(4,379)	11,701	(5,510)	263,680
Interest income					4,800
					268,480
Share of results of joint venture					1,816
Finance costs					(9,634)
Profit before taxation					260,662
Income tax expense					(57,857)
Consolidated profit after taxation					202,805

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FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

41. OPERATING SEGMENTS (CONT'D)

41.1 BUSINESS SEGMENTS (CONT'D)

	PROPERTY DEVELOPMENT AND CONSTRUCTION RM'000	EDUCATION RM'000	OTHERS RM'000	GROUP RM'000
2023				
Segment results includes the followings:-				
Property development cost written off	3,229	-	-	3,229
Property, plant and equipment written off	703	-	-	703
Bad debts recovered	(26)	-	-	(26)
Rental income	(2,420)	(92)	-	(2,512)
(Gain)/Loss on disposal of property, plant and equipment	(1,278)	1	-	(1,277)
Gain on disposal of investment property	(36)	-	-	(36)
Impairment loss on deposit	7,000	-	-	7,000
Impairment loss on other receivable	-	-	3,042	3,042

	PROPERTY DEVELOPMENT AND CONSTRUCTION RM'000	EDUCATION RM'000	HOSPITALITY RM'000	HEALTHCARE RM'000	OTHERS RM'000	GROUP RM'000
2024						
<u>Assets</u>						
Segment assets	2,395,021	124,809	84,184	47,991	577	2,652,582
Unallocated assets						37,347
Consolidated total assets						2,689,929
<u>Liabilities</u>						
Segment liabilities	516,143	18,911	15,330	17,103	247	567,734
Unallocated liabilities						48
Consolidated total liabilities						567,782
<u>Other Segment Items</u>						
Additions to non-current assets other than financial instruments:						
- Right-of-use assets	2,256	-	-	-	-	2,256
- Property, plant and equipment	706	351	721	-	-	1,778

NOTES TO THE FINANCIAL STATEMENTS

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41. OPERATING SEGMENTS (CONT'D)

41.1 BUSINESS SEGMENTS (CONT'D)

	PROPERTY DEVELOPMENT AND CONSTRUCTION RM'000	EDUCATION RM'000	HOSPITALITY RM'000	OTHERS RM'000	GROUP RM'000
2023					
<u>Assets</u>					
Segment assets	2,353,177	126,189	75,350	38,405	2,593,121
Unallocated assets					45,297
Consolidated total assets					2,638,418
<u>Liabilities</u>					
Segment liabilities	611,906	14,515	5,735	18,157	650,313
Unallocated liabilities					250
Consolidated total liabilities					650,563
<u>Other Segment Items</u>					
Additions to non-current assets other than financial instruments:					
- Property, plant and equipment	1,631	39	690	-	2,360

41.2 DISAGGREGATION OF REVENUE

Revenue from contracts with customers is disaggregated by primary geographical market and timing of revenue recognition as below:-

	PROPERTY DEVELOPMENT AND CONSTRUCTION RM'000	EDUCATION RM'000	HOSPITALITY RM'000	HEALTHCARE RM'000	OTHERS RM'000	GROUP RM'000
2024						
<u>Primary Geographical Markets</u>						
Malaysia	1,295,182	14,390	25,209	5,031	*	1,339,812
Australia	4,261	-	-	-	-	4,261
	1,299,443	14,390	25,209	5,031	*	1,344,073
<u>Timing of Revenue Recognition</u>						
At a point in time	55,784	-	5,332	-	-	61,116
Over time	1,243,659	14,390	19,877	5,031	*	1,282,957
	1,299,443	14,390	25,209	5,031	*	1,344,073

* - Less than RM1,000

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41. OPERATING SEGMENTS (CONT'D)

41.2 DISAGGREGATION OF REVENUE (CONT'D)

Revenue from contracts with customers is disaggregated by primary geographical market and timing of revenue recognition as below (cont'd):-

	PROPERTY DEVELOPMENT AND CONSTRUCTION RM'000	EDUCATION RM'000	HOSPITALITY RM'000	OTHERS RM'000	GROUP RM'000
2023					
<u>Primary Geographical Markets</u>					
Malaysia	998,512	12,347	25,369	2,621	1,038,849
Australia	74,209	-	-	-	74,209
	1,072,721	12,347	25,369	2,621	1,113,058
<u>Timing of Revenue Recognition</u>					
At a point in time	104,753	-	8,191	-	112,944
Over time	967,968	12,347	17,178	2,621	1,000,114
	1,072,721	12,347	25,369	2,621	1,113,058

41.3 MAJOR CUSTOMERS

There is no single customer that contributed more than 10% to the Group's revenue.

42. CAPITAL COMMITMENTS

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Purchase of land held for property development	455,032	538,598	-	-
Acquisition of development right	59,003	61,003	-	-
	514,035	599,601	-	-

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43. FINANCIAL INSTRUMENTS

The activities of the Group and of the Company are exposed to a variety of market risk (including foreign currency risk, interest rate risk and equity price risk), credit risk and liquidity risk. The overall financial risk management policy focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Group and of the Company.

43.1 FINANCIAL RISK MANAGEMENT POLICIES

The policies in respect of the major areas of treasury activity are as follows:-

(a) Market Risk

(i) Foreign Currency Risk

The Group and the Company do not have any transactions and balances denominated in foreign currencies and hence, are not exposed to foreign currency risk.

(ii) Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The exposure to interest rate risk arises mainly from long-term borrowings with variable rates. The Group and the Company adopt a policy of obtaining the most favourable interest rates available and by maintaining a balanced portfolio of mix of fixed and floating rate borrowings.

The fixed rate debt instruments of the Group and of the Company are not subject to interest rate risk since neither carrying amounts nor the future cash flows will fluctuate because of a change in market interest rates.

The exposure to interest rate risk based on the carrying amounts of the financial instruments at the end of the reporting period is disclosed in Notes 24, 25 and 28 to the financial statements.

Interest Rate Risk Sensitivity Analysis

The following table details the sensitivity analysis to a reasonably possible change in the interest rates at the end of the reporting period, with all other variables held constant:-

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Effects on Profit After Taxation				
Increase of 26 basis points (2023: 93 basis points)	-519	-2,069	-363	-778
Decrease of 26 basis points (2023: 93 basis points)	+519	+2,069	+363	+778

(iii) Equity Price Risk

The Group does not have any quoted investments and hence, is not exposed to equity price risk.

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43. FINANCIAL INSTRUMENTS (CONT'D)

43.1 FINANCIAL RISK MANAGEMENT POLICIES (CONT'D)

(b) Credit Risk

The exposure to credit risk, or the risk of counterparties defaulting, arises mainly from trade and other receivables. The Group and the Company manages their exposure to credit risk by the application of credit approvals, credit limits and monitoring procedures on an ongoing basis. For other financial assets (including cash and bank balances), the Group and the Company minimise credit risk by dealing exclusively with high credit rating counterparties.

Also, the Company's exposure to credit risk includes loans and advances to subsidiaries, and corporate guarantee given to financial institutions for credit facilities granted to certain subsidiaries. The Company monitors the ability of the subsidiaries to serve their loans on an individual basis.

(i) Credit Risk Concentration Profile

The Group and the Company does not have any major concentration of credit risk related to any individual customer or counterparty.

(ii) Maximum Exposure to Credit Risk

At the end of the reporting period, the maximum exposure to credit risk is represented by the carrying amount of each class of financial assets recognised in the statements of financial position of the Group and of the Company after deducting any allowance for impairment losses (where applicable).

(iii) Assessment of Impairment Losses

At each reporting date, the Group and the Company evaluate whether any of the financial assets at amortised cost and contract assets are credit impaired.

The gross carrying amounts of financial assets are written off against the associated impairment, if any, when there is no reasonable expectation of recovery despite the fact that they are still subject to enforcement activities.

The Group and the Company consider a receivable having significant balances more than 90 days overdue and vacant possession delivered are deemed credit impaired.

Trade Receivables and Contract Assets

The Group applies the simplified approach to measure expected credit losses which uses a lifetime expected loss allowance for all trade receivables and contract assets.

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 (CONT'D)

43. FINANCIAL INSTRUMENTS (CONT'D)

43.1 FINANCIAL RISK MANAGEMENT POLICIES (CONT'D)

(b) Credit Risk (Cont'd)

(iii) Assessment of Impairment Losses (Cont'd)

Trade Receivables and Contract Assets (Cont'd)

Inputs, Assumptions and Techniques used for Estimating Impairment Losses

To measure the expected credit losses, trade receivables and contract assets have been grouped based on shared credit risk characteristics and the days past due. The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade receivables for the same types of contracts. Therefore, the Group concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets.

The expected loss rates are based on the historical credit losses experienced. The historical loss rates are adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the trade receivables to settle their debts using the linear regressive analysis. The Group has identified the unemployment rate, Gross Domestic Product (GDP) and inflation rate as the key macroeconomic factors of the forward-looking information.

Allowance for Impairment Losses

THE GROUP	GROSS AMOUNT RM'000	LIFETIME INDIVIDUAL ALLOWANCE RM'000	LIFETIME COLLECTIVE ALLOWANCE RM'000	CARRYING AMOUNT RM'000
2024				
Current (not past due)	48,748	-	-	48,748
1 to 30 days past due	30,670	-	-	30,670
31 to 60 days past due	23,914	-	-	23,914
61 to 90 days past due	28,758	-	-	28,758
More than 90 days past due	123,032	(53)	-	122,979
Trade receivables	255,122	(53)	-	255,069
Contract assets	289,668	-	-	289,668
	544,790	(53)	-	544,737

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FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
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43. FINANCIAL INSTRUMENTS (CONT'D)

43.1 FINANCIAL RISK MANAGEMENT POLICIES (CONT'D)

(b) Credit Risk (Cont'd)

(iii) Assessment of Impairment Losses (Cont'd)

Trade Receivables and Contract Assets (Cont'd)*Allowance for Impairment Losses (Cont'd)*

THE GROUP	GROSS AMOUNT RM'000	LIFETIME INDIVIDUAL ALLOWANCE RM'000	LIFETIME COLLECTIVE ALLOWANCE RM'000	CARRYING AMOUNT RM'000
2023				
Current (not past due)	82,147	–	–	82,147
1 to 30 days past due	36,689	–	–	36,689
31 to 60 days past due	13,845	–	–	13,845
61 to 90 days past due	11,237	–	–	11,237
More than 90 days past due	125,800	(11)	–	125,789
Trade receivables	269,718	(11)	–	269,707
Contract assets	348,129	–	–	348,129
	617,847	(11)	–	617,836

The movements in the loss allowances in respect of trade receivables are disclosed in Note 15 to the financial statements.

Property Development Segment

The management is of the opinion that the amount owed by the purchasers is duly recoverable, due to the following reasons:-

- (i) The transfer of the property to the purchaser is subject to the full payment of the outstanding amount;
- (ii) Most of the purchasers have end financing arrangements, and payments are slow because of the credit processes of the end financiers; and
- (iii) In the event the sale is terminated for non-payment, the Group will be able to recover the property since the transfer of the property is subject to the full payment of the outstanding amount.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
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43. FINANCIAL INSTRUMENTS (CONT'D)

43.1 FINANCIAL RISK MANAGEMENT POLICIES (CONT'D)

(b) Credit Risk (Cont'd)

(iii) Assessment of Impairment Losses (Cont'd)

Trade Receivables and Contract Assets (Cont'd)

Other Segments

Other segments are also subject to the impairment requirements of MFRS 9, the identified impairment loss was immaterial and hence, it is not provided for.

Other Receivables

The Group and the Company apply the 3-stage general approach to measuring expected credit losses for its other receivables.

Inputs, Assumptions and Techniques used for Estimating Impairment Losses

Under this approach, the Group and the Company assess whether there is a significant increase in credit risk for receivables by comparing the risk of a default as at the reporting date with the risk of default as at the date of initial recognition. The Group and the Company consider there has been a significant increase in credit risk when there are changes in contractual terms or delay in payment. Regardless of the assessment, a significant increase in credit risk is presumed if a receivable is more than 30 days past due in making a contractual payment.

The Group and the Company use 3 categories to reflect their credit risk and how the loss allowance is determined for each category:-

CATEGORY	DEFINITION OF CATEGORY	LOSS ALLOWANCE
Performing:	Receivables have a low risk of default and a strong capacity to meet contractual cash flows	12-months expected credit losses
Underperforming:	Receivables for which there is a significant increase in credit risk	Lifetime expected credit losses
Non performing:	There is evidence indicating the receivable is credit impaired or more than 90 days past due	Lifetime expected credit losses

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

43. FINANCIAL INSTRUMENTS (CONT'D)

43.1 FINANCIAL RISK MANAGEMENT POLICIES (CONT'D)

(b) Credit Risk (Cont'd)

(iii) Assessment of Impairment Losses (Cont'd)

Other Receivables (Cont'd)*Inputs, Assumptions and Techniques used for Estimating Impairment Losses (cont'd)*

The Group and the Company measure the expected credit losses of receivables having significant balances, receivables that are credit impaired and receivables with a high risk of default on an individual basis. The remaining receivables are grouped based on shared credit risk characteristics and assessed on a collective basis.

Loss allowance is measured on either 12-month expected credit losses or lifetime expected credit losses, by considering the likelihood that the receivable would not be able to repay during the contractual period (probability of default, PD), the percentage of contractual cash flows that will not be collected if default happens (loss given default, LGD) and the outstanding amount that is exposed to default risk (exposure at default, EAD).

In deriving the PD and LGD, the Group and the Company consider the receivable's past payment status and its financial condition as at the reporting date. The PD is adjusted to reflect current and forward-looking information on macroeconomic factors affecting the ability of the receivable to settle its debts.

There are no significant changes in the estimation techniques and assumptions as compared to the previous financial year.

Allowance for Impairment Losses

THE GROUP	GROSS AMOUNT RM'000	LIFETIME LOSS ALLOWANCE RM'000	CARRYING AMOUNT RM'000
2024			
Low credit risk	41,450	–	41,450
Credit impaired	3,271	(3,271)	–
	44,721	(3,271)	41,450
2023			
Low credit risk	33,700	–	33,700
Credit impaired	12,111	(12,111)	–
	45,811	(12,111)	33,700

The movements in the loss allowances are disclosed in Note 12 to the financial statements.

Fixed Deposits with Licensed Banks, Cash and Bank Balances

The Group and the Company consider the license banks have low credit risks. In addition, some of the bank balances are insured by Government agencies. Therefore, the Group and the Company are of the view that the loss allowance is immaterial and hence, it is not provided for.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
 (CONT'D)

43. FINANCIAL INSTRUMENTS (CONT'D)

43.1 FINANCIAL RISK MANAGEMENT POLICIES (CONT'D)

(b) Credit Risk (Cont'd)

(iii) Assessment of Impairment Losses (Cont'd)

Amount Owing By Subsidiaries

The Company also applies the 3-stage general approach to measuring expected credit losses for all inter-company balances.

Inputs, Assumptions and Techniques used for Estimating Impairment Losses

The Company measures the expected credit losses on an individual basis, which is aligned with its credit risk management practices on the inter-company balances.

The Company considers loans and advances to subsidiaries have low credit risks. The Company assumes that there is a significant increase in credit risk when a subsidiary's financial position deteriorates significantly.

For loans and advances that are repayable on demand, impairment loss is assessed based on the assumption that repayment of the outstanding balances is demanded at the reporting date. If the subsidiary does not have sufficient highly liquid resources when the loans and advances are demanded, the Company will consider the expected manner of recovery to measure the impairment loss; the recovery manner could be either through 'repayable over time' or a fire sale of less liquid assets by the subsidiary.

For loans and advances that are not repayable on demand, impairment loss is measured using techniques that are similar for estimating the impairment losses of other receivables as disclosed above.

There are no significant changes in the estimation techniques and assumptions as compared to the previous financial year.

Allowance for Impairment Losses

THE COMPANY	GROSS AMOUNT RM'000	LIFETIME LOSS ALLOWANCE RM'000	CARRYING AMOUNT RM'000
2024			
Low credit risk	838,735	-	838,735
Credit impaired	167,111	(167,111)	-
	1,005,846	(167,111)	838,735
2023			
Low credit risk	878,183	-	878,183
Credit impaired	154,580	(154,580)	-
	1,032,763	(154,580)	878,183

The movements in the loss allowances are disclosed in Note 13 to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

43. FINANCIAL INSTRUMENTS (CONT'D)

43.1 FINANCIAL RISK MANAGEMENT POLICIES (CONT'D)

(b) Credit Risk (Cont'd)

(iii) Assessment of Impairment Losses (Cont'd)

Financial Guarantee Contracts

Corporate guarantees for borrowing facilities granted to subsidiaries are financial guarantee contract.

Inputs, Assumptions and Techniques used for Estimating Impairment Losses

The Company closely monitors the subsidiaries' financial strength to reduce the risk of loss.

The Company considers there is a significant increase in credit risk when a subsidiary's financial position deteriorates significantly. A financial guarantee contract is credit impaired when:

- The subsidiary is unlikely to repay its obligation to the bank in full; or
- The subsidiary is having a deficit in equity and is continuously loss making.

The Company determines the probability of default of the guaranteed amounts individually using internal information available.

Allowance for Impairment Losses

All of the financial guarantee contracts are considered to be performing, have low risks of default and historically there were no instances where these financial guarantee contracts were called upon by the parties of which the financial guarantee contracts were issued to. Accordingly, no loss allowances were identified based on 12-month expected credit losses.

(c) Liquidity Risk

Liquidity risk arises mainly from general funding and business activities. The Group and the Company practise prudent risk management by maintaining sufficient cash balances and the availability of funding through certain committed credit facilities.

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

(CONT'D)

43. FINANCIAL INSTRUMENTS (CONT'D)

43.1 FINANCIAL RISK MANAGEMENT POLICIES (CONT'D)

(c) Liquidity Risk (Cont'd)

Maturity Analysis

The following table sets out the maturity profile of the financial liabilities at the end of the reporting period based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on the rates at the end of the reporting period):-

THE GROUP	CONTRACTUAL INTEREST RATE %	CARRYING AMOUNT RM'000	CONTRACTUAL UNDISCOUNTED CASH FLOWS RM'000	WITHIN 1 YEAR RM'000	1 – 5 YEARS RM'000	OVER 5 YEARS RM'000
2024						
<u>Non-derivative Financial Liabilities</u>						
Lease liabilities	4.99	5,036	5,619	1,454	4,153	12
Trade payables	–	148,354	148,354	148,354	–	–
Amount owing to non-controlling interest shareholders	5.00	24,941	28,976	5,747	16,056	7,173
Other payables, deposits and accruals	–	214,532	214,532	214,532	–	–
Bank overdrafts	7.36	13,716	13,716	13,716	–	–
Term loans	6.20	111,654	126,391	30,835	92,869	2,687
Sukuk Wakalah	4.73	20,000	20,235	20,235	–	–
		538,233	557,823	434,873	113,078	9,872
2023						
<u>Non-derivative Financial Liabilities</u>						
Lease liabilities	4.76	2,966	3,155	876	2,279	–
Trade payables	–	104,360	104,360	104,360	–	–
Amount owing to non-controlling interest shareholders	5.00	24,510	32,478	1,945	8,754	21,779
Other payables, deposits and accruals	–	230,175	230,175	230,175	–	–
Bank overdrafts	6.93	17,903	17,903	17,903	–	–
Term loans	5.65	122,720	139,327	51,153	83,677	4,497
Sukuk Wakalah	5.25	80,000	87,549	87,549	–	–
Revolving credits	5.40	20,015	20,286	20,286	–	–
		602,649	635,233	514,247	94,710	26,276

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

43. FINANCIAL INSTRUMENTS (CONT'D)

43.1 FINANCIAL RISK MANAGEMENT POLICIES (CONT'D)

(c) Liquidity Risk (Cont'd)*Maturity Analysis (Cont'd)*

The following table sets out the maturity profile of the financial liabilities at the end of the reporting period based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on the rates at the end of the reporting period) (Cont'd):-

THE COMPANY	CONTRACTUAL INTEREST RATE %	CARRYING AMOUNT RM'000	CONTRACTUAL UNDISCOUNTED CASH FLOWS RM'000	WITHIN 1 YEAR RM'000
2024				
<u>Non-derivative Financial Liabilities</u>				
Other payables, deposits and accruals	–	31,476	31,476	31,476
Amounts owing to subsidiaries	5.00	89,228	89,228	89,228
Sukuk Wakalah	4.73	20,000	20,235	20,235
Financial guarantee contracts in relation to corporate guarantee given to subsidiaries	–	–	211,724	211,724
		140,704	352,663	352,663
2023				
<u>Non-derivative Financial Liabilities</u>				
Other payables, deposits and accruals	–	25,883	25,883	25,883
Amounts owing to subsidiaries	5.00	151,331	151,331	151,331
Sukuk Wakalah	5.25	80,000	87,549	87,549
Bank overdraft	8.10	4,001	4,001	4,001
Financial guarantee contracts in relation to corporate guarantee given to subsidiaries	–	–	235,011	235,011
		261,215	503,775	503,775

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

(CONT'D)

43. FINANCIAL INSTRUMENTS (CONT'D)

43.2 CAPITAL RISK MANAGEMENT

The Group and the Company manages their capital to ensure that entities within the Group will be able to maintain an optimal capital structure so as to support their businesses and maximise shareholders' value. To achieve this objective, the Group and the Company may make adjustments to the capital structure in view of changes in economic conditions, such as adjusting the amount of dividend payment, returning of capital to shareholders or issuing new shares.

The Group and the Company manage their capital based on debt-to-equity ratio. The debt-to-equity ratio of the Group and the Company at the end of the reporting period is not presented as its cash and cash equivalents exceeded the total external borrowings.

There were no changes in the approach to capital management during the financial year.

43.3 CLASSIFICATION OF FINANCIAL INSTRUMENTS

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Financial Assets				
Amortised cost				
Trade receivables (Note 15)	255,069	269,707	–	–
Other receivables and deposits (Note 12)	54,283	38,409	4	3
Amount owing by subsidiaries (Note 13)	–	–	838,735	878,183
Fixed deposits with licensed banks	33,577	59,181	2,277	31,600
Cash and bank balances	342,001	191,051	61,107	25,169
	684,930	558,348	902,123	934,955
Financial Liabilities				
Amortised cost				
Lease liabilities (Note 23)	5,036	2,966	–	–
Term loans (Note 24)	111,654	122,720	–	–
Trade payables (Note 26)	148,354	104,360	–	–
Other payables, deposits and accruals (Note 27)	239,473	254,685	31,476	25,883
Amount owing to subsidiaries (Note 13)	–	–	89,228	151,331
Bank overdrafts	13,716	17,903	–	4,001
Sukuk Wakalah (Note 22)	20,000	80,000	20,000	80,000
Revolving credits (Note 25)	–	20,015	–	–
	538,233	602,649	140,704	261,215

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024
(CONT'D)

43. FINANCIAL INSTRUMENTS (CONT'D)

43.4 GAINS OR LOSSES ARISING FROM FINANCIAL INSTRUMENTS

	THE GROUP		THE COMPANY	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Financial Assets				
Amortised cost				
Net gains/(losses) recognised in profit or loss	16,884	(227)	33,222	31,146
Financial Liabilities				
Amortised cost				
Net losses recognised in profit or loss	(5,082)	(9,634)	(12,042)	(13,033)

43.5 FAIR VALUE INFORMATION

The fair values of the financial assets and financial liabilities of the Group and of the Company which are maturing within the next 12 months approximated their carrying amounts due to the relatively short-term maturity of the financial instruments.

As the Group and the Company do not have any financial instruments carried at fair value, the following table sets out only the fair value profile of financial instruments that are not carried at fair value at the end of the reporting period:-

THE GROUP	FAIR VALUE OF FINANCIAL INSTRUMENTS NOT CARRIED AT FAIR VALUE			TOTAL FAIR VALUE RM'000	CARRYING AMOUNT RM'000
	LEVEL 1 RM'000	LEVEL 2 RM'000	LEVEL 3 RM'000		
2024					
Financial assets					
Other receivable (non-current)	-	10,029	-	10,029	10,029
Financial liabilities					
Amount owing to non-controlling interest shareholders (non-current)	-	20,441	-	20,441	20,441
Term loans	-	111,654	-	111,654	111,654
2023					
Financial assets					
Other receivable (non-current)	-	15,848	-	15,848	15,848
Financial liabilities					
Amount owing to non-controlling interest shareholders (non-current)	-	24,510	-	24,510	24,510
Term loans	-	122,720	-	122,720	122,720

NOTES TO THE FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2024

(CONT'D)

43. FINANCIAL INSTRUMENTS (CONT'D)

43.5 FAIR VALUE INFORMATION (CONT'D)

As the Group and the Company do not have any financial instruments carried at fair value, the following table sets out only the fair value profile of financial instruments that are not carried at fair value at the end of the reporting period (Cont'd):-

THE COMPANY	FAIR VALUE OF FINANCIAL INSTRUMENTS NOT CARRIED AT FAIR VALUE			TOTAL FAIR VALUE RM'000	CARRYING AMOUNT RM'000
	LEVEL 1 RM'000	LEVEL 2 RM'000	LEVEL 3 RM'000		
2024					
Financial assets					
Amount owing by subsidiaries (non-current)	–	455,887	–	455,887	455,887
2023					
Financial assets					
Amount owing by subsidiaries (non-current)	–	526,541	–	526,541	526,541

(a) The fair values, which are for disclosure purposes, have been determined using the following basis:-

- (i) The fair value of other receivable (non-current), amounts owing by subsidiaries (non-current) and non-controlling interest shareholders (non-current) approximated their carrying amounts as they are repriced to market interest rates on or near the reporting date.
- (ii) The fair values of the term loans that carry floating interest rates approximated their carrying amounts as they are repriced to market interest rates on or near the reporting date.

44. SIGNIFICANT EVENT OCCURRING AFTER THE REPORTING PERIOD

On 19 June 2024, Megah Sedaya Sdn. Bhd. (“MSSB”) a wholly-owned subsidiary of MCHB Development (NS) Sdn. Bhd. (“MCNS”) entered into a Development Rights Agreement (“DRA”) with NS Corporation (“NS Corp”), wherein the parties hereto have agreed to jointly develop the freehold agriculture lands measuring approximately 1,000 acres located in Mukim Labu, Daerah Seremban, Negeri Sembilan forming part of the lands located in Malaysia Vision Valley 2.0 (“MVV2 Lands”). Concurrently, on the same day, NS Corp has entered into a Sale & Purchase Agreement (“SPA”) with Kumpulan Sime Darby Berhad (“KSDB”) being the registered proprietor of the MVV2 Lands, an indirect wholly-owned subsidiary of Sime Darby Berhad, to acquire from KSDB the MVV2 Lands upon the terms and conditions as contained therein.

Additionally, MSSB also entered into a Strategic Joint Venture Agreement (“JVA”) with MCNS and NS Corp wherein the parties hereto have agreed to collaborate for the development of the MVV2 Lands and to regulate their rights as shareholders of the same upon the terms and subject to the conditions as contained in the JVA. MSSB will serve as the special purpose vehicle for the JVA.