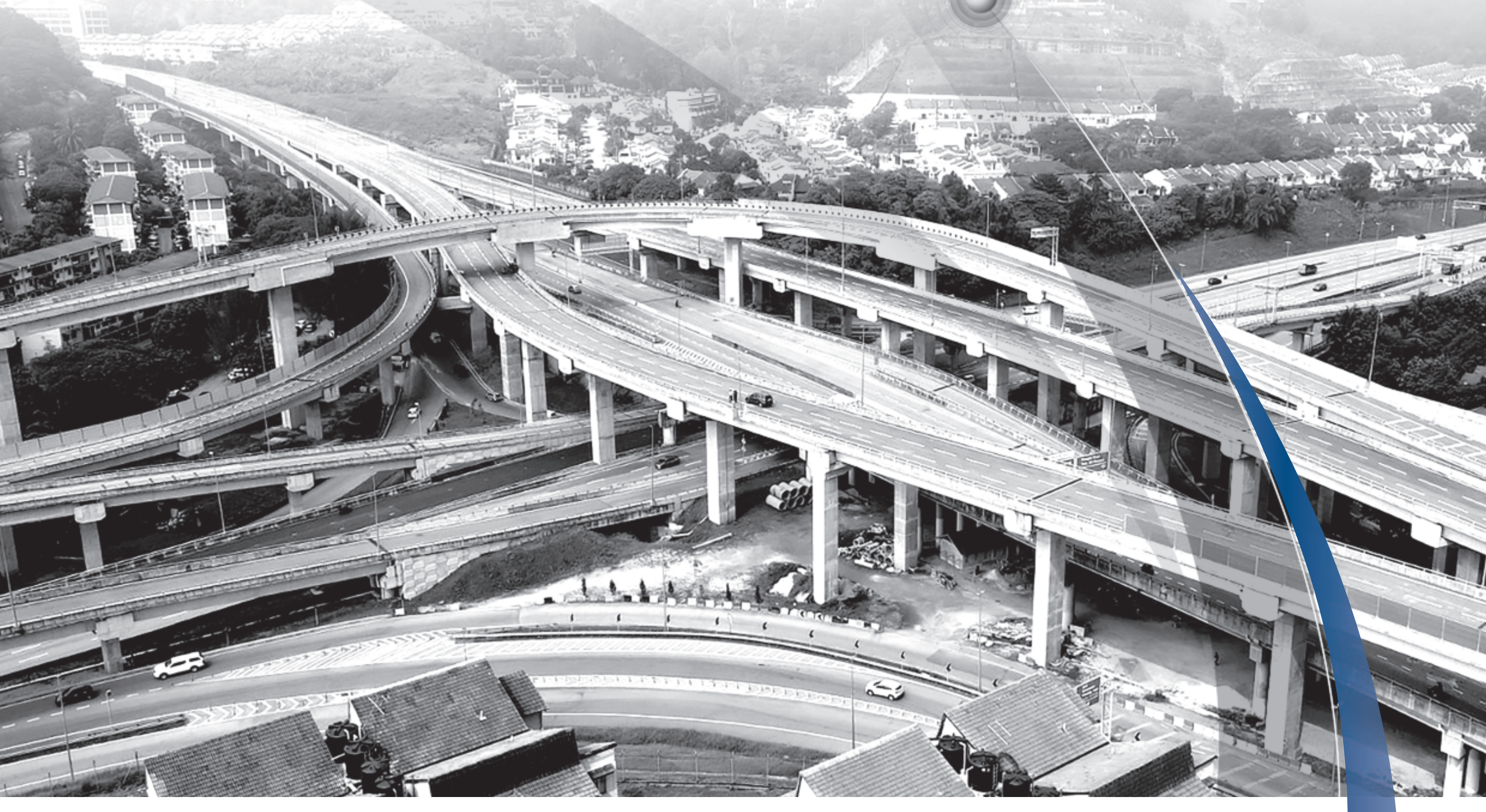
FINANCIAL Statements



DIRECTORS' RESPONSIBILITY Statement

The Directors are responsible for ensuring that:

I. The annual audited financial statements of the Group and of the Company are drawn up in accordance with the provisions of the Companies Act 2016, applicable financial reporting standards and the Listing Requirements of the Bursa Securities so as to give a true and fair view of the state of affairs of the Group and of the Company for the financial year under review; and

II. Proper accounting and other records are kept which enable the preparation of the financial statements with reasonable accuracy and taking reasonable steps to ensure that appropriate systems are in place to safeguard the assets of the Group and to prevent and detect fraud and other irregularities.

In the preparation of the financial statements for the financial year ended 30 June 2024, the Directors have adopted appropriate accounting policies and have applied them consistently in the financial statements with reasonable and prudent judgments and estimates. The Directors are also satisfied that all relevant approved accounting standards and disclosure requirements of the Listing Requirements have been followed in the preparation of the financial statements.

This Statement is made in accordance with a resolution of the Board dated 23 October 2024.

DIRECTORS' Report

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2024

The directors hereby submit their report and the audited financial statements of the Group and of the Company for the financial year ended 30 June 2024.

PRINCIPAL ACTIVITIES

The principal activities of the Company are investment holding, civil engineering and building works.

The principal activities of the subsidiaries are disclosed in note 13 to the financial statements.

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

RESULTS

	Group RM'000	Company RM'000
Net (loss)/profit for the year attributable to:		
Owners of the Company	(122,955)	7,440
Non-controlling interests	4,747	-
Net (loss)/profit for the financial year	(118,208)	7,440

DIVIDENDS

No dividend was paid or declared by the Company since the end of the previous financial year.

ISSUE OF SHARES AND DEBENTURES

During the financial year, the Company issued 269,582,800 new ordinary shares pursuant to the private placement for a total cash consideration of RM117 million for working capital purpose.

The new ordinary shares issued ranked pari passu in all respects with the existing ordinary shares of the Company.

The Company did not issue any debentures during the financial year.

RESERVES AND PROVISIONS

All material transfers, if any, to or from reserves and provisions during the financial year are disclosed in the financial statements.

SUBSIDIARIES

Details of the subsidiaries are set out in note 13 to the financial statements.

There is no qualified auditor's report on the financial statements of any subsidiary for the financial year in which this report is made.

As at the end of the financial year, none of the subsidiaries hold any shares in the holding company.

Directors' Report

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2024

DIRECTORS

The directors in office during the period commencing from the beginning of the financial year to the date of this report are:

Tan Sri Dato' Lim Kang Hoo*
Tan Sri Datuk Seri Lim Keng Cheng*
Dato' Lim Hoe*
Lim Chen Thai*
Lim Ts-Fei
Lee Wai Kuen
Wong Khai Shiang* *(Alternate Director to Dato' Lim Hoe)*
Jasmine Cheong Chi-May
Dato' Majid Manjit Bin Abdullah*
Chin Wai Kit
Lim Ding Shyong* *(Alternate Director to Tan Sri Datuk Seri Lim Keng Cheng)* (Resigned on 6 March 2024)

* Director of the Company and its subsidiary companies.

DIRECTORS OF SUBSIDIARIES

The directors of the Company's subsidiaries (excluding directors who are also directors of the Company) during the period commencing from the beginning of the financial year to the date of this report are:

Ahmad Nasir Bin Mohd Said
Azizul Bin Zainol
Deng Hie Lang @ Teng Hieh Lang
Kharul Anuar Bin Abdul Basit
Lim Chen Herng
Lim Soo San
Norsam @ Norsamsida Binti Hassan
Rouziputra Bin Mad Noh
Zulkhanine Bin Shamsudin
Kim Eun Hee
Tan Sri Dato' Lim Kang Yew
Dato' Haji Mohd Rashidi Bin Mohd Nor
Lee Hun Kheng
Chan Yee Hong
Lim Dian Ping *(Alternate Director to Tan Sri Dato' Lim Kang Yew)*
Tan Hong Kheng
Tan Sri Mohamed Nazir bin Abdul Razak
Datuk Gan Chee Wah
Chong Jin Xi
Hussaini Bin Senusi
Leong Wai Yeun
Ng Tong Loon
Dato' Chow Chin Kiat
Wesley Tan Seah Ging
Alex Tan Kuan Hong
Quek Choon Mong
Kuek Choon Heng
Li Guilan
Yang Liancheng
Huang Biyi, Clara
Datuk Tan Teow Choon
Haji Mohd Fauzee Bin Tahir *(Alternate Director to Haji Zulkifly Bin Haji Mohd Tahir)*

DIRECTORS OF SUBSIDIARIES (CONT'D)

The directors of the Company's subsidiaries (excluding directors who are also directors of the Company) during the period commencing from the beginning of the financial year to the date of this report are: (Cont'd)

Haji Zulkifly Bin Haji Mohd Tahir	
Sia Sin Ying	
Lim Foo Seng	
Ernest Lee Chi Yeung	
Kang Hui Ling	
Lim Fang Ching	
Kuek Gek Hia	
Tan Ooi Sin	(Appointed on 29 September 2023)
Muhamad Fikri Bin Abdul Jalal	(Appointed on 30 April 2024)
Chang Hoi Lone	(Resigned on 18 September 2023)
Gan Khai Teq	(Resigned on 21 September 2023)
Mely Rusli	(Resigned on 3 November 2023)
Dato' Chin Yoke Choon	(Resigned on 2 August 2024)
Dato' Chin Yoke Kan	(Resigned on 2 August 2024)

DIRECTORS' INTERESTS IN SHARES

The following directors, who held office at the end of financial year, had interests in shares as follows:

	Number of ordinary shares			
	At 1-7-2023	Bought & Conversion	Sold & Conversion	At 30-6-2024
Shares in the Company:				
Tan Sri Dato' Lim Kang Hoo				
- direct interest	532,526,093	-	-	532,526,093
- indirect interest (1)	298,000,032	-	-	298,000,032
Tan Sri Datuk Seri Lim Keng Cheng				
- indirect interest (2)	109,056,500	-	(23,402,400)	85,654,100
Dato' Lim Hoe				
- direct interest	14,232,375	-	-	14,232,375
Lim Chen Thai				
- direct interest	3,600,000	-	-	3,600,000
Dato' Majid Manjit Bin Abdullah				
- direct interest	150,000	-	(150,000)	-
Wong Khai Shiang (Alternate Director to Dato' Lim Hoe)				
- direct interest	750,000	-	-	750,000

Directors' Report

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2024

DIRECTORS' INTERESTS IN SHARES (CONT'D)

The following directors, who held office at the end of financial year, had interests in shares as follows: (Cont'd)

	Number of ordinary shares			
	At 1-7-2023	Bought & Conversion	Sold & Conversion	At 30-6-2024
Shares in PLS Plantations Berhad ("PLS")				
Tan Sri Dato' Lim Kang Hoo				
- indirect interest [3]	292,057,900	-	(21,233,200)	270,824,700
Dato' Lim Hoe				
- direct interest	1,673,000	-	-	1,673,000

	Number of warrants			
	At 1-7-2023	Bought & Conversion	Sold & Conversion	At 30-6-2024
Warrant in PLS				
Tan Sri Dato' Lim Kang Hoo				
- indirect interest	38,434,800	-	-	38,434,800
Dato' Lim Hoe				
- direct interest	836,500	-	-	836,500

Note:

[1] *Deemed interest by virtue of his shareholding in Ekovest Holdings Sdn. Bhd.*
[2] *Deemed interest by virtue of his shareholding in Lim Seong Hai Holdings Sdn. Bhd.*
[3] *Deemed interest by virtue of his direct and indirect shareholding in Ekovest Berhad.*

By virtue of his interest in the shares of the Company, Tan Sri Dato' Lim Kang Hoo is also deemed to have interests in the shares of all the subsidiaries to the extent that the Company has an interest under Section 8 of the Companies Act 2016.

Other than as disclosed above, none of the other directors in office at the end of the financial year held any interest in the shares or debentures in the Company or its subsidiaries during the financial year.

DIRECTORS' BENEFITS

Neither during nor at the end of the financial year was the Company or any of its subsidiaries a party to any arrangement whose object was to enable the directors to acquire benefits through the acquisition of shares in, or debentures of, the Company or any other body corporate.

Since the end of the previous financial year, no director or past director of the Company has received or become entitled to receive any benefit, other than remuneration as presented below, 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.

DIRECTORS' BENEFITS (CONT'D)

Remuneration of the directors or past directors of the Company during the financial year are as follows :

	Group RM'000	Company RM'000
Directors' fees	330	270
Other emoluments		
(salaries, allowances, bonuses and benefit-in-kind)	3,870	3,396
Contribution to defined contribution plan	165	155
	4,365	3,821

INDEMNITY

There was no indemnity given for any of the directors of the Group or the Company.

OTHER INFORMATION

Before the financial statements of the Group and of the Company were made out, the directors took reasonable steps:

(a) to ascertain that appropriate action has been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and satisfied themselves that all known bad debts had been written off and that adequate allowance had been made for doubtful debts; and

(b) to ensure that any current assets which were unlikely to be realised in the ordinary course of business including the value of current assets as shown in the financial statements of the Group and of the Company had 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:

(a) which would render the amount written off for bad debts or the amount of allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent; or

(b) which would render the values attributed to current assets in the financial statements of the Group and of the Company misleading; or

(c) which have arisen which render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate; or

(d) not otherwise dealt with in this report or financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading.

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

(a) any charge on the assets of the Group and of the Company which 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.

Directors' Report

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2024

OTHER INFORMATION (CONT'D)

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 affect the ability of the Group and of the Company to meet their obligations as and when they fall due.

In the opinion of the directors:

(a) the results of the operations of the Group and of the Company during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and

(b) 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 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.

SIGNIFICANT EVENTS

Details of significant events during the financial year are disclosed in note 58 to the financial statements.

SUBSEQUENT EVENTS

Details of subsequent events after the financial year end are disclosed in note 59 to the financial statements.

AUDITORS

To the extent permitted by laws, the Company has agreed to indemnify its auditors, as part of the terms of its audit engagement, against claims arising from the audit. No payment has been made to indemnify the auditors for the current financial year.

The total amount paid to or receivable by the auditors of the Group and of the Company as remuneration for their services as auditors for the current financial year amounted to RM990,000 and RM201,000 respectively.

The auditors, Forvis Mazars PLT, Chartered Accountants, have expressed their willingness to accept re-appointment.

APPROVAL OF THE DIRECTORS' REPORT

This report is approved by the board of directors, and signed on behalf of the board of directors in accordance with a directors' resolution.

TAN SRI DATO' LIM KANG HOO
Director

LIM CHEN THAI
Director

Kuala Lumpur

23 October 2024

Statement by DIRECTORS

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

We, Tan Sri Dato' Lim Kang Hoo and Lim Chen Thai, being the directors of Ekovest Berhad, do hereby state that, in the opinion of the directors, the accompanying financial statements are drawn up so as to give a true and fair view of the financial position of the Group and of the Company as at 30 June 2024 and financial performance and cash flows of the Group and of the Company for the financial year then ended in accordance with Malaysian Financial Reporting Standards as issued by Malaysian Accounting Standards Board, IFRS® Accounting Standards as issued by International Accounting Standards Board and the requirements of the Companies Act 2016 in Malaysia.

Signed on behalf of the board of directors in accordance with a directors' resolution.

TAN SRI DATO' LIM KANG HOO
Director

LIM CHEN THAI
Director

Kuala Lumpur

23 October 2024

Statutory DECLARATION

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

I, Lim Soo San (IC No.: 700610-14-5256), being the person primarily responsible for the financial management of Ekovest Berhad, do solemnly and sincerely declare that, to the best of my knowledge and belief, the accompanying financial statements are correct, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1960.

Subscribed and solemnly declared
by the abovenamed
Lim Soo San
at Kuala Lumpur
in the Federal Territory
this 23 October 2024

LIM SOO SAN
Chartered Accountant
MIA Membership No.: 11021

Before me:

(Commissioner of Oaths)

INDEPENDENT AUDITORS' Report To The Members of EKOVEST BERHAD

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of Ekovest Berhad, which comprise the statements of financial position as at 30 June 2024 of the Group and of the Company, and the statements of 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 92 to 205.

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 30 June 2024, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards as issued by Malaysian Accounting Standards Board, IFRS Accounting Standards as issued by the International Accounting Standards Board 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.

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.

(a) Amortisation and Impairment Assessment of Expressway Concession Assets

As at 30 June 2024, the Group's expressway concession assets amounted to RM8 billion, which represents approximately 70% of the Group's total assets. As disclosed in note 3.6 to the financial statements, the Group used projected traffic volume estimated by independent traffic consultant as a denominator to amortise the carrying amount of expressway concession assets over the concession period. The basis to arrive at the traffic volume projection take into consideration of the growth rate, and market and economic conditions. Management, together with the independent traffic consultant, exercise judgement when estimating the traffic volume in determining the amortisation of expressway concession assets.

Further, impairment assessment of expressway concession assets requires significant judgements and estimates on discount rate applied for the calculation of recoverable value and the assumptions used in the cash flow projections, including the projected traffic volume and forecast growth rates over the projection period.

There is a risk that the estimated traffic volume, growth rate, discount rate and cash flow projections may be significantly different from actual outcome, resulting in material variance in the calculated amortisation and recoverable amount of the expressway concession assets.

In view of the significance of the expressway concession assets, the level of judgement exercised by management and the estimation uncertainty, we identified amortisation and impairment assessment of expressway concession assets as key audit matters.

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONT'D)

Key Audit Matters (Cont'd)

(a) Amortisation and Impairment Assessment of Expressway Concession Assets (Cont'd)

Our response:

Our audit procedures included, among others, the following:

(i) We considered and assessed the independent traffic consultant's competency, capability and objectivity;

(ii) We obtained an understanding of the methodology adopted by the independent traffic consultant in estimating the traffic volume;

(iii) We assessed the reasonableness of the assumptions applied in determining the projected traffic volume;

(iv) We assessed and challenged the reasonableness of key assumptions, including traffic volume projection, discount rate and growth rates used in cash flow projections for impairment assessment;

(v) We tested the mathematical accuracy of amortisation amount and recoverable amount calculation; and

(vi) We performed sensitivity analysis on the projected traffic volume and key assumptions used and assessed the impact to the carrying amount of expressway concession assets.

(b) Valuation of Investment Properties

The Group's investment properties as at 30 June 2024 amounted to RM861 million.

The Group adopts fair value model for its investment properties. The fair value of the Group's investment properties was determined by management based on valuations performed by independent valuers. The fair value of the investment properties was determined by using investment and comparison methods.

The valuation process involves significant judgement in determining the appropriate valuation methodologies and the underlying assumptions. The valuations are highly sensitive to key assumptions applied and any change in the assumptions can have a significant impact to the valuations.

In view of the significance of the investment properties, the level of judgement exercised by management and the estimation uncertainty, we identified valuation of investment properties as a key audit matter.

Our response:

Our audit procedures included, among others, the following:

(i) We considered and assessed the independent valuers' competency, capability and objectivity;

(ii) We discussed and obtained an understanding of the methodologies and key assumptions adopted by the independent valuers in estimating the fair value of the investment properties;

(iii) We assessed the reasonableness of key assumptions and inputs in the valuations under comparison method, including, where applicable, selling prices of recent transactions and historical transaction prices of similar properties of nearby location, any adjustments for tenure, location, development concept and size;

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONT'D)

Key Audit Matters (Cont'd)

(b) Valuation of Investment Properties (Cont'd)

Our response: (Cont'd)

Our audit procedures included, among others, the following: (Cont'd)

(iv) We tested the reasonableness of rental income and rental periods applied in the valuation under investment method, by comparing them with signed tenancy agreements on sample basis; and

(v) We tested and challenged the significant inputs applied in the valuations under investment method, such as market rental reversion, net projected operating costs, void allowance rate, projection of other income, yield rate, terminal yield rate by comparing them against historical data and available industry data for similar property types.

(c) Revenue Recognition for Construction Contracts

For the financial year ended 30 June 2024, revenue generated from construction contracts amounted to RM657 million representing approximately 57% of the Group's total revenue. The Company's revenue from construction contracts amounted RM51 million for the same period, representing approximately 49% of the Company's total revenue.

Revenue from construction contracts is recognised over time, which requires management to exercise significant judgement in measuring the progress towards satisfaction of the performance obligations as stated in the contracts with customers.

The estimation of the percentage of completion requires significant judgement in estimating the total construction costs for each of the contracts. Other areas of estimation, including the obligations to contract variations, claim, cost contingencies and rebates.

There is a risk that the estimated revenue, cost or margins may be significantly different from the actual outcome, resulting in material variance in amount of revenue and/or profit recognised in the financial statements.

In the view of the significance of revenue from construction contracts recognised by the Group and by the Company, the level of judgement exercised by management and the estimation uncertainty, we identified revenue recognition for construction contracts as a key audit matter.

Our response:

Our audit procedures included, among others, the following:

(i) We obtained understanding of the revenue recognition process and tested the operating effectiveness of the Group's internal controls relating to recognition of revenue and cost;

(ii) We assessed the reasonableness of management's key assumptions used in the estimates for total construction costs for each of those projects, where applicable, examining documentary evidences such as signed letters of awards, approved variation orders, and performing retrospective review of the key estimates;

(iii) We validated the contract revenue against the agreed customers' contracts;

(iv) We recomputed management's computed percentage of completion after considering implications of identified errors (if any) or changes in estimates;

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONT'D)

Key Audit Matters (Cont'd)

(c) Revenue Recognition for Construction Contracts (Cont'd)

Our response: (Cont'd)

Our audit procedures included, among others, the following: (Cont'd)

(v) We tested on sampling basis, actual cost incurred to relevant supporting documents such as contractors' claim certificates and suppliers' invoices. Where costs have not been billed or certified, we assessed the adequacy of accruals of such costs by reviewing subsequent contractors' claim certificates and suppliers' invoices; and

(vi) We evaluated whether the Group or the Company is liable for liquidated ascertained damages by reviewing the contractual delivery dates of the signed agreements against the estimated delivery dates and latest progress reports.

(d) Basis of Accounting Assessment

The financial statements of the Group and of the Company for the financial year ended 30 June 2024 have been prepared on a going concern basis. As at 30 June 2024, the Group and the Company reported net current liabilities position as disclosed in notes 3.1 and 56(c) to the financial statements.

This is considered a key audit matter because the evaluation of the basis of accounting involved management's significant judgement and estimation uncertainty. The management's judgement relates to their assessment of the appropriateness of the going concern basis of accounting of the Group and of the Company with reference to the underlying assumptions and plans and the actions taken by management.

Our response:

Our audit procedures included, among others, the following:

(i) We obtained an understanding of the Group's and the Company's business plan, including, but not limited to, their financial obligations, cash flow requirements, source of fund, the management's actions taken during and after the end of the financial year, and cash flows forecast and business plans for the next twelve months from the date of this report (and a longer period where applicable);

(ii) We assessed and challenged the management's key assumptions that form the basis of their forecast and business plans to evaluate whether they are reasonably made in the circumstances; and we had considered the track records of the relevant businesses, current and future market conditions, and compliance with applicable covenants of borrowings;

(iii) We assessed the audit procedures carried out by the component auditors and their conclusion concerning the going concern basis of accounting of a material subsidiary of the Group;

(iv) We evaluated the reasonableness of the management's assessment that the Group and the Company are able to meet their financial obligations as and when they fall due at least in the next twelve months from the date of this report and the appropriateness of their going concern basis of accounting applied in the financial statements; and

(v) We assessed the appropriateness and sufficiency of the management's disclosures in the financial statements in respect of the going concern basis of accounting of the Group and of the Company.

Independent Auditors' Report To The Members of EKOVEST BERHAD

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (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 financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, IFRS Accounting 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.

- 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.

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (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)

- 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.

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 13 to the financial statements.

Other Matter

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.

Forvis Mazars PLT
(formerly known as Mazars PLT)
201706000496 (LLP0010622-LCA)
AF 001954
Chartered Accountants

Lee Soo Eng
03230/02/2026 J
Chartered Accountant

Kuala Lumpur
23 October 2024

CONSOLIDATED STATEMENT OF FINANCIAL Position

AS AT 30 JUNE 2024

	Note	2024 RM'000	2023 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	5	172,200	247,584
Investment properties	6	861,186	858,423
Right-of-use assets	7	255,424	263,057
Land held for property development	8	482,100	529,057
Concession assets	9	8,049,784	7,701,568
Bearer plants	10	333,133	339,297
Biological assets	11	3,411	3,046
Intangible assets	12	1,542	1,622
Investments in associates	14	33,526	15,843
Investment in a joint venture	15	-	-
Other investments	16	1,345	1,310
Performance deposits	17	48,995	48,995
Other receivables	18	20,777	20,093
Deferred tax assets	20	27,745	27,569
Total non-current assets		10,291,168	10,057,464
Current assets			
Inventories	21	55,729	95,986
Biological assets	11	2,656	1,935
Contract assets	22	99,252	114,709
Contract costs	23	2,907	2,907
Property development costs	24	132,391	119,401
Trade and other receivables	18	331,537	304,947
Current tax assets		10,299	13,457
Investment funds	25	200,820	277,300
Short term deposits	26	209,794	312,849
Cash and bank balances	27	71,971	85,165
Total current assets		1,117,356	1,328,656
Assets classified as held for sale	28	112,654	-
TOTAL ASSETS		11,521,178	11,386,120

Consolidated Statement of Financial Position

AS AT 30 JUNE 2024

	Note	2024 RM'000	2023 RM'000
EQUITY AND LIABILITIES			
Equity			
Share capital	29	1,256,139	1,138,871
Reserves	30	1,039,418	1,166,381
Equity attributable to owners of the Company		2,295,557	2,305,252
Non-controlling interests		520,249	491,218
Total equity		2,815,806	2,796,470
Non-current liabilities			
Lease liabilities	31	9,836	11,991
Bank borrowings	32	292,477	442,819
Medium term notes	33	5,321,591	5,467,678
Reimbursable interest assistance	34	362,162	342,636
Deferred income	35	242,295	254,567
Provision for heavy repairs	36	14,248	13,639
Deferred tax liabilities	37	629,389	593,571
Total non-current liabilities		6,871,998	7,126,901
Current liabilities			
Contract liabilities	38	83,808	140,082
Trade and other payables	39	992,803	742,247
Lease liabilities	31	3,974	5,298
Bank borrowings	40	501,603	415,533
Medium term notes	33	197,500	152,500
Reimbursable interest assistance	34	1,500	-
Current tax liabilities		25,047	7,089
Total current liabilities		1,806,235	1,462,749
Liabilities directly associated with assets classified as held for sale	28	27,139	-
Total liabilities		8,705,372	8,589,650
TOTAL EQUITY AND LIABILITIES		11,521,178	11,386,120

The accompanying notes form an integral part of the financial statements

STATEMENT OF FINANCIAL Position

AS AT 30 JUNE 2024

	Note	2024 RM'000	2023 RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	5	1,392	1,941
Investment properties	6	21,116	21,116
Right-of-use assets	7	-	401
Investments in subsidiaries	13	3,046,427	3,072,491
Investment in a joint venture	15	-	-
Other investments	16	343,414	324,037
Other receivables	18	1,150	694
Total non-current assets		3,413,499	3,420,680
Current assets			
Contract assets	22	51,714	28,748
Trade and other receivables	18	9,998	477
Amounts owing by subsidiaries	19	1,071	28,104
Current tax assets		2,055	2,159
Short term deposits	26	19,073	3,982
Cash and bank balances	27	20,585	6,671
Total current assets		104,496	70,141
TOTAL ASSETS		3,517,995	3,490,821

Statement of Financial Position
AS AT 30 JUNE 2024

	Note	2024 RM'000	2023 RM'000
EQUITY AND LIABILITIES			
Equity			
Share capital	29	1,256,139	1,138,871
Retained earnings		528,562	521,122
Total equity		1,784,701	1,659,993
Non-current liabilities			
Bank borrowings	32	65,187	136,550
Medium term note	33	224,176	255,965
Deferred tax liabilities	37	16	470
Total non-current liabilities		289,379	392,985
Current liabilities			
Trade and other payables	39	1,021,203	1,046,495
Amounts owing to subsidiaries	19	28,842	32,647
Lease liabilities	31	-	243
Medium term note	33	32,500	12,500
Bank borrowings	40	361,370	345,958
Total current liabilities		1,443,915	1,437,843
Total liabilities		1,733,294	1,830,828
TOTAL EQUITY AND LIABILITIES		3,517,995	3,490,821

The accompanying notes form an integral part of the financial statements

STATEMENTS OF COMPREHENSIVE Income

FOR THE YEAR ENDED 30 JUNE 2024

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Revenue	41	1,146,947	1,116,909	103,497	120,434
Cost of sales	42	(745,687)	(744,443)	(45,351)	(114,306)
Gross profit		401,260	372,466	58,146	6,128
Other income and gains	43	31,232	31,365	28,235	22,102
Selling and marketing expenses		(4,072)	(8,463)	-	-
Administrative and general expenses		(98,501)	(114,782)	(12,135)	(8,338)
Loss allowance (net of reversal) on trade and other receivables		(1,587)	(7,458)	416	-
Other expenses		(15,410)	(36,296)	(23,109)	(32,235)
Share of results of associates		17,514	(117)	-	-
Finance costs	44	(380,830)	(246,570)	(43,851)	(43,490)
Net gain from derecognition of financial assets measured at amortised cost		-	-	-	91,742
(Loss)/Profit before tax	45	(50,394)	(9,855)	7,702	35,909
Tax expense	46	(67,814)	(99,469)	(262)	(43)
Net (loss)/profit for the year		(118,208)	(109,324)	7,440	35,866
Other comprehensive income/(loss), net of tax		278	(69)	-	-
Total comprehensive (loss)/income for the year		(117,930)	(109,393)	7,440	35,866
Net (loss)/profit for the year attributable to:-					
Owners of the Company		(122,955)	(111,115)	7,440	35,866
Non-controlling interests		4,747	1,791	-	-
		(118,208)	(109,324)	7,440	35,866
Total comprehensive (loss)/income for the year attributable to:-					
Owners of the Company		(122,677)	(111,184)	7,440	35,866
Non-controlling interests		4,747	1,791	-	-
		(117,930)	(109,393)	7,440	35,866
Loss per share attributable to the owners of the Company - Basic and diluted	47	(4.22) sen	(4.12) sen		

CONSOLIDATED STATEMENT OF CHANGES In Equity
FOR THE YEAR ENDED 30 JUNE 2024

	Attributable to owners of the Company						
	Non-distributable						
	Share capital RM'000	Asset revaluation reserve RM'000	Translation reserve RM'000	Retained earnings RM'000	Sub-total RM'000	Non-controlling interests RM'000	Total equity RM'000
At 1 July 2022	1,138,871	82,453	8	1,186,879	2,408,211	453,806	2,862,017
Total comprehensive (loss)/income for the year	-	-	(69)	(111,115)	(111,184)	1,791	(109,393)
Gain on disposal of subsidiary's warrant	-	-	-	3,000	3,000	-	3,000
Issuance of shares by subsidiaries to non-controlling interests (note 58.2)	-	-	-	5,225	5,225	33,890	39,115
Issuance of redeemable preference shares by a subsidiary to non-controlling interests (note 58.3)	-	-	-	-	-	1,869	1,869
Dividends paid by subsidiaries to non-controlling interests	-	-	-	-	-	(138)	(138)
At 30 June 2023	1,138,871	82,453	(61)	1,083,989	2,305,252	491,218	2,796,470

Consolidated Statement of Changes In Equity
FOR THE YEAR ENDED 30 JUNE 2024

	Attributable to owners of the Company						
	Non-distributable						
	Share capital RM'000	Asset revaluation reserve RM'000	Translation reserve RM'000	Retained earnings RM'000	Sub-total RM'000	Non-controlling interests RM'000	Total equity RM'000
At 1 July 2023	1,138,871	82,453	(61)	1,083,989	2,305,252	491,218	2,796,470
Total comprehensive income/(loss) for the year	-	-	278	(122,955)	(122,677)	4,747	(117,930)
Issuance of shares (note 58.7)	117,268	-	-	-	117,268	-	117,268
Disposal of shares in a subsidiary to non-controlling interests (note 58.2)	-	-	-	(4,286)	(4,286)	24,456	20,170
Dividends paid by subsidiaries to non-controlling interests	-	-	-	-	-	(172)	(172)
At 30 June 2024	1,256,139	82,453	217	956,748	2,295,557	520,249	2,815,806

The accompanying notes form an integral part of the financial statements

STATEMENT OF CHANGES In Equity

FOR THE YEAR ENDED 30 JUNE 2024

	Share capital RM'000	Retained earnings RM'000	Total RM'000
At 1 July 2022	1,138,871	485,256	1,624,127
Total comprehensive income for the year	-	35,866	35,866
At 30 June 2023	1,138,871	521,122	1,659,993
Issuance of shares (note 58.7)	117,268	-	117,268
Total comprehensive income for the year	-	7,440	7,440
At 30 June 2024	1,256,139	528,562	1,784,701

STATEMENTS OF CASH Flow

FOR THE YEAR ENDED 30 JUNE 2024

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES				
(Loss)/Profit before tax	(50,394)	(9,855)	7,702	35,909
Adjustments for:				
Amortisation	55,683	44,108	-	-
Assets written off	970	2,180	-	6
Depreciation	26,402	23,125	1,015	1,041
Dividend income	-	-	(52,094)	-
Fair value (gain)/loss	(7,927)	(13,022)	2,883	326
Finance costs	380,830	246,570	43,851	43,490
Intangible assets written off	-	5	-	-
Gain from termination of lease contracts	(615)	(71)	-	-
Loss from lease modification	10	-	-	-
Inventories written down	3,273	3,300	-	-
Impairment loss	2,528	28,611	16,960	27,811
Interest income (net of deferred income)	(15,665)	(6,755)	(22,703)	(22,030)
Net gain from derecognition of financial assets measured at amortised cost	-	-	-	(91,742)
Loss allowance (net of reversal)	1,587	7,458	(416)	-
Net (gain)/loss on disposal of assets	(699)	(407)	433	65
Property, plant and equipment written off	844	54	-	-
Provision for heavy repairs	469	44	-	-
Share of results of associates	17,514	117	-	-
Unrealised loss/(gain) on foreign exchange, net	717	(271)	-	-
Operating profit/(loss) before working capital changes	415,527	325,191	(2,369)	(5,124)
Changes in property development costs	(12,198)	(841)	-	-
Changes in receivables	2,668	(100,275)	(20,045)	80
Changes in payables	160,063	104,250	22,807	(14,322)
Changes in contract assets/liabilities	(40,817)	86,672	(22,966)	106,957
Changes in contract costs	-	(257)	-	-
Changes in inventories	36,984	104,387	-	-
Cash generated from/(used in) operations	562,227	519,127	(22,573)	87,591
Interest paid	(2,867)	(3,028)	(1,716)	(1,625)
Tax paid	(11,056)	(9,232)	(612)	(1,511)
Net cash generated from/(used in) operating activities	548,304	506,867	(24,901)	84,455

Statements of Cash Flow

FOR THE YEAR ENDED 30 JUNE 2024

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchase of property, plant and equipment and right-of-use assets (note 51)	(8,566)	(26,300)	(65)	(22)
Subscription of additional shares in subsidiaries	-	-	(650)	(125,000)
Purchase of investment properties (note 51)	(3,800)	(747)	-	-
Net redemptions of investment funds	(82,644)	410,709	-	-
Additions to land held for property development	(20)	(110)	-	-
Additions to concession assets	(201,156)	(300,903)	-	-
Additions to bearer plants (note 51)	(5,708)	(5,162)	-	-
Additions to biological assets (note 51)	(344)	(343)	-	-
Proceed from disposal of				
- investment properties	829	1,194	-	1,100
- other investment	-	3,000	-	3,000
- property, plant and equipment	1,352	554	9	38
- right-of-use assets	331	86	-	-
- shares in a subsidiary	19,915	-	19,915	-
Withdrawal/(Placement) of short term deposits	103,055	(142,792)	(15,092)	(3,420)
Placement in Designated Bank Accounts	(18,424)	(17,896)	(10,142)	(1,168)
Repayment from/(Advances to) subsidiaries	-	-	27,449	(13,999)
Advances to associates	(533)	(13,548)	-	-
(Advances to)/Repayment from related parties	(6,734)	-	(535)	257
Advances to a joint venture	-	-	(1)	(1)
Deposit received for disposal of assets held for sale	18,400	-	-	-
Subscription of shares in an associate (note 14)	(123)	-	-	-
Interest received	7,625	8,869	443	181
Net cash (used in)/generated from investing activities	(176,545)	(83,389)	21,331	(139,034)
CASH FLOWS FROM FINANCING ACTIVITIES				
Drawdown of bank borrowings	74,573	77,816	20,000	-
Issuance of redeemable preference shares by a subsidiary to non-controlling interests	-	1,869	-	-
Repayment of bank borrowings	(109,958)	(173,707)	(75,570)	(38,764)
Issuance of medium term notes	-	129,166	-	129,166
Payment of lease liabilities and interest	(7,821)	(8,923)	(249)	(292)
Dividend paid to non-controlling interest	(172)	(48)	-	-
Proceeds from issuance of shares by subsidiaries to non-controlling interests	-	39,115	-	-
Proceeds from private placement	117,268	-	117,268	-
(Repayment to)/Advances from subsidiaries	-	-	(3,805)	5,218
Advances from related parties	52,111	11,822	99	47
Repayment of medium term notes	(152,500)	(127,500)	(12,500)	(7,500)
Repayment of profit element on IMTNs	(331,148)	(334,878)	(12,435)	(12,602)
Interest paid	(42,358)	(42,073)	(24,714)	(26,080)
Net cash (used in)/generated from financing activities	(400,005)	(427,341)	8,094	49,193

Statements of Cash Flow

FOR THE YEAR ENDED 30 JUNE 2024

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
NET CHANGES IN CASH AND CASH EQUIVALENTS	(28,246)	(3,863)	4,524	(5,386)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	20,218	24,496	(18,952)	(13,566)
EFFECT OF EXCHANGE RATE CHANGES	232	(415)	-	-
CASH AND CASH EQUIVALENTS AT END OF YEAR	(7,796)	20,218	(14,428)	(18,952)
Represented by:				
Cash and bank balances	71,971	85,165	20,585	6,671
Bank overdrafts (note 40)	(36,534)	(40,138)	(20,008)	(20,761)
Restricted deposits (note 27)	(43,233)	(24,809)	(15,005)	(4,862)
	(7,796)	20,218	(14,428)	(18,952)

NOTES TO THE FINANCIAL Statements
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2024

1. GENERAL INFORMATION

Ekovest Berhad (the "Company") is a public company limited by shares incorporated and domiciled in Malaysia, and listed on the Main Market of Bursa Malaysia Securities Berhad. The addresses of the registered office and principal place of business of the Company are disclosed in page 6.

The principal activities of the Company are investment holding, civil engineering and building works. There have been no significant changes in the nature of these principal activities during the financial year.

The principal activities of the subsidiaries are disclosed in note 13 to the financial statements. The Company and its subsidiaries are referred to as the "Group" collectively.

2. BASIS OF PREPARATION

The financial statements of the Group and of the Company have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") as issued by the Malaysian Accounting Standards Board ("MASB"), IFRS Accounting Standards as issued by the International Accounting Standards Board and the requirements of the Companies Act 2016 in Malaysia.

The financial statements are presented in Ringgit Malaysia ("RM"), which is also the Company's functional currency. All the amounts in the financial statements are rounded to the nearest thousand, unless otherwise stated.

(a) Application of new or amended standards

In the current financial year, the Group and the Company have applied the MFRS and Amendments to MFRSs that become effective mandatorily for the financial periods beginning on or after 1 July 2023.

The adoption of these MFRS and Amendments to MFRSs does not have significant impact on the financial statements of the Group and the Company.

The Group and the Company adopted amendments to MFRS 101, Presentation of Financial Statements since 1 July 2023. The amendments require the disclosure of material accounting policy information rather than significant accounting policies. Nevertheless, the amendments do not result in changes to the Group's and the Company's accounting policies.

(b) New or amended standards issued that are not yet effective

The Group and the Company have not applied the following MFRS and amendments to MFRSs that have been issued by the MASB but are not yet effective.

		Effective Date
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
Amendments to MFRS 9 and MFRS 7	Amendments to the Classification and Measurement of Financial Instruments	1 January 2026

Notes to the Financial Statements
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2024

2. BASIS OF PREPARATION (CONT'D)

(b) New or amended standards issued that are not yet effective (Cont'd)

The Group and the Company have not applied the following MFRS and amendments to MFRSs that have been issued by the MASB but are not yet effective. (Cont'd)

		Effective Date
Amendments to MFRS 1, MFRS 7, MFRS 9, MFRS 10 and MFRS 107	Annual improvements to MFRS Accounting Standards	1 January 2026
MFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19	Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	To be announced by the MASB

The adoption of the above MFRS and amendments to MFRSs are not expected to have significant impact on the financial position and financial performance of the Group and of the Company when they are effective. The adoption of MFRS 18 will change certain presentation and disclosure in the financial statements. The Group is evaluating its impact and plan to adopt MFRS 18 when it is effectively mandatorily.

3. MATERIAL ACCOUNTING POLICIES

3.1 Basis of accounting

The financial statements of the Group and the Company have been prepared on the historical cost basis, except for other measurement bases applied, including fair value, as disclosed in the accounting policies below.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using a valuation technique.

For purpose of financial reporting, all assets and liabilities, for which fair value is measured or disclosed, are categorised within the fair value hierarchy set out below based on the inputs that are significant to the fair value measurement:

Level 1:	Unadjusted quoted prices in active markets (for identical assets or liabilities).
Level 2:	Inputs (other than quoted prices included within Level 1) are observable either directly (i.e. as prices) or indirectly (i.e. derived from prices).
Level 3:	Valuation techniques that include unobservable inputs (not based on observable market data).

The financial statements of the Group and of the Company have been prepared on a going concern basis. This basis presumes that the business operations of the Group and of the Company will be sustainable in the foreseeable future and consequently, the realisation of assets and the settlement of liability will occur in the ordinary course of business. Further details are set out in note 56(c) to the financial statements.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.2 Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and of the entities controlled by the Company made up to the end of the financial year.

The Company controls an investee if and only if the Company has all the following:

(i) power over the investee;

(ii) exposure, or rights, to variable returns from its involvement with the investee; and

(iii) the ability to use its power over the investee to affect the amount of the investor's returns.

The consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. All intra-group balances, transactions, income and expenses are eliminated in full on consolidation. Consolidation of an investee shall begin from the date the Company obtains control of the investee and cease when the investor loses control of the investee.

Non-controlling interests are the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity. Total comprehensive income is attributed to non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Changes of interests in subsidiaries

The changes of interests in subsidiaries that do not result in a loss of control are treated as equity transactions between the Group and non-controlling interest holders. Any gain or loss arising from equity transactions is recognised directly in equity.

3.3 Business combination

The Group accounts for each business combination by applying the acquisition method. The consideration transferred in a business combination shall be measured at fair value, which shall be calculated as the sum of the acquisition date fair values of the assets transferred by the acquirer, the liabilities incurred by the acquirer to former owners of the acquiree and the equity interests issued by the acquirer. Acquisition related costs are recognised as expenses when the costs are incurred.

On the date of acquisition, goodwill is measured as the excess of (i) over (ii) below:

(i) The aggregate of: (i) the fair value of consideration transferred; (ii) the amount of any non-controlling interests in the investee; and (iii) the fair value of the Group's previously held equity interest in the investee, if the business combination achieved in stages.

(ii) The net fair value of the identifiable assets acquired and the liabilities assumed.

If, after reassessment, a business combination in which the amount in (ii) above exceeds the aggregate of the amounts in (i) above, the Group recognises the resulting gain in profit or loss.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.4 Investments in associates and joint ventures

An associate is an entity in which the Group has significant influence and that is neither a subsidiary nor an interest in a joint arrangement. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but is not control or joint control over those policies.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement. Joint control is the sharing of control of an arrangement contractually, which exists only when decisions about the relevant activities require unanimous consent of the parties.

Investments in associates or joint ventures are accounted for in the financial statements using the equity method. The results and net assets of associates or joint ventures are accounted using uniform accounting policies for like transactions and other events in similar circumstances. An investment is accounted for using the equity method from the date on which the Group obtains significant influence or joint control until the date the Group ceases to have a significant influence or joint control. Under the equity method, the investments are initially recognised at cost and adjusted thereafter for post-acquisition changes in the Group's share of net assets of the associates or joint ventures. Unrealised gains or losses on transactions between the Group and its associates or joint ventures are eliminated to the extent of the Group's interest in the associates or joint ventures.

3.5 Investments in subsidiaries, associates and joint ventures (separate financial statements)

In the Company's separate financial statements, investments in subsidiaries, associates and joint ventures are measured at cost less impairment losses, if any. Impairment losses are charged to profit or loss.

3.6 Concession assets

Concession assets are recognised to the extent that the Group has a right (a licence) to charge users of the public services.

Concession assets are stated at cost less accumulated amortisation and any impairment losses. Amortisation of the concession assets begins when it is available for use, which means when it is in the location and condition necessary for it to be capable of operating in the manner intended by management.

Expressway development expenditures ("EDE") is amortised over the concession period. The amortisation formula applied in the preparation of the financial statements to arrive at the annual amortisation charge for each financial year is as follows:

$$\frac{\text{Traffic volume for the year}}{\text{(Actual traffic volume for the year + Projected total traffic volume for the subsequent years to the end of the concession period)}} \times \text{(Net book value of EDE at the beginning of the year + Additions for the year)}$$

The projected total traffic volume is based on the latest available base case traffic projection prepared by independent traffic consultants.

Upon completion of the construction works, the cost of park and ride building is amortised based on straight-line basis over remaining concession period.

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3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.7 Property, plant and equipment

(i) Measurement basis

Property, plant and equipment are initially recorded at cost. Subsequent to initial recognition, property, plant and equipment are stated at cost less accumulated depreciation and any impairment losses.

Property, plant and equipment are derecognised upon disposal or when no future economic benefits are expected from its use or disposal. On disposal, the difference between the net disposal proceeds and the net carrying amount is recognised in the profit or loss.

(ii) Depreciation

Freehold land and capital work-in-progress are not depreciated.

Depreciation is calculated to write off the depreciable amount of other property, plant and equipment on the straight-line basis over their estimated useful lives. Depreciable amount is determined after deducting the residual value from the cost.

The principal annual rates used for this purpose are:

Buildings	2% - 3%
Equipment, plant and machinery	4% - 20%
Motor vehicles	20%
Office equipment	10% - 33 1/3%
Furniture and fittings	10% - 20%
Renovation	2% - 20%

The residual values, useful lives and depreciation method are reviewed at the end of each reporting period to ensure that the amount, method and period of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the items of property, plant and equipment.

3.8 Investment properties

Investment properties are properties held to earn rental income or for capital appreciation or both rather than for use in the production or supply of goods and services or for administrative purposes, or sale in the ordinary course of business.

Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at fair value, which reflects market conditions at the end of reporting period. Gains or losses arising from changes in the fair values of investment properties are recognised in the profit or loss in the year in which they arise.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.9 Biological assets

Biological assets comprised of produce growing on bearer plants and other biological assets. Biological assets are measured at fair value less costs to sell. Any gain or losses arising from changes in the fair value less costs to sell are recognised in profit or loss.

Biological assets are classified as current assets for produce that are expected to be harvested and sold on a date not more than 12 months after the reporting date and the balance is classified as non-current.

3.10 Bearer plants

Recognition and measurement

Bearer plants are living plants that are used in the supply of agriculture produce for more than one period and have remote likelihood of being sold as agriculture produce.

Bearer plants comprise pre-cropping costs incurred on land preparation, construction of drains, roads and irrigation, fertilisation, plant and planting, labour and any general overheads directly attributed to the development of the rootstock. Pre-cropping costs incurred are capitalised at cost and amortised over the useful life of the rootstock commencing from the date of maturity of the rootstock.

The carrying values of bearer plants are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable. The useful life and amortisation method are reviewed at each financial year end to ensure that the amount method and period of amortisation are consistent with previous estimates and the expected pattern of consumption of the future benefits.

Amortisation

Amortisation is recognised in the profit or loss on straight line basis commencing from the date of maturity over the mature period of the of each component of bearer plants at the following basis:

	Life cycle	Immature period	Mature period
Oil palm	30 years	4 years	26 years
Durian trees	80 years	7 years	73 years or over the remaining mature period
Rubber trees	15 years	7 years	8 years
Pineapple trees	2 years	10 months	14 months

3.11 Leases

The Group as Lessee

Right-of-use assets and corresponding lease liabilities are recognised with respect to all lease agreements, except for short-term leases and leases of low value assets.

For short-term leases (i.e. leases with a lease term of 12 months or less) and leases of low value assets, lease payments are recognised as an expense on a straight-line basis over the lease term.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.11 Leases (Cont'd)

The Group as Lessee (Cont'd)

The lease liability is initially measured at the present value of the lease payments that are not paid at the lease commencement date, discounted using the rate implicit in the lease or incremental borrowing rate, where applicable. Lease payments included in the measurement of the lease liability comprise: (i) fixed lease payments, less lease incentives; (ii) variable lease payments based upon an index or a rate; and (iii) payments of penalties for terminating the lease.

The right-of-use assets comprise the corresponding lease liability, lease payments made at or before the lease commencement date and initial direct costs. Whenever there is an obligation to dismantle and remove a leased asset, restore the site on which it is located or restore the underlying asset to the agreed condition, a provision is recognised. These costs are included in the related right-of-use assets.

Right-of-use assets are measured at cost less accumulated depreciation and impairment losses. They are depreciated over the shorter period of lease term and useful life of the underlying assets. The estimated useful lives of the right-of-use assets are determined as follows:

Forest plantation project	30 to 60 years
Leasehold land	6 to 92 years
Motor vehicles	5 to 7 years
Office equipment	5 years
Plant and machinery	5 to 10 years
Buildings	1 to 10 years
Contract farming	3 to 6 years
Contract logging rights	Over lease term

The Group as Lessor

Leases are classified as finance leases or operating leases. Whenever the lease transfers substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

Rental income from operating leases is recognised on a straight-line basis over the lease term. Initial direct costs incurred are added to the carrying amount of the leased asset and recognised as an expense on a straight-line basis over the lease term.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.12 Intangible assets

Goodwill is allocated to cash generating units and is stated at cost less accumulated impairment losses, if any. Impairment test is performed annually. Goodwill is also tested for impairment when indication of impairment exists. Impairment losses recognised are not reversed in subsequent periods.

3.13 Property development

Property development is classified under two categories i.e. land held for property development and property development costs.

Land held for property development

Land held for property development is land on which development is not expected to be completed within the normal operating cycle. No significant development work would have been undertaken on the land. Land held for property development is measured at the lower of cost and net realisable value.

Property development costs

Land on which development has commenced and is expected to be completed within the normal operating cycle is included in property development costs (current asset).

Property development costs comprise all costs that are directly attributable to development activities or that can be allocated on a reasonable basis to such activities. Property development costs are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less the estimated costs of completion and applicable selling expenses.

Property development costs attributable to sold units are subsequently recognised as an expense in profit or loss when or as the entity's performance obligation is satisfied over time or at a point in time.

3.14 Performance deposits

Performance deposits are initially recognised as the advance net profit entitlement in respect of the Privatisation Agreement as stated in note 17. The performance deposits shall be set-off against future profit entitlement over the management period of 60 years.

Any outstanding balance of the performance deposits at the end of the 60 years management period that is not set off due to insufficient distributable profit shall be recognised to profit or loss.

3.15 Contract assets and contract liabilities

Contract assets are the right to consideration in exchange for goods or services transferred to customers. If goods or services are transferred to customers before the customers pay consideration or before payment is due, contract assets are recognised for the earned consideration that is conditional. Trade receivables represent the entity's right to an amount of consideration that is unconditional.

Contract liabilities are the obligation to transfer goods or services to customers for which the entity has received consideration (or an amount of consideration is due) from the customers. If the customers pay consideration before the entity transfers goods or services to the customers, contract liabilities are recognised when the payment is made, or the payment is due (whichever is earlier).

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.16 Provision for heavy repairs

Heavy repairs relate to repair of bridges, slopes and embankments, rectification of settlements and pavement rehabilitation of medium and high traffic sections along the expressway.

Provision for heavy repairs, being the contractual obligations to maintain and restore the infrastructure to a specified standard of serviceability, is recognised and measured at the present value of estimated expenditures expected to be required to settle the present obligation at the reporting date.

3.17 Impairment of non-financial assets

Goodwill

Goodwill is tested for impairment at least annually, or more frequently if events or changes in circumstances indicate that the goodwill may be impaired.

For the purpose of impairment testing, goodwill is allocated to each of the cash-generating units that are expected to benefit from synergies of the business combination.

An impairment loss is recognised when the carrying amount of a cash-generating unit, including the goodwill, exceeds the recoverable amount of the cash-generating unit. Recoverable amount of the cash-generating unit is the higher of the cash-generating unit's fair value less cost to sell and its value in use. The total impairment loss is allocated first to reduce the carrying amount of the allocated goodwill and then to the other assets in that cash-generating unit proportionately on the basis of the carrying amount of each asset in that cash-generating unit. Impairment loss recognised for goodwill is not reversed in subsequent periods.

Property, plant and equipment, concession assets, bearer plants, forest plantation project, right-of-use assets and investments in subsidiaries, associates and joint venture

Property, plant and equipment, concession assets, bearer plants, forest plantation project, right-of-use assets and investments in subsidiaries, associates and joint venture are assessed at the end of each reporting period to determine whether there is any indication of impairment.

If such an indication exists, the asset's recoverable amount is estimated. The recoverable amount is the higher of an asset's fair value less cost to sell and its value in use. Value in use is the present value of the future cash flows expected to be derived from the assets. Recoverable amounts are estimated for individual assets or, if it is not possible, for the cash-generating unit to which the asset belongs.

An impairment loss is recognised whenever the carrying amount of an asset or a cash-generating unit exceeds its recoverable amount. Impairment losses are recognised in profit or loss.

Any reversal of an impairment loss as a result of a subsequent increase in recoverable amount should not exceed the carrying amount that would have been determined (net of amortisation or depreciation, if applicable) had no impairment loss been previously recognised for the asset.

3.18 Inventories

Inventories are measured at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business, less costs to completion and selling expenses.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.19 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial assets and financial liabilities are recognised when an entity becomes a party to the contractual provisions of an instrument.

Financial assets (with the exception of trade receivables that do not contain a significant financing component) and financial liabilities are initially recognised at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities on initial recognition. A trade receivable without a significant financing component is initially measured at its transaction price.

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets. Financial assets are measured subsequently in the following manners:

- at amortised cost (debt instruments);
- at fair value through other comprehensive income ("FVTOCI"), with recycling of cumulative gains and losses (debt instruments);
- designated at FVTOCI, without recycling of cumulative gains and losses (equity instruments); or
- at fair value through profit or loss ("FVTPL").

Financial assets at amortised cost

Debt instruments that meet the following conditions are subsequently measured at amortised cost:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at amortised cost are subsequently measured using the effective interest method and are subject to impairment. Gains and losses are recognised in profit or loss when an asset is derecognised, modified or impaired.

Financial assets at FVTPL

Financial assets that do not meet the criteria for being measured at amortised cost or FVTOCI are measured at FVTPL, including but not limited to:

- Debt instruments that are designated as at FVTPL, if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.
- Derivative instruments.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.19 Financial instruments (Cont'd)

Financial assets at FVTPL (Cont'd)

Financial assets at FVTPL are measured at fair value, with fair value gains or losses recognised in profit or loss to the extent they are not part of a designated hedging relationship. The net gain or loss recognised in profit or loss includes any dividend or interest earned on the financial assets.

Impairment of financial assets

Loss allowance is recognised for expected credit losses ("ECL") for all debt instruments not held at FVTPL, i.e. financial assets at amortised cost or FVTOCI, receivables, lease receivables, contract assets, loan commitments and financial guarantee contracts.

ECL is based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that are expected to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms. The amount of ECL is updated at each reporting date to reflect changes in credit risk since initial recognition of the respective financial asset.

Management measures the loss allowance of trade receivables, contract assets and lease receivables at an amount equal to their lifetime ECL (i.e. simplified approach). The ECL on these financial assets are estimated based on historical credit loss experience, and where appropriate, adjusted for forward-looking factors specific to the debtors and the economic environment.

For all other financial assets at amortised cost, where credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECL is provided for credit losses that result from default events that are possible within 12 months after the reporting date. For those credit exposures for which there has been a significant increase in the likelihood or risk of a default occurring since initial recognition (instead of on evidence of a financial asset being credit-impaired at the reporting date or an actual default occurring), a loss allowance is required for credit losses expected over the remaining life of the financial assets.

The Group considers a financial asset to be in default when contractual payments are more than 90 days past due, unless there is reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate. The Group also considers a financial asset is in default when there is a breach of financial covenants by the debtor; or when there is indication that the debtor is unlikely to settle its indebtedness to the Group in full, without considering any collaterals held by the Group.

Derecognition of financial assets

A financial asset is derecognised only when the contractual rights to the cash flows from the financial asset expire; or when the financial asset is transferred and substantially all the risks and rewards of ownership of the financial asset are transferred to another party.

If the entity neither transfers nor retains substantially all the risks and rewards of ownership and continues to control a transferred financial asset, the entity recognises its retained interest in the financial asset and an associated liability for amounts it may have to pay. If the entity retains substantially all the risks and rewards of ownership of a transferred financial asset, the entity continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset measured at amortised cost, the difference between the financial asset's carrying amount and the sum of the consideration received and receivable is recognised in profit or loss. On derecognition of an investment in a debt instrument classified as at FVTOCI, the cumulative gain or loss previously accumulated in the reserve is reclassified to profit or loss. On derecognition of an investment in equity instrument classified at FVTOCI, the cumulative gain or loss previously accumulated in the reserve is transferred to retained earnings.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.19 Financial instruments (Cont'd)

Financial liabilities and equity instruments

Debt and equity instruments are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Financial liabilities

All financial liabilities are subsequently measured at FVTPL or at amortised cost.

Financial liabilities at amortised cost

These financial liabilities are subsequently measured at amortised cost using the effective interest method.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument or a financial liability by allocating interest income/expense over the relevant periods. The effective interest rate is the rate that exactly discounts estimated future cash receipts/payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of a debt instrument or a financial liability, to the amortised cost of the debt instrument or the financial liability.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued are initially measured at their fair values and, if not designated as at FVTPL and do not arise from a transfer of a financial asset, are subsequently measured at the higher of:

- the loss allowance determined in accordance with MFRS 9; and
- the amount recognised initially less, where appropriate, cumulative amount of income recognised.

Derecognition of financial liabilities

Financial liabilities are derecognised when, and only when, the obligations under the liabilities are discharged, cancelled or expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

When an existing financial liability is replaced by another financial liability from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as derecognition of the original liability and the recognition of a new liability.

Equity instrument

Equity instruments issued are recognised at the proceeds received. Costs incurred directly attributable to the issuance of the equity instruments are accounted for as a deduction from equity.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.20 Revenue and other income recognition

Revenue from a contract with a customer is recognised when control of the goods or services are transferred to the customer. Revenue is measured based on the consideration specified in the contract to which the entity expects to be entitled in exchange for transferring the goods or services to the customer, excluding amounts collected on behalf of third parties.

If a contract with a customer contains more than one performance obligation, the total consideration is allocated to each performance obligation based on the relative stand-alone selling prices of the goods or services promised in the contract.

Construction contracts and property development

Revenue is recognised over time, if (i) the entity creates an asset with no alternative use to the entity and the entity has an enforceable right to payment for performance completed to-date; or (ii) a customer controls the asset as it is created or enhanced by the entity.

Revenue is recognised over the period of the contract by measuring the progress towards complete satisfaction of that performance obligation. Revenue is measured on the basis of the entity's efforts or inputs to the satisfaction of a performance obligation relative to the total expected inputs to the satisfaction of that performance obligation. The stage of completion is determined by the proportion of contract costs incurred to-date relative to the estimated total contract costs.

Revenue from sales of completed properties is recognised when the control of the properties is transferred to the buyers.

Toll revenue

Toll revenue is accounted for as and when toll is chargeable for the usage of the expressway.

Toll compensation

Pursuant to Concession Agreement, the Government of Malaysia ("Government") reserves the right to restructure or to restrict the imposition of unit toll rate increases, and in such event, the Government shall compensate the Group for any deduction in toll revenue, subject to negotiation and other considerations that the Government may deem fit. Toll compensation for any concession year is recognised in the financial statements as revenue when recovery is probable and the amount that is recoverable can be measured reliably.

Sales of goods

Revenue from sales of food and beverages and plantation products and produces is recognised at the point in time when control of the goods is transferred to a customer, generally upon delivery of goods.

In measuring the revenue for the sales of goods, the effects of variable consideration, the existence of significant financing component, non-cash consideration, and consideration payable to the customer, etc. are taken into consideration.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.20 Revenue and other income recognition (Cont'd)

Room revenue

Hotel rooms revenue from room rental is recognised over time during the period of stay for the hotel guests.

Other revenue is recognised as follows:

- Dividend income is recognised when the right to receive payment is established.

Other income is recognised as follows:

- Interest income is recognised using the effective interest method.

3.21 Employee benefits

(i) Short term employee benefits

Salaries, wages, bonuses, allowances, paid annual leave and paid sick leave are recognised as an expense in the period in which the services are rendered by employees.

(ii) Defined contribution plan

As required by law, companies in Malaysia make contributions to the Employees Provident Fund ("EPF"). Such contributions are recognised as an expense in the profit or loss in the period to which they relate.

3.22 Borrowing costs

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset shall be capitalised as part of the cost of that asset.

A qualifying asset is an asset that necessarily takes a substantial period of time to get ready for its intended use or sale. Unsold work-in-progress (inventories) which is ready for its intended sale in its current condition, contract assets and financial assets are not a qualifying asset.

Capitalisation of borrowing costs commences when the activities to prepare the asset for its intended use or sale are in progress and the expenditures and borrowing costs are incurred. Capitalisation of borrowing costs ceases when the asset is ready for its intended use or sale; or during extended periods when active development of the asset is suspended.

All other borrowing costs are recognised in profit or loss in the financial period in which they are incurred.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.23 Income tax

The income tax expense represents the aggregate of current tax and deferred tax.

Current tax and deferred tax are recognised in profit or loss. Current tax and deferred tax are recognised in other comprehensive income or directly in equity, if the tax relates to items that are recognised in other comprehensive income or directly in equity. Where deferred tax arises from a business combination, the tax effect is included in the accounting for the business combination.

Current tax

Current tax is the expected income tax payable on the taxable profit for the year, estimated using the tax rates enacted or substantially enacted by the reporting date.

A provision is recognised for those matters for which the tax determination is uncertain, but it is considered probable that there will be a future payment to a tax authority. The provisions are measured at the best estimate of the amount expected to become payable.

Deferred tax

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit.

A deferred tax liability is recognised for all taxable temporary differences. A deferred tax asset is only recognised for deductible temporary differences and unutilised tax credit to the extent that it is probable that taxable profit will be available in future against which the deductible temporary differences and unutilised tax credit can be utilised.

No deferred tax is recognised for temporary differences arising from the initial recognition of: (i) goodwill, or (ii) an asset or liability (which is not in a business combination) at the time of the transaction that affects neither accounting profit nor taxable profit.

Deferred taxes are measured based on tax consequences that would follow from the manner in which the asset or liability is expected to be recovered or settled and based on the tax rates enacted or substantively enacted at the reporting date that are expected to apply to the financial period when the asset is realised or when the liability is settled.

3.24 Cash and cash equivalents

Cash and cash equivalents comprise cash and bank balances, bank overdrafts and other short-term, highly liquid investments that are readily convertible to known amounts of cash, and which are subject to insignificant risk of changes in value.

For the purpose of the statements of cash flows, cash and cash equivalents are presented net of bank overdrafts and designated bank account pledged.

3.25 Segment reporting

Segment revenue, expense, assets and liabilities are those amounts resulting from operating activities of a segment that are directly attributable to the segment and a relevant portion that can be allocated on a reasonable basis to the segment.

Segment revenue, expense, assets and liabilities are determined before intra-group balances and intra-group transactions are eliminated as part of the consolidation process, except to the extent that such intra-group balances and transactions are between group entities within a single segment.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.26 Contingent liabilities

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is not recognised in the statements of financial position and is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote.

Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

3.27 Government grant

Government grants shall not be recognised until there is reasonable assurance that: (a) the Group will comply with the conditions attaching to them; and (b) the grants will be received.

Government grants (recognised as deferred income) shall be recognised in profit or loss on a systematic basis over the financial periods in which the Group recognises as expenses the related costs for which the grants are intended to compensate.

A government grant that becomes receivable as compensation for expenses or losses already incurred or for the purpose of giving immediate financial support to the Group with no future related costs shall be recognised in profit or loss in the financial period in which it becomes receivable.

3.28 Foreign currencies

Transactions and balances in foreign currencies

Transactions in currencies other than the functional currency ("foreign currencies") are recognised at the prevailing exchange rate on the date of the transaction. At the reporting date, monetary items denominated in foreign currencies are translated at the prevailing exchange rate on that date.

Exchange differences are recognised in profit or loss, except for:

- Exchange differences on borrowings denominated in foreign currency relating to an asset under construction, which are included in the cost of that asset when the exchange difference is regarded as an adjustment to interest costs on those foreign currency borrowings.

- Exchange differences on amounts receivable from or payable to a foreign operation for which settlement is neither planned nor likely to occur in the foreseeable future (i.e. form part of the net investment in that foreign operation), which are recognised initially in other comprehensive income and reclassified from equity to profit or loss on disposal or partial disposal of the net investment.

Translation of foreign operations

For consolidation purposes, all assets and liabilities of foreign operations (including goodwill and fair value adjustments arising from the acquisition of a foreign operation) are translated at the prevailing exchange rate on the reporting date. Income and expense are translated at average exchange rate for the financial period. Exchange differences arising from the translation of the financial statements of the foreign operation are recognised in other comprehensive income; accumulated in a separate component of equity and attributed to non-controlling interests as appropriate.

On disposal of a foreign operation (i.e. loss of control, joint control or significant influence), the accumulated exchange differences recognised in equity relating to that foreign operation is reclassified to profit or loss.

3. MATERIAL ACCOUNTING POLICIES (CONT'D)

3.29 Earnings per share

Basic earnings per share ("EPS") is calculated by dividing the profit or loss attributable to ordinary shareholders of the Group by the weighted average number of ordinary shares outstanding during the year.

Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding during the financial year for the effects of all dilutive potential ordinary shares.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES

The preparation of financial statements requires management to exercise judgement in the process of applying the accounting policies. It also requires the use of accounting estimates and assumptions that affect reported amounts of assets and liabilities and disclosures of contingent assets and liabilities (if any) at the end of the reporting period and reported amounts of income and expenses during the financial year.

Although these estimates are based on management's best knowledge of current events and actions, historical experience and various other factors, including expectations of future events that are believed to be reasonable under the circumstances, actual results may ultimately differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the financial period in which the estimate is revised and in any future periods affected.

The key judgement and assumptions concerning the future and other key sources associated with estimation uncertainty at the end of the reporting period that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are as follows:

Revenue recognition of construction contracts

The Group and the Company recognise revenue from construction contracts over time based on method. The percentage of completion of the construction contracts is measured in accordance with the accounting policies set out in note 3.20.

Significant judgement is required in determining the percentage of completion, the extent of the contract costs incurred, the estimated total revenue and total costs and the recoverability of the contract. In making these judgements, management relies on past experience and their knowledge.

Depreciation of property, plant and equipment and bearer plants

The Group and the Company review the estimated useful lives of property, plant and equipment and bearer plants at the end of each reporting period. Changes in the expected useful lives of property, plant and equipment and bearer plants could impact future depreciation charges.

Impairment of property, plant and equipment, right-of-use assets and bearer plants

Property, plant and equipment, right-of-use-assets and bearer plants are assessed at the end of each reporting period to determine whether there is any indication of impairment. If such an indication exists, an estimation of the recoverable amount is required. Estimating the recoverable amount (based on value in use) requires management to make an estimate of the future cash flows from the property, plant and equipment, right-of-use assets and bearer plants or the related cash generating unit and the discount rate.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (CONT'D)

Fair value of investment properties

The Group and the Company measure their investment properties at fair value with any change in fair value recognised in the profit or loss. Significant judgement is required in the determination of fair value which may be derived based on different valuation methods. In making the judgement, the Group and the Company evaluate based on past experience and reliance on the work of specialists. The Group and the Company engage independent professional valuers to determine the fair value using comparison and investment methods.

The valuation methodology commonly used is the comparison method which is based on comparable historical transactions adjusted for specific market factors such as selling prices of recent transactions, historical transaction prices of similar properties of nearby location, any adjustments for tenure, location, development concept and size. The investment method involves the projection of a series of cash flows on a real property interest. To this projected cash flow series, an appropriate, market-derived discount rate is applied to establish the present value of the income stream associated with the real property.

Amortisation and impairment of concession assets

The carrying amount of concession assets is amortised over the concession period by applying the formula in note 3.6. The denominator of the formula includes projected total traffic volume for subsequent years to the end of the concession period and is based on the traffic volume projection prepared by independent traffic consultants. The assumptions to arrive at the traffic volume projection take into consideration the growth rate based on market and economic conditions. Changes in the expected traffic volume could impact future amortisation charges.

The Group assesses at the end of each reporting period whether there is any indicator that the concession assets are impaired. If such an indication exists, an estimation of the recoverable amount is required. Estimating the recoverable amount requires management to make an estimate of the expected future cash flows generated from the concession assets discounted at a suitable discount rate in order to calculate the present value of those cash flows.

Measurement of inventories

Inventories are stated at the lower of cost and net realisable value. The Group estimates the net realisable value of inventories based on an assessment of expected selling prices.

Inventories are reviewed on a regular basis and the Group will write down the inventories based primarily on historical trends and management estimates of expected and future product demand and related pricing.

Demand levels, changes in product preference and pricing competition could change from time to time. If such factors result in an adverse effect on the Group's inventories, the Group might be required to reduce the value of its inventories and additional write down for slow-moving inventories may be required.

Measurement of land held for property development

Land held for property development is stated at the lower of cost or net realisable value. The Group estimates the net realisable value of land held for property development based on assessment of expected market prices for similar land, less estimated costs necessary to make the sale.

Land held for property development is reviewed on a regular basis and the Group will write down its carrying amount primarily based on historical trends and management estimates of expected and future demand and related pricing.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (CONT'D)

Measurement of impairment loss on investments in subsidiaries

Investments in subsidiaries are assessed at the end of each reporting period to determine whether there is any indication of impairment. If such an indication exists, an estimation of the investment's recoverable amount is required. Estimating the recoverable amount requires management to make an estimate of the expected future cash flows from the Company's investments in subsidiaries and also choose a suitable discount rate in order to calculate the present value of those cash flows.

Deferred tax assets

Deferred tax assets are recognised for deductible temporary differences, unabsorbed capital allowances and unutilised tax losses to the extent that it is probable that taxable profit will be available in future against which the deductible temporary differences and tax losses can be utilised.

Significant management judgement, is required to determine the amount of deferred tax assets that can be recognised, based upon the likely timing and level of future taxable profits together with future tax planning strategies.

Determining the loss allowance for trade receivables and contract assets

Management assesses the ECL for trade receivables and contract assets at each reporting date. Credit losses are the difference between the contractual cash flows that are due to the entity and the cash flows that it actually expects to receive. Management applies simplified approach of MFRS 9 Financial Instruments in assessing the impairment of trade receivables and contract assets.

In determining the ECL, management uses historical credit loss experience for trade receivables and contract assets to estimate the ECL. Management is not only required to consider historical information that is adjusted to reflect the effects of current conditions and information that provides objective evidence that trade receivables and contract assets are impaired in relation to incurred losses, but management is also considering, when applicable, reasonable and supportable information that may include forecasts of future economic conditions when estimating the ECL, on an individual and collective basis. The need to consider forward-looking information means that management exercises considerable judgement as to how changes in macroeconomic factors will affect the ECL on trade receivables and contract assets.

The ECL on trade receivables and contract assets as at current reporting date is primarily mainly based upon the historical credit loss experience.

Determining the loss allowance for non-trade receivables

Management assesses the ECL of receivables (other than trade receivables and contract assets) at each reporting date. Credit losses are the difference between the contractual cash flows that are due to the entity and the cash flows that it actually expects to receive.

In determining the ECL, management assesses whether there has been any significant increase in credit risk since initial recognition of a receivable. Where there has not been a significant increase in credit risk since initial recognition, management determines the loss allowance by estimating an amount equal to 12-month ECL of that receivable. For those credit exposures for which there has been a significant increase in the likelihood or risk of a default occurring since initial recognition (instead of on evidence of a financial asset being credit-impaired at the reporting date or an actual default occurring), management measures a loss allowance for credit losses expected over the remaining life of that receivable. Management exercises considerable judgement in these estimations, using historical credit loss experience as well as reasonable and supportable information that may include forecasts of future economic conditions when estimating the ECL.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS AND ESTIMATES (CONT'D)

Provision for heavy repairs

Provision for heavy repairs is recognised based on the future heavy repairs expenditure expected to be incurred over the concession period. Judgement and estimation are involved in determining the timing and amounts of future expenditure taking into consideration factors such as usage of expressway, technology changes, inflation and etc.

Income taxes

Significant judgement is involved in determining the capital allowances and deductibility of expenses during the estimation of the provision for income tax. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business.

The Group and the Company recognise liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

5. PROPERTY, PLANT AND EQUIPMENT

Group 2024 Cost	Freehold land and buildings RM'000	Equipment, plant and machinery RM'000	Motor vehicles RM'000	Office equipment RM'000	Furniture and fittings RM'000	Renovation RM'000	Capital work-in-progress RM'000	Total RM'000
At 1 July 2023	128,305	129,650	33,815	15,319	35,844	16,326	2,142	361,401
Additions	94	2,708	768	673	393	1,074	2,726	8,436
Disposals	-	(1,529)	(1,317)	(65)	(76)	-	-	(2,987)
Write-offs	(2,149)	(2,466)	-	(430)	(391)	(3,483)	-	(8,919)
Reclassified from right-of-use assets (note 7)	-	1,497	863	-	-	-	-	2,360
Reclassification to assets held for sale (note 28)	(11,078)	(75,307)	-	-	-	-	-	(86,385)
Reclassification	2,919	-	-	(19)	19	-	(2,919)	-
At 30 June 2024	118,091	54,553	34,129	15,478	35,789	13,917	1,949	273,906
Accumulated depreciation								
At 1 July 2023	2,991	60,238	25,434	11,881	6,285	3,349	-	110,178
Charge for the year	1,975	5,778	2,677	1,411	3,421	1,830	-	17,092
Depreciation capitalised to bearer plants (note 10)	-	199	1	3	10	-	-	213
Depreciation capitalised to biological assets	-	2	-	-	19	-	-	21
Disposals	-	(820)	(1,072)	(23)	(31)	-	-	(1,946)
Write-offs	(1,978)	(1,718)	-	(225)	(277)	(2,015)	-	(6,213)
Reclassified from right-of-use assets (note 7)	-	1,497	477	-	-	-	-	1,974
Reclassification to assets held for sale (note 28)	(1,976)	(20,082)	-	-	-	-	-	(22,058)
At 30 June 2024	1,012	45,094	27,517	13,047	9,427	3,164	-	99,261

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

Group 2024	Freehold land and buildings RM'000	Equipment, plant and machinery RM'000	Motor vehicles RM'000	Office equipment RM'000	Furniture and fittings RM'000	Renovation RM'000	Capital work-in-progress RM'000	Total RM'000
Accumulated impairment losses								
At 1 July 2023	-	1,385	143	211	468	1,432	-	3,639
Impairment loss for the year	-	646	-	18	86	16	-	766
Disposal	-	-	(98)	-	-	-	-	(98)
Write-offs	-	(724)	-	(49)	(19)	(1,070)	-	(1,862)
At 30 June 2024	-	1,307	45	180	535	378	-	2,445
Net carrying amount								
At 30 June 2024	117,079	8,152	6,567	2,251	25,827	10,375	1,949	172,200

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

Group 2023 Cost	Freehold land and buildings RM'000	Equipment, plant and machinery RM'000	Motor vehicles RM'000	Office equipment RM'000	Furniture and fittings RM'000	Renovation RM'000	Capital work-in-progress RM'000	Total RM'000
At 1 July 2022	52,659	126,031	34,696	13,817	8,489	9,501	95,878	341,071
Additions	14,449	4,656	348	2,053	493	964	2,672	25,635
Disposals	-	(938)	(1,229)	(31)	(87)	-	-	(2,285)
Write-offs	-	(433)	-	(32)	(47)	(2,461)	(47)	(3,020)
Reclassification	61,197	334	-	(488)	26,996	8,322	(96,361)	-
At 30 June 2023	128,305	129,650	33,815	15,319	35,844	16,326	2,142	361,401
Accumulated depreciation								
At 1 July 2022	2,133	55,665	24,052	11,108	4,810	3,228	-	100,996
Reclassified from right-of-use assets (note 7)	-	-	26	-	-	-	-	26
Charge for the year	858	5,691	2,538	808	1,502	1,072	-	12,469
Depreciation capitalised to bearer plants (note 10)	-	131	1	3	28	-	-	163
Depreciation capitalised to biological assets	-	2	-	1	19	-	-	22
Disposals	-	(867)	(1,183)	(18)	(65)	-	-	(2,133)
Write-offs	-	(384)	-	(21)	(9)	(951)	-	(1,365)
At 30 June 2023	2,991	60,238	25,434	11,881	6,285	3,349	-	110,178

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

Group 2023	RM'000	Freehold land and buildings RM'000	Equipment, plant and machinery RM'000	Motor vehicles RM'000	Office equipment RM'000	Furniture and fittings RM'000	Renovation RM'000	Capital work-in-progress RM'000	Total
Accumulated impairment losses									
At 1 July 2022		-	1,355	143	142	377	2,579	-	4,596
Impairment loss for the year		-	76	-	76	129	363	-	644
Write-offs		-	(46)	-	(7)	(38)	(1,510)	-	(1,601)
At 30 June 2023		-	1,385	143	211	468	1,432	-	3,639
Net carrying amount									
At 30 June 2023		125,314	68,027	8,238	3,227	29,091	11,545	2,142	247,584

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

Company

2024 Cost	Equipment, plant and machinery RM'000	Motor vehicles RM'000	Office equipment RM'000	Furniture and fittings RM'000	Total RM'000
At 1 July 2023	5,692	7,727	3,003	3,919	20,341
Additions	-	-	-	65	65
Disposals	(40)	(23)	-	-	(63)
At 30 June 2024	5,652	7,704	3,003	3,984	20,343
Accumulated depreciation					
At 1 July 2023	5,692	6,623	2,972	3,113	18,400
Charge for the year	-	320	19	275	614
Disposals	(40)	(23)	-	-	(63)
At 30 June 2024	5,652	6,920	2,991	3,388	18,951
Net carrying amount					
At 30 June 2024	-	784	12	596	1,392

2023 Cost	Equipment, plant and machinery RM'000	Motor vehicles RM'000	Office equipment RM'000	Furniture and fittings RM'000	Total RM'000
At 1 July 2022	6,129	7,957	2,985	3,919	20,990
Additions	-	-	22	-	22
Disposals	(66)	(230)	(4)	-	(300)
Write-offs	(371)	-	-	-	(371)
At 30 June 2023	5,692	7,727	3,003	3,919	20,341
Accumulated depreciation					
At 1 July 2022	6,107	6,530	2,947	2,844	18,428
Charge for the year	22	323	26	269	640
Disposals	(66)	(230)	(1)	-	(297)
Write-offs	(371)	-	-	-	(371)
At 30 June 2023	5,692	6,623	2,972	3,113	18,400
Net carrying amount					
At 30 June 2023	-	1,104	31	806	1,941

Notes to the Financial Statements
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2024

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

(a) Included in the net carrying amounts of property, plant and equipment are the following:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Property, plant and equipment charged to the lenders for bank term loans and IMTN as disclosed in notes 32 and 33	15,686	16,041	-	-

(b) Impairment testing on plant and machinery used for food and beverages business

The Group's food and beverage operations was impacted by increased intense competition and changes in market demand. The Group has identified each restaurant outlet as cash generating unit ("CGU") which comprised plant and equipment and right-of-use assets. The Group has carried out impairment assessments on each CGU when there are indications for impairment.

The Group estimated the recoverable amounts of each CGU based on the assets' fair value less cost to sell.

In the financial year ended 30 June 2024, impairment losses of RM708,000 (2023: nil) and RM316,000 (2023: nil) have been recognised on plant and equipment and right-of-use assets respectively.

(c) Impairment testing on plant and machinery used for plantation business

The Group carried out the impairment assessment of property, plant and equipment related to plantation business. In the financial year ended 30 June 2024, impairment loss of RM58,000 has been recognised for plant and equipment.

6. INVESTMENT PROPERTIES

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
At 1 July	858,423	855,080	21,116	22,316
Additions	3,800	2,854	-	-
Disposal	(694)	(2,120)	-	(1,200)
Reclassification to asset held for sale (note 28)	(1,350)	-	-	-
Changes in fair value	1,007	2,609	-	-
At 30 June	861,186	858,423	21,116	21,116
Investment properties comprise:				
- Freehold land and commercial buildings/apartments	842,773	838,785	21,116	21,116
- Leasehold land and buildings/ apartments	18,413	19,638	-	-
	861,186	858,423	21,116	21,116

6. INVESTMENT PROPERTIES (CONT'D)

Freehold land and commercial buildings/apartments of the Group with carrying value of RM797,721,000 (2023: RM787,039,000) are charged to licensed banks for banking facilities and IMTN granted to the Group as disclosed in notes 32, 33(c) and 40 to the financial statements.

The fair values of the investment properties are arrived at by reference to valuations or update on previous valuations carried out by registered independent valuers having appropriate recognised professional qualifications.

The Group's and the Company's investment properties are stated at fair value, representing open-market value, under comparison and investment methods, determined by the directors based on registered independent valuers' opinion.

The following assumptions have been applied in the valuation:

(i) The comparison method entails critical analyses of recent evidence of values of comparable properties in the nearby location, and where necessary, adjusting for differences, such as tenure, location, development concept, and size, among others.

(ii) The investment method entails the determination of the probable gross annual rental the property is capable of producing and deducting therefrom the outgoings to arrive at the annual net income.

The fair value of investment properties classified under level 2 was determined using comparison method, and level 3 was determined using investment method.

There is no transfer between levels of fair value hierarchy during the financial year.

The fair value hierarchy of the investment properties is as follows:

Group	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
2024				
- Freehold land and commercial buildings/apartments	-	425,498	417,275	842,773
- Leasehold land and buildings/apartments	-	18,413	-	18,413
	-	443,911	417,275	861,186
2023				
- Freehold land and commercial buildings/apartments	-	422,510	416,275	838,785
- Leasehold land and buildings/apartments	-	19,638	-	19,638
	-	442,148	416,275	858,423

Company	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
2024				
- Freehold land and commercial buildings/apartments	-	21,116	-	21,116
2023				
- Freehold land and commercial buildings/apartments	-	21,116	-	21,116

6. INVESTMENT PROPERTIES (CONT'D)

Details of level 3 fair value measurements are as follows:

Key inputs	Significant unobservable inputs	Relationship of unobservable inputs and fair value
Investment method which capitalises the actual or estimated rental income stream, net of projected operating costs, using a discount rate derived from capitalisation rate	Discount rate of 5.50% to 6.00% (2023: 5.50% to 6.00%)	The higher the discount rate, the lower the fair value
	Voids allowance at 8.00% (2023: 8.00%)	The higher the voids allowance, the lower the fair value

The following table shows a reconciliation of level 3 fair value:

	Group	
	2024 RM'000	2023 RM'000
At 1 July	416,275	415,275
Additions	1,052	175
Changes in fair value	(52)	825
At 30 June	417,275	416,275

7. RIGHT-OF-USE ASSETS

The Group/Company as a lessee:

Group 2024 Cost	Forest plantation project RM'000	Leasehold land RM'000	Motor vehicles RM'000	Office equipment RM'000	Plant and machinery RM'000	Buildings RM'000	Contract farming RM'000	Contract logging rights RM'000	Total RM'000
At 1 July 2023	30,741	222,173	9,977	-	8,020	8,262	8,061	-	287,234
Reclassified to property, plant and equipment (note 5)	-	-	(863)	-	(1,497)	-	-	-	(2,360)
Reclassification	-	-	26	-	-	(26)	-	-	-
Additions	-	-	1,886	-	3,825	424	-	398	6,533
Termination of lease contracts	-	-	(142)	-	-	(7,462)	-	-	(7,604)
Disposal	-	-	(584)	-	-	-	-	-	(584)
Expiry of lease	-	-	-	-	-	-	(387)	-	(387)
Lease modification	-	-	(154)	-	-	(483)	-	-	(637)
At 30 June 2024	30,741	222,173	10,146	-	10,348	715	7,674	398	282,195
Accumulated depreciation									
At 1 July 2023	2,003	6,913	2,591	-	2,681	3,989	3,797	-	21,974
Reclassified to property, plant and equipment (note 5)	-	-	(477)	-	(1,497)	-	-	-	(1,974)
Charge for the year	751	2,687	1,802	-	1,565	1,113	1,060	332	9,310
Depreciation capitalised to bearer plants (note 10)	-	-	44	-	161	-	-	-	205
Termination of lease contracts	-	-	-	-	-	(4,784)	-	-	(4,784)
Disposal	-	-	(408)	-	-	-	-	-	(408)
Expiry of lease	-	-	-	-	-	-	(387)	-	(387)
Lease modification	-	-	(149)	-	-	(278)	-	-	(427)
At 30 June 2024	2,754	9,600	3,403	-	2,910	40	4,470	332	23,509

7. RIGHT-OF-USE ASSETS (CONT'D)

The Group/Company as a lessee: (Cont'd)

Group 2024	Forest plantation project RM'000	Leasehold land RM'000	Motor vehicles RM'000	Office equipment RM'000	Plant and machinery RM'000	Buildings RM'000	Contract farming RM'000	Contract logging rights RM'000	Total RM'000
Accumulated impairment losses									
At 1 July 2023	-	-	-	-	-	703	1,500	-	2,203
Impairment loss for the year	-	-	-	-	-	316	1,446	-	1,762
Termination of lease contracts	-	-	-	-	-	(703)	-	-	(703)
At 30 June 2024	-	-	-	-	-	316	2,946	-	3,262
Net carrying amount									
At 30 June 2024	27,987	212,573	6,743	-	7,438	359	258	66	255,424

7. RIGHT-OF-USE ASSETS (CONT'D)

The Group/Company as a lessee: (Cont'd)

Group 2023 Cost	Forest plantation project RM'000	Leasehold land RM'000	Motor vehicles RM'000	Office equipment RM'000	Plant and machinery RM'000	Buildings RM'000	Contract farming RM'000	Contract logging rights RM'000	Total RM'000
At 1 July 2022	30,741	222,344	5,674	9	4,946	18,000	8,306	1,855	291,875
Reclassification	-	-	-	26	-	-	718	-	744
Additions	-	271	4,563	-	3,099	1,590	57	-	9,580
Termination of lease contracts	-	(442)	-	-	-	(1,215)	-	-	(1,657)
Disposal	-	-	(260)	-	-	-	-	-	(260)
Expiry of lease	-	-	-	(35)	(25)	(10,113)	(1,020)	(1,855)	(13,048)
At 30 June 2023	30,741	222,173	9,977	-	8,020	8,262	8,061	-	287,234
Accumulated depreciation									
At 1 July 2022	1,252	4,448	1,274	7	1,247	8,769	2,851	310	20,158
Reclassification	-	-	-	26	-	-	718	-	744
Reclassified to property, plant and equipment (note 5)	-	-	(26)	-	-	-	-	-	(26)
Charge for the year	751	2,686	1,558	2	1,226	1,640	1,248	1,545	10,656
Depreciation capitalised to bearer plants (note 10)	-	-	44	-	233	-	-	-	277
Termination of lease contracts	-	(221)	-	-	-	(799)	-	-	(1,020)
Expiry of lease	-	-	-	(35)	(25)	(5,621)	(1,020)	(1,855)	(8,556)
Disposal	-	-	(259)	-	-	-	-	-	(259)
At 30 June 2023	2,003	6,913	2,591	-	2,681	3,989	3,797	-	21,974

7. RIGHT-OF-USE ASSETS (CONT'D)

The Group/Company as a lessee: (Cont'd)

Group 2023	Forest plantation project RM'000	Leasehold land RM'000	Motor vehicles RM'000	Office equipment RM'000	Plant and machinery RM'000	Buildings RM'000	Contract farming RM'000	Contract logging rights RM'000	Total RM'000
Accumulated impairment losses									
At 1 July 2022	-	-	-	-	-	5,195	1,300	-	6,495
Impairment loss for the year	-	-	-	-	-	-	200	-	200
Expiry of lease	-	-	-	-	-	(4,492)	-	-	(4,492)
At 30 June 2023	-	-	-	-	-	703	1,500	-	2,203
Net carrying amount									
At 30 June 2023	28,738	215,260	7,386	-	5,339	3,570	2,764	-	263,057

7. RIGHT-OF-USE ASSETS (CONT'D)

Company

	Buildings RM'000
2024	
Cost	
At 1 July 2023/30 June 2024	2,004
Accumulated depreciation	
At 1 July 2023	1,603
Depreciation for the year	401
At 30 June 2024	2,004
Net carrying amount	
At 30 June 2024	-
2023	
Cost	
At 1 July 2022/30 June 2023	2,004
Accumulated depreciation	
At 1 July 2022	1,202
Depreciation for the year	401
At 30 June 2023	1,603
Net carrying amount	
At 30 June 2023	401

(a) Leasehold land

The leasehold lands of the Group with a net carrying amount of RM 212,523,000 (2023: RM215,260,000) have been pledged as security to secure term loans of the Group as disclosed in notes 32 and 40. The leasehold lands have a lease period of more than 50 years.

(b) Forest plantation project

(i) On 4 December 2002, PLS Plantations Berhad ("PLS") and its subsidiary, Aramijaya Agri & Agro Sdn. Bhd. ("Aramijaya") entered into a Privatisation Agreement arrangement with the Johor State Government and YPJ Holdings Sdn. Bhd. ("YPJH") for the right to maintenance, operation and management of forest plantation of all those reserved forest land measuring at 35,223 hectares for a specific period of sixty (60) years. A total consideration of RM62,270,000 was paid to the Johor State Government for the concession and alienation.

The Group recognised the forest plantation project pursuant to the privatisation arrangement as right-of-use assets as the Group receives the right to control the use of the assets and granted the right to harvest forest produce in accordance with the Forest Harvesting Plan.

7. RIGHT-OF-USE ASSETS (CONT'D)

(b) Forest plantation project (Cont'd)

(ii) On 3 August 2010, Aramijaya entered into a Sub-lease Agreement arrangement with the Johor State Government and YPJH for the development includes cultivating, planting and managing of Timber Species within the Planted Area at measuring of 722.67 hectares for a specific period of thirty (30) years. A total consideration of RM1,100,000 was paid to the YPJH for the concession and alienation.

The Group recognised the forest plantation project pursuant to the privatisation arrangement as right-of-use assets as the Group receives the right to control the use of the assets and granted the right to carry out the cultivating, planting and managing of Timber Species in accordance with the Forest Management Plan approved by the State Technical Committee.

The Group amortises its land use rights using straight-line method less impairment loss, if any, over the remaining management period of 30 to 60 years in accordance with the privatisation agreement.

(c) Contract farming rights

Perfect Sunworld Sdn. Bhd. ("PSSB")

On 11 March 2020, PLS and its subsidiary, PSSB had entered into four (4) Contract Farming Lease Agreements ("CFLAs") with a lessor, for the lease of 4 parcel of agriculture freehold lands at measuring of 12.85 hectares for a lease period of 6 years commencing from 11 March 2020. In the previous financial years, the Group has paid a total lease payment of RM8,220,000 pursuant to the payment schedule of the CFLAs as full consideration.

The Group recognises the contract farming rights as right-of-use assets as the lessor granted the lessee the right to control the use of the assets and granted an exclusive right to harvest, operate, and manage the durian trees planted thereon during the 6 years lease period.

The amortisation for the contract farming rights is based on the remaining lease period of the CFLAs on straight-line basis.

Great Fruit Trading Sdn Bhd ("GFTSB")

PLS and its subsidiary, GFTSB had entered into three (3) CFLAs with a lessor, for the lease of 3 parcel of agriculture lands for a lease period of 5 years commencing from 1 January 2021. In the previous financial years, GFTSB has paid a total lease payment of RM425,000 pursuant to the payment schedule of the CFLAs as full consideration.

The Group recognises the contract farming rights as right-of-use assets as the lessor granted the lessee the right to control the use of the assets and granted an exclusive right to harvest, operate, and manage the durian trees planted thereon during the 5 years lease period.

The amortisation for the contract farming rights is based on the remaining lease period of the CFLAs on straight-line basis.

Great Fruit Agriculture Sdn Bhd ("GFASB")

PLS and its subsidiary, GFASB had entered six (6) CFLAs with a lessor, for the lease agriculture lands for a lease period of ranging from 3 to 6 years. In the previous financial years, GFASB has paid a total lease payment of RM1,537,000 pursuant to the payment schedule of the CFLAs as full consideration.

The Group recognises the contract farming rights as right-of-use assets as the lessor granted the lessee the right to control the use of the assets and granted an exclusive right to harvest, operate, and manage the durian trees planted thereon during the lease period ranged from 3 to 6 years. The amortisation for the contract farming rights is based on the remaining lease period of the CFLAs on straight-line basis.

In the previous financial years, the Group has reversed the cost and accumulated depreciation for three (3) CFLAs that's have been lapsed and expired.

7. RIGHT-OF-USE ASSETS (CONT'D)

(d) Contract logging rights

Aurum Horizon Sdn. Bhd. ("AHSB")

On 1 July 2021, PLS and its subsidiary, AHSB (herein as "Contractor") had entered to a Timber Harvesting and Extracting Agreement ("Agreement") with a lessor relating to accepting an award granted by the lessor to AHSB for the rights to undertakes the timber harvesting and extracting works at the concession lands owned by the lessor.

As stipulated in the Agreement, this contract works shall also be included all the required timber harvesting and extracting works, including but not limited to the tree stumps, branches, dead trees as well as unwanted tree remains. All the components and items thereof shall be extracted from the logging areas by AHSB at its own cost.

In the previous financial year, AHSB has made a cash payment amounting to RM554,000 to the lessor as the consideration to undertake the timber harvesting and extracting works and incurred a direct cost of RM1,301,000 paid to the relevant authorities for obtaining the relevant license on logging activities for a validity period of 12 months.

AHSB recognises the cash consideration paid to the lessor and the direct cost incurred for a totality of RM1,855,000 as contract logging rights, as AHSB has the exclusive rights to control the use of the asset, harvesting and extracting timber. The amortisation for the contract logging rights is based on the validity of license period of 12 months.

In the previous financial years, the Group has reversed the cost and accumulated depreciation for contract logging right that have lapsed and expired.

Super Greenwood Sdn. Bhd. ("SGSB")

On 1 January 2024, a subsidiary, SGSB ("the Contractor") has been granted a Letter of Award ("LA") from the Vendor relating to accepting a right to undertakes the timber harvesting works at the concession lands owned by the Vendor.

As stipulated in the LA, all the components and items thereof shall be extracted from the logging areas by SGSB at its own costs.

SGSB has made a cash payment amounting to RM321,000 to the Vendor as the consideration to undertakes the timber harvesting works and incurred a direct cost of RM77,000 paid to the relevant authorities for obtaining the relevant license on logging activities for a validity period of 6 months.

SGSB recognises the cash consideration paid to the Vendor and the direct cost incurred for a total of RM398,000 as contract logging rights, as SGSB has the exclusive rights to control the use of the asset and harvesting timber. The amortisation for the contract logging rights is based on the validity of license period of 6 months.

7. RIGHT-OF-USE ASSETS (CONT'D)

Impairment review

The Group performs impairment review on the carrying amount of right-of-use assets at each reporting date to assess whether there is any indication of impairment. When indication of impairment exist, the management assessed the recoverable amount of the respective CGU based on VIU using discounted cash flows projections.

(i) Contract farming business

PSSB

PSSB's contract farming activities for the durian plantation was loss making in the current and previous years, mainly due to lower yields and rehabilitation works undertaken by management to improve the yields as the durian plantation was in less than optimal conditions since previous durian season.

The Group has performed the impairment assessment and has recognised an impairment loss of RM1,300,000 (2023: RM200,000) for the financial year ended 30 June 2024.

In the impairment assessment, the Group determined the recoverable amount of the assets based on discounted future cash flows derived from the sales of fresh durian based on the remaining lease period of the CLFAs. In determining the VIU calculation, the key assumptions used are as follows:

- Cash flow projections were prepared based on past experience, actual and future expected operating results for durian plantation;
- Estimated a stable selling price annually for each type of durian species based on historical past year data and current market selling price;
- Estimated the yield of production based on the key assumptions including fruit weight, grade, species, number of mature durian trees and mortality rate in accordance with management's experience based on the existing condition of the plantation; and
- A pre-tax discount rate of 13.21% (2023: 9%) per annum.

GFTSB and GFASB

GFTSB and GFASB's contract farming activities for the durian plantation was loss making in the current financial year and previous years, mainly due to lower yields and rehabilitation works undertaken by management to improve the yields as the durian plantation was in less than optimal conditions since previous durian season.

The Group has performed the impairment assessment and recognised impairment loss of RM130,000 for GTFSB and RM16,000 for GFASB respectively for the financial year ended 30 June 2024. The management is of the view the disclosure of the key assumption used in determination of the recoverable amount is immaterial to be presented.

(ii) Food and beverages business

Included in right-of-use assets as at 30 June 2024 is an amount of RM316,000 (2023: Nil) related to food and beverages business. The Group carried out the impairment assessment of the right-of-use assets together with the plant and equipment related to food and beverages business as disclosed in note 5(b).

7. RIGHT-OF-USE ASSETS (CONT'D)

The Group as a Lessor:

Operating leases

Investment properties are leased out typically for periods of 1 to 9 years (2023: 1 to 9 years).

	Group 2024 RM'000	Group 2023 RM'000
Carrying amount of investment properties (subject to operating leases as lessor)	417,000	416,000

Analysis of undiscounted lease receivable after the reporting date, on an annual basis:

	Group 2024 RM'000	Group 2023 RM'000
In the first year	13,145	15,966
In the second year	10,191	11,983
In the third year	4,459	1,935
In the fourth year	1,052	43
In the fifth year	1	7
After fifth year	-	1
	28,848	29,935

8. LAND HELD FOR PROPERTY DEVELOPMENT

Group Cost 2024	Freehold/ Leasehold land RM'000	Development costs RM'000	Total RM'000
At 1 July 2023	449,746	79,311	529,057
Additions	-	20	20
Reclassification to assets held for sale (Note 28)	(41,953)	(5,024)	(46,977)
At 30 June 2024	407,793	74,307	482,100
2023			
At 1 July 2022	449,746	79,201	528,947
Additions	-	110	110
At 30 June 2023	449,746	79,311	529,057

Land held for property development of the Group with carrying amount of RM466,449,000 (2023: RM390,599,000) has been charged to the lenders for banking facilities and IMTN granted to the Group as disclosed in notes 32, 33(c) and 40 to the financial statements.

9. CONCESSION ASSETS

Group 2024	Completed Expressways RM'000	Completed Park and ride building RM'000	Under development Expressway RM'000	Total RM'000
Cost				
At 1 July 2023	4,018,649	72,636	3,847,525	7,938,810
Additions	-	-	325,302	325,302
Net borrowing costs capitalised	-	-	66,137	66,137
Reclassification	4,238,964	-	(4,238,964)	-
At 30 June 2024	8,257,613	72,636	-	8,330,249
Accumulated amortisation				
At 1 July 2023	191,125	3,898	-	195,023
Charge for the year	42,648	575	-	43,223
At 30 June 2024	233,773	4,473	-	238,246
Accumulated impairment losses				
At 1 July 2023	-	42,219	-	42,219
Impairment loss	-	-	-	-
At 30 June 2024	-	42,219	-	42,219
Net carrying amount				
At 30 June 2024	8,023,840	25,944	-	8,049,784

2023	Completed Expressways RM'000	Completed Park and ride building RM'000	Under development Expressway RM'000	Total RM'000
Cost				
At 1 July 2022	4,018,649	72,636	3,441,898	7,533,183
Additions	-	-	210,531	210,531
Net borrowing costs capitalised	-	-	195,096	195,096
At 30 June 2023	4,018,649	72,636	3,847,525	7,938,810
Accumulated amortisation				
At 1 July 2022	160,165	3,125	-	163,290
Charge for the year	30,960	773	-	31,733
At 30 June 2023	191,125	3,898	-	195,023
Accumulated impairment losses				
At 1 July 2022	-	33,072	-	33,072
Impairment loss	-	9,147	-	9,147
At 30 June 2023	-	42,219	-	42,219
Net carrying amount				
At 30 June 2023	3,827,524	26,519	3,847,525	7,701,568

9. CONCESSION ASSETS (CONT'D)

Concession assets refer to development expenditures (including borrowing costs, net of interest and investment income, relating to financing of the development) incurred in connection with the following concession agreements:

(a) The concession assets are related to the Concession Agreement ("CA") dated 12 August 2004 entered into between Konsortium Lebuhraya Utara-Timur (KL) Sdn Bhd ("Kesturi"), a 60%-owned subsidiary of the Company and the Government whereby the Government granted Kesturi the right and authority to undertake the design, construction, operation, management and maintenance of the Duta-Ulu Kelang Expressway ("DUKE Project") commences from the Jalan Duta Interchange to Hill View Interchange and the Karak Link from Sentul Pasar Interchange to Greenwood Interchange. The concession period was for a period of 34 years which commenced from 11 August 2005.

DUKE Project was completed in April 2009 and toll collections commenced in May 2009.

(b) On 3 December 2012, Kesturi entered into a Supplemental Concession Agreement ("SCA") with the Government in relation to the extension of the DUKE Project ("DUKE Phase-2"). The DUKE Phase-2 commences from Menjalara Interchange at Bandar Menjalara to Segambut Interchange ("Sri Damansara Link") and Jalan Tun Razak near Kuala Lumpur Hospital/Institut Jantung Negara to Jalan Gombak ("Tun Razak Link") and includes construction of Park and Ride buildings.

The concession period for the entire DUKE Project and DUKE Phase-2, including the Park and Ride buildings, under the SCA is for a period of 54 years commencing from the effective date, 11 August 2005 and shall, subject to terms and conditions of the SCA, be extended for a further period of 10 years.

DUKE Phase-2, Tun Razak Link, Sri Damansara Link and the Park and Ride buildings were completed in September 2017, October 2017 and December 2019 respectively. Toll collection for Tun Razak Link and Sri Damansara Link commenced in September 2017 and November 2017 respectively.

(c) On 11 January 2016, Lebuhraya Duke Fasa 3 Sdn Bhd ("LDF3"), a wholly-owned subsidiary of the Company entered into a concession agreement with the Government whereby the Government granted LDF3 the right and authority to undertake the design, construction, operation, management and maintenance of the Setiawangsa-Pantai Expressway ("SPE Project") commences from Jalan Kerinchi to Taman Melawati. The concession period was for a period of 53.5 years which commenced from 5 August 2016 and shall, subject to terms and conditions of the concession agreement, be extended for a further period of 6.5 years.

Section 4 of the SPE Project (Taman Melati to Setiawangsa) was completed and opened to public on 22 December 2021.

The rest of Section 1 to 3 of Expressway (Kerinchi to Wangsa Maju) was completed and opened to public on 3 November 2023, and toll collection commenced in December 2023.

Upon expiry of the concession period, the Group shall hand over the concession assets to the Government in a well-maintained condition and make good any defects at the Group's own expenses within twelve months after the date of handing over.

The concession assets are charged as security for the borrowings as disclosed in notes 33(a), 33(b) and 34 to the financial statements.

Impairment Testing on Park and Ride Building

During the financial year, as a result of deferment of commencement of park and ride operation, the Group performed an impairment assessment of the carrying amount of the park and ride building by comparing the discounted future cash flows attributable to the park and ride building against the carrying amount.

In the financial year ended 30 June 2024, the Group assessed recoverable amount to be approximate the underlying net carrying amounts, and accordingly no impairment loss recognised.

9. CONCESSION ASSETS (CONT'D)

Impairment Testing on Park and Ride Building (Cont'd)

In the previous financial years, the recoverable amount of park and ride building is lower than the carrying amount, led to the recognition of an impairment loss of RM9,147,000 in profit or loss.

The recoverable amount of park and ride building is determined based on a value-in-use calculation, using cash flow projection from financial budgets approved by management covering a five-year period.

Key assumptions used for value-in-use calculation for park and ride building are as follows:

	2024	2023
Pre-tax discount rate	6.0%	8.0%
Revenue growth rate	10.0%	5.0%
Terminal growth rate	3.0%	1.4%

The sensitivity of the impairment assessment to a reasonably possible change in each of the key inputs is as follows:

2024	Change in assumption, holding other inputs constant	Additional impairment loss RM
Pre-tax discount rate	Increased by 1 percentage point	4.0 million
Commencement of operation	Delayed by 1 year	1.4 million
Revenue growth rate	Decreased by 1 percentage point	0.4 million
2023		
Pre-tax discount rate	Increased by 1 percentage point	3.6 million
Commencement of operation	Delayed by 1 year	1.7 million
Revenue growth rate	Decreased by 1 percentage point	0.3 million

10. BEARER PLANTS

Group 2024 Cost	Oil palm RM'000	Rubber trees RM'000	Durian trees RM'000	Pineapple trees RM'000	Total RM'000
At 1 July 2023	263,400	21,067	89,637	25	374,129
Additions	36	793	5,373	14	6,216
At 30 June 2024	263,436	21,860	95,010	39	380,345
Accumulated amortisation					
At 1 July 2023	32,474	-	298	-	32,772
Charge for the year	12,268	-	112	-	12,380
At 30 June 2024	44,742	-	410	-	45,152
Accumulated impairment losses					
At 1 July 2023/30 June 2024	-	2,060	-	-	2,060
Net carrying amount					
At 30 June 2024	218,694	19,800	94,600	39	333,133

10. BEARER PLANTS (CONT'D)

Group 2023 Cost	Oil palm RM'000	Rubber trees RM'000	Durian trees RM'000	Pineapple trees RM'000	Total RM'000
At 1 July 2022	261,819	19,819	86,834	-	368,472
Additions	1,581	1,248	2,803	25	5,657
At 30 June 2023	263,400	21,067	89,637	25	374,129
Accumulated amortisation					
At 1 July 2022	20,297	-	186	-	20,483
Charge for the year	12,177	-	112	-	12,289
At 30 June 2023	32,474	-	298	-	32,772
Accumulated impairment losses					
At 1 July 2022	-	240	-	-	240
Charge for the year	-	1,820	-	-	1,820
At 30 June 2023	-	2,060	-	-	2,060
Net carrying amount					
At 30 June 2023	230,926	19,007	89,339	25	339,297

(a) Included in additions of the Group's bearer plants are the following expenses incurred and capitalised during the financial year:

Group	Note	2024 RM'000	2023 RM'000
Depreciation of right-of-use assets	7	205	277
Depreciation of property, plant and equipment	5	213	163
Expenses related to short-term leases		37	23
Interest capitalised	44	90	55
Staff costs		3,328	1,801
		3,873	2,319

10. BEARER PLANTS (CONT'D)

(b) Impairment review

The Group performs impairment review on the carrying amount of bearer plants at each reporting date to assess whether there are any indications of impairment. When indication of impairment exist, the management assessed the recoverable amount of the respective CGU based on VIU using discounted cash flows projections.

Rubber trees

An indirect subsidiary of the Company, Aramijaya has planted rubber trees in various estates commencing from year 2012.

The management had carried an impairment review of its rubber segment which had experienced indicators of impairment. Based on the review, it was found that certain areas of rubber planted in earlier years were not in favourable field conditions with considerable delays in achieving the appropriate girth, which adversely affected the financial performance of the rubber segment.

An assessment of recoverable amount had been prepared based on discounted future cash flows derived from the sales of logs and latex. In determining the VIU calculation, the key assumptions used are as follows:

- Projected future cash flows over the remaining life span of the rubber trees prior to harvesting;
- Average selling price for cuplump and log based on historical past years data and market selling price;
- Average cuplump production ranging from 700 to 4,400 (2023: 200 to 900) metrics tonnes per year; and
- A pre-tax discount rate of 9.0% (2023: 9.0%) per annum.

In the financial year ended 30 June 2024, the Group assessed recoverable amount to be higher than the underlying net carrying amounts, and accordingly no impairment loss recognised.

In the previous financial years, the recoverable amount of the identified rubber site is lower than the carrying amount, led to the recognition of an impairment loss of RM1,820,000 in profit or loss.

The sensitivity of the impairment assessment to a reasonably possible change in each of the key inputs (i.e. logs' selling price decreased by 3.5%, cuplump's selling price decrease by 10.0% and yield of cuplump decreased by 1.9MT per Ha, respectively) would not cause the recoverable amount to differ materially as at 30 June 2024.

Durian trees

An indirect subsidiary of the Company, Jasa Indahmas Sdn. Bhd. had completed the acquisition of the durian plantation, including the durian trees accounted as bearer plant.

In the impairment assessment, the management engaged an independent valuer to determine the recoverable amount of the asset based on a 50-year discounted future cash flows derived from the sales of fresh durian based on the remaining life span of the durian trees.

In determining the fair value less cost to sell calculation, the key assumptions used are as follows:

- Cash flow projections were prepared based on past experience, actual and future expected operating results for durian plantation;
- Estimated the average selling price of each type of durian species based on historical past year data and current market selling price;

10. BEARER PLANTS (CONT'D)

(b) Impairment review (Cont'd)

Durian trees (Cont'd)

In determining the fair value less cost to sell calculation, the key assumptions used are as follows: (Cont'd)

- Estimated the yield of production based on the key assumptions including fruit weight, grade, species, number of mature durian trees and mortality rate in accordance with management's experience based on the existing condition of the plantation; and
- A pre-tax discount rate of 9.0% (2023: 6.1%) per annum.

Based on the impairment assessment, the recoverable amount of the durian trees CGU was estimated to be higher than the carrying amount of the assets, and accordingly no impairment loss was recognised in the financial year ended 30 June 2024 and 30 June 2023.

The Group believes that any reasonably possible change in the key assumptions on which the recoverable amount of the CGU asset is based on would not cause the carrying amount to exceed its recoverable amounts.

(c) The bearer plants with a net carrying amount of RM5,460,000 (2023: RM5,489,000) have been pledged as security to secure term loan of the Group as disclosed in note 32.

11. BIOLOGICAL ASSETS

	Group	
	2024 RM'000	**2023 RM'000**
Non-current:		
At fair value		
- Acacia	1,320	1,220
- Karas	390	370
At cost		
- Eucalyptus	1,277	1,097
- Meranti	424	359
	3,411	3,046
Current:		
At fair value		
- Durians	176	159
- Fresh fruit bunches ("FFB")	2,480	1,776
	2,656	1,935
	6,067	4,981

11. BIOLOGICAL ASSETS (CONT'D)

Movement of biological assets can be analysed as follows:

	Group	
	2024 RM'000	2023 RM'000
At 1 July	4,981	5,820
Additions	365	365
Fair value changes	721	(1,204)
	6,067	4,981

The biological assets of the Group comprise of:

(i) Acacia and Karas

Acacia and Karas represent the plants prior to harvest. In the current financial year, the fair value for Acacia and Karas were estimated by the Group using income method in arriving at the fair value. In the previous financial year, the fair value for Acacia and Karas were estimated by the Group through use of a registered valuer ("the Valuer") using the comparison and income methods in arriving at the fair value. The fair value of Acacia and Karas at the reporting date is measured at level 3 hierarchy. The Acacia and Karas are measured at cost on initial recognition and at the end of each reporting period at its fair value less cost to sell.

(ii) Eucalyptus and Meranti

Eucalyptus and Meranti represent the plants prior to harvest at cost less accumulated impairment loss. The directors are of the view that the fair value of the Eucalyptus and Meranti plant cannot be measured reliably as these are mainly pre-cropping cost related.

(iii) Durians

The fair value is represented by the present value of the net cash flows expected to be generated from the sale of durians.

The fair value of durians at reporting date is measured at level 3 hierarchy.

(iv) FFB prior to harvest

The fair value is represented by the present value of the net cash flows expected to be generated from the sale of FFB.

The fair value of FFB at reporting date is measured at level 3 hierarchy.

12. INTANGIBLE ASSETS

Group	Goodwill RM'000	Trademark-indefinite useful life RM'000	Trademark-definite useful life RM'000	Total RM'000
2024				
Cost				
At 1 July 2023/30 June 2024	18,023	6,180	485	24,688
Accumulated amortisation				
At 1 July 2023	-	-	86	86
Charge for the year	-	-	80	80
At 30 June 2024	-	-	166	166
Accumulated impairment losses				
At 1 July 2023/30 June 2024	16,800	6,180	-	22,980
Net carrying amount				
At 30 June 2024	1,223	-	319	1,542
2023				
Cost				
At 1 July 2022/30 June 2023	18,023	6,180	485	24,688
Accumulated amortisation				
At 1 July 2022	-	-	-	-
Charge for the year	-	-	86	86
At 30 June 2023	-	-	86	86
Accumulated impairment losses				
At 1 July 2022	-	6,180	-	6,180
Charge for the year	16,800	-	-	16,800
At 30 June 2023	16,800	6,180	-	22,980
Net carrying amount				
At 30 June 2023	1,223	-	399	1,622

13. INVESTMENTS IN SUBSIDIARIES

	Company 2024 RM'000	Company 2023 RM'000
Quoted shares, at cost	259,638	279,995
Unquoted shares, at cost	370,304	369,654
Unquoted redeemable preference shares, at cost	2,048,346	2,048,346
	2,678,288	2,697,995
Less: Accumulated impairment losses	(122,601)	(105,641)
	2,555,687	2,592,354
Capital contributions	490,740	480,137
	3,046,427	3,072,491

The fair value of the quoted shares as at 30 June 2024 is RM190,931,000 (2023: RM236,567,000), based on the quoted market price at the reporting date included within level 1 of the fair value hierarchy.

The capital contributions represent funds provided to subsidiaries for their capital expenditures and working capital purposes, which are treated as quasi-equity. The capital contributions have no fixed term of repayment and repayable at the discretion of the subsidiaries.

Details of the subsidiaries are as follows:

	Effective interest 2024 %	Effective interest 2023 %	Principal activities	Principal place of business and place of incorporation
Direct subsidiaries of the Company				
Ekovest Construction Sdn Bhd ("ECSB")	100	100	Civil engineering and building works	Malaysia
Ekovest Project Management Sdn Bhd ("EPMSB")	100	100	Project management for construction works	Malaysia
Ekoriver Construction Sdn Bhd	100	100	Civil engineering and building works	Malaysia
Ekovest Development (S) Pte. Ltd.*	100	100	Investment holding and property development	Singapore
Ekovest Bay Sdn Bhd	100	100	Inactive	Malaysia
Ekovest Energy Sdn Bhd	100	100	Property investment and renewable energy activity	Malaysia
Ekovest Oil & Gas Sdn Bhd	51	51	Inactive	Malaysia
Ekovest Properties Sdn Bhd	100	100	Property development	Malaysia
Ekovest World Sdn Bhd	100	100	Property investment	Malaysia
KL Bund Sdn Bhd	100	100	Project coordinator and manager for 'River of Life' project	Malaysia

13. INVESTMENTS IN SUBSIDIARIES (CONT'D)

Details of the subsidiaries are as follows: (Cont'd)

	Effective interest 2024 %	Effective interest 2023 %	Principal activities	Principal place of business and place of incorporation
Direct subsidiaries of the Company (Cont'd)				
Ekovest Media Sdn Bhd (f.k.a KL Rivercity Sdn Bhd)	100	100	Inactive	Malaysia
Saujarena Bina Sdn Bhd	100	100	Property investment	Malaysia
Timur Terang Sdn Bhd	100	100	Property investment	Malaysia
Tanahmas Kapital Sdn Bhd	100	100	Property development	Malaysia
Ekovest Capital Sdn Bhd ("Ekovest Capital")	100	100	Property development and property investment	Malaysia
Wira Kristal Sdn Bhd ("WKSB")	100	100	Investment holding	Malaysia
Duke Dinings Sdn Bhd ("DDSB")	100	100	Investment holding	Malaysia
Arah Kasturi Sdn Bhd ("AKSB")	100	100	Investment holding	Malaysia
Ekovest Land Sdn Bhd ("ELSB")	100	100	Property development	Malaysia
Milan Resources Sdn Bhd ("MRSB")	100	100	Investment holding, civil and building works and trading of quarry stones	Malaysia
PLS Plantations Berhad ("PLS")*	62	66	Investment holding, civil engineering and construction works.	Malaysia
Ekovest Technology Sdn Bhd	100	100	Inactive	Malaysia
Ekovest Auto Sdn Bhd	100	100	Property development	Malaysia
Indirect subsidiaries of the Company				
Subsidiaries of Ekovest Capital:				
Duke Hotels Sdn Bhd	100	100	Hotel operator	Malaysia
Heritage Reno Sdn Bhd	100	100	Property investment	Malaysia
Sunview Capital Sdn Bhd	100	100	Property investment	Malaysia
Temasek Megamas Sdn Bhd	100	100	Property investment	Malaysia

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13. INVESTMENTS IN SUBSIDIARIES (CONT'D)

Details of the subsidiaries are as follows: (Cont'd)

	Effective interest 2024 %	Effective interest 2023 %	Principal activities	Principal place of business and place of incorporation
Indirect subsidiaries of the Company *(Cont'd)*				
Subsidiary of WKSB:				
Nuzen Corporation Sdn Bhd ("NCSB")	100	100	Investment holding	Malaysia
Subsidiaries of NCSB:				
Duke Development Sdn Bhd	100	100	Inactive	Malaysia
Ekovest Park & Ride Sdn Bhd ("EPR")	100	100	Construct, operate, manage and maintain the park and ride building	Malaysia
Konsortium Lebuhraya Utara -Timur (KL) Sdn Bhd ("Kesturi")	60	60	Design, construct, operate, manage and maintain the Duta-Ulu Kelang Expressway	Malaysia
Lebuhraya Duke Fasa 2A Sdn Bhd	70	70	Inactive	Malaysia
Lebuhraya Duke Fasa 3 Sdn Bhd	100	100	Design, construct, operate, manage and maintain the Setiawangsa-Pantai Expressway	Malaysia
Subsidiaries of DDSB:				
Sunshine Reality Sdn Bhd	60	60	Restaurant operator	Malaysia
The Loaf Asia Sdn Bhd	70	70	Restaurant operator	Malaysia
Duke Fusion Kitchen Sdn Bhd	100	100	Restaurant operator	Malaysia
Subsidiary of ELSB:				
Milan Prestasi Sdn Bhd	100	100	Property investment	Malaysia
Subsidiary of MRSB:				
Milan Energy Sdn Bhd	100	100	Property investment	Malaysia
Subsidiaries of PLS:				
Aramijaya Agri & Agro Sdn Bhd ("Aramijaya")*	43	46	Management and operation of a forest plantation, logging, sawmilling, chipping, other downstream manufacturing and related activities and oil palm plantation and undertaking of construction works	Malaysia

13. INVESTMENTS IN SUBSIDIARIES (CONT'D)

Details of the subsidiaries are as follows: (Cont'd)

	Effective interest 2024 %	Effective interest 2023 %	Principal activities	Principal place of business and place of incorporation
Indirect subsidiaries of the Company *(Cont'd)*				
Subsidiaries of PLS: (Cont'd)				
Brighthill Synergy Sdn Bhd ("BSSB")*	62	66	Investment holding, estate owners and trading of commercial goods	Malaysia
Ikhlasi Bina Sdn Bhd*	62	66	Civil engineering and construction works	Malaysia
Jasa Indahmas Sdn Bhd*	62	66	Estate owners, management, maintenance and harvesting of a durian plantation and in other durian-related businesses	Malaysia
Signal Express Sdn Bhd ("SESB")*	62	66	Retail business including trading of foods and beverages	Malaysia
Parklane Advisors Sdn Bhd*	62	66	Design and develop durian investment scheme	Malaysia
Era Kuasajaya Sdn Bhd ("EKSB")*	62	66	Estate planters and cultivators of all kinds of agriculture products, civil engineering and construction works	Malaysia
Super Greenwood Sdn Bhd*	62	66	Forest plantation development and logging-related activities	Malaysia
Subsidiaries of BSSB:				
Dulai Fruits Enterprise Sdn Bhd ("Dulai")*	43	46	Trading of fresh and processed fruits	Malaysia
Perfect Sunworld Sdn Bhd ("PSSB")*	62	66	Contract farming on management, operation, maintenance and harvesting of a durian plantation	Malaysia
Bintang Saksama Sdn Bhd ("Bintang")*	43	46	Retail business including trading of fresh and processed fruits and wholesale of a variety goods	Malaysia
Great Fruit Sdn Bhd ("GFSB")*	31	34	Investment holding in durian-related businesses	Malaysia
PLS Agrofresh Sdn Bhd ("PLS Agrofresh")*	37	40	Management, operation, maintenance and harvesting of a banana plantation including packaging, trading, export, wholesaling of bananas	Malaysia
PLS Aqina Sdn Bhd ("PLS Aqina")*	37	40	Management, operation, maintenance and harvesting of a pineapple plantation including packaging, trading, export, wholesaling of pineapples	Malaysia

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13. INVESTMENTS IN SUBSIDIARIES (CONT'D)

Details of the subsidiaries are as follows: (Cont'd)

	Effective interest 2024 %	Effective interest 2023 %	Principal activities	Principal place of business and place of incorporation
Indirect subsidiaries of the Company *(Cont'd)*				
Subsidiaries of BSSB: (Cont'd)				
PLS BE Sdn Bhd ("PLS BE")*	37	40	Manufacturing, production, trading, marketing and export of biomass wood pallets including all kinds of wood products	Malaysia
Aurum Horizon Sdn Bhd ("AHSB")*	31	34	Trading on products for wood-based manufacturing industries	Malaysia
Triway Wealth Sdn Bhd ("TWSB")*	62	66	General trading and investment holding	Malaysia
PLS JN Aqina Sdn Bhd ("PLS JNA")*	62	-	Trading, export, marketing and wholesaling of durians and related downstream products	Malaysia
PLS Trading & Investment (Guangzhou) Co Ltd ("Guangzhou")*#	62	-	Dormant	China
Subsidiary of Dulai:				
ARTM Services Sdn Bhd*	43	46	Trading of fresh and processed fruits	Malaysia
Subsidiaries of GFSB:				
Great Fruit Agriculture Sdn Bhd*	17	19	Durian collection, processing and packaging center	Malaysia
Great Fruit Ventures Sdn Bhd*	17	19	Durian collection, processing and packaging center	Malaysia
Great Fruit Station Sdn Bhd*	17	19	Fruit stalls	Malaysia
Great Fruit Trading Sdn Bhd*	17	19	Durian collection, processing and packaging center	Malaysia

* Subsidiaries not audited by Forvis Mazars PLT.

The financial result of Guangzhou is consolidated based on management accounts. The directors are of the opinion the financial results of the subsidiary were not material to the Group as the subsidiary is currently dormant since the date of incorporation.

13. INVESTMENTS IN SUBSIDIARIES (CONT'D)

Subsidiaries that have material non-controlling interests

Details of the Group's subsidiaries that have material non-controlling interests at the end of the reporting period are as follows:

Name of subsidiaries	Proportion of ownership interest held by non-controlling interests		Profit/(Loss) allocated to non-controlling interests **	
	2024 %	2023 %	2024 RM'000	2023 RM'000
Kesturi	40	40	22,023	23,646
PLS	38	34	(15,555)	(18,705)

Name of subsidiaries	Carrying amount of non-controlling interests	
	2024 RM'000	2023 RM'000
Kesturi	354,296	332,273
PLS	178,201	169,300

** Amounts before intra-group elimination.

Summarised financial information of the Group's subsidiaries that have material non-controlling interests (amounts before intra-group elimination) is as follows:

	2024 RM'000	2023 RM'000
Kesturi		
Current assets	191,154	177,066
Non-current assets	2,348,746	2,375,968
Current liabilities	(168,000)	(149,339)
Non-current liabilities	(2,133,814)	(2,229,195)
Revenue	270,402	280,544
Expenses	(206,458)	(205,152)
Profit for the year	63,944	75,392
Other comprehensive income	-	-
Total comprehensive income for the year	63,944	75,392
Net cash flows from operating activities	240,045	257,667
Net cash flows from investing activities	(5,094)	(35,913)
Net cash flows from financing activities	(236,450)	(221,249)
Net changes in cash and cash equivalents	(1,499)	505

13. INVESTMENTS IN SUBSIDIARIES (CONT'D)

Subsidiaries that have material non-controlling interests (Cont'd)

Summarised financial information of the Group's subsidiaries that have material non-controlling interests (amounts before intra-group elimination) is as follows: (Cont'd)

	2024 RM'000	2023 RM'000
PLS		
Current assets	86,875	106,559
Non-current assets	411,652	413,804
Current liabilities	(67,420)	(59,946)
Non-current liabilities	(121,295)	(129,171)
Revenue	114,888	118,280
Expenses	(136,322)	(156,781)
Loss for the year	(21,434)	(38,501)
Other comprehensive income	-	-
Total comprehensive loss for the year	(21,434)	(38,501)
Net cash flows from operating activities	12,373	(9,206)
Net cash flows from investing activities	(10,839)	(40,408)
Net cash flows from financing activities	(15,850)	23,737
Net changes in cash and cash equivalents	(14,316)	(25,877)

The Group has assessed the remaining non-controlling interests in the subsidiaries of the Group and has determined that the remaining non-controlling interests are not individually material to the Group's financial position, performance and cash flows.

Impairment Loss on Investment in EPR

During the financial year, EPR incurred a loss of RM0.6 million (2023: RM10 million) and also as a result of deferment of commencement of park and ride operation, the Company performed an impairment assessment of the carrying amount of the investment in EPR by comparing the discounted future cash flows of the park and ride operation against the carrying amount.

In the financial year ended 30 June 2024, the Group assessed recoverable amount of investment in EPR to be higher than the underlying net carrying amounts, and accordingly no impairment loss recognised.

In the previous financial years, the recoverable amount of investment in EPR is lower than the carrying amount, led to the recognition of an impairment loss of RM14 million in profit or loss.

The recoverable amount of investment in EPR is determined based on a VIU calculation, using cash flow projection from financial budgets approved by management covering a five-year period. The pre-tax discount rate applied to the cash flow projection is 10.5% (2023: 11.1%).

13. INVESTMENTS IN SUBSIDIARIES (CONT'D)

Impairment Loss on Investment in EPR (Cont'd)

Key assumptions used for VIU calculation for investment in EPR are as follows:

	2024	2023
Pre-tax discount rate	10.5%	11.1%
Revenue growth rate	10.0%	5.0%
Terminal growth rate	3.0%	1.4%

The sensitivity of the impairment assessment to a reasonably possible change in each of the key inputs is as follows:

	Change in assumption, holding other inputs constant	Additional impairment loss RM
2024		
Pre-tax discount rate	Increased by 1 percentage point	1.3 million
Commencement of operation	Delayed by 1 year	1.4 million
Revenue growth rate	Decreased by 1 percentage point	0.4 million
2023		
Pre-tax discount rate	Increased by 1 percentage point	3.6 million
Commencement of operation	Delayed by 1 year	1.7 million
Revenue growth rate	Decreased by 1 percentage point	0.3 million

Impairment Loss on Investment in DDSB

During the financial year, the Company has further impaired the investment in DDSB by RM11.9 million (2023: RM4.9 million) due to losses incurred by DDSB for the financial year ended 30 June 2024 and its net liability position as of 30 June 2024. The directors do not expect the investment in DDSB is recoverable in the foreseeable future.

Impairment Loss on Investment in Other Subsidiaries

During the financial year, the Company has impaired the investment in several subsidiaries by RM5 million due to losses incurred by those subsidiaries for the financial year ended 30 June 2024. The directors do not expect the investment in those subsidiaries are recoverable in the foreseeable future.

14. INVESTMENTS IN ASSOCIATES

	Group 2024 RM'000	Group 2023 RM'000
Unquoted shares, at cost	3,703	3,581
Capital contribution	12,000	12,000
Effect of foreign currency translation	454	407
Group's share of post-acquisition reserves	17,369	(145)
	33,526	15,843

14. INVESTMENTS IN ASSOCIATES (CONT'D)

Details of the associates are as follows:

	Percentage of equity 2024 %	Percentage of equity 2023 %	Principal activities	Principal place of business and place of incorporation
MCC Land (TMK) Pte Ltd ("MCC")	29	29	Real estate developer	Singapore
PLS LESB Sdn Bhd ("PLS LESB")	49	49	Investment holding, cultivation, plantation, harvesting and related business for durian plantation	Malaysia

On 6 March 2024, the issued and paid-up capital of PLS LESB was increased from RM200 to RM250,000 by way of allotment of 249,800 new ordinary shares for the purpose of increasing working capital of PLS LESB. PLS subscribed for additional 122,402 new ordinary shares at total cash consideration of RM122,402. Subsequent to the subscription, PLS LESB remain a 49% owned associate of PLS.

The capital contribution to PLS LESB amounted to RM12 million (2023: RM12 million) is unsecured, interest free and expected to be converted as additional equity interest in PLS LESB in the future.

15. INVESTMENT IN A JOINT VENTURE

	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Unquoted shares, at cost	#	#	#	#
Share of post-acquisition reserves	-	-	-	-
	-	-	-	-

Represents RM1.

Details of the joint venture is as follows:

	Effective equity interest 2024 %	Effective equity interest 2023 %	Principal activities	Principal place of business and place of incorporation
Ekovest IWH Sdn Bhd	50	50	Inactive	Malaysia

16. OTHER INVESTMENTS

		2024 RM'000	2023 RM'000
Group			
Investment in unquoted redeemable preference share, at amortised cost	(a)	6,765	6,765
Less: Accumulated impairment losses		(6,765)	(6,765)
		-	-
Investment in long-term investment-linked insurance scheme, at FVTPL		1,345	1,310
Company			
Investment in Junior Bond, at amortised cost	(b)	336,304	314,044
Investment in warrants, at FVTPL	(c)	7,110	9,993
		343,414	324,037

(a) Investment in unquoted redeemable preference share

The Group subscribed redeemable preference shares ("RPS") in Krillo Kakaw Sdn Bhd and Cocoa Vision Sdn Bhd.

The salient features of the RPS are as follows:

(i) The RPS has tenure of 5 years from date of issuance with redemption price equivalent to issue price; and

(ii) The RPS carry cumulative dividend at rate of 7% per annum throughout the entire tenure period. In the event that the subscriber becomes a shareholder of the issuers, the RPS cumulative dividend shall be reduced to 6% per annum.

(b) Investment in Junior Bond

The Company subscribed RM180 million Junior Bond from its subsidiary, Kesturi.

The salient features of the Junior Bond are as follows:

(i) The Junior Bond has a tenure of 21 years from the date of issuance; and

(ii) The Junior Bond's coupon is calculated at a rate of 11.5% p.a., any interest on overdue and payable amount shall be payable at 1% p.a. plus the prescribed coupon of the Junior Bond.

The principal is receivable at the maturity date of the Junior Bond. The coupon payment is paid semi-annually, commencing on 3 December 2020.

16. OTHER INVESTMENTS (CONT'D)

(c) Investment in warrants

It represents quoted warrants in PLS acquired by the Company ("PLS Warrant").

The salient feature of the warrant is that each PLS Warrant entitles the holder to subscribe for one (1) new ordinary share in PLS at the exercise price of RM0.80 at any time during the 10-year exercise period commencing 5 March 2020 up to 4 March 2030.

The fair value of the quoted warrants as at 30 June 2024 is RM7,110,000 (2023: RM9,993,000), based on the quoted market price at the reporting date included within level 1 of the fair value hierarchy.

17. PERFORMANCE DEPOSITS

Pursuant to the terms of the Privatisation Agreement dated 4 December 2002, the Group is required to pay YPJH a sum of RM2.5 million as security towards Aramijaya's performance in undertaking a major role in the proposed privatisation of forest plantation project ("performance deposits"), and a sum of RM5 million a year for the first ten years period commencing from the financial year ended 31 March 2003, being YPJH's minimum net profit entitlement.

In the event that the net profit entitlement payable to YPJH arising from its 30% equity participation is less than RM5 million in any of the first ten years period, YPJH shall be entitled to request from the subsidiary additional sum towards the performance deposit equivalent to the amount of the shortfall from the RM5 million payable. Accordingly, YPJH's minimum net profit entitlement for the first ten years period totalling RM50 million, inclusive of the deposit of RM2.5 million, have been recognised as performance deposits.

The minimum net profit entitlement of YPJH totalling RM50 million shall be recoverable by way of set-off against YPJH's future profit entitlement in respect of its 30% equity participation in the subsidiary over and above RM5 million in any financial year within the first ten years from the financial year ended 31 March 2003 and any profit entitlement of YPJH thereafter.

In the event that there is any outstanding balance of the performance deposit (including any additional sums added due to the shortfall from the RM5 million minimum net profit entitlement a year for the first ten years period) not set off due to insufficient profit entitlement at the end of the 60 years management period, YPJH shall not be required to refund the performance deposit (including any additional sums added) and the same shall be fully extinguished.

The YPJH's minimum net profit entitlement of RM50 million has been fully paid during the financial year ended 31 March 2015 mainly through cash payments and the issuance of redeemable convertible preference shares in the subsidiary.

On 24 May 2022, a subsidiary of the Group, Aramijaya had declared a first and final single tier dividend of RM0.67 per ordinary share for the financial year ended 30 June 2022. The dividend amount entitled to YPJH amounting to RM1 million was paid on 4 July 2022 and it had been set off against the carrying amount of performance deposits pursuant to the Privatisation Agreement.

17. PERFORMANCE DEPOSITS (CONT'D)

Movement of performance deposits can be analysed as follows:

	Group	
	2024 RM'000	2023 RM'000
At 1 July	48,995	50,000
Dividend paid	-	(1,005)
At 30 June	48,995	48,995

18. TRADE AND OTHER RECEIVABLES

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Non-current				
Amount owing by a related party	1,150	694	1,150	694
Amount owing by an associate	19,627	19,399	-	-
Total (non-current)	20,777	20,093	1,150	694
Current				
Receivables from contracts with customers				
- third parties	110,217	114,244	-	-
- fund held by stakeholders	17,546	17,810	-	-
- subsidiaries	-	-	9,486	82
- related parties	40,470	41,482	20	16
- associate	3,817	54	-	-
Gross trade receivables	172,050	173,590	9,506	98
Less: Loss allowance	(7,926)	(7,159)	-	-
Trade receivables	164,124	166,431	9,506	98
Other receivables				
- third parties	131,720	106,207	31	56
- joint venture	4	3	4	3
- associate	313	8	-	-
- related parties	22,859	16,581	159	80
	154,896	122,799	194	139
Less: Loss allowance	(8,561)	(7,741)	-	-
	146,335	115,058	194	139
Prepayments	6,433	6,897	124	68
Deposits	14,645	16,561	174	172
Total (current)	331,537	304,947	9,998	477
Total	352,314	325,040	11,148	1,171

18. TRADE AND OTHER RECEIVABLES (CONT'D)

Non-current

The amounts owing by a related party and an associate included under non-current assets represent unsecured advances which are interest-free and not expected to be received within the next 12 months. The balances are expected to be settled in cash. The amount owing by associate is denominated in Singapore Dollar ("SGD").

Current

Trade receivables comprise amounts receivable from progress billings made to customers on contract work performed, retention sums receivable, services rendered and goods sold to customers. Customers are granted normal credit periods from cash on delivery to 90 days (2023: cash on delivery to 90 days) and may be extended at the discretion of the management, while retention sums are receivable upon the expiry of the defect liability periods of the respective construction contracts. The defect liability periods of the construction contracts are between 12 and 24 months (2023: 12 and 24 months).

Other receivables from a joint venture and an associate represent unsecured advances which are interest-free, receivable on demand and expected to be settled in cash.

Other receivables from related parties represent amounts owing by companies in which certain directors have financial interests, which are unsecured, interest-free, receivable on demand and expected to be settled in cash.

19. AMOUNTS OWING BY/TO SUBSIDIARIES

	Company	
	2024 RM'000	2023 RM'000
Current assets		
Unsecured interest-free advances	1,071	28,520
Less: Loss allowances	-	(416)
	1,071	28,104

The unsecured interest-free advances which are receivable on demand and expected to be settled in cash.

The movements in the loss allowances of amounts owing by subsidiaries during the financial year are as follows:

	Company	
	2024 RM'000	2023 RM'000
At 1 July	416	416
Reversal	(416)	-
At 30 June	-	416

Current liabilities

	Company	
	2024 RM'000	2023 RM'000
Unsecured interest-free advances	28,842	32,647

The unsecured interest-free advances are repayable on demand and expected to be settled in cash.

19. AMOUNTS OWING BY/TO SUBSIDIARIES (CONT'D)

The changes in amounts owing to subsidiaries (unsecured interest-free advances) are as follows:

	Company	
	2024 RM'000	2023 RM'000
At 1 July	32,647	5,329
Non-Cash:		
Net off with amounts due from subsidiaries	-	22,100
Cash-flows:		
(Repayment)/Advances received	(3,805)	5,218
At 30 June	28,842	32,647

20. DEFERRED TAX ASSETS

	Group	
	2024 RM'000	2023 RM'000
At 1 July	27,569	24,251
Recognised in profit or loss	176	3,318
At 30 June	27,745	27,569
The deferred tax assets comprise deductible temporary differences:		
- unabsorbed tax losses	5,423	5,285
- unabsorbed capital allowance	19,190	19,099
- future deductible development costs	2,569	2,568
- others	563	617
	27,745	27,569

Deferred tax assets for the following temporary differences and unused tax credits are not recognised in the financial statements:

	Group	
	2024 RM'000	2023 RM'000
Differences between net carrying amount and tax written down value of property, plant and equipment	(2,043)	(2,551)
Unabsorbed tax losses	1,190,617	963,803
Unabsorbed capital allowance	23,585	8,383
Future deductible development cost	18,020	15,223
Other deductible temporary differences	10,600	12,482
	1,240,779	997,340

20. DEFERRED TAX ASSETS (CONT'D)

Pursuant to the applicable tax legislation, the unrecognised tax losses will expire as follows:

	Group	
	2024 RM'000	2023 RM'000
Financial year:		
Expiring in 2028	196,019	196,019
Expiring in 2029	85,606	85,606
Expiring in 2030	119,576	119,576
Expiring in 2031	162,353	162,775
Expiring in 2032	193,857	193,857
Expiring in 2033	207,167	205,970
Expiring in 2034	226,039	-
	1,190,617	963,803

21. INVENTORIES

	Group	
	2024 RM'000	2023 RM'000
Completed properties	47,230	70,243
Food and beverages	233	630
Saw timbers	209	-
Consumables	2,933	1,826
Finished goods - durian related	5,124	23,287
	55,729	95,986

The amount of inventories recognised as an expense in the cost of sales of the Group is RM83,815,000 (2023: RM161,205,000).

22. CONTRACT ASSETS

		Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Contract assets					
- Property development contracts	(a)	196	196	-	-
- Construction contracts	(b)	99,056	114,513	51,714	28,748
		99,252	114,709	51,714	28,748

(a) Property development contracts

	Group 2024 RM'000	Group 2023 RM'000
At 1 July	196	331
Written off	-	(135)
At 30 June	196	196

Revenue relating to property development contracts is recognised over time, while the customers pay according to contractual milestones.

A contract asset is recognised in respect of the right to consideration for work performed which has not billed at the reporting date.

(b) Construction contracts

	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
At 1 July	114,513	61,102	28,748	135,705
Revenue recognised during the year	333,338	334,953	50,993	120,088
Progress billings issued during the year	(348,795)	(281,542)	(28,027)	(227,045)
At 30 June	99,056	114,513	51,714	28,748

Revenue relating to construction contracts is recognised over time, while the customers pay according to contractual milestones.

A contract asset is recognised in respect of the right to consideration for work performed which has not billed at the reporting date.

Notes to the Financial Statements
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23. CONTRACT COSTS

	Group	
	2024 RM'000	2023 RM'000
Pre-contract cost		
At 1 July	2,907	2,650
Addition	-	257
At 30 June	2,907	2,907

24. PROPERTY DEVELOPMENT COSTS

	Group	
	2024 RM'000	2023 RM'000
Freehold land, at cost	27,888	27,888
Development costs	91,513	90,009
At 1 July	119,401	117,897
Costs incurred during the year		
- Development costs	12,990	1,504
At 30 June	132,391	119,401

The balance represents development costs attributable to development units that are unsold at reporting date. These costs are expected to be recovered and will be transferred to profit or loss when the control of the development units is transferred to customers.

The freehold land is charged to licensed banks for banking facilities granted to the Group as disclosed in notes 32 and 40 to the financial statements.

25. INVESTMENT FUNDS

Investment funds which are carried at fair value represent funds placed with licensed fund managers. The portfolio of investments managed by the fund managers comprises money market instruments.

The fair value of the investment funds at reporting date is measured at level 2 of fair value hierarchy, by reference to net asset value of the funds.

There is no transfer between levels of fair value hierarchy during the financial year.

The movements of the investment funds are as follows:

	Group	
	2024 RM'000	2023 RM'000
At 1 July	277,300	676,427
Additions	567,270	461,174
Redemptions	(649,914)	(871,883)
Change in fair value	6,164	11,582
At 30 June	200,820	277,300

26. SHORT TERM DEPOSITS

The short-term deposits are placed with licensed banks and earn interests between 1.90% and 3.45% (2023: 1.45% and 3.50%) per annum. The short-term deposits have maturity periods of less than one year.

Included in short term deposits of the Group and the Company is an amount of RM20,966,000 and RM14,033,000 (2023: RM10,802,000 and RM3,902,000) respectively, which have been charged to banks as security for banking facilities granted to the Group and the Company as disclosed in notes 33(a), 33(c) and 40(b) to the financial statements.

Included in short term deposits of the Group is an amount of RM69,081,000 (2023: RM166,031,000) maintained in Designated Account in accordance with the shareholders' agreement entered into between the Group and a minority shareholder of a subsidiary company on 13 February 2017 ("SHA").

The deposits maintained in the Designated Account can only be utilised by the Group upon fulfilment of certain terms and conditions stated in the SHA.

27. CASH AND BANK BALANCES

Cash and bank balances of the Group include an amount of RM211,000 (2023: RM245,000) maintained in Housing Development Account ("HDA"). Withdrawals from the HDAs are restricted in accordance with the Housing Developers (Housing Development Account) Regulations, 1991.

Included in cash and bank balances of the Group and of the Company are amounts of RM42,927,000 and RM15,005,000 (2023: RM24,764,000 and RM4,862,000), respectively, maintained in Designated Bank Accounts for which utilisation is restricted for the payments of principal and interest or future profits in respect of the bank term loans and medium-term notes of the Group and of the Company.

Included in cash and bank balances of the Group is an amount of RM306,000 (2023: RM45,000) maintained in Designated Account in accordance with the SHA. The cash and bank balances maintained in Designated Account can only be utilised by the Group upon fulfilment of certain Group terms and conditions stated in the SHA.

28. ASSETS CLASSIFIED AS HELD FOR SALE AND LIABILITIES DIRECTLY ASSOCIATED WITH ASSETS CLASSIFIED AS HELD FOR SALE

Group	**2024 RM'000**
Assets classified as held for sale:	
Property, plant and equipment	64,327
Investment properties	1,350
Land held for property development	46,977
	112,654
Liabilities directly associated with assets classified as held for sale:	
Bank term loan bearing interest rates at 3.75% above 90 days LIBOR (effective rates between 9.20% and 9.40% p.a.)	27,139

During the financial year, the Group initiated a plan to dispose its property, plant and equipment, investment properties and land held for development.

These disposals have not been completed as at 30 June 2024 and they are expected to be completed within the next twelve months.

Notes to the Financial Statements
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29. SHARE CAPITAL

	Group and Company			
	2024		2023	
	Number of shares	Amount RM'000	Number of shares	Amount RM'000
Issued and fully paid:				
Ordinary share				
At 1 July	2,695,828,002	1,138,871	2,695,828,002	1,138,871
Issued pursuant to private placement (note 58.7)	269,582,800	117,268	-	-
At 30 June	2,965,410,802	1,256,139	2,695,828,002	1,138,871

30. RESERVES

(a) Asset revaluation reserve

The asset revaluation reserve relates to revaluation of property, plant and equipment prior to the reclassification as investment property.

(b) Translation reserve

Translation reserve represents foreign exchange differences arising from the translation of foreign operations.

31. LEASE LIABILITIES

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Non-current	9,836	11,991	-	-
Current	3,974	5,298	-	243
	13,810	17,289	-	243

The lease payments are discounted at rates between 2.00% and 8.00% (2023: 2.15% and 7.75%) per annum.

The changes in leases liabilities are as follows:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
At 1 July	17,289	17,128	243	517
Cash flows:				
Payment of lease liabilities	(6,950)	(8,046)	(243)	(274)
Payment of lease interest	(871)	(877)	(6)	(18)
Non-cash:				
Addition of right-of-use assets (note 51)	6,403	8,915	-	-
Termination of lease contracts	(2,732)	(708)	-	-
Remeasurement of lease modification	(200)	-	-	-
Interest expense	871	877	6	18
At 30 June	13,810	17,289	-	243

31. LEASE LIABILITIES (CONT'D)

Certain property leases contain both fixed and variable lease payment terms. The variable lease payments are linked to revenue generated by the leased properties. The variable lease payments of the Group is immaterial.

The lease payments associated to short-term leases or leases of low-value assets are recognised as an expense on a straight-line basis over the lease term. No right-of-use assets and lease liabilities are recognised for these leases. At the reporting date, the Group and the Company do not have significant lease commitment for short-term leases.

Certain leases of retail store contain an option exercisable by the Group. The Group assesses at lease commencement whether it is reasonably certain to exercise the extension options.

Total cash outflows for leases during the current financial year (including fixed, variable and short-term lease payments) of the Group and of the Company amounted to RM12,582,000 and RM268,000 (2023: RM13,357,000 and RM320,000) respectively.

32. BANK BORROWINGS (LONG-TERM)

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Bank term loans bearing interest rates at 2.25% above cost of fund [effective rate at 5.99% p.a.]	9,244	-	-	-
Bank term loans bearing interest rates at 2.20% below base lending rate [effective rates between 4.45% and 6.77% (2023: 3.71% and 4.52%) p.a.]	11,503	10,845	-	-
Bank term loans bearing interest rates at 1.75% above cost of fund [effective rates between 5.39% and 5.90% (2023: 4.30% and 5.80%) p.a.]	169,066	202,171	66,549	101,747
Bank term loans bearing interest rates at 0.50% above base lending rate [effective rates between 7.22% and 8.32% (2023: 6.41% and 7.22%) p.a.]	59,607	63,121	-	-
Bank term loans bearing interest rates at 0.75% above base lending rate [effective rate between 7.45% and 7.47% (2023: 6.66% and 7.47%) p.a.]	5,589	8,079	-	-
Bank term loans bearing interest rates at 0.30% above base lending rate [effective rate between 3.00% and 7.05% (2023: 3.00% and 7.05%) p.a.]	34,561	40,304	-	-
Bank term loans bearing interest rates at 1.00% above base lending rate [effective rate at 7.75% (2023: 7.75%) p.a.]	11,428	12,876	-	-
Bank term loans bearing fixed interest rates at 3.00% (2023: 3.00%) p.a.	14,980	14,645	-	-
Bank term loans bearing effective rate at 6.70% p.a.	1,269	-	-	-
Bank term loans bearing interest rates at 4.00% above base lending rate [effective rate between 5.95% and 6.70% p.a.]	-	1,384	-	-

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32. BANK BORROWINGS (LONG-TERM) (CONT'D)

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Bank term loans bearing interest rates at 3.75% above 90-days LIBOR [effective rate between 9.20% and 9.40% (2023: 6.36% and 9.28%) p.a.]	-	35,303	-	-
Bridging loans bearing interest rate at 2.25% above cost of fund [effective rate at 5.99% p.a.]	8,113	-	-	-
Revolving credits bearing interest rates between 1.60% and 1.75% above cost of fund [effective rates between 5.75% and 6.40% (2023: 4.30% and 6.09%) p.a.]	45,000	120,000	45,000	70,000
	370,360	508,728	111,549	171,747
Repayments due within 12 months (included in current liabilities, note 40)	(77,883)	(65,909)	(46,362)	(35,197)
Repayments due after 12 months	292,477	442,819	65,187	136,550

The bank term loans and revolving credits are secured by a first party legal charge over certain freehold land and buildings under property, plant and equipment, investment properties, right-of-use assets, land held for property development, bearer plants and property development costs of the Group as disclosed in notes 5, 6, 7, 8, 10 and 24 to the financial statements and charge over the Designated Bank Accounts and a deed of assignment of rental proceeds.

Subsequent to the financial year end, one of the subsidiaries of the Group had received a letter from a financial institution dated 15 July 2024, stating that the facility of RM30,000,000, with the current outstanding at 30 June 2024 of RM13,760,000 is not allowed for further utilisation until further notice, with any request of the facility will be subject to the financial institution's prior approval. The Group has taken measures to rectify the matter and has since paid down the outstanding facilities in accordance with the respective due dates without any default with total payments made of RM12,819,000 up to the date of this report.

33. MEDIUM TERM NOTES

	Note	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Secured					
Islamic medium term notes					
- Kesturi	(a)	1,652,141	1,743,402	-	-
- LDF3	(b)	3,610,274	3,608,311	-	-
- the Company	(c)	256,676	268,465	256,676	268,465
		5,519,091	5,620,178	256,676	268,465
Repayments due within 12 months		(197,500)	(152,500)	(32,500)	(12,500)
Repayments due after 12 months		5,321,591	5,467,678	224,176	255,965

(a) The amount represents Islamic medium-term notes ("IMTN") issued by Kesturi, a 60%-owned subsidiary of the Company. Kesturi issued IMTN pursuant to the Sukuk issuance programme under the Shariah principle of Musyarakah. The IMTN with nominal value of RM2.30 billion was constituted by a Trust Deed dated 20 November 2013 between Kesturi and the trustee for the holders of the IMTN.

The IMTN was issued in 15 tranches, with maturities commencing from 2019 to 2033. The profit payment is due every six months, commencing from the issue date of the relevant tranche of the IMTN. The weighted average effective profit payment rate is 4.90% (2023: 4.85%) per annum.

(b) The amount represents IMTN issued by LDF3, a wholly-owned subsidiary of the Company. LDF3 issued IMTN pursuant to the Sukuk issuance programme under the Shariah principle of Wakalah Bi Al-Istithmar ("Sukuk Wakalah"). The IMTN with nominal value up to RM3.64 billion was constituted by a Trust Deed dated 23 August 2016 between LDF3 and the trustee for the holders of the IMTN.

The IMTN was issued in 16 tranches, with maturities commencing from 2024 to 2039. The profit payment is due every six months, commencing from the issue date of the relevant tranche of the IMTN. The weighted average effective profit payment rate is 6% (2023: 6%) per annum.

(c) The amount represents IMTN issued by the Company pursuant to the Sukuk issuance programme under the Shariah principle of Murabahah via Tawarruq arrangement ("Sukuk Murabahah"). The IMTN with nominal value up to RM1.30 billion was constituted by a Trust Deed dated 8 December 2021 between the Company and the trustee for the holders of the IMTN.

The first tranche of IMTNs was issued with maturities commencing from 2023 to 2029. The profit payment is due every six months, commencing from the issue date of the relevant tranche of the IMTN. The weighted average effective profit payment rate is 6.44% (2023: 5.64%) per annum.

The second tranche of IMTNs was issued with maturities commencing from 2024 to 2029. The profit payment is due every six months, commencing from the issue date of the relevant tranche of the IMTN. The weighted average effective profit payment rate is 6.02% (2023: 5.69%) per annum.

33. MEDIUM TERM NOTES (CONT"D)

The changes in medium term notes and profit element payable on IMTNs are as follows:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
At 1 July	5,704,050	5,651,326	271,146	146,799
Cash flows:				
Drawdown	-	129,166	-	129,166
Repayments	(152,500)	(127,500)	(12,500)	(7,500)
Interest paid	(331,148)	(334,878)	(12,435)	(12,602)
Non-cash:				
Finance cost	382,495	385,936	17,043	15,283
At 30 June	5,602,897	5,704,050	263,254	271,146

34. REIMBURSABLE INTEREST ASSISTANCE

On 19 December 2016, LDF3, a wholly-owned subsidiary of the Company, entered into Reimbursable Interest Assistance ("RIA") Agreement with the Government for RIA facility of up to RM560 million to pay part of the financing cost payable by LDF3 in relation to the construction of SPE Project.

RM460 million out of the total drawdown of RM560 million bears interest at 2% per annum (2023: 2%). The repayment of the RIA commences on 23 August 2024, with 43 semi-annual instalments.

The fair value of the RIA is estimated using the prevailing market interest rate of 6% (2023: 6%) per annum for an equivalent borrowing. The difference between the proceeds received and the fair value of the RIA is recognised as deferred income in note 35 to financial statements.

The RIA is secured by a debenture incorporating fixed and floating charges over all the LDF3's assets, rights, undertakings and interests, both present and future.

The change in RIA is as follows:

	Group	
	2024 RM'000	2023 RM'000
At 1 July	342,636	322,827
Non-cash:		
Finance cost	21,026	19,809
At 30 June	363,662	342,636
Repayable within next 12 months	(1,500)	-
Repayable after next 12 months	362,162	342,636

35. DEFERRED INCOME

	Group 2024 RM'000	Group 2023 RM'000
Government grant		
Cost		
At 1 July/30 June	299,251	299,251
Accumulated amortisation		
At 1 July	(44,684)	(33,628)
Recognised in profit or loss	(12,272)	(11,056)
At 30 June	(56,956)	(44,684)
Net carrying amount	242,295	254,567

Deferred income relates to government grant arising from RIA facility as disclosed in note 34 to the financial statements.

36. PROVISION FOR HEAVY REPAIRS

	Group 2024 RM'000	Group 2023 RM'000
At 1 July	13,639	13,589
Provision during the year	469	44
Unwinding of discount	140	6
At 30 June	14,248	13,639

Provision for heavy repairs relates to expected future costs of repairs of bridges and embankments, rectification of settlements and pavement rehabilitation of medium and high traffic sections along the expressways. The provision is estimated based on past experience of the level of repair and level of usage of the expressways and projected traffic volume.

37. DEFERRED TAX LIABILITIES

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
At 1 July	593,571	508,970	470	1,036
Recognised in profit or loss	35,818	84,601	(454)	(566)
At 30 June	629,389	593,571	16	470
The deferred tax liabilities comprise taxable temporary differences:				
- revaluation of properties	24,799	25,606	-	854
- difference between carrying amount and tax written down value of concession assets and property, plant and equipment	353,719	306,769	16	32
- lease liabilities	(162)	(208)	-	53
- right-of-use assets	24,772	27,006	-	-
- fair value adjustments on assets and liabilities of subsidiaries acquired	193,876	202,185	-	-
- difference between carrying amount and tax written down value of bearer plants	32,385	32,213	-	-
- unabsorbed tax loss	-	-	-	(469)
	629,389	593,571	16	470

38. CONTRACT LIABILITIES

	Group	
	2024 RM'000	2023 RM'000
Consideration received in advance		
At 1 July	140,082	-
Revenue recognised that was included in the contract liabilities at the beginning of the year	(56,274)	-
Consideration received during the year	-	140,082
At 30 June	83,808	140,082

Revenue relating to construction contracts is recognised over time, while the customers pay according to contractual milestones.

A contract liability is recognised in respect of consideration received in advance from customers, while the transfer of goods or services under the construction contracts will take place in future.

39. TRADE AND OTHER PAYABLES

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Trade payables				
- third parties	613,980	474,630	-	-
- subsidiaries	-	-	1,008,662	1,037,729
- related parties	140,561	112,151	-	-
	754,541	586,781	1,008,662	1,037,729
Other payables				
- third parties	28,871	24,441	1,276	1,476
- related parties	65,626	13,515	178	79
	94,497	37,956	1,454	1,555
Deposits	30,178	10,176	-	-
Accruals	29,727	23,462	4,509	4,530
SST payable	54	-	-	-
Profit elements payable on IMTNs (note 33)	83,806	83,872	6,578	2,681
	992,803	742,247	1,021,203	1,046,495

Trade payables comprise amounts outstanding from trade purchases, sub-contractors claim on contract works performed and retention sums payable. The normal credit periods granted by trade suppliers and sub-contractors range from 30 to 90 days (2023: 30 to 90 days) whereas retention sums are payable upon the expiry of the defect liability periods of the respective construction contracts. The defect liability periods of the construction contracts are between 12 and 24 months.

Included in other payables of the Group is an amount payable for liquidated and ascertained damages totalling RM173,000 (2023: RM173,000).

Included in deposits of the Group is an amount received for disposal of assets held for sale totalling RM18.4 million (2023: Nil).

Other payables to related parties represent amounts owing to companies in which certain directors have financial interests, which are unsecured, interest-free, repayable on demand and expected to be settled in cash.

The change in non-trade amounts owing to related parties are as follows:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
At 1 July	13,515	1,693	79	32
Cash flow:				
Advances from	52,111	11,822	99	47
At 30 June	65,626	13,515	178	79

40. BANK BORROWINGS (SHORT TERM)

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Secured bank overdrafts bearing interest rates between 0.50% and 1.75% above base lending rate [effective rates between 7.22% and 10.75% (2023: 6.97% and 8.39%) p.a.]	34,055	37,663	17,529	18,286
Unsecured bank overdraft bearing interest rate at 1.50% above base lending rate [effective rate at 8.22% (2023: 8.22%) p.a.]	2,479	2,475	2,479	2,475
	36,534	40,138	20,008	20,761
Unsecured revolving credits bearing at floating rates between 4.90% to 5.10% (2023: 4.22% and 4.91%) p.a.]	5,000	5,000	-	-
Secured revolving credits bearing interest rates between 1.25% and 1.60% above cost of fund [effective rates between 4.90% and 6.40% (2023: 3.98% and 5.80%) p.a.]	368,426	290,000	295,000	290,000
Secured trade working capital financing bearing interest rates at 1.5% above cost of fund [effective rates between 3.72% and 4.13% (2023: 2.98% and 3.98%) p.a.]	13,760	14,486	-	-
	423,720	349,624	315,008	310,761
Bank term loans (note 32)	77,883	65,909	46,362	35,197
	501,603	415,533	361,370	345,958

The bank overdrafts and revolving credits, where applicable, are secured as follows:

(a) a first party legal charge over the freehold land under investment properties, right-of-use assets, land held for property development and property development costs of the Group as disclosed in notes 6, 7, 8 and 24 to the financial statements and a deed of assignment of rental proceeds from the land;

(b) short term deposits of the Group as disclosed in note 26 to the financial statements;

(c) an irrevocable standby letter of credit in favour of the banks;

(d) corporate guarantee by the Company; and

(e) joint and several guarantee by a director of a subsidiary.

40. BANK BORROWINGS (SHORT TERM) (CONT'D)

The changes in bank borrowings (excluding bank overdrafts) are as follows:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
At 1 July	818,214	908,628	461,747	500,027
Cash flows:				
Drawdown of bank borrowings	74,573	77,816	20,000	-
Repayment of bank borrowings	(109,958)	(173,707)	(75,570)	(38,764)
Interest paid	(42,358)	(42,073)	(24,714)	(26,080)
Non-cash:				
Interest expense	43,751	45,187	25,086	26,564
Unrealised loss on foreign exchange	463	2,363	-	-
Reclassification to liabilities directly associated with assets classified as held for sale (note 28)	(27,139)	-	-	-
At 30 June	757,546	818,214	406,549	461,747

The currency profile of bank borrowings are as follows:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
RM	766,941	823,049	426,557	482,508
USD	27,139	35,303	-	-
	794,080	858,352	426,557	482,508

41. REVENUE

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Revenue from contracts with customers				
(i) Recognised over time				
- construction contracts	656,632	545,502	50,993	120,088
- hotel rooms and amenities	6,739	728	-	-
(ii) Recognised at point in time				
- sale of completed properties	30,132	139,090	-	-
- food and beverages	8,687	12,655	-	-
- plantation products and produces	98,949	99,996	-	-
- renewable energy income	251	253	-	-
- expressway tolls	310,838	287,728	-	-
- ancillary services	65	-	-	-
	1,112,293	1,085,952	50,993	120,088
Hire of machineries and motor vehicles	491	920	140	102
Rental income from investment properties	34,163	30,037	270	244
Dividend income from subsidiaries	-	-	52,094	-
	1,146,947	1,116,909	103,497	120,434

41. REVENUE (CONT'D)

The transaction price allocated to the remaining performance obligations (unsatisfied or partially unsatisfied) are, as follows:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Revenue recognised over time				
- within one year	715,069	1,060,335	-	50,993
- one year to five years	136,855	316,129	-	-
	851,924	1,376,464	-	50,993

Financing component is not recognised at contract inception, as management expects that the period between when the promised good or service is transferred to a customer and when the customer pays for that good or service will be one year or less.

42. COST OF SALES

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Construction contract costs	525,003	466,582	45,130	114,064
Cost of completed properties sold	23,107	111,579	-	-
Toll operations costs	63,030	39,416	-	-
Renewable energy costs	234	211	-	-
Hotel operation and food and beverages	8,751	5,446	-	-
Plantation products and produces	98,202	95,231	-	-
Hire of machineries and motor vehicles costs	481	33	34	33
Investment properties costs	26,879	25,945	187	209
	745,687	744,443	45,351	114,306

43. OTHER INCOME AND GAINS

	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Amortisation of deferred income	12,272	11,056	-	-
Compensation of shortfall from profit guarantee	-	391	-	-
Net gain on disposals of:				
- property, plant and equipment	409	402	9	35
- right-of-use assets	155	85	-	-
- investment properties	135	-	-	-
Net fair value gain on:				
- investment funds	6,164	11,582	-	-
- investment properties	1,007	2,609	-	-
- other investments	35	35	-	-
- biological assets	721	-	-	-
Interest income from:				
- investment funds	1,439	3,970	-	-
- short term deposits	6,186	4,899	443	181
- Junior Bond	-	-	22,260	21,849
Gain from termination of lease contracts	615	71	-	-
Management fee	-	-	5,460	-
Others	6,242	9,164	63	37
Unrealised foreign exchange gain	84	271	-	-
	35,464	44,535	28,235	22,102
Less:				
Amounts capitalised in:				
- concession assets	(4,232)	(13,170)	-	-
	31,232	31,365	28,235	22,102

Notes to the Financial Statements
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44. FINANCE COSTS

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Finance costs on:				
- bank borrowings	43,751	45,187	25,086	26,564
- bank overdraft	2,761	3,028	1,716	1,625
- medium term notes	382,495	385,936	17,043	15,283
- lease liabilities	871	877	6	18
- RIA	21,026	19,809	-	-
- others	412	54	-	-
	451,316	454,891	43,851	43,490
Less:				
Amounts capitalised in:				
- bearer plants	(90)	(55)	-	-
- concession assets	(70,396)	(208,266)	-	-
	380,830	246,570	43,851	43,490

45. (LOSS)/PROFIT BEFORE TAX

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
(Loss)/Profit before tax is stated after charging/(crediting):				
Auditors' remuneration				
- statutory audit				
- Forvis Mazars PLT	573	519	195	160
- Firms other than Forvis Mazars PLT	319	287	-	-
- Underprovision in prior year	-	6	-	-
- other assurance and related services				
- Forvis Mazars PLT	49	66	6	5
- Firms other than Forvis Mazars PLT	49	56	-	-
Amortisation of				
- concession assets	43,223	31,733	-	-
- intangible assets	80	86	-	-
- bearer plants	12,380	12,289	-	-
Bad debts written off	964	2,045	-	6
Deposit written off	6	-	-	-
Contract assets written off	-	135	-	-
Depreciation				
- property, plant and equipment	17,092	12,469	614	640
- right-of-use assets	9,310	10,656	401	401
Direct operating expenses of investment properties				
- revenue generating	7,141	5,917	60	57
- non-revenue generating	3,283	3,331	127	152
Loss from lease modification	10	-	-	-
Fair value loss on				
- biological assets	-	1,204	-	-
- other investments	-	-	2,883	326
Inventories written down	3,273	3,300	-	-
Intangible assets written off	-	5	-	-

45. (LOSS)/PROFIT BEFORE TAX (CONT"D)

	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
(Loss)/Profit before tax is stated after charging/(crediting): (Cont'd)				
Loss on disposal of				
- investment properties	-	80	-	100
- investment in a subsidiary	-	-	442	-
Impairment loss on				
- investment in subsidiaries	-	-	16,960	27,811
- intangible assets	-	16,800	-	-
- concession assets	-	9,147	-	-
- right-of-use assets	1,762	200	-	-
- property, plant and equipment	766	644	-	-
- bearer plants	-	1,820	-	-
Expenses relating to short-term leases	4,813	4,434	19	28
Property, plant and equipment written off	746	54	-	-
Provision for heavy repairs	469	44	-	-
Loss on foreign exchange				
- realised	289	3,041	-	-
- unrealised	801	-	-	-

46. TAX EXPENSE

	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Current tax				
- current year	34,421	18,358	716	-
- prior years	(2,249)	(172)	-	609
	32,172	18,186	716	609
Deferred tax				
- current year	28,564	59,271	57	(522)
- prior years	7,078	22,012	(511)	(44)
	35,642	81,283	(454)	(566)
	67,814	99,469	262	43

46. TAX EXPENSE (CONT'D)

The reconciliations between the tax expense and the accounting (loss)/profit excluding share of results of associates and joint venture are as follows:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Accounting (loss)/profit	(67,908)	(9,738)	7,702	35,909
Tax at the applicable tax rate of 24% (2023: 24%)	(16,298)	(2,337)	1,848	8,618
Tax effects of:				
- non-deductible expenses	30,271	38,877	16,777	18,193
- non-taxable income	(6,247)	(7,457)	(17,852)	(27,333)
Difference between corporate tax rate and RPGT rate applied in the computation of deferred tax on fair value gain on investment properties	104	28	-	-
Tax incentive	(3,270)	(5,655)	-	-
Deferred tax assets not recognised	58,425	54,173	-	-
Under/(Over) estimated in prior years	4,829	21,840	(511)	565
Tax expense for the year	67,814	99,469	262	43

47. LOSS PER SHARE

	Group	
	2024	2023
Net loss attributable to the owners of the Company (RM'000)	(122,955)	(111,115)
Weighted average number of ordinary shares ('000)	2,911,494	2,695,828
Loss per share attributable to the owners of the Company - basic and diluted	(4.22) sen	(4.12) sen

48. EMPLOYEES BENEFITS EXPENSE

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Salaries, wages, allowances and bonuses	86,731	73,773	6,149	4,781
Defined contribution plan - EPF contributions	5,701	5,611	302	328
Other benefits expenses	2,033	1,715	207	95
	94,465	81,099	6,658	5,204

49. RELATED PARTY DISCLOSURES

For the purposes of these financial statements, parties are considered to be related to the Group and the Company, if the Group or the Company has the ability, directly or indirectly, to control or jointly control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group or the Company and the party are subject to common control.

Related parties also include key management personnel defined as these persons having authority and responsibility for planning, directing and controlling the activities of the Group and the Company either directly or indirectly. The key management personnel's compensation is disclosed in note 50 to the financial statements.

The Group has related party relationship with the following companies, which are deemed related to the directors and major shareholders as follows:

(i) Knusford Berhad, Knusford Marketing Sdn Bhd, Knusford Equipment Sdn Bhd, Knusford Construction Sdn Bhd, Knusford Holdings Sdn Bhd, Radiant Seas Sdn Bhd, Knusford Project Management Sdn Bhd, Knusford Landscape Sdn Bhd and D-Hill Sdn Bhd are related to Tan Sri Dato' Lim Kang Hoo, Lim Chen Thai and deemed related to Dato' Lim Hoe;

(ii) Danga Bay Sdn Bhd and Rampai Fokus Sdn Bhd are related to Tan Sri Dato' Lim Kang Hoo, Tan Sri Datuk Seri Lim Keng Cheng and Dato' Lim Hoe and deemed related to Wong Khai Shiang and Lim Chen Thai;

(iii) Astana Setia Sdn Bhd, Lim Seong Hai Lighting Sdn Bhd, Besteel Engtech Sdn Bhd and Airman Sdn Bhd are related to Tan Sri Datuk Seri Lim Keng Cheng; and

(iv) Ekovest Holdings Sdn Bhd is related to Tan Sri Dato' Lim Kang Hoo, Dato' Lim Hoe and deemed related to Wong Khai Shiang and Lim Chen Thai.

Other than those disclosed elsewhere in the financial statements, significant transactions with related parties during the financial year were as follows:

(a) Transactions with companies in which certain directors have financial interests:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Purchases of building/construction materials	5,511	7,684	-	-
Rental expenses of machineries and motor vehicles	722	805	6	6
Rental expenses of premises	1,219	712	251	422
Purchase of property, plant and equipment	145	38	-	-
Sales of property, plant and equipment	7	12	-	-
Construction services received	11,720	26,335	-	-
Contract works for plantation related activities	-	20,356	-	-
Deposit received for disposal of assets held for sale	18,400	-	-	-
Rental income of machineries and motor vehicles	419	-	-	-
Rental income of premises	188	185	42	33
Project management fee income	-	65	-	-
Sales of durian products	9,567	550	-	-
Purchases of durian products	9	403	-	-
Upkeep of machinery	2,847	1,990	-	-

Outstanding balances in respect of the above transactions are disclosed in notes 18 and 39 to the financial statements.

49. RELATED PARTY DISCLOSURES (CONT'D)

(b) Transactions with subsidiaries:

	Company	
	2024 RM'000	2023 RM'000
Progress billings for construction works billed to subsidiaries	28,027	227,045
Sub-contractor claims charged by subsidiaries	26,251	95,852
Rental income of machineries	146	102
Dividend income from subsidiaries	52,094	-
Purchases of durian product	40	85

Outstanding balances in respect of the above transactions are disclosed in notes 18, 19 and 39 to the financial statements.

50. KEY MANAGEMENT PERSONNEL COMPENSATION

Key management personnel refer to the directors of the Company and other key management personnel (i.e. the directors of subsidiary companies and certain members of senior management of the Group).

The remuneration paid/payable to the key management personnel during the financial year comprise:

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Directors of the Company				
Short-term benefits				
- directors' fees	330	388	270	270
- other remunerations (salaries, allowances, bonuses and benefits-in-kind)	3,870	2,127	3,396	1,785
Post-employment benefits				
- defined contribution plan	165	96	155	91
	4,365	2,611	3,821	2,146
Other key management personnel				
Short-term benefits				
- director's fees	1,068	1,065	-	-
- other remunerations (salaries, allowances, bonuses, and benefit-in-kind)	3,923	4,473	-	-
Post-employment benefits				
- defined contribution plan	330	398	-	-
	5,321	5,936	-	-
Total	9,686	8,547	3,821	2,146

51. NOTE TO STATEMENTS OF CASH FLOWS

Purchase of property, plant and equipment and right-of-use assets

	Group 2024 RM'000	Group 2023 RM'000	Company 2024 RM'000	Company 2023 RM'000
Aggregate cost of property, plant and equipment acquired (note 5)	8,436	25,635	65	22
Aggregate cost of right-of-use assets acquired (note 7)	6,533	9,580	-	-
Financed via lease liabilities (note 31)	(6,403)	(8,915)	-	-
Cash paid during the financial year	8,566	26,300	65	22

Purchase of investment properties

	Group 2024 RM'000	Group 2023 RM'000
Aggregate cost of investment properties acquired (note 6)	3,800	2,854
Less:		
Deposit paid in previous years	-	(2,107)
Cash paid during the financial year	3,800	747

Additions to bearer plants

	Group 2024 RM'000	Group 2023 RM'000
Aggregate cost of bearer plants acquired (note 10)	6,216	5,657
Less:		
Depreciation of right-of-use assets (note 7)	(205)	(277)
Depreciation of property, plant and equipment (note 5)	(213)	(163)
Interest capitalised (note 44)	(90)	(55)
Cash paid during the financial year	5,708	5,162

Additions to biological assets

	Group 2024 RM'000	Group 2023 RM'000
Aggregate cost of biological assets acquired (note 11)	365	365
Less:		
Depreciation of property, plant and equipment (note 5)	(21)	(22)
Cash paid during the financial year	344	343

52. CAPITAL COMMITMENT

	Group		Company	
	2024 RM'000	2023 RM'000	2024 RM'000	2023 RM'000
Capital expenditure in respect of:				
- purchase of property, plant and equipment and motor vehicles	11,024	8,062	-	-
- concession assets	-	24,289	-	-
- bearer plants development	5,626	5,161	-	-
- biological assets development	343	343	-	-
	16,993	37,855	-	-

53. CONTINGENT LIABILITIES

(a) The Josu proceedings

On 18 December 2002, PLS had terminated a sub-contractor, Josu Engineering Construction Sdn. Bhd. ("the Defendant"), for failure to complete certain sub-contracted works in accordance with the agreed schedule. The termination was accepted by the Defendant, and in accordance with the terms of the subcontract, PLS engaged other contractors to complete the said sub-contracted works.

On 6 August 2007, PLS filed a suit against the Defendant, claiming a sum of RM10,303,000 for damages incurred by PLS in completing the sub-contracted works. The Defendant is counter-claiming a sum of RM11,612,000 being damages allegedly suffered.

On 21 November 2012, PLS had filed an application to amend its writ and statement of claim to include a prayer for pre-judgment interests and was allowed by the High Court and the matter was fixed for full trial.

However, on 5 December 2012, both parties have entered into a Consent Order to refer the matter to an arbitrator for determination. The Arbitrator had decided based on the Interim Award on Liability dated 13 November 2017 ("Interim Award"), amongst others, that neither party is entitled to terminate the sub-contract and that PLS's termination of the sub-contract was wrongful and therefore not valid.

The hearing dates in respect of quantum have yet to be fixed. On 22 December 2017, an application to challenge had been made to High Court, Kuala Lumpur to refer questions of law arising from the Interim Award pursuant to Section 42 of the Arbitration Act 2005. On 23 September 2019 both the parties complete their oral submission.

On 27 November 2019, the learned Judicial Commissioner was inclined to agree with the Defendant and dismissed the PLS's application with costs subject to allocator fees. The learned Judicial Commissioner was of the view that the plaintiff's questions of law posed in its application were not within the context of section 42 of the Arbitration Act 2005 and had no merits.

On 26 November 2021, the following related appeals came up for hearing together before the Court of Appeal Construction Panel:

(i) the appeal against the High Court's dismissal of the Defendant's striking out application ("Josu's Appeal"). By way of brief background, the Defendant had filed an interlocutory application during the High Court proceeding to strike out PLS's application filed pursuant to Section 42 of the Arbitration Act 2005 to refer questions of law arising from the interim arbitral Award in question ("PLS's Substantive Application"). The said striking out application was dismissed by the learned Judicial Commissioner (as she then was) and the Defendant appealed against the same to the Court of Appeal i.e. Civil Appeal No. W-02(IM)(C)-1527-08/2019; and

53. CONTINGENT LIABILITIES (CONT'D)

(a) The Josu proceedings (Cont'd)

On 26 November 2021, the following related appeals came up for hearing together before the Court of Appeal Construction Panel: (Cont'd)

(ii) the appeal against the High Court's dismissal of PLS's Substantive Application ("PLS's Appeal") i.e. Civil Appeal No. W-02(C)(A)-2269-12/2019.

The Honorable Court allowed Josu's Appeal with costs, thus setting aside the decision of the learned Judicial Commissioner (as she then was). The Court of Appeal held, inter-alia, that the arbitration was conducted strictly pursuant to Section 24A of the Courts of Judicature Act 1964 and that the Arbitration Act 2005 has no application in a court-ordered arbitration. Therefore, the Court of Appeal agreed with the Defendant's contention that the High Court of Malaya, Kuala Lumpur lacked jurisdiction to hear PLS's Substantive Application filed therein.

Following therefrom, the Court of Appeal held that there was no basis to proceed with PLS's Appeal as the Defendant's application to strike out PLS's Substantive Application was allowed. PLS's Appeal was therefore dismissed with costs.

Arising from the Court of Appeal's decision on 26 November 2021 in allowing the Defendant striking out appeal and in turn, dismissing PLS's Substantive Appeal, PLS had instructed its solicitors to file an application for leave to appeal to the Federal Court against the said decision of the Court of Appeal.

PLS has been apprised by its solicitors that two (2) Notices of Motion were filed in the Federal Court on 27 December 2021 as follows:

(i) Application No. 08(f)-702-12/2021(W) - for leave to appeal against the said Court of Appeal's decision in allowing the Defendant Appeal to strike out PLS's substantive application filed before the High Court to refer questions of law arising from the interim arbitral award in question; and

(ii) Application No. 08(f)-703-12/2021(W) - for leave to appeal against the Court of Appeal's decision in dismissing PLS's Appeal solely on the basis that Josu's Appeal was allowed and without hearing PLS's Appeal on its merits.

The Federal Court, having heard both parties on 26 June 2023 held that Application No. 08(f)-702-12/2021(W) and Application No. 08(f)-703-12/2021(W) failed to satisfy the thresholds of Section 96(a) of the Courts of Judicature Act 1964 and proceeded to dismiss the aforesaid applications with costs in favour of the Defendant.

The Group has consulted its solicitors on the next course of action in respect of the pending arbitration proceeding.

53. CONTINGENT LIABILITIES (CONT'D)

(b) Kuala Lumpur High Court Suit No.WA-22NCC-462-07/2024 between Golden Fresh Durian Sdn Bhd (Plaintiff) vs. Dulai Fruits Enterprise Sdn Bhd ("Dulai") (Defendant)

One of the subsidiaries, Dulai had received a Writ and Statement of Claim dated 12 July 2024 from Golden Fresh Durian Sdn Bhd ("GFDSB") for the claim of outstanding amount due to GFDSB of RM1,867,000 together with pre- and post-judgement interest of 5% per annum.

In reply, Dulai had filed a Memorandum of Appearance on 23 July 2024. The Defence was filed by 20 August 2024 and the Case Management for GFDSB application to enter Summary Judgement against Defendant on 19 September 2024. Dulai has filed its Affidavit in reply by 27 September 2024.

On 19 September 2024, the Court directed both parties to submit Affidavits and Written Submissions for the Plaintiff's Summary Judgement Application, with the Hearing scheduled for 29 October 2024.

The outstanding amount of RM1,867,000 has been recognised in the financial statements of the Group. The Group has not provided any provisions for the 5% pre- or post-judgement interest related to this litigation. Relying on the advice of the solicitors, the directors of the Company believe that Dulai has a fair chance of succeeding in its suit.

54. SEGMENT ANALYSIS

The Group's operating segment and reportable segments are business units engaging in providing different products and services.

The Group has a customer which contributed approximately RM313,000,000 or 27% (2023: RM314,000,000 or 28%) of the Group's revenues for the current financial year.

(a) Business segment

(i) Construction operations (civil engineering, building works, project management services and project coordinator)

(ii) Property development

(iii) Toll operations

(iv) Plantation (sales of plantation products and produces)

(v) Food and beverages (operation of restaurants)

(vi) Property investment (management, operation and letting of properties)

(vii) Others (investment holding, hotel operation and renewable energy activity)

Transactions between segments are eliminated on consolidation.

54. SEGMENT ANALYSIS (CONT'D)

2024	Construction operations RM'000	Property development RM'000	Toll operations RM'000	Plantation RM'000	Food and beverages RM'000	Property investment RM'000	Others RM'000	Elimination RM'000	Total RM'000
Revenue									
External sales	640,693	30,132	310,838	114,888	8,687	34,163	7,546	-	1,146,947
Inter-segment sales	71,893	-	-	-	1,230	644	773	(74,540)	-
	712,586	30,132	310,838	114,888	9,917	34,807	8,319	(74,540)	1,146,947
Results									
Segment results	148,820	786	259,012	(11,455)	(6,819)	(4,954)	(649)	(71,819)	312,922
Share of results of associates	-	18,007	-	(493)	-	-	-	-	17,514
Finance costs									(380,830)
Loss before tax									(50,394)
Tax expense									(67,814)
Loss for the year									(118,208)

54. SEGMENT ANALYSIS (CONT'D)

2024	Construction operations RM'000	Property development RM'000	Toll operations RM'000	Plantation RM'000	Food and beverages RM'000	Property investment RM'000	Others RM'000	Elimination RM'000	Total RM'000
Other information									
Segment assets	5,383,682	365,048	8,025,374	495,992	4,716	963,462	569,857	(4,358,523)	11,449,608
Deferred tax assets									27,745
Current tax assets									10,299
Investment in associates	-	22,043	-	11,483	-	-	-	-	33,526
Total assets									11,521,178
Segment liabilities	3,041,726	161,312	6,490,472	121,557	7,665	74,116	98,034	(1,943,946)	8,050,936
Deferred tax liabilities									629,389
Current tax liabilities									25,047
Total liabilities									8,705,372
Capital expenditures	1,356	96	724	16,711	1,848	4,609	26	-	25,370
Depreciation and amortisation	8,502	98	43,819	22,261	1,243	5,421	741	-	82,085

54. SEGMENT ANALYSIS (CONT'D)

2023	Construction operations RM'000	Property development RM'000	Toll operations RM'000	Plantation RM'000	Food and beverages RM'000	Property investment RM'000	Others RM'000	Elimination RM'000	Total RM'000
Revenue									
External sales	527,218	139,090	287,728	118,280	12,655	30,037	1,901	-	1,116,909
Inter-segment sales	122,193	-	-	-	222	1,004	-	(123,419)	-
	649,411	139,090	287,728	118,280	12,877	31,041	1,901	(123,419)	1,116,909
Results									
Segment results	45,877	8,727	260,751	(32,224)	(2,928)	(10,994)	(16,359)	(16,018)	236,832
Share of results of associates	-	(117)	-	-	-	-	-	-	(117)
Finance costs									(246,570)
Loss before tax									(9,855)
Tax expense									(99,469)
Loss for the year									(109,324)

54. SEGMENT ANALYSIS (CONT'D)

2023	Construction operations RM'000	Property development RM'000	Toll operations RM'000	Plantation RM'000	Food and beverages RM'000	Property investment RM'000	Others RM'000	Elimination RM'000	Total RM'000
Other information									
Segment assets	5,357,627	388,697	8,163,837	520,252	9,791	928,684	581,705	(4,621,342)	11,329,251
Deferred tax assets									27,569
Current tax assets									13,457
Investment in associates	-	15,843	-	-	-	-	-	-	15,843
Total assets									11,386,120
Segment liabilities	3,176,173	147,391	6,577,587	125,193	8,471	81,890	88,181	(2,215,896)	7,988,990
Deferred tax liabilities									593,571
Current tax liabilities									7,089
Total liabilities									8,589,650
Capital expenditures	2,753	556	1,134	29,788	2,442	4,936	2,597	-	44,206
Depreciation and amortisation	9,422	496	32,131	21,836	1,309	1,134	905	-	67,233
Fair value gain on investment properties	1,784	-	-	-	-	825	-	-	2,609
Impairment loss on intangible assets	-	-	-	16,800	-	-	-	-	16,800

Segment capital expenditures are the total cost incurred during the financial year to acquire property, plant and equipment, investment properties, right-of-use-assets, land held for property development, bearer plants, biological assets and intangible assets.

54. SEGMENT ANALYSIS (CONT'D)

(b) Geographical segment

Revenue from external customers based on the geographical location of customers are as follows:

	Group 2024 RM'000	Group 2023 RM'000
External revenue		
Malaysia	1,125,128	1,096,243
United States of America	847	-
Japan	98	-
People's Republic of China	20,874	20,666
	1,146,947	1,116,909

The activities of the Group are predominantly carried out in Malaysia and accordingly the non-current assets of the Group are predominantly located in Malaysia.

55. FINANCIAL INSTRUMENTS

(a) Classification of financial instruments

2024 Group	FVTPL RM'000	At amortised cost RM'000	Total RM'000
Financial assets			
Other investments	1,345	-	1,345
Trade and other receivables	-	345,881	345,881
Investment funds	200,820	-	200,820
Short term deposits	-	209,794	209,794
Cash and bank balances	-	71,971	71,971
Total financial assets	202,165	627,646	829,811

2023 Group	FVTPL RM'000	At amortised cost RM'000	Total RM'000
Financial assets			
Other investments	1,310	-	1,310
Trade and other receivables	-	318,143	318,143
Investment funds	277,300	-	277,300
Short term deposits	-	312,849	312,849
Cash and bank balances	-	85,165	85,165
Total financial assets	278,610	716,157	994,767

55. FINANCIAL INSTRUMENTS (CONT'D)

(a) Classification of financial instruments (Cont'd)

Group	At amortised cost 2024 RM'000	At amortised cost 2023 RM'000
Financial liabilities		
Trade and other payables	974,349	742,247
Lease liabilities	13,810	17,289
Medium term notes	5,519,091	5,620,178
Reimbursable interest assistance	363,662	342,636
Bank borrowings	794,080	858,352
Total financial liabilities	7,664,992	7,580,702

2024 Company	FVTPL RM'000	At amortised cost RM'000	Total RM'000
Financial assets			
Other investments	7,110	336,304	343,414
Trade and other receivables	-	11,024	11,024
Amounts owing by subsidiaries	-	1,071	1,071
Short term deposits	-	19,073	19,073
Cash and bank balances	-	20,585	20,585
Total financial assets	7,110	388,057	395,167

2023 Company	FVTPL RM'000	At amortised cost RM'000	Total RM'000
Financial assets			
Other investments	9,993	314,044	324,037
Trade and other receivables	-	1,103	1,103
Amounts owing by subsidiaries	-	28,104	28,104
Short term deposits	-	3,982	3,982
Cash and bank balances	-	6,671	6,671
Total financial assets	9,993	353,904	363,897

Company	At amortised cost 2024 RM'000	At amortised cost 2023 RM'000
Financial liabilities		
Trade and other payables	1,021,203	1,046,495
Amounts owing to subsidiaries	28,842	32,647
Lease liabilities	-	243
Bank borrowings	426,557	482,508
Medium term notes	256,676	268,465
Total financial liabilities	1,733,278	1,830,358

55. FINANCIAL INSTRUMENTS (CONT'D)

(b) Fair values

Financial assets and financial liabilities that are not measured at fair value

The fair value of medium-term notes of the Group and of the Company at the end of the financial year is approximately RM6,270 million and RM260 million (2023: RM5,996 million and RM273 million) respectively.

The fair value of RIA of the Group at the end of the financial year is approximately RM760 million (2023: RM760 million).

The carrying amounts of other financial assets and liabilities as at the end of the financial reporting period approximate or were at their fair values due to the relatively short-term maturity or the related interest rates are at/approximate market rate on these financial instruments.

The fair value of medium-term notes is estimated by discounting expected future cash flows at current market rate available for similar instrument, which is included within level 2 of the fair value hierarchy.

The fair value of RIA represents outstanding principal balance as at reporting date, which is included within level 2 of the fair value hierarchy.

56. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group's and the Company's activities are exposed to a variety of financial risks, including interest rate risk, credit risk, liquidity risks, foreign currency risk and agricultural risk on biological assets. The Group's and the Company's overall financial risk management objective and policies are to minimise potential adverse effects on the financial performance of the Group and the Company and to create value and maximise returns to its shareholders.

Financial risk management is carried out through risk reviews, internal control systems, benchmarking the industry's best performance, insurance programmes and adherence to financial risk management policies.

The Group and the Company have been financing their operations mainly from internally generated funds, issuance of medium-term notes and bank borrowings. The Group and the Company do not find it necessary to enter into derivative transactions based on their current level of operations.

The management monitors the Group's and the Company's financial position closely with an objective to minimise potential adverse effects on the financial performance of the Group and the Company. There have been no significant changes on the Group's and the Company's exposure to financial risks from the previous year, other than those disclosed in this note. Also, there have been no changes to the Group's and the Company's risk management objectives, policies and processes since the previous financial year end.

56. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

The Group's and the Company's management reviews and agrees on policies managing each of the financial risks and they are summarised as follows:

(a) Interest rate risk

The Group and the Company are exposed to interest rate risk which is the risk that future cash flows of financial instruments will fluctuate as a result of changes in market interest rates.

Exposure to interest rate risk relates primarily to the Group's and the Company's interest-bearing borrowings and medium term note.

The Group's and the Company's policy is to borrow principally on a floating rate basis but to retain a proportion of fixed rate borrowings. The objective of a mix of fixed and floating rate borrowings is to reduce the impact of an upward change in interest rates while enabling benefits to be enjoyed if interest rates fall. The mix between fixed and floating rate borrowings are monitored so as to ensure that the Group's and the Company's financing costs are kept at the lowest possible. The Group and the Company do not generally hedge interest rate risks. Hedging of risk through the use of financial instruments may be adopted should its use result in significant cost savings. The Group and the Company have a policy to ensure that interest rates obtained are competitive.

A sensitivity analysis has been performed based on the outstanding floating rate bank borrowings of the Group and the Company as at 30 June 2024. If interest rates increase or decrease by 100 basis points with all other variable held constant, the Group's and the Company's profit after tax and equity would decrease or increase by RM6,241,000 and RM3,242,000 (2023: RM6,523,000 and RM3,667,000), respectively, as a result of higher or lower interest expense on these borrowings.

The sensitivity analysis is unrepresentative of the inherent interest rate risk as the year-end exposure does not reflect the exposure during the financial year.

(b) Credit risk

Credit risk arises from the possibility that a counter party may be unable to meet the terms of a contract in which the Group and the Company have a gain position.

The entire financial assets and contract assets of the Group and the Company are exposed to credit risk.

Trade receivables

The Group's and the Company's exposure to credit risk is monitored on an ongoing basis. The Group and the Company have credit risk policies in place to manage credit risk exposure. The risk is managed through the application of the Group's and the Company's credit management procedures which include regular monitoring and follow up procedures.

An impairment analysis is performed at each reporting date to measure the ECL. The calculation reflects information that is available at the reporting date about past events, current conditions and forecasts of future economic conditions.

The Group and the Company carefully select the projects in which they intend to participate. The selection is based on criteria that are reviewed periodically to take into account developments in the market. The Group and the Company also manage their credit risk exposure by maintaining good business relationship with its customers and debtors. This approach has enabled the Group and the Company to manage their credit risk more effectively in addition to the above credit risk management procedures.

For other activities, the Group and the Company minimise and monitor their credit risks by dealing with credit worthy counterparties, setting credit limits on exposures, applying credit approval controls and obtaining collateral or security deposits where appropriate. Trade and financial receivables are monitored on an ongoing basis via group-wide management reporting procedures.

56. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

(b) Credit risk (Cont'd)

Trade receivables (Cont'd)

The aging analysis of receivables which are trade in nature is as follows:

Group 2024	Gross carrying amount RM'000	Loss allowances RM'000	Net balance RM'000
Not past due	118,761	-	118,761
1 to 30 days	6,396	-	6,396
31 to 60 days	305	-	305
61 to 120 days	1,734	-	1,734
More than 120 days	44,854	(7,926)	36,928
Total	172,050	(7,926)	164,124
2023			
Not past due	103,062	-	103,062
1 to 30 days	21,329	-	21,329
31 to 60 days	8,884	-	8,884
61 to 120 days	29,517	-	29,517
More than 120 days	10,798	(7,159)	3,639
Total	173,590	(7,159)	166,431
Company 2024			
Not past due	42	-	42
1 to 30 days	1	-	1
31 to 60 days	1	-	1
61 to 120 days	36	-	36
More than 120 days	9,426	-	9,426
Total	9,506	-	9,506
2023			
Not past due	82	-	82
1 to 30 days	-	-	-
31 to 60 days	-	-	-
61 to 120 days	-	-	-
More than 120 days	16	-	16
Total	98	-	98

Trade receivables that are past due at the end of the financial year, for which the Group and the Company have not recognised any allowance for expected credit loss, have no significant changes in their credit quality and the directors consider the amounts as recoverable.

56. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

(b) Credit risk (Cont'd)

Trade receivables (Cont'd)

The movements in the loss allowances of trade receivables during the financial year are as follows:

Group	2024 RM'000	2023 RM'000
At 1 July	7,159	3,413
Additions	794	4,261
Reversal	(27)	(353)
Written off	-	(162)
At 30 June	7,926	7,159

Credit impaired

Trade receivables that are determined to be impaired at the reporting date relate to debtors that are in significant financial difficulties and have defaulted on payments, the assessment of which commences from debts past due more than 90 days from different customer profiles. These receivables are not secured by any collateral or credit enhancements.

Concentration risk

As at 30 June 2024, the Group has a significant concentration of credit risk in the form of outstanding balances due from 2 (2023: 2) debtor representing 72% (2023: 67%) of Group's total gross trade receivables.

Contract assets

None of the contract assets at the reporting date is past due. Management does not expect significant credit risk based on their assessment at the reporting date.

Concentration risk

As at 30 June 2024, the Group and the Company have a significant concentration of credit risk in contract assets arising from 2 and 1 respectively (2023: 2 and 1) customers representing 93% and 100% respectively (2023: 99% and 100%) of the Group's and the Company's total contract assets.

Financial guarantee

The Company is exposed to credit risk in relation to financial guarantees given to banks in respect of loans granted to subsidiaries. The maximum exposure to credit risk amounted to RM373,997,000 (2023: RM360,507,000) representing the maximum amount the Company could pay if the guarantee is called on as disclosed in note 56(c) to the financial statements. As at the reporting date, there was no indication that the subsidiaries would default on repayment.

Advances to subsidiaries, associates and joint venture

Exposure to credit risk arising from unsecured advances to subsidiaries, associates and joint venture is managed through credit evaluation and ongoing monitoring of credit quality of the subsidiaries, associates and joint venture.

Management assessed the credit risk in respect of advances to subsidiaries, associates and joint venture with reference to the financial capability and probability of default.

Management assessed and concluded that there is no significant increase in credit risk in respect of advances to subsidiaries, associates and joint venture.

56. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

(b) Credit risk (Cont'd)

Other receivables

The Group and the Company minimises credit risk by dealing exclusively with creditworthy counterparties. Management assessed the credit risk in respect of other receivables with reference to the financial capability and probability of default. Management assessed and concluded that there is no significant increase in credit risk of other receivables.

The movements in the loss allowances of other receivables during the financial year are as follows:

Group

	2024 RM'000	2023 RM'000
At 1 July	7,741	4,191
Additions	820	3,550
At 30 June	8,561	7,741

Deposits and bank balances

The Group and the Company always deposit or invest their funds with licensed financial institutions. Management assessed and concluded that there is no significant increase in credit risk of deposits and bank balances.

(c) Liquidity risk

Liquidity risk is the risk that the Group or the Company will encounter difficulty in meeting its financial obligations when they fall due. A significant increase in liquidity risk may affect the going concern of the Group and of the Company.

To manage and mitigate the liquidity risk, the Group's management seeks to ensure all business units within the Group maintain optimum levels of liquidity at all times, sufficient for their operating, investing and financing activities. Therefore, the management monitors the Group's operations actively to ensure that each business unit, through efficient working capital management (i.e. accounts receivable and accounts payable management), must be able to convert its assets into cash to meet all demands for payment as and when they fall due.

The management monitors the current ratio and gearing ratio of the Group and of the Company continuously. The management monitors and forecasts cash commitments; and monitors and maintains a level of cash and cash equivalents deemed adequate to finance the Group's operating and investing activities. Each business unit is required to submit cash flow forecast to the management periodically. Each business unit aims to ensure that projected cash inflows from operating and non-operating activities (including undrawn credit facilities) adequately cover funding requirements of operating and non-operating cash outflows. At a minimum, all projected short-term borrowings shall be covered by the projected cash inflows. The management closely monitors the debt maturities to ensure that the Group and the Company are able to meet their financial obligations as they fall due.

Other than the management actively manages the cash flows of the Group and of the Company, the management constantly looks for alternative sources of funds to meet its financial obligation and to finance its business operations. Other than cash generated from operating activities, the management also generate cash from realisation of the Group's and the Company's assets when necessary.

56. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

(c) Liquidity risk (Cont'd)

The Group and the Company strive to maintain sufficient and reasonable level of credit facilities considering their overall debt and capital position. As of the end of the current financial year, the Group has unutilised credit facilities up to RM1.24 billion (2023: RM1.10 billion). The aforesaid unutilised credit facilities include RM1.02 billion (2023: RM1.02 billion) from its RM1.30 billion Sukuk Murabahah Programme, of which the first tranche was issued on 3 January 2022. The Sukuk Murabahah Programme has a tenure of up to 20 years from the first issuance date. The tenure of each Sukuk Murabahah to be issued under the Sukuk Murabahah Programme shall be between 1 year and up to 20 years, provided always that the relevant Sukuk Murabahah matures on or prior to the expiry of the Sukuk Murabahah Programme. The Sukuk Murabahah to be issued under the Sukuk Murabahah Programme subject to the legal charge of mutually agreed assets. Based on the management's current assessment, there has been no breach of covenants and the unutilised credit facility will be available as and when necessary in the foreseeable future.

The table below summarises the maturity profile of the Group's and the Company's financial liabilities based on the contractual undiscounted cash flows.

Group 2024	Carrying value RM'000	On demand or less than 1 year RM'000	1 to 5 years RM'000	More than 5 years RM'000	Total RM'000
Trade and other payables	974,349	974,349	-	-	974,349
Medium term notes	5,519,091	518,036	2,553,797	5,651,737	8,723,570
RIA	363,662	1,500	32,835	705,115	739,450
Bank borrowings	794,080	544,749	276,305	65,690	886,744
	7,651,182	2,038,634	2,862,937	6,422,542	11,324,113
Lease liabilities	13,810	4,682	9,981	1,314	15,977
	7,664,992	2,043,316	2,872,918	6,423,856	11,340,090

Group 2023	Carrying value RM'000	On demand or less than 1 year RM'000	1 to 5 years RM'000	More than 5 years RM'000	Total RM'000
Trade and other payables	742,247	625,641	116,606	-	742,247
Medium term notes	5,620,178	483,249	2,414,615	6,231,817	9,129,681
RIA	342,636	-	20,010	719,440	739,450
Bank borrowings	858,352	451,266	433,053	87,236	971,555
	7,563,413	1,560,156	2,984,284	7,038,493	11,582,933
Lease liabilities	17,289	6,099	12,511	1,522	20,132
	7,580,702	1,566,255	2,996,795	7,040,015	11,603,065

56. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

(c) Liquidity risk (Cont'd)

The table below summarises the maturity profile of the Group's and the Company's financial liabilities based on the contractual undiscounted cash flows. (Cont'd)

Company 2024	Carrying value RM'000	On demand or less than 1 year RM'000	1 to 5 years RM'000	More than 5 years RM'000	Total RM'000
Trade and other payables	1,021,203	1,021,203	-	-	1,021,203
Amounts owing to subsidiaries	28,842	28,842	-	-	28,842
Bank borrowings	426,557	383,130	70,101	-	453,231
Medium term notes	256,676	47,435	242,308	15,134	304,877
	1,733,278	1,480,610	312,409	15,134	1,808,153

Company 2023	Carrying value RM'000	On demand or less than 1 year RM'000	1 to 5 years RM'000	More than 5 years RM'000	Total RM'000
Trade and other payables	1,046,495	1,046,495	-	-	1,046,495
Amounts owing to subsidiaries	32,647	32,647	-	-	32,647
Bank borrowings	482,508	364,191	151,427	-	515,618
Medium term notes	268,465	29,397	227,618	77,331	334,346
	1,830,115	1,472,730	379,045	77,331	1,929,106
Lease liabilities	243	248	-	-	248
	1,830,358	1,472,978	379,045	77,331	1,929,354

As at 30 June 2024, the Group and the Company reported net current liabilities of RM603 million and RM1,339 million (2023: RM134 million and RM1,368 million) respectively. Nevertheless, the directors of the Company believe that the Group and the Company are able to meet all their financial obligations as and when they fall due in the foreseeable future. In reaching the above conclusion, the directors have carried out a thorough assessment of the financial position, forecast and plan of the Group and of the Company up to the date of approval of these financial statements.

56. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

(c) Liquidity risk (Cont'd)

Based on the directors' assessment, the net current liabilities position is mainly attributable to expressway concession, construction and property segments of the Group, while the plantation segment is financially self-sustainable. In the assessment of the Group's and of the Company's liquidity and going concern, the directors evaluated and considered the following events, plan and forecast of the Group and of the Company up to the date of approval of these financial statements:

1. Setiawangsa-Pantai Expressway ("SPE") was opened to motorists since November 2023, three years later than the original forecast due to delays in the project completion resulting from changes in alignment and the pandemic-induced restrictions. The thin liquidity position of the Group is partially caused by the tolling delay of SPE, which give rise to mismatch between cash inflows from toll collection and financial obligations under IMTN related to the construction of SPE. The directors have initiated discussion with the relevant financiers to restructure the IMTN issued by Lebuhraya Duke Fasa 3 Sdn Bhd, a wholly-owned subsidiary of the Group. The Group is exploring and expecting some compensation from the Government arising from the delays.

2. In February and July 2024, the Group entered into sale and purchase agreements with a related party, Airman Sdn Bhd, for the disposal of land for a total consideration of RM77 million. The deposit of RM18.4 million has been received during the current financial year and the remaining cash consideration of RM58.6 million is expected to receive during financial year ending 30 June 2025.

3. In June 2024, the Group entered into sale and purchase agreement for the disposal of equipment for a total consideration RM72 million as disclosed in note 28 to the financial statements. The consideration has been received in October 2024.

4. A new credit facility up to RM100 million has been obtained from a financial institution for the working capital purpose, which is expected to drawdown in full during the financial year ending 30 June 2025.

5. Based on the track record and covenant assessment of the existing credit facilities, the directors foresee the revolving credits of the Group and of the Company amounted to RM300 million and RM295 million respective as at 30 June 2024 will be rolled forward by the lenders at the request of the Group and of the Company for a period not less than twelve months after the date of approval of these financial statements.

6. The Group has unutilised credit facilities up to RM1.22 billion as at the date of approval of these financial statements, including RM1.02 billion from its RM1.30 billion Sukuk Murabahah Programme.

7. The projected net cash inflows from the Group's expressway concession, construction, and property segments for twelve months following the date of approval of these financial statements are achievable. The cash inflows from operations, including, but not limited to:

    (a) An upcoming new property development project, EkoTitiwangsa, to be launched by December 2024 with an estimated gross development value of RM500 million.

    (b) The Group expects to receive expressways toll compensation for year 2023 estimated at RM64 million in respect of phases 1 and 2 of Duta-Ulu Kelang Expressway ("DUKE").

    (c) Progress claims from RTS Link Project.

    (d) Toll collections from DUKE and SPE.

8. In order to further strengthen the financial position of the Group and to stay focused on its core businesses, the management is exploring opportunities to dispose of non-core assets of the Group. In view of the increasing demand for real estate in Johor, the management plans to monetise a few identified lands in the region.

56. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

(c) Liquidity risk (Cont'd)

Considering aforesaid events, plan and forecast, as well as advances from the major shareholder up to the date of approval of these financial statements, the directors of the Company are of the view that the liquidity position of the Group and of the Company is manageable and they do not foresee any significant liquidity risk or material uncertainty exist that may cast doubt about the Group's and the Company's ability to meet their financial obligations for at least twelve months after the date of approval of these financial statements. Accordingly, the directors also concluded that there is no material uncertainty exist as at the date of approval of these financial statements which may cast significant doubt on the Group's and the Company's ability to continue as a going concern respectively in the foreseeable future.

The table below summarised issued financial guarantee contracts of the Company, which represent the maximum amounts of the guarantees, and is allocated to the earliest period in which the guarantees could be called. However, based on circumstances at the end of the reporting period, the directors do not foresee the guarantees will be called.

Company	Less than 1 year RM'000	1 to 5 years RM'000	More than 5 years RM'000	Total RM'000
2024				
Financial guarantee contracts	157,558	172,472	43,967	373,997
2023				
Financial guarantee contracts	58,503	240,573	61,431	360,507

(d) Foreign currency risk

The Group undertakes transactions denominated in foreign currencies. Consequently, the Group is exposed to risk arising from fluctuation of exchange rates.

The Group does not consider it necessary to hedge against the foreign currency exchange risk based on its current level of operations.

The following table illustrates the Group's sensitivity to changes in exchange rate of RM against the relevant currencies on the material outstanding foreign currency denominated monetary items. Management has considered recent volatility in exchange rates and has concluded that the following movements in exchange rates are reasonably possible assumption. If the following foreign currencies were to strengthen by 5% against RM with all other variables held constant, the Group's profit after tax and equity would decrease or increase as follows:

(Decrease)/Increase	2024 RM'000	2023 RM'000
USD	(1,156)	(1,461)
CNY	135	264
SGD	746	737

The sensitivity analysis is unrepresentative of the inherent foreign currency risk as the year-end exposure does not reflect the exposure during the financial year.

56. FINANCIAL RISK MANAGEMENT OBJECTIVES AND POLICIES (CONT'D)

(e) Agricultural risk on biological assets

The Group is exposed to risks arising from environmental and climatic changes, commodity prices and financing risks arising mainly from the oil palm and durian assets.

The Group is exposed to risks arising from fluctuations in the price and demand of FFB.

The seasonal nature of the durian plantation and trading business requires a high level of cash flows to be reserved by the Group during the durian seasons. The Group actively manages the working capital requirements and has secured sufficient credit facilities to meet the cash flow requirements.

Management actively monitors and manages the risks relating to the plantation business segment. The reasonable risk exposure due to changes in external factors are not expected to have significant financial impact to the Group in the near future.

57. CAPITAL MANAGEMENT

The primary objective of the Group's capital management is to maintain an optimal capital in ensuring the availability of funds for the day-to-day operation as well as future business requirement and to maintain investors, creditors and market confidence.

The board of directors monitors and determines a prudent level of total debt to total equity ratio to optimise shareholders value and to ensure compliance with covenants and regulatory requirements.

The Group was in compliance with externally imposed capital requirements as at the reporting date.

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

The general debt-to-equity ratio of the Group as follows:

	Group	
	2024 RM'000	2023 RM'000
Share capital	1,256,139	1,138,871
Reserves	1,039,418	1,166,381
Total equity	2,295,557	2,305,252
Bank borrowings	794,080	858,352
Lease liabilities	13,810	17,289
Total debts	807,890	875,641
Debt-to-equity ratio (times)	0.35	0.37

58. SIGNIFICANT EVENTS

58.1 Acquisition of shares in subsidiary companies

In the previous financial year, the Company subscribed for an additional 1,250 Redeemable Preference Shares – Class B ("RPS B") in Nuzen Corporation Sdn Bhd ("NCSB") at an issue price of RM100,000 per RPS B amounting to RM125,000,000.

58.2 Changes in stake in subsidiaries

In the current financial year, the changes in stake in subsidiaries are as below:

The Company has raised a gross proceeds of up to RM20 million from the disposal of 21,000,000 ordinary shares in PLS at RM0.95 per ordinary share on 10 August 2023 and 28 August 2023. Subsequently, the effective equity interest of the Company in PLS has been reduced from 66% to 62%.

The financial effect arising from the changes in stake in the subsidiaries ownership are as follows:

Group	**2024** **RM'000**
Gross consideration received from non-controlling interests	20,170
Decrease in share of net assets	(24,456)
Deficit recorded in retained earnings	(4,286)

In the previous financial years, the changes in stake in subsidiaries are as below:

(i) On 13 February 2023, PLS, a direct subsidiary of the Company, has completed two tranches of private placement comprising 25,000,000 placement shares at RM0.95 per share and 14,965,600 placement shares at RM1.00 per share respectively. Subsequently, the effective equity interest of the Company in PLS has been reduced from 73% to 66%.

(ii) On 19 March 2023, the issued and paid-up capital of PLS Agrofresh was increased from RM1 to RM1,000,000 by way of allotment of 999,999 new ordinary shares for the purpose of increasing working capital of PLS Agrofresh. BSSB, an indirect subsidiary of the Company, subscribed for additional 599,999 new ordinary shares at total cash consideration of RM599,999. Consequent to the subscription, the effective interest of the Group in PLS Agrofresh has been reduce from 73% to 40%.

The financial effect arising from the changes in stake in the subsidiaries ownership are as follows:

Group	**2023** **RM'000**
Net consideration received from non-controlling interests	39,115
Decrease in share of net assets	(33,890)
Excess recorded in retained earnings	5,225

58.3 Issuance of redeemable preference shares ("RPSs") by an indirect subsidiary

In the previous financial years, BSSB, an indirect subsidiary of the Company, issued a total of 1,869,000 RPSs at an issue price of RM1 per RPS, which have been subscribed by a third party and a director of the Group amounted to RM1,303,000 and RM566,000 respectively.

58. SIGNIFICANT EVENTS (CONT'D)

58.4 RTS Link Project

In the previous financial year, ECSB, a wholly-owned subsidiary of the Company, has been accepted by Malaysia Rapid Transit System Sdn Bhd ("MRTS") (a wholly-owned subsidiary of Mass Rapid Transit Corporation Sdn Bhd), the developer and owner of the civil infrastructure for the section of Malaysia in Johor Bahru to Singapore Rapid Transit System Link Rail connecting Johor Bahru and Singapore ("RTS Link Project"), as the collaborative partner of Adil Permata Sdn Bhd ("APSB"), the appointed main contractor by MRTS for the RTS Link Project, to undertake the construction of the RTS Link Project.

ECSB has accepted the Letter of Award issued by APSB as the engineering, procurement and construction ("EPC") contractor for the RTS Link Project with a contract sum of RM1.447 billion for the RTS Link rail works.

58.5 Proposed co-investment between PLS LESB, an associate of the Company, Millennium Agriculture Technology Sdn. Bhd. ("MAT") and MYFARM, Inc., Japan ("MYFARM")

In the previous financial year, PLS LESB entered into a heads of agreement ("HOA") with MAT and MYFARM in relation to the proposed investment by MAT of up to 49% equity interest in a wholly-owned subsidiary of PLS LESB in various tranches.

Pursuant to the HOA, MAT and MYFARM have committed to co-invest with PLS LESB for up to RM210 million over 5 tranches to undertake a large-scale 1,000 hectares of intercropping and durian cultivation project in Pahang, Malaysia ("the Project").

Further to the aforesaid, MAT and MYFARM had on 30 August 2023 entered into a Supplemental Joint Venture Cum Shareholders' Agreement ("Supplemental Aqreement") to complete the first tranche of the investment valued at RM12 million ("First Tranche Investment"). Following the completion of the First Tranche Investment, MAT is granted a 6-month exclusivity period, up until 29 February 2024 to complete the remaining investment of approximately RM198 million in accordance with the terms of the agreement. Any further extension on the above shall subject to PLS LESB's sole discretion.

Pursuant to the Supplemental Agreement the 6-month exclusivity period granted to MAT to complete the remaining investment in the JVC has expired on 1 March 2024 with non-exclusive period will lapse on 30 August 2025.

The Group have been informed that MAT is on-going sourcing for suitable Japanese investors for its investment.

58.6 Proposed streamline, merge and reorganisation

On 27 September 2023, the Board of Directors of the Company (the "Board") received a letter dated 27 September 2023 from Tan Sri Dato' Lim Kang Hoo, being the major shareholder of the Company, requesting the Company to consider participating in a reorganisation, rationalisation and merger proposal ("Proposal"), involving Ekovest Berhad, Knusford Berhad, Iskandar Waterfront Holdings Sdn Bhd and Iskandar Waterfront City Berhad.

His Proposal is intended to streamline, reorganise, rationalise and merge the businesses and assets currently owned and controlled by himself and persons acting in concert, through the various public listed and non-listed companies, as well as to consolidate his direct shareholdings in the various companies.

The Board will deliberate on the Proposal and decide on the next course of action.

58.7 Private placement

On 12 September 2023, the ordinary share capital of the Company was increased from 2,695,828,002 to 2,965,410,802 by way of issuance of 269,582,800 new ordinary shares at an issue price of RM0.435 per ordinary share for total cash consideration of RM117 million, pursuant to private placement.

58. SIGNIFICANT EVENTS (CONT'D)

58.8 Disposal of land

On 22 February 2024, Ekovest Properties Sdn Bhd, a wholly-owned subsidiary of the Company, has entered into two separate sales and purchase agreements with Airman Sdn Bhd for the disposal of thirteen (13) parcels of land for a total consideration of RM67 million.

On 29 July 2024, Ekovest Properties Sdn Bhd and Temasek Megamas Sdn Bhd, wholly-owned subsidiaries of the Company had entered into sales and purchase agreements with Airman Sdn Bhd for the disposal of four (4) parcels of land for a total consideration of RM9.8 million.

59. SUBSEQUENT EVENTS

On 17 October 2024, the issued and paid up capital of Lebuhraya Duke Fasa 2A Sdn Bhd ("LDF2A") was increased from RM250,000 to RM500,000 by way of allotment of 250,000 new ordinary shares at RM1 per share. Nuzen Corporation Sdn Bhd, the indirect subsidiary of the Company has subscribed additional 175,000 new ordinary shares at total consideration of RM175,000. Subsequent to the subscription, LDF2A remains a 70%-owned subsidiary of the Group.

60. AUTHORISATION FOR ISSUE OF FINANCIAL STATEMENTS

The financial statements were authorised for issue by the board of directors on 23 October 2024.

MATERIAL Litigation

OF EKOVEST BERHAD AND ITS SUBSIDIARIES

Save as disclosed below as at 30 June 2024, neither the Company nor its subsidiaries are engaged in any material litigation, claims or arbitration, either as plaintiff or defendant and the Board are not aware and do not have any knowledge of any proceedings, pending or threatened against the Group or any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of the Company and its subsidiaries :

(i) On 3 July 2018, Ekovest Construction Sdn Bhd (**"ECSB"**), a wholly-owned subsidiary of our Company, had initiated an arbitration proceeding against Saraworks Sdn Bhd (previously known as Samling Resources Sdn Bhd) (**"SSB"**) by serving a Notice of Arbitration on SSB. Thereafter, ECSB had on 2 July 2019 filed a Statement of Case to claim against SSB based on the following:

(a) wrongful termination of the joint venture and shareholders' agreement dated 6 January 2017 entered into between ECSB and SSB (**"JV Agreement"**) to jointly undertake the development and upgrading of the Pan Borneo Highway in the state of Sarawak, Malaysia for work package contract WPC-02 (Semantan to Sg. Moyan Bridge + KSR Interchanges) (**"Highway Project"**);

(b) misrepresentation by SSB to ECSB, in order to induce ECSB into performing tasks, duties and responsibilities of SSB prior to the submission of the tender; the procurement of the Highway Project from Lebuhraya Borneo Utara Sdn Bhd (**"LBUSB"**), the project delivery partner for the Highway Project; and managing the Highway Project and all its ensuing duties and tasks;

(c) failure to expeditiously and diligently make the necessary applications for the approvals from LBUSB for the sub-contract of the Highway Project to Samling – Ekovest JV Sdn Bhd, a special purpose vehicle incorporated by ECSB and SSB to undertake the development and upgrading of the Highway Project (**"JV Company"**); and

(d) in the alternative, failure to take any step to compel LBUSB to consent to the sub-contract of the Highway Project to the JV Company, which should not have been unreasonably withheld, in which ECSB claims for general damages, interest and costs to be determined by the arbitrator (**"Arbitration Proceedings"**).

The hearing in relation to the Arbitration Proceeding which was fixed from 29 September 2020 to 2 October 2020 were vacated following the order of the Court as detailed in item (ii) below.

On 12 January 2022, SSB had initiated an arbitration proceeding against ECSB by serving a new Notice of Arbitration on ECSB, claiming against ECSB for, amongst others, the following:

(a) negligent misrepresentation and/or misstatements;

(b) breach of duty of care, fiduciary duties, duties under common law and equity;

(c) breach of the JV Agreement; and

(d) breach of a collateral agreement between the parties.

ECSB had challenged the validity of the aforesaid notice on grounds that SSB's attempt to initiate this fresh arbitration tantamount to duplicity and is an abuse of process.

The parties reached a global settlement. On 12 May 2023, the parties, via a letter dated 12 May 2023 from the solicitors for ECSB to the Arbitrator in ECSB's arbitral proceedings, jointly sought the termination of the ECSB's arbitral proceedings. SSB also via its solicitors' letter dated 12 May 2023 to Asian International Arbitration Centre (**"AIAC"**) sought to terminate the SSB's arbitral proceedings. On 19 May 2023, AIAC issue a letter and informed that the matter is closed. On 12 June 2023, the Arbitrator issued a termination order to terminate the arbitral proceedings.

Material Litigation
OF EKOVEST BERHAD AND ITS SUBSIDIARIES

Save as disclosed below as at 30 June 2024, neither the Company nor its subsidiaries are engaged in any material litigation, claims or arbitration, either as plaintiff or defendant and the Board are not aware and do not have any knowledge of any proceedings, pending or threatened against the Group or any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of the Company and its subsidiaries : (Cont'd)

(ii) On 3 February 2020, our Company and ECSB were served by the solicitors of SSB with a Writ of Summons and Statement of Claim dated 31 January 2020 (**"Claim"**) alleging that our Company and/or ECSB :

(aa) were negligent in their representation and/or assurances with regards to the technical advice and support and profit margin for the Highway Project;

(bb) failed, neglected and/or omitted to discharge their responsibilities with due care and diligence in the implementation and execution of the Highway Project;

(cc) acted in breach of their fiduciary duties owed to SSB, including inter alia, the duties under common law and equity; and/or

(dd) breached and misrepresented in respect of the sub-contractors that were selected, recommended and appointed to carry out the sub-contract works of the Highway Project.

SSB as plaintiff is claiming against our Company and ECSB as defendants jointly and severally for:

- general damages;
- interest at the rate of 5% per annum pursuant to Section 11 of the Civil Law Act 1956 or at such rate and from such date as the court deems fit and proper until the date of judgement;
- interest at the rate of 5% per annum from the date of judgement until the date of full and final settlement;
- costs; and
- such further and/or other relief as the court deems fit and proper.

ECSB and our Company had on 13 February 2020 and 14 February 2020 respectively filed our/its application for a stay of proceedings of the Claim pending the Arbitration Proceeding (**"Stay Applications"**). During the case management held on 21 April 2020, the Deputy Registrar further directed parties to file their respective affidavits and submissions, and had fixed the hearing of the Stay Applications to be on 6 July 2020. The hearing of the Stay Applications was then adjourned to 13 July 2020. Further to the filing of the written submissions and reply submissions by the parties' solicitors, the parties' solicitors also submitted orally and addressed the High Court Judge's questions during the hearing fixed on 13 July 2020. Thereafter, the High Court Judge fixed the Clarification/Decision for the Stay Applications on 30 July 2020. On 30 July 2020, the High Court Judge dismissed the Company's application for a stay of proceedings; and the High Court Judge allowed ECSB's application for a stay of proceedings but imposed a condition that the arbitration between ECSB and SSB shall only proceed after the resolution of SSB's claim against the Company at Kuala Lumpur High Court.

On 25 August 2020, the Company has filed its notice of appeal to appeal against the decision of the High Court that dismissed the Company's Stay Application (**"Company's Appeal"**), and ECSB had also filed its notice of appeal to appeal partly against the condition imposed by the High Court when allowing ECSB's Stay Application. The Company and ECSB were advised that the Company's Stay Application and also the ECSB's Stay Application should be allowed given that the matters to be decided in the aforementioned proceedings are one of the same and that any contradiction in the decisions arising therefrom would unfairly prejudice one party's claim against each other.

Notwithstanding the aforesaid, the Court of Appeal had on 25 November 2021 (after reading the parties' respective written submissions together with all relevant documents) (a) allowed ECSB's appeal and set aside the condition imposed by the High Court Judge that the arbitration between ECSB and SSB shall only proceed after the resolution of SSB's Claim against the Company at the Kuala Lumpur High Court (**"Set Aside Decision"**); and (b) dismissed the Company's Appeal as the Court of Appeal was of the view that the High Court proceedings between SSB and the Company could proceed.

Material Litigation

OF EKOVEST BERHAD AND ITS SUBSIDIARIES

Save as disclosed below as at 30 June 2024, neither the Company nor its subsidiaries are engaged in any material litigation, claims or arbitration, either as plaintiff or defendant and the Board are not aware and do not have any knowledge of any proceedings, pending or threatened against the Group or any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of the Company and its subsidiaries : (Cont'd)

(ii) On 3 February 2020, our Company and ECSB were served by the solicitors of SSB with a Writ of Summons and Statement of Claim dated 31 January 2020 (**"Claim"**) alleging that our Company and/or ECSB : (Cont'd)

On 24 December 2021, SSB had filed a Notice of Motion to the Federal Court to seek leave from the Federal Court to appeal against the Court of Appeal's Set Aside Decision (**"SSB's Motion"**). The Company had also on 27 December 2021 filed a Notice of Motion to seek leave from the Federal Court to appeal against the decision of the Court of Appeal in dismissing the Company's Appeal as earlier mentioned (**"Company's Motion"**). The case management for both the Company's Motion and SSB's Motion is fixed on 12 September 2022 pending the Grounds of Judgment from the Court of Appeal. A final Case Management is fixed on 25 October 2022 to update the Court Registrar on the filing of the written submission. The Hearing of both the Company's Motion and SSB's Motion at the Federal Court is fixed on 8 November 2022. Thereafter, the Hearing of both the Company's Motion and SSB's Motion fixed on 8 November 2022 is vacated due to the rescheduling of cases at the Federal Court. The Court Registrar fixed a Case Management on 7 February 2023 to update the Court Registrar on the filing of the written submissions (which have been filed on 20 October 2022) and the Hearing of both the Company's Motion and SSB's Motion at the Federal Court was fixed on 22 February 2023.

On 22 February 2023, during the Hearing, the Company through its solicitors made a request for an adjournment of the Hearing as the parties are in the midst of settlement. The Honourable Federal Court Judge, after hearing the oral submissions and explanation, allowed the Company's request for an adjournment of the Hearing and directed the parties' solicitors to appear before the Court Registrar on the same day to fix a new Hearing date. The Hearing of both the Company's Motion and SSB's Motion at the Federal Court was fixed on 17 May 2023.

In respect of SSB's Motion and Company's Motion at the Federal Court, on 12 May 2023, SSB and our Company through their respective solicitors filed the Notice of Withdrawal to withdraw their respective Motions at the Federal Court. Subsequent to the filing of both the Notices of Withdrawal for SSB's Motion and Company's Motion, the Federal Court via a letter dated 15 May 2023 informed that the Hearing for both the Motions fixed on 17 May 2023 was vacated.

In respect of SSB's Claim against the Company at the Kuala Lumpur High Court, SSB through its solicitors filed a Notice of Discontinuance to discontinue the action against the Company.

(iii) On 7 October 2019, ECSB was served by the solicitors of SSB with a Statement of Claim of the Defendant against the Third Party (**"Third Party Proceeding"**).

SSB is claiming that in the event it is held liable to Greenland Knusford Construction Sdn Bhd (**"GKCSB"**) pursuant to the legal proceeding commenced by GKCSB to claim for loss and damage amounting to RM22,537,460.63 arising from alleged fraudulent, negligent representations, misstatements and/or alleged wrongful termination of GKCSB's employment by SSB (**"Primary Proceeding"**), then SSB is entitled to claim in this Third Party Proceeding against ECSB, for declaratory relief and consequential order for the following:

(a) a declaration that the alleged misrepresentations and/or misstatements pleaded by the GKCSB in the Statement of Claim was by ECSB and/or contributed by ECSB;
(b) a declaration that ECSB owes a duty of care to the GKCSB and is in breach of that duty of care;
(c) a declaration that ECSB owes SSB a fiduciary duty and/or a duty to take care, and ECSB is in breach of that duty;
(d) a declaration that ECSB has caused SSB to be sued by the GKCSB in the Primary Proceeding;
(e) consequently, and in the event that SSB is held liable to GKCSB, an order that ECSB is liable to SSB for an indemnity and/or a contribution in respect of the GKCSB's claim;
(f) costs incurred by SSB in defending the GKCSB's action;
(g) cost of this Third Party Proceeding; and
(h) interests.

Material Litigation
OF EKOVEST BERHAD AND ITS SUBSIDIARIES

Save as disclosed below as at 30 June 2024, neither the Company nor its subsidiaries are engaged in any material litigation, claims or arbitration, either as plaintiff or defendant and the Board are not aware and do not have any knowledge of any proceedings, pending or threatened against the Group or any facts likely to give rise to any proceedings which might materially and adversely affect the financial position or business of the Company and its subsidiaries : (Cont'd)

(iii) On 7 October 2019, ECSB was served by the solicitors of SSB with a Statement of Claim of the Defendant against the Third Party (**"Third Party Proceeding"**). (Cont'd)

The pleadings in respect of the Third Party Proceeding closed on 9 December 2019 and the matter was fixed for further case management on 16 July 2020.

On 19 December 2019, SRSB filed an application under Order 14A and/or Order 33 rule 2 and/or rule 5 of the Rules of Court 2012 (**"O. 14A Application"**) for determination of six questions of law and for several consequential orders, including (a) that in the event the questions are determined in SSB's favour, the claim of GKCSB against SSB be struck out and/or dismissed, and (b) until the determination of the said questions, all proceedings in this matter be stayed. The case management for this O.14A Application was also fixed on 16 July 2020.

On 16 July 2020, the High Court directed for the O.14A Application to be heard first before the amendment application filed by the GKCSB, and that parties are to comply with the directions for submissions.

Upon having heard the parties on their submissions, the High Court had on 3 September 2021 dismissed the O. 14A Application with cost to GKCSB. On 27 September 2021, SSB filed a Notice of Appeal in respect of the O. 14A Application. SSB had also filed a Notice of Application together with the Affidavit in Support for a stay of proceedings application (**"Stay Application"**) on 22 October 2021 and 25 October 2021 respectively. In addition, SSB had on 20 December 2021 filed a Notice of Application for the recusal of the present judge from hearing and deciding on the action, and that the action be heard and decided by a different high court judge (**"Recusal Application"**). The High Court ordered that in the interest of justice, the Recusal Application shall be heard first. Accordingly, the hearing of this Recusal Application is fixed on 22 March 2022.

Upon hearing parties on 22 March 2022, the Court dismissed the Recusal Application (Encl. 137) with no order as to costs. The Defendant further filed a Stay Application (Encl. 163) in respect of the Recusal Application (Encl. 137). On 25 April 2022, the Court fixed a ruling date on 11 May 2022 to rule whether to hear the Stay Application for Order 14 (Encl. 126) or Stay Application for Recusal (Encl. 163) first both filed by the Defendant. The Court vacated the ruling date on 11 May 2022 and further fixed the same on 17 June 2022. On 17 June 2022, the Court ordered that the Stay Application for Recusal (Encl. 163) should be heard first.

Upon hearing parties on 21 July 2022 and noted the appeals for both the O. 14A Application and Recusal Application on 28 September 2022, the Court allowed the Stay Application for Recusal (Encl. 163) with no order as to costs for the interest of justice. The Court further fixed a further mention on 30 September 2022 to monitor the case.

On 30 September 2022, as the instant matter has been stayed pending disposal of the appeals filed by the Defendant and the hearing date of the appeals has yet to be confirmed by the Court of Appeal, the Court fixed a mention via e-review on 29 November 2022 to update the court on the status of the appeals.

On 29 November 2022, the Plaintiff had informed the Court that the hearing date of the appeals filed by the Defendant has been fixed on 23 June 2023. In the circumstances, the Court further fixed a mention by way of e-review on 26 June 2023 for parties to update the status of the matter.

On 12 May 2023, the Plaintiff has filed a Notice of Discontinuance dated 12 May 2023 wherein the Plaintiff wholly discontinues the instant action with no liberty to file afresh and with no order as to costs and the Defendant wholly discontinues its counterclaim against the Plaintiff with no liberty to file afresh and with no order as to costs and the Defendant also wholly discontinues its Third Party Notice against the Third Party (ECSB) with no liberty to file afresh and with no order as to costs.

In the circumstances, the instant suit is discontinued by parties.

ADDITIONAL COMPLIANCE Information

MATERIAL CONTRACTS

Save as disclosed below, there was no material contract entered into by the Group involving the interest of Directors and major shareholders, either still subsisting at the end of the financial year ended 30 June 2024 or entered into since the end of the previous financial year.

(1) REORGANISATION, RATIONALISATION AND MERGER PROPOSAL

The Board of Directors of the Company (**"Board"**) had on 27 September 2023 received a letter dated 27 September 2023 (**"Letter"**) from Tan Sri Dato' Lim Kang Hoo (**"TSDLKH"**) being the Group Executive Chairman and a major shareholder of the Company, requesting the Company to consider participating in a reorganisation, rationalisation and merger proposal (**"Proposal"**). The request Letter stated various proposals:-

(i) Proposed Knusford Berhad ("Knusford') - Ekovest Construction Sdn Bhd ("ECSB") Merger

This proposal is proposing merger of the construction and construction-related businesses of Ekovest and Knusford through the acquisition of the entire issued share capital of ECSB (i.e. a wholly-owned subsidiary of Ekovest, being the existing construction arm of Ekovest) by Knusford (**"Proposed Knusford-ECSB Merger"**).

The Company had on 27 October 2023 entered into a binding heads of merger agreement (**"Heads of Merger Agreement"**) with Knusford to exclusively explore and negotiate further on the Proposed Knusford-ECSB Merger via the proposed disposal by Ekovest of its entire equity interest in ECSB to Knusford for an indicative disposal consideration of RM450 million (**"Disposal Consideration"**), which was arrived at on a willing-buyer, willing-seller basis, after taking into account the audited net assets of ECSB as at 30 June 2023.

The Disposal Consideration shall be satisfied by Knusford on an agreed completion date of the Proposed Knusford-ECSB Merger via the allotment and issuance of such number of new ordinary shares in Knusford to Ekovest at an indicative issue price of RM0.60 per Knusford Share.

The Proposed Knusford-ECSB Merger is conditional upon, among others, the execution of the relevant definitive agreement(s) between the Company and Knusford (**"Definitive Agreement"**) within four (4) months following the date of the Heads of Merger Agreement, with an automatic extension of three (3) months upon the expiry of such four (4) months period, or such further extended date as the Company and Knusford may mutually agree upon.

On 27 May 2024, the Company and Knusford have mutually agreed for an extension of two (2) months commencing from 28 May 2024 to 27 July 2024, to grant more time to assess, evaluate and deliberate in detail and to discuss and negotiate on the terms of the Definitive Agreement.

On 26 July 2024, the Company and Knusford have mutually agreed for a further extension of six (6) months commencing from 28 July 2024 to 27 January 2025, to grant more time to assess, evaluate and deliberate in detail and to discuss and negotiate on the terms of the Definitive Agreement.

(ii) Proposed Transit-Oriented Development ("TOD") Land Acquisition

This proposal is proposing acquisition of four (4) parcels of lands measuring approximately 15.82 acres in aggregate, all located along the Johor Bahru–Singapore Rapid Transit System (**"RTS"**) alignment and are intended for TOD.

The Company had also on 27 October 2023 entered into the following:

(a) a binding term sheet with Mohamad Nor bin Hamid and Lee Hun Yeung (collectively, the **"Vendors of DCMSB"**) (**"TOD 2 Land Term Sheet"**) to acquire two (2) parcels of freehold commercial land held under H.S.(D) 218291, PTB 19264 and H.S.(D) 218292, PTB 19265 respectively, both located at Bandar Johor Bahru, Daerah Johor Bahru, Negeri Johor, measuring approximately 269,182 square feet (approximately 6.18 acres) in aggregate, together with a six (6)-storey shopping complex known as Danga City Mall and an expo building erected thereon on part of the said lands (collectively, the **"TOD 2 Land"**) from Danga City Mall Sdn Bhd (**"DCMSB"**), in which the Vendors of DCMSB hold the entire equity interest in TOD 2 Land for an indicative purchase consideration of RM210.00 million (**"TOD 2 Land Purchase Consideration"**) (**"Proposed TOD 2 Land Acquisition"**); and

MATERIAL CONTRACTS (CONT'D)

Save as disclosed below, there was no material contract entered into by the Group involving the interest of Directors and major shareholders, either still subsisting at the end of the financial year ended 30 June 2024 or entered into since the end of the previous financial year. (Cont'd)

(1) REORGANISATION, RATIONALISATION AND MERGER PROPOSAL (CONT'D)

(ii) Proposed Transit-Oriented Development ("TOD") Land Acquisition (Cont'd)

The Company had also on 27 October 2023 entered into the following: (Cont'd)

(b) a binding term sheet with Cheong Meow Yen and Desa Sinarmas Sdn Bhd (collectively, the **"Vendors of KMSB"**) (**"TOD 3 Land Term Sheet"**) to acquire two (2) parcels of leasehold commercial land held under H.S.(D) 580782, Lot 1874 and H.S.(D) 580783, Lot 12242 respectively, both located at Bandar Johor Bahru, Daerah Johor Bahru, Negeri Johor, measuring approximately 419,792 square feet (approximately 9.64 acres) in aggregate (collectively, the **"TOD 3 Land"**) from Khazanah Melati Sdn Bhd (**"KMSB"**), in which the Vendors of KMSB hold the entire equity interest therein, for an indicative purchase consideration of RM100.00 million (**"TOD 3 Land Purchase Consideration"**) (**"Proposed TOD 3 Land Acquisition"**).

The parties to the respective Term Sheets (collectively, the **"Parties"**) agree and acknowledge that the Proposed TOD Lands Acquisition, is subject to a due diligence review and assessment by the Company of the appropriate manner of undertaking the Proposed TOD Lands Acquisition and in this respect the Company shall have the right at its discretion and election to undertake Proposed TOD Lands Acquisition by way of the acquisition of the entire issued and paid-up share capital of DCMSB and KMSB instead of via the acquisition of the respective TOD Lands (**"Right to Acquire Shares"**). The indicative total purchase consideration will be fully satisfied by Ekovest on an agreed completion date, entirely via the issuance and allotment of such number of new ordinary shares in Ekovest to the respective Vendors (or their nominee(s), if any) or DCMSB and KMSB at an issue price of RM0.60 per Ekovest Share.

The Proposed TOD Lands Acquisition is conditional upon, among others, the execution of the relevant definitive agreements (**"Definitive Agreements"**) within three (3) months from the date of the Term Sheets, with an automatic extension of three (3) months upon the expiry of such three (3) months period, or such further extended date as the Parties may mutually agree upon. However, the Proposed TOD 2 Land Acquisition and Proposed TOD 3 Land Acquisition are not inter-conditional upon each other.

On 26 April 2024, the Company has sought the mutual agreement of the Parties for an extension of three (3) months commencing from 28 April 2024 to 27 July 2024, to grant more time for the Company to assess, evaluate and deliberate the Proposed TOD Lands Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreements between the Parties.

On 26 July 2024, the Company has sought the mutual agreement of the Parties for a further extension of three (3) months commencing from 28 July 2024 to 27 October 2024, to grant more time for the Company to assess, evaluate and deliberate the Proposed TOD Lands Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreements between the Parties.

On 25 October 2024, the Company has sought the mutual agreement of the Parties for a further extension of six (6) months commencing from 28 October 2024 to 27 April 2025, to grant more time for the Company to assess, evaluate and deliberate the Proposed TOD Lands Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreements between the Parties.

Additional Compliance Information

MATERIAL CONTRACTS (CONT'D)

Save as disclosed below, there was no material contract entered into by the Group involving the interest of Directors and major shareholders, either still subsisting at the end of the financial year ended 30 June 2024 or entered into since the end of the previous financial year. (Cont'd)

(1) REORGANISATION, RATIONALISATION AND MERGER PROPOSAL (CONT'D)

(iii) Proposed Acquisition of Credence Resources Sdn Bhd ("Credence")

This proposal is proposing acquisition of at least 51% or more of the issued share capital of Credence from TSDLKH.

The Company had also on 27 October 2023 entered into a binding heads of agreement (**"HOA"**) with TSDLKH to exclusively explore and negotiate further on the proposed acquisition by Ekovest of up to 700,000 ordinary shares, representing up to 70% of the equity interest in Credence and 87,901,000 redeemable preference shares in Credence from TSDLKH for an indicative purchase consideration of approximately RM1.15 billion (**"Purchase Consideration"**), which was arrived at on a willing-buyer, willing-seller basis, after taking into account the audited net assets of Credence as at 31 December 2022 (**"Proposed Credence Acquisition"**).

The Purchase Consideration shall be satisfied by Ekovest on an agreed completion date of the Proposed Credence Acquisition via the allotment and issuance of such manner of new ordinary shares in Ekovest to TSDLKH at an indicative issue price of RM0.60 per Ekovest share.

The Proposed Credence Acquisition is conditional upon, among others, the execution of the relevant definitive agreement(s) between the Company and TSDLKH (**"Definitive Agreement"**) within four (4) months following the date of the HOA, with an automatic extension of three (3) months upon the expiry of such four (4) months period, or such further extended date as the Company and TSDLKH may mutually agree upon.

On 27 May 2024, the Company has sought the agreement with TSDLKH for an extension of two (2) months commencing from 28 May 2024 to 27 July 2024, to grant more time for the Company to assess, evaluate and deliberate the Proposed Credence Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreement.

On 26 July 2024, the Company has sought the agreement with TSDLKH for a further extension of six (6) months commencing from 28 July 2024 to 27 January 2025, to grant more time for the Company to assess, evaluate and deliberate the Proposed Credence Acquisition in detail and to discuss and negotiate on the terms of the Definitive Agreement.

The above three (3) Proposals are not intended to be conditional or inter-conditional upon each other and will be implemented separately and independently, if deemed fit by the Board.

(2) DISPOSAL OF LANDS

On 22 February 2024, the Board of Directors of the Company (**"Board"**), had announced our wholly-owned subsidiary, Ekovest Properties Sdn Bhd (**"EPSB"**) had entered into two separate sale & purchase agreements (**"SPA"**) with Airman Sdn Bhd (**"Airman"**) for the disposal of thirteen (13) parcels of land for a total cash consideration of RM66.804 million.

On 29 July 2024, the Board had announced our wholly-owned subsidiaries EPSB and Temasek Megamas Sdn Bhd had entered into three additional SPAs with Airman for the disposal of four (4) parcels of land for a total cash consideration of RM9.818 million.

Airman is a wholly-owned subsidiary of Lim Seong Hai Resources Sdn Bhd which in turn is a wholly-owned subsidiary of Lim Seong Hai Holdings Sdn Bhd (**"LSHHSB"**). Tan Sri Datuk Seri Lim Keng Cheng (**"TSDSLKC"**), our Non-Independent and Non-Executive Director, is also a Director of Airman and the major shareholder and Director of LSHHSB. As such, the disposal is deemed a related party transaction.

As of the date of this report, certain conditions precedent of these five SPAs have not been fulfilled and therefore the sale of land has yet to be completed.

Additional Compliance Information

PRIVATE PLACEMENT

The Company had on 30 August 2023 proposed to undertake a Private Placement of up to 10% of the total number of issued shares of Ekovest (**"Proposed Private Placement"**).

The objective of the Proposed Private Placement is to introduce strategic and/or institutional investors to improve Ekovest's current shareholding mix while raising the required funds for the Group's business expansion.

The issue price for the private placement has been fixed on 30 August 2023 at RM0.435 per Placement Share. It comprised up to 269,582,800 Placement Shares, calculated based on 10% of the total number of issued shares of Ekovest as at 30 August 2023. The issue price of RM0.435 per placement share represents a discount of approximately 9.09% to the five (5)-day volume weighted average market price of Ekovest Shares up to and including 29 August 2023.

On 5 September 2023, the Company had submitted an application to Bursa Securities in respect of the listing and quotation of up to 269,582,800 placement shares to be issued pursuant to the private placement of up to 10% of the total number of issued shares of Ekovest, on the Main Market of Bursa Securities which was subsequently approved on 7 September 2023.

On 12 September 2023, private placement comprising 269,582,800 placement shares has been completed following the listing and quotation of 269,582,800 placement shares on the Main Market of Bursa Securities.

The status of utilisation of proceeds raised from the Proposed Private Placement as at 30 June 2024 are as follows:

Purpose	Gross Proceeds (RM'000)	Actual Utilisation (RM'000)	Balance (RM'000)	Deviation (RM'000)	Intended timeframe for utilisation
Construction project	86,000	86,000	-	Nil	Within 18 months
General working capital	28,469	28,469	-	Nil	Within 12 months
Estimated expenses in relation to the Proposed Private Placement	2,800	2,800	-	Nil	Within 3 months
	117,269	117,269			

NON AUDIT FEES

The amount of non-audit fees paid or payable by the Company and by the Group to the external auditors for the financial year 30 June 2024 are RM5,800 and RM48,800 respectively.

RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE NATURE OR TRADING NATURE

Pursuant to paragraph 10.09 of the Listing Requirements of Bursa Malaysia Securities Berhad, the Company will be seeking shareholders' mandate for the Group to enter into recurrent related party transactions of a revenue or trading nature, at the forthcoming Annual General Meeting of Ekovest Berhad scheduled to be held on Friday, 29 November 2024.

Analysis of SHAREHOLDINGS

AS AT 30 SEPTEMBER 2024

Date of Annual Report : 28 October 2024
Statement Date : 30 September 2024

I SUBSTANTIAL SHAREHOLDERS

No.	Name	Direct Shareholdings	%	Indirect Shareholdings	%
1.	Tan Sri Dato' Lim Kang Hoo	532,526,093	17.96	298,000,032 [1]	10.05
2.	Ekovest Holdings Sdn. Bhd.	298,000,032	10.05	-	-
	TOTAL	830,526,125	28.01		

II DIRECTORS' SHAREHOLDINGS

No.	Name	Direct Shareholdings	%	Indirect Shareholdings	%
1.	Tan Sri Dato' Lim Kang Hoo	532,526,093	17.96	298,000,032 [1]	10.05
2.	Dato' Lim Hoe	14,232,375	0.48	-	-
3.	Lim Chen Thai	3,600,000	0.12	-	-
4.	Tan Sri Datuk Seri Lim Keng Cheng	-	-	85,654,100 [2]	2.89
5.	Lim Ts-Fei	-	-	-	-
6.	Lee Wai Kuen	-	-	-	-
7.	Jasmine Cheong Chi-May	-	-	-	-
8.	Dato' Majid Manjit Bin Abdullah	-	-	-	-
9.	Chin Wai Kit	-	-	-	-
10.	Wong Khai Shiang	750,000	0.03	-	-
	TOTAL	551,108,468	18.59		

Notes:
[1] Deemed interest by virtue of his shareholding in Ekovest Holdings Sdn. Bhd.
[2] Deemed interest by virtue of his shareholding in Lim Seong Hai Holdings Sdn. Bhd.

III CLASS OF EQUITY SECURITY

Total Number of Issued Shares : 2,965,410,802
Class of Security : Ordinary Share
No. of Shareholders : 31,577
Voting Rights : One (1) vote per ordinary share

IV DISTRIBUTION BY SIZE OF SHAREHOLDINGS

Size of Shareholdings	No. of Shareholders	%	No. of Shareholdings	%
Less than 100	188	0.59	6,525	0.00
100 to 1,000	2,333	7.39	1,444,230	0.05
1,001 to 10,000	12,898	40.85	80,547,914	2.72
10,001 to 100,000	13,365	42.32	490,555,162	16.54
100,001 to less than 5% of issued shares	2,791	8.84	1,674,230,878	56.46
5% and above of issued shares	2	0.01	718,626,093	24.23
TOTAL	31,577	100.00	2,965,410,802	100.00

Analysis of Shareholdings

AS AT 30 SEPTEMBER 2024

THIRTY (30) LARGEST SHAREHOLDERS

No.	Name	Shareholdings	%
1	TAN SRI DATO' LIM KANG HOO	532,526,093	17.96
2	MAYBANK NOMINEES (TEMPATAN) SDN. BHD. PLEDGED SECURITIES ACCOUNT FOR EKOVEST HOLDINGS SDN. BHD.	186,100,000	6.28
3	AMSEC NOMINEES (TEMPATAN) SDN. BHD. PLEDGED SECURITIES ACCOUNT - AMBANK (M) BERHAD FOR EKOVEST HOLDINGS SDN. BHD. (SMART)	82,400,000	2.78
4	LIM SEONG HAI HOLDINGS SDN. BHD.	61,265,400	2.07
5	CITIGROUP NOMINEES (ASING) SDN. BHD. EXEMPT AN FOR CITIBANK NEW YORK (NORGES BANK 22)	42,940,100	1.45
6	RHB NOMINEES (TEMPATAN) SDN. BHD. PLEDGED SECURITIES ACCOUNT FOR EKOVEST HOLDINGS SDN. BHD.	27,850,010	0.94
7	LIM SEONG HAI HOLDINGS SDN. BHD.	24,388,700	0.82
8	UOB KAY HIAN NOMINEES (ASING) SDN. BHD. EXEMPT AN FOR UOB KAY HIAN PTE. LTD. (A/C CLIENTS)	21,038,525	0.71
9	CITIGROUP NOMINEES (ASING) SDN. BHD. EXEMPT AN FOR CITIBANK NEW YORK (NORGES BANK 14)	19,881,400	0.67
10	CITIGROUP NOMINEES (ASING) SDN. BHD. EXEMPT AN FOR BANK OF SINGAPORE LIMITED (FOREIGN)	18,732,550	0.63
11	KHOO CHANG CHIANG	17,033,550	0.57
12	HSBC NOMINEES (ASING) SDN. BHD. EXEMPT AN FOR BANK JULIUS BAER & CO. LTD. (SINGAPORE BCH)	16,400,082	0.55
13	AMSEC NOMINEES (TEMPATAN) SDN. BHD. AMBANK (M) BERHAD	15,000,000	0.51
14	CITIGROUP NOMINEES (ASING) SDN. BHD. EXEMPT AN FOR UBS AG SINGAPORE (FOREIGN)	14,300,000	0.48
15	DATO' LIM HOE	14,232,375	0.48
16	TEOH SEE YONG	13,500,000	0.46
17	PHILLIP NOMINEES (TEMPATAN) SDN. BHD. EXEMPT AN FOR PHILLIP CAPITAL MANAGEMENT SDN. BHD. (EPF)	12,065,600	0.41
18	CITIGROUP NOMINEES (ASING) SDN. BHD. CBNY FOR EMERGING MARKET CORE EQUITY PORTFOLIO DFA INVESTMENT DIMENSIONS GROUP INC	11,981,850	0.40
19	RHAKJESH PAAREN A/L BALAKRISNEN	11,526,800	0.39
20	UOB KAY HIAN NOMINEES (TEMPATAN) SDN. BHD. EXEMPT AN FOR UOB KAY HIAN PTE LTD (A/C CLIENTS)	11,452,900	0.39

Analysis of Shareholdings

AS AT 30 SEPTEMBER 2024

THIRTY (30) LARGEST SHAREHOLDERS

No.	Name	Shareholdings	%
21	CARTABAN NOMINEES (TEMPATAN) SDN. BHD. EXEMPT AN FOR STANDARD CHARTERED BANK MALAYSIA BERHAD (WEALTH MANAGEMENT) (TEMPATAN)	10,300,500	0.35
22	TIONG NAM LOGISTICS HOLDINGS BERHAD	9,270,000	0.31
23	PHILLIP NOMINEES (TEMPATAN) SDN. BHD. EXEMPT AN FOR PHILLIP CAPITAL MANAGEMENT SDN. BHD.	7,512,000	0.25
24	WONG KHAI SHIUAN	7,500,000	0.25
25	MAYBANK INVESTMENT BANK BERHAD IVT (9) ECD SW-H	7,355,000	0.25
26	LOH CHIN SEONG	7,226,002	0.24
27	MAYBANK NOMINEES (TEMPATAN) SDN. BHD. EXEMPT AN FOR ARECA CAPITAL SDN. BHD. (CLIENTS' ACCOUNT)	7,070,000	0.24
28	AFFIN HWANG NOMINEES (TEMPATAN) SDN. BHD. PLEDGED SECURITIES ACCOUNT FOR LIM TECK HUAT	6,671,400	0.22
29	MAYBANK SECURITIES NOMINEES (TEMPATAN) SDN. BHD. PLEDGED SECURITIES ACCOUNT FOR TAN KUAN TECK	6,669,000	0.22
30	CIMB GROUP NOMINEES (TEMPATAN) SDN. BHD. CIMB BANK BERHAD (EDP 2)	6,405,500	0.22

PARTICULARS OF MATERIAL Properties

AS AT 30 JUNE 2024

LOCATION	OWNER	AGE OF BUILDING	TENURE	LAND DESCRIPTION	LAND AREA# (sq. metres)/ BUILT-UP AREA^ (sq. metres)	COST/ REVALUATION/ FAIR VALUE (RM'000)	NET BOOK VALUE (RM'000)
PROJECT EKOCHERAS Geran 78870, Lot 480726, Mukim Kuala Lumpur. (DOA: 04-02-2000)	Ekovest Capital Sdn Bhd	6 years	Freehold	Shopping mall	55,996^	417,000	417,000
Part of Geran 78870, Lot 480726, Mukim Kuala Lumpur. (DOA: 04-02-2000)	DUKE Hotels Sdn Bhd	1 year	Freehold	Hotel	11,462^	105,431	99,263
PROJECT EKOTITIWANGSA Geran Mukim 4944, Lot 20007, Seksyen 85, Bandar Kuala Lumpur. (DOA: 7-5-2007 & 10-08-2010)	Ekovest Land Sdn Bhd	N/A	Freehold	Construction in progress	9,348#	28,171	28,171
PROJECT EKOAVENUE Geran 57616, Lot 520, Geran 57617, Lot 521, Seksyen 85, Bandar Kuala Lumpur. (DOA: 17-12-2007)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	4,658#	9,997	9,997
HSD 120433, PT 144, Seksyen 85A, Bandar Kuala Lumpur. (DA: 06-10-2017)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	2,660#	19,963	19,963

Particulars Material Properties
AS AT 30JUNE 2024

LOCATION	OWNER	AGE OF BUILDING	TENURE	LAND DESCRIPTION	LAND AREA# (sq .metres)/ BUILT-UP AREA^ (sq. metres)	COST/ REVALUATION/ FAIR VALUE (RM'000)	NET BOOK VALUE (RM'000)
PROJECT EKORIVER CENTRE Geran 20722 Lot 297, Geran 20723 Lot 298, Geran 20724 Lot 299, Geran 20725 Lot 300, Geran 20726 Lot 301, Section 85, Bandar Kuala Lumpur. (DOA: 14-08-2006)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	5,683#	9,695	9,695
PN51151, Lot 20001, Section 85, Bandar Kuala Lumpur. (DOA: 07-10-2014)	Ekovest Properties Sdn Bhd	N/A	Leasehold 99 years Expiring on 1 Nov 2110	Vacant land	2,748#	9,941	9,941
Hakmilik 79822 Lot 20014 Section 85, Bandar Kuala Lumpur. (DA: 05-05-2016)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	1,620#	7,822	7,822
Hakmilik 79795 Lot 20013 Section 85, Bandar Kuala Lumpur. (DA: 22-02-2017)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	1,662#	8,822	8,822
HSD 120398, PT87, Seksyen 85, Bandar Kuala Lumpur. (DA: 13-06-2017)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	628#	3,143	3,143

LOCATION	OWNER	AGE OF BUILDING	TENURE	LAND DESCRIPTION	LAND AREA# (sq. metres)/ BUILT-UP AREA^ (sq. metres)	COST/ REVALUATION/ FAIR VALUE (RM'000)	NET BOOK VALUE (RM'000)
PROJECT EKORIVER CENTRE (CONT'D) Geran 79874 Lot 20016 Seksyen 85, Bandar Kuala Lumpur. (DA: 07-09-2018)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	2,925#	16,400	16,400
Geran 79873 Lot 20007 Seksyen 85A, Bandar Kuala Lumpur. (DA: 07-09-2018)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	9,438#	52,869	52,869
PROJECT EKOGATEWAY Lot 9460 to 9578, Mukim Setapak, Kuala Lumpur. (118 titles) (DOA: 09-07-2007)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	22,228#	20,112	20,112
Lot 2767 GM 163 (PT28270) Lot 2768 GM 164 (PT28271) Mukim Setapak, Kuala Lumpur. (DOA: 01-10-2010)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	13,883#	15,370	15,370

Particulars Material Properties
AS AT 30JUNE 2024

LOCATION	OWNER	AGE OF BUILDING	TENURE	LAND DESCRIPTION	LAND AREA# (sq. metres)/ BUILT-UP AREA^ (sq. metres)	COST/ REVALUATION/ FAIR VALUE (RM'000)	NET BOOK VALUE (RM'000)
PROJECT EKOGATEWAY (CONT'D)							
Geran Mukim 925, Lot 22520, Mukim Setapak, Kuala Lumpur. (DOA: 18-12-2013)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	686#	7,700	7,700
Lot 9762 to 9776, Lot 9780 to 9782, Mukim Setapak, Kuala Lumpur. (18 titles) (DOA: 18-12-2013)	Ekovest Properties Sdn Bhd	N/A	Leasehold 99 years Expiring on 14 September 2077	Vacant land	1,962#	5,491	5,491
Lot 14238 & 14239, Lot 14250 to 14254, Lot 14256 to 14259 Mukim Setapak, Kuala Lumpur. (11 titles) (DOA: 18-12-2013)	Ekovest Properties Sdn Bhd	N/A	Freehold	Vacant land	1,328#	3,709	3,709
HSD 120216, PT10074, HSD 120217, PT10075, HSD 120218, PT10076, HSD 120212, PT10077, HSD 120213, PT10078, HSD 120214, PT10079, HSD 120215, PT10080, Mukim Setapak, Kuala Lumpur. (DA: 10-10-2016)	Ekovest Properties Sdn Bhd	N/A	Leasehold 99 years Expiring on 9 October 2115	Vacant land	18,172#	13,544	13,544

Particulars Material Properties
AS AT 30JUNE 2024

LOCATION	OWNER	AGE OF BUILDING	TENURE	LAND DESCRIPTION	LAND AREA# (sq. metres)/ BUILT-UP AREA^ (sq. metres)	COST/ REVALUATION/ FAIR VALUE (RM'000)	NET BOOK VALUE (RM'000)
OTHERS							
Lot 42483 to Lot 42489 (7 lots) Lot 42490 to Lot 42499 (10 lots) Lot 42500 to Lot 42514 (15 lots) Mukim Kuala Kuantan, Bandar Indera Mahkota, Kuantan. (DOA: 19-11-1996)	Milan Energy Sdn Bhd	N/A	Leasehold 99 years Expiring on 22 Mar 2093	Vacant land	46,940#	5,069	5,069
Geran 94689, Lot 675, Geran 43451, Lot 923, Mukim Pulai, Johor Bahru. (DOA: 11-06-2004)	Timur Terang Sdn Bhd	N/A	Freehold	Vacant land	101,609#	192,000	192,000
PN54230,Lot 20017 Seksyen 85, Bandar Kuala Lumpur. (DA: 19-01-2015)	Ekovest Land Sdn Bhd	N/A	Leasehold 99 years Expiring on 18 Jan 2114	Vacant land	2,156#	10,342	10,342
HSD 120121, PT10066, Mukim Setapak, Kuala Lumpur. (DOA: 05-05-2016)	KL Bund Sdn Bhd	N/A	Leasehold 99 years Expiring on 27 Dec 2114	Vacant land	7,940#	30,554	30,554

Particulars Material Properties
AS AT 30JUNE 2024

LOCATION	OWNER	AGE OF BUILDING	TENURE	LAND DESCRIPTION	LAND AREA# (sq. metres)/ BUILT-UP AREA^ (sq. metres)	COST/ REVALUATION/ FAIR VALUE (RM'000)	NET BOOK VALUE (RM'000)
OTHERS (CONT'D)							
Geran no. 45357, Lot 160, Bandar Kuala Lumpur. (DOA: 29-09-2017)	KL Bund Sdn Bhd	N/A	Leasehold 99 years Expiring on 15 May 2106	Vacant Land	8,488#	43,549	43,549
HSD 565071, PT 24422, Bandar Johor Bahru, District of Johor Bahru Johor Darul Takzim. (DOA: 10-12-2018)	Tanahmas Kapital Sdn Bhd	N/A	Freehold	Vacant Land	45,242#	67,725	67,725
[1] Geran Mukim 354, Lot 228, [2] Geran Mukim 355, Lot 229, [3] Geran Mukim 356, Lot 231, Mukim Jimah Tempat Kuala Lukut [4] Geran Mukim 772, Lot 348 [5] Geran Mukim 773, Lot 404 [6] Geran Mukim 774, Lot 297 Mukim Jimah Tempat Telok Meranti [7] Geran 72701, Lot 486 [8] Geran 130368, Lot 528 [9] Geran 51638 , Lot 529 [10] Geran 65429 , Lot 828 Mukim Jimah Daerah Port Dickson [11] Geran Mukim 2141, Lot 10705 Pekan Lukut Tempat Kuala Lukut [12] Geran 75822, Lot 2604 [13] Geran 75823, Lot 2605 [14] Geran 75824, Lot 2606	Ekovest World Sdn Bhd	N/A	Freehold	Vacant Land	504,319#	31,878	31,878

LOCATION	OWNER	AGE OF BUILDING	TENURE	LAND DESCRIPTION	LAND AREA# (sq. metres)/ BUILT-UP AREA^ (sq. metres)	COST/ REVALUATION/ FAIR VALUE (RM'000)	NET BOOK VALUE (RM'000)
OTHERS (CONT'D)							
[15] Geran 75825, Lot 2607 [16] Geran 75826, Lot 2608 Mukim Jimah, Daerah Port Dickson [17] Geran Mukim 241464, Lot 10703 Pekan Lukut, Daerah Port Dickson Negeri Sembilan (DOA: 8-10-2018)							
Geran 421950, Lot 182988, Geran 414131, Lot 112873, Mukim Plentong Johor Bahru. (DOA: 20-12-2019)	Saujarena Bina Sdn Bhd	N/A	Freehold	Vacant Land	89,568#	126,000	126,000
Part of lands held under H Geran 250679 Lot 45370, Danga View Apartment, Bandar Johor Bahru, District of Johor Bahru, Johor Bahru (DOA: 15-01-2001) 8 units (DOA: 07-02-2002) 3 units (DOA: 24-11-2005) 6 units	Ekovest Berhad	23 years	Freehold	17 units of apartment	4,511^	20,567	20,567
Part of land held under Strata Geran No. 358304, Bandar Johor Bahru. (DOA: 25-06-2010)	Ekovest Construction Sdn Bhd	14 years	Freehold	4 units of 3 storey shop office and 3 unit of 4 storey shop office	2,636^	12,750	12,750

Particulars Material Properties

AS AT 30JUNE 2024

LOCATION	OWNER	AGE OF BUILDING	TENURE	LAND DESCRIPTION	LAND AREA# (sq. metres)/ BUILT-UP AREA^ (sq. metres)	COST/ REVALUATION/ FAIR VALUE (RM'000)	NET BOOK VALUE (RM'000)
OTHERS (CONT'D)							
GM 931 Lot 16345, GM 932 Lot 16346, Mukim Setapak, Kuala Lumpur. (DOA: 03-09-2015)	Ekovest Properties Sdn Bhd	9 years	Freehold	3-storey shop	306#	12,914	12,914
GM 762 Lot 14233, GM 763 Lot 14234, Mukim Setapak, Kuala Lumpur. (DOA: 25-07-2017)	Ekovest Properties Sdn Bhd	7 years	Freehold	3-storey shop	467#	9,301	9,301
GM 929 Lot 16343, Mukim Setapak, Kuala Lumpur. (DOA: 15-12-2017)	Ekovest Properties Sdn Bhd	7 years	Freehold	3-storey shop	149#	4,488	4,488

Note: DOA : Date of Acquisition-Refers to Sales and Purchase Agreement.
DA : Alienation Date

NOTICE OF THE THIRTY-NINTH Annual General Meeting

NOTICE IS HEREBY GIVEN THAT the Thirty-Ninth Annual General Meeting of the Company will be conducted on a virtual basis through live streaming and online remote voting using the Remote Participation and Voting Facilities via the online meeting platform at https://www.dvote.my from the broadcast venue at Ekovest Sales Gallery, 3rd Floor, No. 122, Jalan Desa Gombak 1, Jalan Gombak, 53000 Kuala Lumpur on Friday, 29 November 2024 at 2.30 p.m. for the purpose of transacting the following businesses:-

AGENDA

1. To lay the Audited Financial Statements for the financial year ended 30 June 2024 together with the Reports of the Directors and the Auditors thereon. — **Please refer Explanatory Note A**

2. To re-elect the following Directors who retire in accordance with Clause 76 (3) of the Constitution of the Company:-

   (i) Tan Sri Datuk Seri Lim Keng Cheng — **Resolution 1**
   (ii) Dato' Lim Hoe — **Resolution 2**
   (iii) Ms. Lim Ts-Fei — **Resolution 3**

3. To approve the payment of Directors' Fees of RM270,000.00 for the financial year ended 30 June 2024. — **Resolution 4**

4. To approve the payment of Directors' Benefits up to an amount of RM200,000.00 with effect from the Thirty-Ninth Annual General Meeting until the next Annual General Meeting of the Company. — **Resolution 5**

5. To re-appoint Forvis Mazars PLT as Auditors for the financial year ending 30 June 2025 and to authorise the Directors to fix their remuneration. — **Resolution 6**

6. As Special Business, to consider and if thought fit, pass the following resolutions with or without modifications:-

   (I) PROPOSED AUTHORITY FOR DIRECTORS TO ALLOT SHARES AND WAIVER OF PRE-EMPTIVE RIGHTS FOR THE ISSUANCE OF THE NEW SHARES

   "THAT subject to the Companies Act 2016 ("the Act"), the Constitution of the Company, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and the approvals of the relevant governmental/regulatory authorities, the Directors of the Company be and are hereby empowered, pursuant to Sections 75 and 76 of the Act, to allot shares in the Company, grant rights to subscribe for shares in the Company, convert any securities into shares in the Company, or allot shares under an agreement or option or offer from time to time, at such price, to such persons and for such purposes and upon such terms and conditions, as the Directors may in their absolute discretion deem fit provided that the aggregate number of shares to be issued pursuant to this resolution does not exceed 10% of the total number of issued shares (excluding treasury shares) of the Company for the time being **AND THAT** the Directors of the Company be and are also empowered to obtain the approval from Bursa Securities for the listing of and quotation for the additional shares so issued **AND THAT** such approval shall continue to be in force until:-

   (i) the conclusion of the next Annual General Meeting ("AGM") of the Company held after the approval was given;

(ii) the expiration of the period within which the next AGM of the Company is required to be held after the approval was given; or

(iii) revoked or varied by resolution passed by the shareholders of the Company in a general meeting,

whichever is the earlier.

THAT pursuant to Section 85(1) of the Act which must be read together with Clause 12(3)(a) of the Constitution of the Company, by approving this resolution, the shareholders do hereby waive the statutory pre-emptive rights of the offered shares in proportion of their holdings at such price and at such terms to be offered arising from any issuance of the new shares above by the Company.

AND THAT the Directors be and are hereby authorised to issue any new shares (including rights or options over subscription of such shares) and with such preferred, deferred, or other special rights or such restrictions, whether with regard to dividend, voting, return of capital, or otherwise, for such consideration and to any person as the Directors may determine." **Resolution 7**

(II) PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE

"THAT authority be and is hereby given pursuant to paragraph 10.09 of the Main Market Listing Requirements of the Bursa Malaysia Securities Berhad for the Company and its subsidiaries to enter into recurrent related party transactions of a revenue or trading nature as stated in section 2.4 of the Circular to Shareholders dated 28 October 2024 with the related parties listed in section 2.3 of the Circular which are necessary for the day-to-day operations, in the ordinary course of business, made on at arm's length basis and on normal commercial terms which are not more favourable than those normally available to the public and are not to the detriment of the minority shareholders;

AND THAT the authority conferred by this Mandate shall commence immediately upon the passing of this resolution and is subject to annual renewal. In this respect the authority shall only continue to be in force until:-

(i) the conclusion of the next Annual General Meeting ("AGM") of the Company at which time the authority will lapse, unless the authority is renewed by a resolution passed at that AGM;

(ii) the expiration of the period within which the next AGM is to be held pursuant to Section 340(2) of the Companies Act 2016 ("the Act") but must not extend to such extension as may be allowed pursuant to Section 340(4) of the Act; or

(iii) revoked or varied by resolution passed by the shareholders in general meeting,

whichever is the earlier." **Resolution 8**

(III) CONTINUING IN OFFICE AS INDEPENDENT NON-EXECUTIVE DIRECTOR

"THAT subject to the passing of Resolution 3, approval be and is hereby given for Ms. Lim Ts-Fei who has served as an Independent Non-Executive Director of the Company for a cumulative term of more than nine (9) years, to continue to act as Independent Non-Executive Director of the Company." **Resolution 9**

(IV) CONTINUING IN OFFICE AS INDEPENDENT NON-EXECUTIVE DIRECTOR

"THAT approval be and is hereby given for Mr. Lee Wai Kuen who has served as an Independent Non-Executive Director of the Company for a cumulative term of more than nine (9) years, to continue to act as Independent Non-Executive Director of the Company." **Resolution 10**

7. To transact any other business for which due notice shall have been given in accordance with the Constitution of the Company and the Companies Act, 2016.

By Order of the Board

Lim Thiam Wah (MAICSA No. 7000553)
SSM PC No. 201908003868

Tee Lee Leng (MAICSA No. 7044742)
SSM PC No. 202008001301

Chartered Secretaries
Kuala Lumpur

28 October 2024

Notice of the Thirty-Ninth Annual General Meeting

Notes:

1. The Thirty-Ninth (39th) Annual General Meeting ("AGM") of the Company will be conducted on virtual basis through live streaming and online remote voting using the Remote Participation and Voting Facilities via online meeting platform at https://www.dvote.my. Please refer to the Administrative Guide for the detailed steps on remote participation and vote remotely.

2. For the purpose of determining who shall be entitled to participate and vote at the 39th AGM, the Company shall request Bursa Malaysia Depository Sdn. Bhd. to make available to the Company, the Record of Depositors as at 15 November 2024. Only members whose name appears on this Record of Depositors shall be entitled to participate and vote at the AGM or appoint a proxy to participate and vote on his/her/its behalf.

3. A member entitled to participate and vote at the AGM is entitled to appoint a proxy or attorney or in the case of a corporation, to appoint a duly authorised representative to participate and vote in his place at the AGM. A proxy may but need not be a member of the Company.

4. A member of the Company who is entitled to participate and vote at the AGM may appoint not more than two (2) proxies to participate and vote in his/her/its place at the AGM.

5. If two (2) proxies are appointed, the entitlement of those proxies to vote shall be in accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

6. Where a member of the Company is an authorised nominee as defined in the Securities Industry (Central Depositories) Act 1991 ("Central Depositories Act"), it may appoint not more than two (2) proxies in respect of each securities account it holds in ordinary shares of the Company standing to the credit of the said securities account.

7. Where a member of the Company is an exempt authorised nominee who holds ordinary shares in the Company for multiple beneficial owners in one securities account ("Omnibus Account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. An exempt authorised nominee refers to an authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provisions of Section 25A(1) of the Central Depositories Act.

8. Where a member appoints more than one (1) proxy, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies.

9. An instrument appointing a proxy shall be in writing and in the case of an individual shall be signed by the appointor or by his attorney; and in the case of a corporate member, shall be either under its common seal or signed by its attorney or an officer on behalf of the corporation.

10. The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner and must be received by the Company not less than 48 hours before the time appointed for holding the AGM or adjourned AGM at which the person named in the appointment proposes to vote or in case of poll not less than 24 hours before the time appointed for taking the poll:-

    (i) In hard copy form
    In the case of an appointment made in hard copy form, the Proxy Form must be deposited at the Registered Office of the Company situated at Ground Floor, Wisma Ekovest, No.118, Jalan Gombak, 53000 Kuala Lumpur.

    (ii) By electronic form via facsimile
    In the case of an appointment made by facsimile transmission, the Proxy Form must be received via facsimile at 03-4021 5943.

    (iii) By electronic form via email
    In the case of an appointment made by email transmission, the Proxy Form must be received via email at proxy@ekovest.com.my.

    For options (ii) and (iii), the Company may request member to deposit original executed proxy form to its Registered Office before or on the date of meeting for verification purpose.

Notes: (Cont'd)

11. Any authority pursuant to which such an appointment is made by a power of attorney must be deposited at the Registered Office of the Company situated at Ground Floor, Wisma Ekovest, No. 118, Jalan Gombak, 53000 Kuala Lumpur not less than 48 hours before the time appointed for holding the AGM or adjourned AGM at which the person named in the appointment proposes to vote or in case of poll not less than 24 hours before the time appointed for taking the poll. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.

12. Please ensure ALL the particulars as required in the proxy form are completed, signed and dated accordingly.

13. Last date and time for lodging proxy form is Wednesday, 27 November 2024 at 2.30 p.m.

14. Pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolutions set out in this Notice of AGM will be put to vote on a poll.

Explanatory Notes:-

Note A

The Audited Financial Statements are laid in accordance with Section 340(1)(a) of the Companies Act 2016 ("CA 2016") and are meant for discussion only as the Audited Financial Statements do not require shareholders' approval under the provision of Section 251(1) of the CA 2016. As such, this Agenda item is not to be put forward for voting.

Resolutions 1 to 3

Clause 76(3) of the Constitution of the Company ("Constitution") expressly states that at the Annual General Meeting ("AGM") in every subsequent year, one-third of the Directors for the time being or, if their number is not three (3) or a multiple of three (3), then, the number nearest to one-third (1/3) shall retire from office and be eligible for re-election.

Pursuant to Clause 76(3) of the Constitution, Tan Sri Datuk Seri Lim Keng Cheng, Dato' Lim Hoe and Ms. Lim Ts-Fei are standing for re-election at this AGM.

The profiles of the Directors standing for re-election are set out in their respective profiles in the Annual Report.

The Nomination Committee of the Company has assessed the criteria and contribution of Tan Sri Datuk Seri Lim Keng Cheng, Dato' Lim Hoe and Ms. Lim Ts-Fei and recommended for their re-election. The Board endorsed the Nomination Committee's recommendation that Tan Sri Datuk Seri Lim Keng Cheng, Dato' Lim Hoe and Ms. Lim Ts-Fei be re-elected as Directors of the Company.

Resolutions 4 and 5

Section 230(1) of the Companies Act 2016 provides amongst others, that the fees of the directors, and any benefits payable to the directors of a listed company and its subsidiaries shall be approved at a general meeting.

In this respect, the Board wishes to seek shareholders' approval for the following payments to the Directors of the Company at the Annual General Meeting in two (2) separate resolutions as below:

Resolution 4 seeks approval for the payment of Directors' Fees of RM270,000.00 for the financial year ended 30 June 2024.

Resolution 5 seeks approval for the payment of Directors' Benefits up to an amount of RM200,000.00 with effect from the Thirty-Ninth Annual General Meeting until the next Annual General Meeting of the Company.

In determining the estimated total amount of Directors' Fees and Benefits payable for the Directors of the Company, the Board has considered various factors including the number of scheduled meetings for the Board, Board Committees, Board of Subsidiaries and Management Committees as well as the number of Directors involved in these meetings based on the current number of Directors and has included additional provisional sum for future appointment of Directors of the Company.

Notice of the Thirty-Ninth Annual General Meeting

Explanatory Notes:- (Cont'd)

Resolutions 4 and 5 (Cont'd)

In the event where the Directors' Benefits payable exceeds the estimated amount sought in the Annual General Meeting, a shareholders' approval is to be sought in the next Annual General Meeting of the Company in 2025 on the payment of the exceeded amount.

Resolution 6

The Audit and Risk Management Committee and the Board have considered the re-appointment of Forvis Mazars PLT ("Forvis Mazars") as Auditors of the Company and collectively agreed that Forvis Mazars has met the relevant criteria prescribed under Paragraph 15.21 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

Explanatory Notes to Special Business

Resolution 7

The proposed resolution if passed, will empower the Directors of the Company to issue and allot shares of the Company from time to time and to grant rights to subscribe for shares in the Company, convert any securities into shares in the Company, or allot shares under an agreement or option or offer, provided that the aggregate number of shares allotted pursuant to this resolution does not exceed 10% of the total number of issued shares (excluding treasury shares) of the Company for the time being. The general mandate will provide flexibility to the Company for any possible fund raising activities.

The Company had not issue and allot any shares under the general mandate granted to the Directors at the last Annual General Meeting of the Company held on 15 December 2023.

Section 85(1) of the Companies Act 2016 ("the Act") states that subject to the Constitution of the Company, where a company issues shares which rank equally to existing shares as to voting or distribution rights, those shares shall first be offered to the holders of existing shares in a manner which would, if the offer were accepted, maintain the relative voting and distribution rights of those shareholders.

Clause 12(3)(a) of the Constitution of the Company states that subject to the Act, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and any direction to the contrary that may be given by the Company in General Meeting, all new shares or other convertible securities shall, before issue, be offered to such persons as at the date of the offer are entitled to receive notices from the Company of General Meetings in proportion as nearly as the circumstances admit, to the amount of the existing shares or securities to which they are entitled.

Resolution 8

The proposed resolution 8, if passed, will enable the Group to enter into recurrent related party transactions of a revenue or trading nature which are necessary for the Group's day-to-day operations and are in the ordinary course of business made on at arm's length basis and on normal commercial terms which are not more favourable to the related parties than those generally available to the public and are not detrimental to the minority shareholders of the Company. This authority, unless revoked or varied at a general meeting, will expire at the conclusion of the next Annual General Meeting of the Company. Details of the Proposed Mandate are set out in the Circular to Shareholders dated 28 October 2024.

Resolutions 9 and 10

The proposed resolutions 9 and 10, if passed, will enable Ms. Lim Ts-Fei and Mr. Lee Wai Kuen to continue to act as Independent Non-Executive Directors of the Company.

The Malaysian Code on Corporate Governance states that if the board intends to retain an independent director beyond nine (9) years, it should justify and seek annual shareholders' approval through a two-tier voting process.

Explanatory Notes:- (Cont'd)

Explanatory Notes to Special Business (Cont'd)

Resolutions 9 and 10 (Cont'd)

The Nomination Committee has assessed the independence of Ms. Lim Ts-Fei and Mr. Lee Wai Kuen who have served as an Independent Non-Executive Directors of the Company for a cumulative term of more than nine (9) years and recommended them to continue to act as Independent Non-Executive Directors of the Company based on the following justifications:

(a) their expertise in corporate and legal matters, which had significant contributions to the effectiveness of the Board and the Committees; and

(b) they have exercised their due care during their tenure as Independent Non-Executive Directors of the Company and have carried out their duties in the interest of the Company; and

(c) long service with the Company enhances their knowledge and understanding of the business operations of the Group which enable them to contribute actively and effectively during deliberations or discussion at Audit and Risk Management Committee and Board meetings.

STATEMENT ACCOMPANYING *Notice of* ANNUAL GENERAL MEETING

Particular of Directors who are standing for election at the Thirty-Ninth Annual General Meeting.

There is no Director standing for election at the Thirty-Ninth Annual General Meeting

ADMINISTRATIVE GUIDE FOR THIRTY-NINTH Annual General Meeting

Date	Friday, 29 November 2024
Time	2:30 p.m.
Broadcast Venue	Ekovest Sales Gallery, 3rd Floor, No. 122, Jalan Desa Gombak 1, Jalan Gombak, 53000 Kuala Lumpur
Online Meeting Platform	Dvote Online website at ***https://www.dvote.my***
Mode of Communication	Real time submission of typed text in Online Meeting Platform during the Thirty-Ninth Annual General Meeting

MODE OF MEETING

The Thirty-Ninth Annual General Meeting of Ekovest Berhad (**"AGM"**) will be conducted on virtual basis through live streaming and online remote voting using the Remote Participation and Voting (**"RPV"**) Facilities via the online meeting platform at **https://www.dvote.my** from the Broadcast Venue (collectively referred hereinafter as **"Virtual 39th AGM"**).

The above decision is made pursuant to Section 327 of the Companies Act 2016 and Clause 52 of the Constitution of the Company.

In line with the Malaysian Code on Corporate Governance 2021 Practice 13.3, conducting a Virtual 39th AGM, would facilitate greater shareholder participation as it facilitates electronic voting and remote shareholders' participation. With the RPV Facilities, you may exercise your right as a member of the Company to participate (including the right to pose questions to the Board of Directors and/or Management of the Company) and vote at the Virtual 39th AGM. Alternatively, you may also appoint the Chairperson of the Meeting as your proxy to attend and vote on your behalf at the Virtual 39th AGM.

BROADCAST VENUE

The Broadcast Venue is strictly for the purpose of complying with Section 327(2) of the Companies Act 2016 which requires that the Chairperson of the Meeting to be present at the main venue. Shareholders or proxies **are not allowed** to be physically present at the Broadcast Venue as the venue is only meant to facilitate the conduct of the Virtual 39th AGM. Shareholders or proxies who turn up at the Broadcast Venue would be requested to leave the venue politely.

ENTITLEMENT TO PARTICIPATE AND VOTE

In respect of deposited securities, only members whose names appear in the Record of Depositors on 15 November 2024 shall be eligible to participate in the Virtual 39th AGM or appoint proxy(ies) to participate and/or vote on his/her/its behalf.

FORM(S) OF PROXY

1. A member entitled to participate and vote at the AGM is entitled to appoint a proxy or attorney or in the case of a corporation, to appoint a duly authorised representative to participate and vote in his place at the AGM. A proxy may but need not be a member of the Company.

2. A member of the Company who is entitled to participate and vote at the AGM may appoint not more than two (2) proxies to participate and vote in his/her/its place at the AGM.

3. If two (2) proxies are appointed, the entitlement of those proxies to vote shall be in accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

Administrative Guide for Thirty-Ninth Annual General Meeting

FORM(S) OF PROXY (CONT'D)

4. Where a member of the Company is an authorised nominee as defined in the Securities Industry (Central Depositories) Act 1991 (**"Central Depositories Act"**), it may appoint not more than two (2) proxies in respect of each securities account it holds in ordinary shares of the Company standing to the credit of the said securities account.

5. Where a member of the Company is an exempt authorised nominee who holds ordinary shares in the Company for multiple beneficial owners in one securities account (**"Omnibus Account"**), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. An exempt authorised nominee refers to an authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provisions of Section 25A(1) of the Central Depositories Act.

6. Where a member appoints more than one (1) proxy, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies.

7. An instrument appointing a proxy shall be in writing and in the case of an individual shall be signed by the appointor or by his attorney; and in the case of a corporate member, shall be either under its common seal or signed by its attorney or an officer on behalf of the corporation.

8. The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner and must be received by the Company not less than 48 hours before the time appointed for holding the AGM or adjourned AGM at which the person named in the appointment proposes to vote or in case of poll not less than 24 hours before the time appointed for taking the poll:-

   (i) In hard copy form
   In the case of an appointment made in hard copy form, the Proxy Form must be deposited at the Registered Office of the Company situated at Ground Floor, Wisma Ekovest, No.118, Jalan Gombak, 53000 Kuala Lumpur.

   (ii) By electronic form via facsimile
   In the case of an appointment made by facsimile transmission, the Proxy Form must be received via facsimile at 03-4021 5943.

   (iii) By electronic form via email
   In the case of an appointment made by email transmission, the Proxy Form must be received via email at ***proxy@ekovest.com.my***.

   For options (ii) and (iii), the Company may request member to deposit original executed proxy form to its Registered Office before or on the date of meeting for verification purpose.

9. Any authority pursuant to which such an appointment is made by a power of attorney must be deposited at the Registered Office of the Company situated at Ground Floor, Wisma Ekovest, No. 118, Jalan Gombak, 53000 Kuala Lumpur not less than 48 hours before the time appointed for holding the AGM or adjourned AGM at which the person named in the appointment proposes to vote or in case of poll not less than 24 hours before the time appointed for taking the poll. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.

10. Please ensure ALL the particulars as required in the proxy form are completed, signed and dated accordingly.

11. Last date and time for lodging proxy form is Wednesday, 27 November 2024 at 2.30 p.m.

VOTING PROCEDURE

The voting at the Virtual 39th AGM will be conducted by poll in accordance with Paragraph 8.29A of Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The Company has appointed Dvote Services Sdn. Bhd. (**"Dvote"**) as the Poll Administrator to conduct the poll by way of electronic voting or online remote voting (**"e-voting"**) and Coopers Professional Scrutineers Sdn. Bhd. as the independent Scrutineer to validate the votes cast.

VOTING PROCEDURE (CONT'D)

Kindly refer to item (2) below of the Procedures for RPV Facilities for guidance on how to vote remotely from Dvote Online website at ***https://www.dvote.my***

During the Virtual 39th AGM, the Chairperson of the Meeting will invite the Poll Administrator to brief on the e-Polling housekeeping rules. The voting session will commence as soon as the Chairperson of the Meeting calls for the poll to be opened and until such time when the Chairperson of the Meeting announces the closure of the poll.

For the purposes of the Virtual 39th AGM, e-voting will be carried out via personal smart mobile phones, tablets or personal computers/laptops.

Upon the conclusion of the poll session, the Scrutineer will verify the poll results followed by the announcement of the poll results by the Chairperson of the Meeting.

Kindly follow the steps below on how to register, request for login ID and password:-

1. REMOTE PARTICIPATION AND E-VOTING FACILITIES

Members are to attend, speak (in the form of real time submission of typed text) and vote remotely (collectively, **"Participate"**) at the Virtual 39th AGM using RPV Facilities provided by Dvote via its **Dvote Online** website at ***https://www.dvote.my***. Please refer to Procedure for RPV Facilities.

2. PROCEDURES FOR RPV FACILITIES

Member(s)/proxy(ies)/corporate representative(s)/attorney(s) who wish to participate in the Virtual 39th AGM remotely using the RPV Facilities are to follow the requirements and procedures as summarised below:

	BEFORE THE MEETING DAY	
	Procedure	**Action**
(a)	Sign-up as a user with **Dvote Online**	Note: If you are already a user with Dvote Online, you are not required to sign-up again. You may proceed to sign-in using your email address and password. • Access the website at ***https://www.dvote.my*** • Click on **"Sign up"** to register as a new user with Dvote Online. • Complete registration and upload softcopy of Malaysia Identification Card (front and back) or passport for foreigner(s). You will be notified via email once your user registration is accepted/rejected by Dvote Online. Please check your spam mailbox if you do not receive email from Dvote Online.
(b)	Register for Remote Participation with **Dvote Online**	• Registration for Remote Participation will remain open from 18 November 2024 until the commencement of the polling during the Virtual 39th AGM. • Login to ***https://www.dvote.my*** with your email address and password. • Select event: **"Ekovest Berhad - 39th Annual General Meeting"** and click **"Register"**. • You will receive an email notifying on your registration for the remote participation and verification.

Administrative Guide for Thirty-Ninth Annual General Meeting

2. PROCEDURES FOR RPV FACILITIES (CONT'D)

Member(s)/proxy(ies)/corporate representative(s)/attorney(s) who wish to participate in the Virtual 39th AGM remotely using the RPV Facilities are to follow the requirements and procedures as summarised below: (Cont'd)

ON THE MEETING DAY		
	Procedure	**Action**
(a)	Mark Attendance	• Log in to ***https://www.dvote.my*** and select the corporate event **"Ekovest Berhad – 39th Annual General Meeting".** • Click on **"Mark Attendance"** on the screen to mark your attendance.
(b)	Join Meeting via Live Streaming	• Click on **"Join Meeting"** button on your screen to join the live streaming meeting room. • You are advised to log in early, at least 20 minutes, before the commencement of the Virtual 39th AGM.
(c)	Post Questions during Live Streaming	• If you have any question(s) for the Board of Directors, you may use the **"Question Box"** to transmit your question(s).
(d)	Online Remote Voting	• Click on **"Vote"**, to cast your votes for each resolution(s). • Review your casted votes, confirm and submit your votes.
(e)	End of Remote Participation	• Upon the announcement by the Chairperson of the Meeting on the closure of the Virtual 39th AGM, the live streaming meeting will end.

Notes to users of the RPV Facilities:

- The quality of the live streaming is highly dependent on the bandwidth and stability of the internet connection at the location of the user and the device of the user.
- Users are advised to afford themselves ample time to complete the log in process in advance of the meeting.
- In the event you encounter any issues with logging-in, connection to live stream meeting or online voting on the meeting day, kindly call 603-2276 6138 and/or email to dvoteservice@gmail.com for assistance.

Administrative Guide for Thirty-Ninth Annual General Meeting

3. APPOINTMENT OF PROXY(IES)/CORPORATE REPRESENTATIVE(S)/ATTORNEY(S)

A member who has appointed a proxy(ies)/authorised representative(s)/attorney(s) to participate in the Virtual 39th AGM via RPV Facilities must request his/her proxy(ies)/authorised representative(s)/attorney(s) to register himself/herself for RPV Facilities via Dvote Online website at **https://www.dvote.my**.

Online Annual Report 2024

To access this report online, scan this QR code or log on to www.ekovest.com.my

NO DOOR GIFTS OR FOOD VOUCHERS

There will be no distribution of door gifts or food vouchers at the Virtual 39th AGM.

NO RECORDING OR PHOTOGRAPHY

Strictly no recording or photography of the Virtual 39th AGM proceedings is allowed.

ENQUIRY

If you have any enquiry pertaining to the above, please contact the Poll Administrator during office hours, Mondays to Fridays, 9.00 a.m. to 5.00 p.m. (except public holidays):

DVOTE SERVICES SDN. BHD.
Lot 9-7, Menara Sentral Vista
No. 150, Jalan Sultan Abdul Samad
Brickfield, 50470 Kuala Lumpur

Contact Person	:	Ms. Sangetha / Mr. Hugo Wong
Telephone No.	:	603-2276 6138
Email	:	***dvoteservice@gmail.com***

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EKOVEST

Ekovest Berhad
Co. Reg. No. 198501000052 (132493-D)

Proxy Form

CDS Account No.

Number of shares held

I/We____NRIC/Company/Passport No.________________
(full name in block)

of____
(full address)

being member(s) of Ekovest Berhad, hereby appoint:

Full Name (in Block)	NRIC/Passport No.	Proportion of Shareholdings	
		No. of Shares	%
Email Address			

and / or* (*delete as appropriate)

Full Name (in Block)	NRIC/Passport No.	Proportion of Shareholdings	
		No. of Shares	%
Email Address			

or failing him/her, the Chairman of the **Thirty-Ninth Annual General Meeting** (**"AGM"**) as *my/our proxy/proxies to vote for *me/us and on *my/our behalf, at the AGM of the Company, to be conducted on virtual basis through live streaming and online remote voting using the Remote Participation and Voting Facilities via the online meeting platform at ***https://www.dvote.my*** from the broadcast venue at **Ekovest Sales Gallery, 3rd Floor, No. 122, Jalan Desa Gombak 1, Jalan Gombak, 53000 Kuala Lumpur** on **Friday, 29 November 2024** at **2.30 p.m.** and at any adjournment thereof.

No	Resolutions		For	Against
1.	Re-election of:			
	(i) Tan Sri Datuk Seri Lim Keng Cheng	(Resolution 1)		
	(ii) Dato' Lim Hoe	(Resolution 2)		
	(iii) Ms. Lim Ts-Fei	(Resolution 3)		
2.	Approval of Directors' Fees	(Resolution 4)		
3.	Approval of Directors' Benefits	(Resolution 5)		
4.	Re-appointment of Auditors	(Resolution 6)		
5.	(I) Proposed Authority for Directors to Allot Shares and Waiver of Pre-Emptive Rights for the Issuance of the New Shares	(Resolution 7)		
	(II) Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions of a Revenue or Trading Nature	(Resolution 8)		
	(III) Continuing in Office of Ms. Lim Ts-Fei as Independent Non-Executive Director	(Resolution 9)		
	(IV) Continuing in Office of Mr. Lee Wai Kuen as Independent Non-Executive Director	(Resolution 10)		

Please indicate with an **"X"** in the space provided whether you wish your votes to be cast for or against the resolutions. In the absence of specific direction, your proxy will vote or abstain as he/she thinks fit.

Signed this____________________day of______________________

____
Signature*
Member

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*** Manner of execution:**

(a) If you are an individual member, please sign where indicated.

(b) If you are a corporate member which has a common seal, this proxy form should be executed under seal in accordance with the constitution of your corporation.

(c) If you are a corporate member which does not have a common seal, this proxy form should be affixed with the rubber stamp of your company (if any) and executed by:

(i) at least two (2) authorised officers, of whom one shall be a director; or

(ii) any director and/or authorised officers in accordance with the laws of the country under which your corporation is incorporated.

Notes:

1. The Thirty-Ninth (39th) Annual General Meeting ("AGM") of the Company will be conducted on virtual basis through live streaming and online remote voting using the Remote Participation and Voting Facilities via the online meeting platform at https://www.dvote.my. Please refer to the Administrative Guide for the detailed steps on remote participation and vote remotely.

2. For the purpose of determining who shall be entitled to participate and vote at the 39th AGM, the Company shall request Bursa Malaysia Depository Sdn. Bhd. to make available to the Company, the Record of Depositors as at 15 November 2024. Only members whose name appears on this Record of Depositors shall be entitled to participate and vote at the AGM or appoint a proxy to participate and vote on his/her/its behalf.

3. A member entitled to participate and vote at the AGM is entitled to appoint a proxy or attorney or in the case of a corporation, to appoint a duly authorised representative to participate and vote in his place at the AGM. A proxy may but need not be a member of the Company.

4. A member of the Company who is entitled to participate and vote at the AGM may appoint not more than two (2) proxies to participate and vote in his/her/its place at the AGM.

5. If two (2) proxies are appointed, the entitlement of those proxies to vote shall be in accordance with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

6. Where a member of the Company is an authorised nominee as defined in the Securities Industry (Central Depositories) Act 1991 ("Central Depositories Act"), it may appoint not more than two (2) proxies in respect of each securities account it holds in ordinary shares of the Company standing to the credit of the said securities account.

7. Where a member of the Company is an exempt authorised nominee who holds ordinary shares in the Company for multiple beneficial owners in one securities account ("Omnibus Account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. An exempt authorised nominee refers to an authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provisions of Section 25A(1) of the Central Depositories Act.

8. Where a member appoints more than one (1) proxy, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies.

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AFFIX STAMP

THE COMPANY SECRETARIES

EKOVEST

Ekovest Berhad
Co. Reg. No. 198501000052 (132493-D)

GROUND FLOOR, WISMA EKOVEST,
NO. 118, JALAN GOMBAK, 53000 KUALA LUMPUR.

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Notes: (Cont'd)

9. An instrument appointing a proxy shall be in writing and in the case of an individual shall be signed by the appointor or by his attorney; and in the case of a corporate member, shall be either under its common seal or signed by its attorney or an officer on behalf of the corporation.

10. The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner and must be received by the Company not less than 48 hours before the time appointed for holding the AGM or adjourned AGM at which the person named in the appointment proposes to vote or in case of poll not less than 24 hours before the time appointed for taking the poll:-

(i) In hard copy form
In the case of an appointment made in hard copy form, the Proxy Form must be deposited at the Registered Office of the Company situated at Ground Floor, Wisma Ekovest, No.118, Jalan Gombak, 53000 Kuala Lumpur.

(ii) By electronic form via facsimile
In the case of an appointment made by facsimile transmission, the Proxy Form must be received via facsimile at 03-4021 5943.

(iii) By electronic form via email
In the case of an appointment made by email transmission, the Proxy Form must be received via email at **proxy@ekovest.com.my**.

For options (ii) and (iii), the Company may request member to deposit original executed proxy form to its Registered Office before or on the date of meeting for verification purpose.

11. Any authority pursuant to which such an appointment is made by a power of attorney must be deposited at the Registered Office of the Company situated at Ground Floor, Wisma Ekovest, No. 118, Jalan Gombak, 53000 Kuala Lumpur not less than 48 hours before the time appointed for holding the AGM or adjourned AGM at which the person named in the appointment proposes to vote or in case of poll not less than 24 hours before the time appointed for taking the poll. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.

12. Please ensure ALL the particulars as required in this proxy form are completed, signed and dated accordingly.

13. Last date and time for lodging proxy form is Wednesday, 27 November 2024 at 2.30 p.m.

14. Pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolutions set out in this Notice of AGM will be put to vote on a poll.

EKOVEST

Ekovest Berhad
(Registration No. 198501000052 (132493-D))

GROUND FLOOR, WISMA EKOVEST,
No. 118, JALAN GOMBAK 53000 KUALA LUMPUR.
Tel : 03-4021 5948 Fax : 03-4021 5943

WWW.EKOVEST.COM.MY