



# CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2021

(The figures have not been audited)

	Individual Quarter		Cumulative Quarter		
	Current	Preceding Year	Current	Preceding Year	
	Year Quarter	Corresponding  Quarter	Year To-date	Corresponding Period	
	30-Sep-21	30-Sep-20	30-Sep-21	30-Sep-20	
	RM'000	RM'000	RM'000	RM'000	
Continuing operations:					
Revenue	2,548	11,970	18,499	16,812	
Cost of Sales	(2,187)	(5,995)	(9,658)	(7,746)	
Gross Profit/(loss)	360	5,975	8,842	9,066	
Other items of income:					
Interest income	14	5	140	45	
Other income	27,621	3,386	32,643	4,907	
Other items of expense:					
Administration expenses	(8,079)	(5,617)	(19,437)	(15,663)	
Finance costs	(112)	(78)	(283)	(498)	
Profit/(loss) before tax from continuing operations	19,804	3,671	21,905	(2,143)	
Income tax expense	(418)	(1,185)	(827)	(1,211)	
Profit/(loss) from continuing operations, net of tax	19,387	2,486	21,078	(3,354)	
Discontinued operation: Gain/(Loss) from discontinued operation, net of tax	_		-	-	
Profit/(loss) net of tax	19,387	2,486	21,078	(3,354)	
Other comprehensive income for the year, net of tax Financial assets at fair value through other comprehensive income	-	-	-	-	
Total comprehensive income for the year	19,387	2,486	21,078	(3,354)	
Profit attributable to:					
Equity holders of the parent	19,498	2,235	21,653	(3,124)	
Minority interests	(111)	251_	(575)	(230)	
	19,387	2,486	21,078	(3,354)	
Profit/(loss) per share attributable from continuing operations to equity holders of the parent (sen per share)					
Basic	6.86	0.79	7.61	(1.10)	
Fully diluted	6.62	0.79	7.36	(1.10)	



# CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2021

(The figures have not been audited)

	<b>30-Sep-21</b> Management	31-Dec-20 Audited
	RM'000	RM'000
ASSETS		
Property, Plant and Equipment	22,066	20,337
Inventories	56,388	58,422
Investment Properties Investment in jointly controlled entity	55,661 125	105,096 125
Other Investment	9,065	9,065
Development Expenditure	1,980	2,030
Goodwill on Consolidation	9,681	9,833
TOTAL NON-CURRENT ASSETS	154,967	204,908
Inventories	30,177	32,368
Trade Receivables	6,151	9,408
Other Receivables, Deposits and Prepayments	10,664	10,904
Amount Due From Ultimate Holding Corporation	88,091	5,055
Amount Due from Related Companies	12,152	12,152
Tax recoverable	807	543
Cash and Cash Equivalents	2,281	2,133
TOTAL CURRENT ASSETS	150,322	72,563
TOTAL ASSETS	305,289	277,471
EQUITY		
Share Capital	188,548	188,126
Investment Revaluation Reserves	602	602
Employee share option reserves	1,100	864
Accumulated profits/(losses)	32,624	10,843
Shareholders' equity	222,874	200,435
Non-controlling interest	(1,159)	(437)
TOTAL EQUITY	221,716	199,998
LIABILITIES		
Bank borrowings	8,437	9,041
Lease liability	3,054	2,915
Hire Purchase Payables	309	134
Deferred Taxation	16,578	16,350
	28,377	28,440
NET ASSETS	221,715	199,998
Trade Payables	1,232	985
Other Payables and Accruals	32,808	23,167
Amount Due to Ultimate Holding Corporation	<del>-</del>	<u>-</u>
Amount Due to Related Companies	16,879	21,297
Bank Borrowings	2,989	3,085
_ease liability Hire Purchase Payables	450	482 17
Provision for taxation	838	-
TOTAL CURRENT LIABILITIES	55,197	49,033
NET CURRENT ASSETS	95,126	23,530
TOTAL LIABILITIES	83,574	77,473
TOTAL EQUITY & LIABILITIES	305,289	277,471
Net Assets Per Share attributable to ordinary share holders of the company (RM)		
Based on 284,421,865 ordinary shares		
(2020: 283,242,865 ordinary shares)	0.78	0.71



# CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE NINE MONTHS PERIOD ENDED 30 SEPTEMBER 2021

(The figures have not been audited)

<	Attributa	ble to	the	Equity	Hol	ders of	the
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	Share Capital	Investment Revaluation Reserve	Employee share option reserves	Retained Earnings	TOTAL	Non- controlling Interests	TOTAL EQUITY
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
As at 1 January 2020	179,593	524	-	(22,140)	157,977	44	158,021
Changes in ownership interest in a subsidiary company	-	-	-	3	3	(143)	(140)
Gain on investment Revaluation reserve	-	78	-	-	78	-	78
Total comprehensive income for the year	-	-	-	32,980	32,980	(338)	32,642
Issuance of ordinary shares pursuant to private placement	8,354	-	-	-	8,354	-	8,354
Issuance of ordinary shares pursuant to Employee Share Option Scheme ("ESOS")	138	-	-	-	138	-	138
Share options granted under ESOS	-	-	905	-	905	-	905
Transfer from share option reserve	41	-	(41)	-	-	-	-
As at 31 December 2020	188,126	602	864	10,843	200,435	(437)	199,998
As at 1 January 2021	188,126	602	864	10,843	200,435	(437)	199,998
Total comprehensive income for the year	-	-	-	21,654	21,654	(575)	21,079
Changes in ownership interest in a subsidiary company	-		-		-	(147)	(147)
Issuance of ordinary shares pursuant to Employee Share Option Scheme ("ESOS")	336	-	-	-	336	-	336
Share options granted under ESOS	-	-	322	-	322	-	322
Transfer from share option reserve	86	-	(86)	-	-	-	-
Disposal of subsidiary company	-	-	-	127	127	-	127
As at 30 September 2021	188,548	602	1,100	32,624	222,874	(1,159)	221,715

# INTERIM FINANCIAL REPORT FOR THE 9 MONTHS ENDED 30 SEPTEMBER 2021 CONDENSED CONDOLIDATED STATEMENT OF CASHFLOWS

	9 MONTHS ENDED	
	30-Sep 2021 RM	30-Sep 2020 RM
	RM'000	RM'000
CASH FLOW FROM OPERATING ACTIVITIES		
Cash collection from trade/other receivables	22,435	9,220
Cash advances received from related company (company in PKNP)	- 502	- 811
Cash received from other income Cash paid to employees	(9,820)	(8,147)
Cash paid for other expenses	(9,820)	(6,173)
Cash paid to trade/other payables	(3,105)	(1,311)
Cash paid to related company related company (company in PKNP)	-	(342)
Cash paid for tax	(389)	(739)
Net cash generated from operating activities	2,351	(6,681)
CASH FLOW FROM INVESTING ACTIVITIES		
Interest received	5	576
Dividend received (net of tax)	-	-
Cash receipt from issuance of shares	310	(1,115)
Development costs	(2,155)	8,083
Net cash used in investing activities	(1,840)	7,544
CASH FLOW FROM FINANCING ACTIVITIES		
Cash repayment from amounts borrowed to bank	(127)	(1,513)
Cash paid for interest costs for hire purchase	(32)	
Cash paid for interest costs for loans	-	-
Cash paid for loan principal	- (0-)	(22)
Uplift/(Placement) of deposits pledged	(87)	-
Proceed from secured loan	(246)	(4.525)
Net cash used in financing activities	(246)	(1,535)
NET INCREASE IN CASH AND CASH EQUIVALENTS	265	(672)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	(85)	(303)
CASH AND CASH EQUIVALENTS AT END OF PERIOD	180	(975)
Cash and cash equivalents comprise :		
Cash and bank balances	1,094	1,531
Fixed deposit with licensed bank	1,099	(2,506)
Bank overdraft	(2,013)	-
	180	(975)



# NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 30 SEPTEMBER 2021

#### A. EXPLANATORY NOTES PURSUANT TO FINANCIAL REPORTING STANDARDS 134

#### A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS"), International Financial Reporting Standards and the requirements of the Companies Act, 1965 in Malaysia.

These financial statements have been prepared on the historical cost convention, except as disclosed in the significant accounting policies below.

The interim financial statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2020. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2020.

## A2. Changes in Accounting Policies

The Group adopted the following Standards, Amendments and IC Interpretations:-

#### MFRSs and Amendments to MFRSs effective after 1 April 2021:

Amendment to MFRS 16 Leases Covid-19 Related Rent Concessions beyond 30

June 2021

# Effective for financial periods beginning on or after 1 January 2022

Amendments to MFRS 3 Business Reference to the Conceptual Framework

Combinations

Amendments to MFRS 9, MFRS 139, Interest rate benchmark reform - Phase 2

MFRS 7, MFRS 4 and MFRS 16)

Amendments to MFRS 116 Property, Plant Proceeds before Intended Use

and Equipment

Amendments to MFRS 137 Provisions, Onerous Contracts - Cost of Fulfilling a Contract

Contingent Liabilities and Contingent Assets

Amendments to MFRS 9, MFRS 139 and Interest Rate Benchmark reform

MFRS 7

Annual Improvements to MFRS Standards 2018 – 2020:

- Amendment to MFRS 1 First-time Adoption of Malaysian Financial Reporting Standards
- Amendment to MFRS 9 Financial Instruments
- Amendment to MFRS 141 Agriculture

## MFRSs and Amendments to MFRSs effective date deferred indefinitely:

Amendments to MFRS 10 and MFRS 128 Sale or Contribution of Assets between an investor

and its Associate or Joint Venture: Sale or Contribution of Assets between an Investor and its

Associate or Joint Venture.



# NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 30 SEPTEMBER 2021

### MFRSs and Amendments to MFRSs effective date deferred indefinitely (cont'd):

These abovementioned pronouncements are not expected to have any material impacts to the financial statements of the Group and the Company upon their initial application.

MFRS 140 Investment Property

The Group has implemented Fair Value Model for all assets under the Investment property category as part of its accounting policy commencing from financial year ended 2020.

## A3. Audit Qualification of Preceding Annual Financial Statements

The Audited Financial Statements for the year ended 31 December 2020 were not subject to any qualification by the auditor.

## A4. Seasonal and Cyclical Factors

The Group is principally engaged in property development and also has interest in renewable energy businesses. The business operations are cyclical in nature which is dependent on the economic conditions prevailing in Malaysia as a whole.

#### A5. Material and Unusual Items

There were no unusual material and unusual items affecting the Group's assets, liabilities, equity, net income or cash flows in the current financial period under review.

#### A6. Changes in Estimates

There were no changes in the estimates of amounts previously reported that have a material effect in the current financial period under review.

## A7. Debt and Equity Securities

There were no issuance, cancellation, repurchase, resale and repayments of debt and equity securities during the current financial period, except for 1,179,000 units of shares were issued via the ESOS scheme since January 2021 until June 2021.

## A8. Dividend

No dividend was paid during the period under review.



# NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 30 SEPTEMBER 2021

## A9. Segmental Reporting

	Current quarter 3 months ended 30/09/21 30/09/20			ve quarter is ended 30/09/20
Segment revenue	RM'000	RM'000	RM'000	RM'000
Property development and				
management	1,523	11,323	11,695	15,353
Trading	689	123	2,395	360
Renewable energy	336	522	900	1,098
Others	27,636	3,391	36,293	4,952
Results	30,184	15,359	51,283	21,763
Segment results				
Property development and				
management	(748)	(5,828)	(6,407)	(7,182)
Trading	(697)	(102)	(1,984)	(284)
Renewable energy	(115)	(64)	(325)	(279)
Others	(8,537)	(5,694)	(20,379)	(16,161)
	20,087	3,671	22,188	(2,143)
Taxation	(418)	(1,185)	(827)	(1,211)
Net profit for the year	19,669	2,486	21,361	(3,354)
Fair Value of available for sale				
Financial cost	(283)	-	(283)	-
Total comprehensive income	19,386	2,486	21,078	(3,354)
Non- Controlling interest  Net profit for the year attributable to	(111)	-	(575)	(481)
equity holder of the company	19,497	2,486	21,653	(2,873)

All inter-segment transactions have been entered into in the normal course of business and have been established on negotiated terms.

All activities of the Group's operations are carried out in Malaysia.

There has been no material change in total assets and no differences in the basis of segmentation or in the basis of measurement of segment profit or loss as compared to the last financial statements.

## A10. Property, Plant and Equipment

There was no valuation of property, plant and equipment in the current financial period under review. The valuation of property, plant and equipment has been brought forward without amendment from the financial statements for the year ended 31 December 2020.



# NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 30 SEPTEMBER 2021

## A11. Subsequent Events

Land Swap

Pursuant to announcements dated 13 August 2021 and 29 September 2021 pertaining to the land swap agreement between Majuperak Energy Resources Sdn Bhd (MERSB) and Perbadanan Kemajuan Negeri Perak (PKNP), the shareholders have approved the aforesaid proposed during the EGM convened on 14 October 2021

Share Subscription – Perbadanan Pembangunan Pertanian Negeri Perak (PPPNP)

The Group on 5 October 2021 has announced that they have entered into a conditional subscription agreement with PPPNP for the proposed subscription of 56,875,900 shares of the Group at a subscription price of RM0.335. The proposed subscription is subject to shareholders approval.

## A12. Changes in Composition of the Group

There were no changes in the composition of the Group during the financial period under review.

## A13. Changes in Contingent Liabilities and Contingent Assets

There were no changes in contingent liabilities or contingent assets since the last annual statements of financial position as at 31 December 2020.

## A14. Capital Commitments

There were no capital commitments in the financial statements as at 31 December 2020 and as at the date of this report.



# NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 30 SEPTEMBER 2021

# B. EXPLANATION NOTES PURSUANT TO PARAGRAPH 9.22 OF THE LISTING REQUIREMENTS OF THE BURSA MALAYSIA SECURITIES BERHAD

#### **B1.** Performance Review

		3 months			9 months	
	2021	2020	Variance	2021	2020	Variance
	RM'000	RM'000		RM'000	RM'000	
Revenue	2,548	11,970	-79%	18,499	16,812	10%
Operating profit	27,996	9,366	199%	41,624	14,018	197%
Profit /(Loss) Before Interest and Tax	19,917	3,749	-431%	22,187	(1,645)	1449%
Profit /(Loss Before Tax	19,805	3,671	-439%	21,904	(2,143)	1122%
Profit /(Loss After tax	19,387	2,486	-680%	21,077	(3,354)	728%
Profit /(Loss) Attributable	19,498	2,235	-772%	21,541	(3,124)	790%
to Ordinary Equity Holders of the Parent						

The Group has recorded a decline in revenue during the quarter ended 30<sup>th</sup> September 2021 amounting to RM2.55 million as compared to RM11.97 million for same period last year indicating a decrease by 79%. The Group's revenue was mainly derived from facilities management amounting to RM1.27 million. Second largest revenue was from property and land rental amounting to RM0.75 million and the remaining are from trading and merchandising sales amounting to RM0.69 million and solar activities amounting to RM0.34 million.

As a result, RM19.50 million of actual net profit was recorded compared to corresponding quarter net loss amounting to RM2.24 million, which mainly contributed by other income source arising from the 3 plots of land in Keramat Pulai that are part of the land swap exercise with Perbadanan Kemaiuan Negeri Perak (PKNP).

## B2. Comparison with Preceding Quarter's Results

	Current Quarter	Immediate Preceding Quarter	Variance
	30-Sept-21	30-June-21	
	RM,000	RM,000	
Revenue	2,548	2,505	-2%
Operating profit	27,996	5,464	412%
Profit/(Loss) Before Interest and Tax	19,917	(192)	-10473%
Profit/(Loss) Before Tax	19,805	(264)	-7602%
Profit/(Loss) After tax	19,387	175	10978%
Profit/(Loss) Attributable	19,498	486	3912%
to Ordinary Equity Holders			
of the Parent			

For the current quarter under review, The Group has recorded a decline in revenue during the quarter ended 30<sup>th</sup> September 2021 amounting to RM2.55 million as compared to RM11.97 million for same period last year indicating a decrease by 79%. The Group's revenue was mainly derived from facilities management amounting to RM1.27 million. Second largest revenue was from property and land rental amounting to RM0.75 million and the remaining are from trading and merchandising sales amounting to RM0.69 million and solar activities amounting to RM0.34 million.



# NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 30 SEPTEMBER 2021

This has resulted in the Group recording a net profit of RM19.50 million in the current quarter compared to the net profit of RM0.49 million recorded in the preceding quarter under review, which mainly contributed by other income source arising from the 3 plots of land in Keramat Pulai that are part of the land swap exercise with Perbadanan Kemajuan Negeri Perak (PKNP).

## **B3.** Current Year Prospects

The Group will continue to focus on its core businesses such as property development, property management services, and energy businesses by leveraging the continuous development of its existing land banks. The Group will also leverage its track record in clinical support services to expand its property & facilities management services offerings. Although the long-term prospects of these businesses are favorable the Group is optimistic on the outlook for the business operation while remain cautious on the disruptions and additional costs arising from COVID-19 pandemic.

#### **B4.** Profit Forecast

Not applicable as the Group did not publish any profit forecast.

## **B5.** Income Tax Expense

The taxation charge for the Group consists of the followings:

	Current Quarter 3 months ended 30-Sep-21	Current Quarter 3 months ended 30-Sep-20
	RM'000	RM'000
Current year Provision	418	1,185
	418	1,185

### **B6.** Sale of Unquoted Investments and Properties

Bihun Jaya (Perak) Sdn Bhd (214040-X) ceased to be an associated company for the group as at the end of the financial period under review.

## **B7.** Quoted Securities

There were no purchases or disposals of quoted securities for the current financial period.

### **B8.** Corporate Proposals

Land Swap

The Group has announced on 13 August 2021, a wholly owned subsidiary of the company Majuperak Energy Resources Sdn Bhd (MERSB), had entered into a land swap agreement with Perbadanan Kemajuan Negeri Perak (PKNP). The group has appointed Malacca Securities Sdn Bhd as its Principal Adviser.



# NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 30 SEPTEMBER 2021

An announcement on the issuance of circular was made on 29 September 2021 and the shareholders have approved the land swap proposal during the EGM convened on 14 October 2021.

Share Subscription – Perbadanan Pembangunan Pertanian Negeri Perak (PPPNP)

The Group on 5 October 2021 has announced that they have entered into a conditional subscription agreement with PPPNP for the proposed subscription of 56,875,900 shares of the Group at a subscription price of RM0.335. The proposed subscription is subject to shareholders approval.

## B9. Borrowings

Total Group borrowings as at 30 September 2021 are as follows:

Current : Secured Bank Borrowing - Bank Islam Malaysia Berhad	<b>30-Sep-21</b> RM'000 2,989	<b>30-Sep-20 RM'000</b> 3,321
Non Current : Secured Bank Borrowing - Bank Islam Malaysia Berhad	8,437	9,032
	11,426	12,353

The above borrowings are denominated in Ringgit Malaysia.

## B10. Disclosure of gains/losses arising from fair value changes of financial liabilities

The Group did not have any financial liabilities measured at fair value through profit or loss as at 30 September 2021 and 30 September 2020.

## B11. Disclosure of gains/losses arising from fair value changes of Investment Property in Non-Current Asset

There were no changes reported in the current financial year period under review.

### **B12.** Material Litigation

The Group is not involved in any material litigation, either as plaintiff or as defendant, and the Directors have no knowledge of any proceedings, pending or threatened, against the Group or of any fact likely to give rise to any proceedings or judgement which might materially and adversely affect the position or business of the Group.



# NOTES TO THE INTERIM FINANCIAL STATEMENTS FOR THE THREE MONTHS PERIOD ENDED 30 SEPTEMBER 2021

## B13. Earnings/(Loss) per share

## a) Basic earnings/(loss) per share

The basic earnings/(loss) per share are calculated by dividing the Group's net profit/(loss) attributable to shareholders (net dividend of ICPS) by the weighted average number of shares in issue during the year.

	Individual quarter		Cumulative quarter		
	Year ended 30 Sept 2021	Year ended 30 Sept 2020	Year ended 30 Sept 2021	Year ended 30 Sept 2020	
	RM'000	RM'000	RM'000	RM'000	
Continuing operations:					
Net profit (loss) attributable to shareholders (RM'000)	19,498	2,486	21,653	(3,354)	
Weighted average number of shares in issue ('000)	284,422	283,158	284,422	283,158	
Basic (loss) per share (sen)	6.86	0.79	7.61	(1.10)	

## b) Diluted earnings per share

Diluted earnings per share on ESOS

	Cumulative quarter		
	ended	ended	
	30 Sept 2021 RM'000	30 Sept 2020 RM'000	
Diluted EPS:	IXIVI 000	TXIVI OOO	
Net profit (loss) attributable to shareholders (RM'000)	21,653	(3,354)	
Number of shares use in the calculation of basic per share ('000)	284,422	283,158	
Number of shares assuming exercise of employee share option (1st and 2nd batch) ('000)	9,953	5,655	
Diluted earning/ (loss) per share (sen)	7.36	(1.10)	

## **B13. AUTHORISATION FOR ISSUE**

The interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors passed at the Board of Directors' meeting held on **29**<sup>th</sup> **November 2021.** 

## MAJUPERAK HOLDINGS BERHAD

# Earnings per share

	<b>30-Sep-2021</b> Individual Quarter	<b>30-Sep-2021</b> Cumulative Quarter
Continuing operations:		
Basic EPS		
Net profit attributable to shareholders Number of ordinary	19,497,906	21,653,410
share outstanding (ordinary shares)	284,421,865	284,421,865
Basic EPS	6.86	7.61
Diluted EPS		
Net profit attributable to shareholders	19,497,906	21,653,410
Number of shares use in the calculation		
of basic per ('000')	284,421,865	284,421,865
Number of shares assuming exercise	201, 121,003	20 1, 121,003
of employee share option		
1st and 2nd batch ('000')	9,953,295	9,953,295
` ,	294,375,160	294,375,160
	<del></del>	
Diluted EPS	6.62	7.36
Net Profit	19,497,906	21,653,410
less: net dividend of ICPS	-	-
Basic	19,497,906	21,653,410
Net Profit	19,497,906	21,653,410
ICPS interest	-	-
Diluted	19,497,906	21,653,410