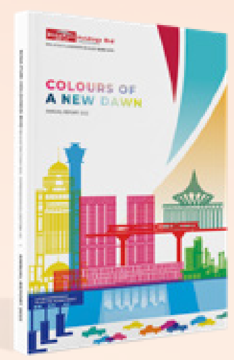
BinaPuri SINCE 1975 **Holdings Bhd**
199001015515(207184-X)

MALAYSIA'S LANDMARK BUILDER **SINCE 1975**

COLOURS OF A NEW DAWN

ANNUAL REPORT 2022

COVER RATIONALE



Bina Puri Holdings Bhd has weathered one of the toughest storms it had encountered, hence the year 2022 is a year of resilience as we navigated through challenging times, only to emerge stronger. The illustration of graphic designs with distinct multi-colored buildings and structures is chosen to approach the modern look of the Annual Report cover. Following the Group's business opportunities and ventures in prior years, we continue to forge ahead as we position ourselves to embrace a new dawn with exciting prospects. This goes along with our tagline, **"Colours of A New Dawn"** as this year's Annual Report theme as we seek and seize exciting opportunities that arise while exploring new growth frontiers, to push us forward.

SCAN ME

The Annual Report can be accessed at
http://www.binapuri.com.my/

INSIDE THIS REPORT

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT THE THIRTY-FIRST ANNUAL GENERAL MEETING ("31ST AGM") OF BINA PURI HOLDINGS BHD. [COMPANY NO. 199001015515 (207184-X)] ("BINA PURI" OR "THE COMPANY") TO BE CONDUCTED ON A FULLY VIRTUAL BASIS AND ENTIRELY VIA REMOTE PARTICIPATION AND ELECTRONIC VOTING VIA ONLINE MEETING PLATFORM AT TIIH ONLINE WEBSITE AT HTTPS://TIIH.ONLINE PROVIDED BY TRICOR INVESTOR & ISSUING HOUSE SERVICES SDN. BHD.; BROADCAST LIVE FROM TRICOR BUSINESS CENTRE, MANUKA 2 & 3 MEETING ROOM, UNIT 29-01, LEVEL 29, TOWER A, VERTICAL BUSINESS SUITE, AVENUE 3, BANGSAR SOUTH, NO. 8, JALAN KERINCHI, 59200 KUALA LUMPUR ON MONDAY, 5 DECEMBER 2022 AT 11:00 A.M., OR AT ANY ADJOURNMENT THEREOF (AS THE CASE MAY BE), FOR THE PURPOSE OF CONSIDERING AND, IF THOUGHT FIT, PASSING THE FOLLOWING RESOLUTION, WITH OR WITHOUT MODIFICATIONS:-

Ordinary Business

1. To receive the Audited Financial Statements for the year ended 30 June 2022 together with the Reports of Directors' and Auditors' thereon. **(Refer to explanatory Note i)**

2. To re-elect the following Directors who retire pursuant to Clause 87 of the Company's Constitution:

    a. Ir. Ghazali Bin Bujang — **Ordinary Resolution 1**
    b. Mr. Mohd Najib Bin Abdul Aziz — **Ordinary Resolution 2**

3. To approve the payment of Directors' fees of up to RM300,000 for the period from 5 December 2022 until the next Annual General Meeting. **Ordinary Resolution 3**

4. To re-appoint Messrs. UHY as Auditors of the Company for the ensuing year and to authorise the Board of Directors to fix their remuneration. **Ordinary Resolution 4**

Special Business

5. **CONTINUATION IN OFFICE AS INDEPENDENT DIRECTOR**

    "THAT approval be and is hereby given to the following Directors who has served as Independent Directors of the Company for a cumulative term of more than nine years, to continue to act as Independent Director.

    a. Tan Sri Dato' Wong Foon Meng — **Ordinary Resolution 5**
    b. Ir. Ghazali Bin Bujang — **Ordinary Resolution 6**
    c. Mr. Mohd Najib Bin Abdul Aziz — **Ordinary Resolution 7**

6. **PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS**

    "THAT, subject to the Main Market Listing Requirements of the Bursa Malaysia Securities Berhad ("Bursa Securities"), the Company and/or its subsidiary companies be and are hereby authorised to enter into recurrent related party transactions of a revenue or trading nature set out in paragraph 2.4 of the Circular to Shareholder of the Company dated 31 October 2022 which are necessary for their day-to-day operations with:

    a. Sea Travel and Tours Sdn Bhd — **Ordinary Resolution 8**
    b. Kumpulan Melaka Bhd — **Ordinary Resolution 9**
    c. Dimara Holdings Sdn Bhd — **Ordinary Resolution 10**

NOTICE OF ANNUAL GENERAL MEETING (CONT'D)

Subject further to the following:

(a) the transactions are in the ordinary course of business and are on terms not more favourable to the related parties than those generally available to the public;

(b) appropriate disclosure is made in the annual report in accordance with Paragraph 3.1.5 of Practice Note 12 of the Main Market Listing Requirements of the Bursa Securities, which requires an actual breakdown of the aggregate value of the recurrent related party transactions entered into during the financial year, including amongst others, the type of recurrent related party transactions and the names of the related parties involved in each type of the recurrent related party transactions entered into and their respective relationships with the Company and that such approval shall, subject to annual renewal, continue to be in force until:

(i) the conclusion of the next Annual General Meeting of the Company (unless by a resolution or resolutions passed at the said Annual General Meeting, the authority is renewed);

(ii) the expiry of the period within which the next Annual General Meeting of the Company following by the forthcoming Annual General Meeting at which this mandate is approved, is required to be held pursuant to Section 340(2) of the Companies Act 2016, without regard to such extension as may be allowed pursuant to Section 340(4) of the Companies Act 2016; or

(iii) revoked or varied by a resolution or resolutions passed by the shareholders of the Company in general meeting,

whichever is the earliest; and

(c) the Directors and/or any of them be and are hereby authorised to complete and do all such acts and things (including executing such documents as may be required) to give effect to the transactions contemplated and/or authorised by these ordinary resolutions."

7. **AUTHORITY TO ALLOT SHARES PURSUANT TO SECTION 75 AND SECTION 76 OF THE COMPANIES ACT 2016** **Ordinary Resolution 11**

"THAT pursuant to Section 75 and Section 76 of the Companies Act, 2016, the Directors be and are hereby authorised to issue and allot shares in the Company at any time until the conclusion of the next Annual General Meeting and upon such terms and conditions and for such purposes as the Directors may in their absolute discretion, deem fit provided that the aggregate number of shares to be issued does not exceed ten per centum (10%) of the total number of issued share capital of the Company for the time being subject always to the approval of all the relevant regulatory bodies being obtained for such allotment and issue."

NOTICE OF ANNUAL GENERAL MEETING (CONT'D)

8. **PROPOSED RENEWAL OF AUTHORITY FOR THE COMPANY TO PURCHASE ITS OWN SHARES ("PROPOSED RENEWAL OF SHARE BUY-BACK")** **Ordinary Resolution 12**

"THAT subject to the Companies Act, 2016, the provisions of the Company's Constitution, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and all other prevailing laws, rules, regulations and orders issued and/or amended from time to time by the relevant authorities, the Company be and is hereby authorised to allocate an amount not exceeding the retained profits of the Company for the purpose of and to purchase such amount of ordinary shares ("Proposed Share Buy-back") in the Company as may be determined by the Directors of the Company from time to time on the market of the Bursa Securities upon such terms and conditions as the Directors may deem fit in the interest of the Company provided that the aggregate number of shares purchased pursuant to this resolution does not exceed ten percent (10%) of the total issued and paid-up share capital of the Company AND THAT upon completion of the purchase by the Company of its own shares, the Directors are authorised to decide at their discretion to cancel all or part the shares so purchased and/or to retain all or part the shares so purchased as treasury shares of which may be distributed as dividends to shareholders and/or to resell on the market of Bursa Securities and/or to retain part thereof as treasury shares and cancel the remainder; AND THAT the Directors be and are hereby authorised and empowered to do all acts and things to give full effect to the Proposed Share Buy-back AND FURTHER THAT such authority shall commence immediately upon passing of this resolution until:

i. the conclusion of the next Annual General Meeting of the Company at which time the authority shall lapse unless by ordinary resolution passed at a general meeting, the authority is renewed either unconditionally or subject to conditions; or

ii. the expiration of the period within which the next Annual General Meeting after that date is required by law to be held; or

iii. revoked or varied by ordinary resolution of the shareholders of the Company at a general meeting

whichever is the earliest."

9. To transact any other business for which due notice shall have been given.

By Order of the Board

TAN KOK AUN (SSM PC No. 201908003805) (MACS 01564)
NIP CHEE SIEN (SSM PC No. 202008003954) (MAICSA 7066996)
Company Secretaries
Kuala Lumpur,
31 October 2022

NOTES:

1. A Member holding one thousand (1,000) ordinary shares or less may appoint only one (1) proxy to attend and vote instead of him at a general meeting who shall represent all the shares held by such Member, and where a Member holding more than one thousand (1,000) ordinary shares may appoint more than one (1) proxy but not more than two (2) proxies to attend and vote instead of him at the same meeting who shall represent all the shares held by such Member.

NOTICE OF ANNUAL GENERAL MEETING (CONT'D)

2. Where the Member of the Company appoints more than one (1) proxy but not more than two (2) proxies, the Member shall specify the proportion of his shareholdings to be represented by each proxy.

3. A proxy need not be a member of the Company.

4. Where a Member is an authorised nominee as defined under the Central Depositories Act, it may appoint at least one (1) proxy in respect of each Securities Account it holds with ordinary shares of the Company standing to the credit of the said Securities Account.

5. The instrument appointing a proxy shall be in writing under the hand of appointor or of his attorney duly authorised in writing or, if the appointor is a corporation, either under seal or under the hand of an officer or attorney duly authorised.

6. The instrument appointing a proxy must be completed and deposited at the office of the Company's Share Registrar, Tricor Investor & Issuing House Services Sdn. Bhd. at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur or alternatively, the Customer Service Centre at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur not less than forty-eight (48) hours before the time appointed for holding the meeting or adjourned meeting (or in the case of a poll, not less than twenty-four (24) hours before the time appointed for the taking of the poll). Individual shareholders can also have the option to submit the proxy appointment electronically via TIIH online at website https://tiih.online before the proxy form submission cut-off time as mentioned in the above. For further information on the electronic submission of proxy form, kindly refer to the Administrative Guide.

7. Only members whose names appear in the Record of Depositors as at 28 November 2022 shall be eligible to attend the Thirty-First Annual General Meeting or appointed proxy(ies) to attend and vote on his behalf.

8. All the resolutions set out in this Notice of Thirty-First Annual General Meeting shall be put to vote by poll.

EXPLANATORY NOTES ON ORDINARY BUSINESS

i. Agenda on Item 1 is meant for discussion only as the provision of Section 340 (1) (a) of the Companies Act 2016 does not require a formal approval of shareholders, and hence the matter will not be put forward for voting.

ii. Ordinary Resolution 1 and 2 – Re-election of Directors

Ir. Ghazali Bin Bujang and Mr. Mohd Najib Bin Abdul Aziz are standing for re-election as Directors of the Company and being eligible, have offered themselves for re-election at this Thirty-First Annual General Meeting.

iii. Ordinary Resolution 3 - Directors' fees for the period from 5 December 2022 until next Annual General Meeting

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 shall be approved at a general meeting. This resolution is to facilitate payment of Directors' fees for the current financial year basis. In the event the proposed amount is insufficient, e.g. due to enlarged Board size, approval will be sought at the next Annual General Meeting for the shortfall.

iv. Ordinary Resolution 5, 6 and 7 – The proposed Resolution 5,6 and 7 is to seek shareholders' approval to retain the following Directors as Independent Directors.

a. Tan Sri Dato' Wong Foon Meng, who has served as Independent Director since April 2013;

b. Ir. Ghazali Bin Bujang, who has served as Independent Director since May 2013;

c. Mr. Mohd Najib Bin Abdul Aziz, who has served as Independent Director since May 2013;

NOTICE OF ANNUAL GENERAL MEETING (CONT'D)

The Board has assessed the independence of the abovementioned Directors and recommended that they continue to act as Independent Directors of the Company based on the following jurisdiction:

- They fulfilled the criteria under the definition of "Independent Director" as stated in the Listing Requirements.

- They have over time, developed increase insight in the Group's business operations and therefore can contribute to the effectiveness of the Board as a whole.

- They do not have any conflict of interest as throughout their tenure of office as Independent Directors of the Company, they have not entered into and are not expected to entered into any contracts which will give rise to any related party transactions with the Company and its subsidiaries.

- They remain objective and independent in expressing their views and participated in active deliberations and decision making process of the Board and Board Committees in which they are a member. Their length of service on the Board and Board Committees do not in any way interfere with their exercise of independent judgement and ability to act in the best interest of the Company.

EXPLANATORY NOTES ON ORDINARY BUSINESS

v. Ordinary Resolutions 8 to 10 – Proposed Renewal of Shareholders' Mandate for Recurrent Related Party Transactions

The ordinary resolutions 8, 9, and 10 if passed, will authorise the Company and/or its subsidiaries to enter into recurrent related party transactions of a revenue or trading nature, particulars of which are set out in paragraph 2.4 of the Circular to Shareholders on recurrent related party transactions dated 31 October 2022, which is available for download at http://www.binapuri.com.my.

vi. Ordinary Resolution 11 - Authority to Allot Shares Pursuant to Section 75 and Section 76 of the Companies Act 2016

The proposed Resolution 11 in item 7 is primarily to give flexibility to the Board of Directors to issue and allot shares at any time in their absolute discretion without convening a general meeting. The authorisation will, unless revoked or varied by the Company at a general meeting, expire at the next Annual General Meeting. This is a renewal of a general mandate in order to avoid any delay and cost involved in convening a general meeting, it is thus appropriate to seek members' approval.

The purpose of this general mandate is for possible fund raising exercises including but not limited to further placement of shares funding current and/or future projects, working capital and/or acquisitions.

vii. Ordinary Resolution 12 - Proposed Renewal of Share Buy Back Authority

The proposed Resolution 12 in item 8 is to empower the Directors of the Company to purchase the Company's shares up to ten percent (10%) of the issued and paid-up share capital of the Company by utilising the funds allocated which shall not exceed the retained profits of the Company. Please refer to the Share Buy Back Statement dated 31 October 2022, which is available for download at http://www.binapuri.com.my.

STATEMENT ACCOMPANYING NOTICE OF ANNUAL GENERAL MEETING

(Pursuant to paragraph 8.27(2) of the Main Market Listing Requirements of Bursa Securities)

1. Directors who are standing for re-election

The Directors who are standing for re-election pursuant to Clause 87 of the Company's Constitution at the Thirty-First Annual General Meeting of the Company are as follows:

a. Ir. Ghazali Bin Bujang
b. Mr. Mohd Najib Bin Abdul Aziz

2. Profiles of Directors who are standing for re-election

The profiles of Directors standing for re-election are set out on pages 15 and 16 of Annual Report 2022

3. Details of Attendance of Directors at Board Meetings

The details of attendance of directors at board meetings are stated on page 44 of Annual Report 2022

4. Details of the Thirty-First Annual General Meeting

5 December 2022, Monday

11.00 a.m.

Tricor Business Centre, Manuka 2 & 3 Meeting Room
Unit 29-01, Level 29, Tower A
Vertical Business Suite, Avenue 3, Bangsar South
No. 8, Jalan Kerinchi, 59200 Kuala Lumpur

TIIH online website at https://tiih.online.

5. General Mandate for issue of Securities pursuant to Section 75 and 76 of the Companies Act 2016

The Company has obtained the mandate for issue of shares from the shareholders at the last Annual General Meeting held on 15 December 2021 ("the Previous Mandate").

GROUP CORPORATE STRUCTURE

BinaPuri SINCE 1975 Holdings Bhd
199001015515(207184-X)

Construction Division

- 100% **Bina Puri Sdn. Bhd.** 197501001598 (23296-X)
- 100% **Bina Puri Construction Sdn. Bhd.** 198901004164 (181471-P)
- 100% **Bina Puri Builder Sdn. Bhd.** 198201005896 (85650-M)
- 100% **Puri Residences Management Sdn. Bhd.** (formerly known as Bina Puri Realty Sdn. Bhd.) 200401017538 (656041-T)
- 60% **Bina Puri Gah Sdn. Bhd.** 200601002220 (721968-H)

Manufacturing/ Quarry Division

- 100% **Bina Puri Juara Sdn. Bhd.** 200401028206 (666714-H)
- 100% **Bina Puri Ventures Sdn. Bhd.** 198301012605 (107999-M)

Property Development Division

- 100% **Gugusan Murni Sdn. Bhd.** 199101021060 (231371-T)
- 100% **Bina Puri Properties Sdn. Bhd.** 199201014654 (246157-M)
- 60% **Aksi Bina Puri Sdn. Bhd.** 199701010804 (426300-V)
- 50% **Bina Puri Amat Aramak Sdn. Bhd.** 199701037855 (453355-P)
- 50% **Bina Puri Amat Aramak Properties Sdn. Bhd.** 199101002362 (212673-H)

Toll Concession

- 50% **KL-Kuala Selangor Expressway Bhd.** 199601037528 (409881-W)

Power/ Other Activities

- 100% **Maskimi Venture Sdn. Bhd.** 199601005091 (377437-V)
- 100% **BP Energy Sdn. Bhd.** 201101012560 (940700-V)
- 100% **Bina Puri Power Sdn. Bhd.** 199301005696 (260433-H)
- 100% **BP Hydro Sdn. Bhd.** 202001038744 (1395065-H)

International Ventures

- 100% **Bina Puri Infrastructure Pte. Ltd.**
- 100% **Bina Puri Cambodia Ltd.**
- 100% **Bina Puri Hong Kong Ltd.** (1887330)
- 99.97% **Bina Puri Pakistan (Private) Ltd.** (0062406)
- 80% **Bina Puri (B) Sdn. Bhd.** (RC/00006344)
- 90% **Bina Puri Properties (B) Sdn. Bhd.** (RC/00008071)
- 50% **Bina Puri Saudi Co. Ltd.** (1010221761)
- 49% **Bina Puri Holdings (Thailand) Ltd.** (0105547046786)
- 5% **Binapuri Lao Co. Ltd.**

GROUP CORPORATE STRUCTURE (CONT'D)

- 70% **Konsortium Syarikat Bina Puri – TA 3 JV Sdn. Bhd.** 199701011129 (426625-P)
- 95% **Binapuri Lao Co. Ltd.**
- 60% **Latar Project Management Sdn. Bhd.** 199601037043 (409396-U)

- 100% **Easy Mix Sdn. Bhd.** 199201010714 (242217-D)
- 100% **Bina Puri Mining Sdn. Bhd.** 199201019303 (250807-M)
- 100% **BP Solar Sdn. Bhd** 199501003121 (332315-X)
- 70% **KM Quarry Sdn. Bhd.** 199601037044 (409397-V)
- 51% **Sungai Long Industries Sdn. Bhd.** 199001007085 (198655-D)
- 50% **Bina Puri Sentosa Ventures Sdn. Bhd.** 201201018528 (1004041-A)
- 30% **Dimara Building System Sdn. Bhd.** 200201025990 (593653-T)
- 100% **Maskimi Polyol Sdn. Bhd.** 199601033207 (405559-D)

- 100% **Ascotville Development Sdn. Bhd.** 200901036948 (880077-D)
- 100% **BP S14 Sdn. Bhd.** 202001002076 (1358395-V)
- 100% **BP Healthcare Development Sdn. Bhd.** 202001000745 (1357064-W)
- 56.5% **Ideal Heights Properties Sdn. Bhd.** 198401015146 (127701-D)
  - 100% **Ideal Heights Sdn. Bhd.** 198801009287 (176644-M)
  - 100% **Ideal Heights Property Management Sdn. Bhd.** 200501010332 (687379-P)
  - 70% **Ideal Heights Development Sdn. Bhd.** 200101017446 (553203-T)
    - 100% **Imperium Residence Property Management Sdn. Bhd.** 201801020724 (1282743-V)
  - 70% **The Waterfront Sdn. Bhd.** (formerly known as Ideal Heights Hotel Management Sdn. Bhd.) 201201031635 (1016122-U)
- 50% **BP XA Sdn. Bhd.** 201801028022 (1290048-V)
- 10% **Bina Puri Properties (B) Sdn. Bhd.** (RC/00008071)
- 100% **Semarak Semerah Sdn. Bhd.** 199201013477 (244980-X)
  - 95% **Star Effort Sdn. Bhd.** 200601008956 (728706-A)
- 70% **Karak Land Sdn. Bhd.** 200901026928 (870030-X)
  - 50% **Karak Spring Sdn. Bhd.** 199201014002 (245505-V)
- 60% **Sumbangan Lagenda Sdn. Bhd.** 200001025313 (527920-U)

- 50.5% **PT. Megapower Makmur Tbk.** (8120119001382)
- 10% **Serambi Idaman Sdn. Bhd.** 201101029503 (957638-K)

- 10% **Bina Puri (B) Sdn. Bhd.** (RC/00006344)

- 51% **Bina Puri (Thailand) Ltd.** (0105547057486)

CORPORATE INFORMATION

BOARD OF DIRECTORS

Tan Sri Dato' Wong Foon Meng
Chairman/Non-Executive Director

Tan Sri Datuk Tee Hock Seng, JP
Group Managing Director

Dr Tony Tan Cheng Kiat
Founder Director

Datuk Matthew Tee Kai Woon
Group Executive Director

Ir. Ghazali Bin Bujang
Independent Non-Executive Director

Mohd Najib Bin Abdul Aziz
Independent Non-Executive Director

BOARD COMMITTEES

GROUP EXECUTIVE COMMITTEE

Chairman	**Tan Sri Datuk Tee Hock Seng, JP**
Member	**Dr. Tony Tan Cheng Kiat**
	Datuk Matthew Tee Kai Woon

AUDIT COMMITTEE

Chairman	**Ir. Ghazali Bin Bujang**
Member	**Tan Sri Dato' Wong Foon Meng**
	Mohd Najib Bin Abdul Aziz

NOMINATING COMMITTEE

Chairman	**Tan Sri Dato' Wong Foon Meng**
Member	**Ir. Ghazali Bin Bujang**
	Mohd Najib Bin Abdul Aziz

REMUNERATION COMMITTEE

Chairman	**Tan Sri Dato' Wong Foon Meng**
Member	**Tan Sri Datuk Tee Hock Seng, JP**
	Ir. Ghazali Bin Bujang
	Mohd Najib Bin Abdul Aziz

GROUP COMPANY SECRETARIES

Tan Kok Aun (MACS 01564)
Nip Chee Sien (MAICSA 7066996)

REGISTERED OFFICE

Wisma Bina Puri
88, Jalan Bukit Idaman 8/1
Bukit Idaman, 68100 Selayang
Selangor Darul Ehsan
Tel : +603 6136 3333
Fax : +603 6136 9999
Email : corpcomm@binapuri.com.my
Website : http://www.binapuri.com.my

SHARE REGISTRAR

Tricor Investor & Issuing House Services Sdn. Bhd.
Unit 32-01, Level 32, Tower A
Vertical Business Suite, Avenue 3
Bangsar South, No. 8, Jalan Kerinchi
59200 Kuala Lumpur.
Tel : +603 2783 9299
Fax : +603 2783 9222

AUDITORS

MESSRS. UHY
Chartered Accountants
Suite 11.05, Level 11
The Gardens South Tower
Mid Valley City
Lingkaran Syed Putra
59200 Kuala Lumpur
Tel :+603 2279 3088
Fax :+603 2279 3099

PRINCIPLE BANKERS

Bangkok Bank Berhad
Malayan Banking Berhad
United Overseas Bank (Malaysia) Berhad
Alliance Bank Malaysia Berhad
MBSB Bank Berhad
AmBank (M) Berhad

STOCK EXCHANGE LISTING

The Main Board of Bursa Malaysia Securities Berhad
Stock Name : **BPuri**
Stock Code : **5932**
Listing Date : **6 January 1995**

BOARD OF DIRECTORS

Age: 68 years

Gender: Male

Nationality: Malaysian

Tan Sri Dato' Wong Foon Meng

Chairman/Independent Non-Executive Director

Tan Sri Dato' Wong Foon Meng, was appointed as Chairman/Non-Independent Non-Executive Director of the Company on 1 June 2010 and redesignated as Independent Non-Executive Director on 20 April 2013. He graduated in Mechanical Engineering from the University of Technology Malaysia in 1978.

He spent his early career in Government service where he held various positions at technical and administrative level. He had a distinguished career during his 13 years' service and had been attending various technical trainings, conferences and management courses at international level among others in Thailand, Philippines, Japan, France, Yugoslavia and USA. He had also been accorded the Excellence Service Award by the Ministry of Science, Technology and Environment in 1982. His last position held was as the Regional Director of Department of Environment for Terengganu and Kelantan before he left the service to be in the private practice in 1991. He was elected as a State Assemblyman in Terengganu in 1995 and subsequently appointed as a member of the State Executive Council (EXCO). He was appointed as Senator and elected as Deputy President of the Senate of Parliament of Malaysia in 2004. He was then elected as the President of the Senate from July 2009 until April 2010. During his tenure with the Parliament, he had fostered close bilateral relationships with the Governments and Parliaments of countries in Asia, Africa, Europe as well as South America.

Tan Sri Dato' Wong Foon Meng's extensive experience in the public sector, executive and legislative experience at state and federal level, as well as corporate experience in the later years has enabled him to lead and share his experience with the Board. He does not have any securities holdings in the Company or in any of its subsidiaries.

He is the Chairman of the Nominating Committee and Remuneration Committee. He is also a member of the Audit Committee.

Tan Sri Dato' Wong Foon Meng is not related to any Directors or major shareholders of the Company. He does not have any conflict of interest in any business arrangement involving the company or its subsidiaries.

BOARD OF DIRECTORS (CONT'D)

Age:
73 years

Gender:
Male

Nationality:
Malaysian

Tan Sri Datuk Tee Hock Seng, JP

Group Managing Director

Tan Sri Datuk Tee Hock Seng, JP, was appointed to the Board on 5 November 1990 and was subsequently appointed as the Group Managing Director on 22 November 1994.

He is an experienced entrepreneur with more than 48 years business acumen in trading, construction and development. He is responsible for the day-to-day operations of the Group.

Current Portfolios:

- Board of Trustee of Perdana Leadership Foundation
- EXCO member of Malaysia South-South Association
- Director of Malaysian South-South Corporation Bhd
- Honorary Chairman of The Chinese Chamber of Commerce & Industry of KL & Selangor
- Honorary Chairman of the Malaysia Quarries Association
- Executive Advisor of Selangor & Federal Territory Builder Association
- Honorary Chairman of The International Fellowship of Eng Choon Associates
- Life Honorable President of The Federation of Hokkien Association of Malaysia
- Advisor of The Associated Eng Choon Societies of Malaysia
- Honorary Chairman of The Federation of Xing Yang Associations of Malaysia
- Vice President of Tung Shin Hospital
- Director of the Chinese Maternity Hospital (CMH)
- Board of Trustee cum Exco Member of Selangor King George V Silver Jubilee Fund
- Chairman, Board of Governors of SMJK Confucian and SRJK (C) Onpong II, KL
- Honorary Chairman, Board of Governors of SJK(C) Tsun Jin
- Honorary Chairman of the Young Malaysians Movement and The Federation of Malaysian Clans & Guilds Association

Past Portfolios:

- Member of the Senate (Ahli Dewan Negara), Parliament of Malaysia (2008-2011)
- Treasurer-General of Malaysian Chinese Association (MCA) (2008-2010)
- Board Member of MiGHT (Malaysian Industry-Government Group for High Technology) (1993-2003)
- Vice President & Treasurer-General, Master Builders Association Malaysia (MBAM) (1992-2007)

Notable Achievements/Awards:

- “Master Builders’ Silver Award” by Master Builders Association Malaysia (MBAM) in 2001
- “Service to New Generations Award” by the Rotary Club of Pudu in 2004
- “SMI Platinum Award” by SME Association of Malaysia (SME) in 2004
- “Most Prominent Player” by the Construction Industry Development Board in 2005
- The 2nd Malaysia & Golden Entrepreneur Award “Lifetime Achievement Award” by FMCGA (The Federation of Malaysia Chinese Guilds Association) in 2015
- “Award of Honorary Fellowship” by The International College of Dentists (ICD) in 2016
- “Malaysian Fujian Outstanding Entrepreneur Award” by The Federation of Hokkien Association Malaysia in 2017
- “IFAWPCA-Atsumi Award” at the 44th International Federation of Asian and Western Pacific Contractors’ Associations (IFAWPCA) in 2018
- “Honorary Builder Award” by the Master Builders Association Malaysia (MBAM) in 2019

Except for recurrent related party transactions of a revenue or trading nature which are necessary for day-to-day operations of the Company and its subsidiaries and for which he is deemed to be interested as disclosed on page 233 of the Annual Report, there are no other business arrangements with the Company in which he has personal interests.

Save as disclosed above, he does not have any conflict of interest in any arrangement involving the company or its subsidiaries.

i) Tan Sri Datuk Tee Hock Seng, JP is the father of Datuk Matthew Tee Kai Woon.
ii) Tan Sri Datuk Tee Hock Seng, JP is the nephew of Dr Tony Tan Cheng Kiat.

He is also the Chairman of the Group Executive Committee and a member of the Remuneration Committee.

BOARD OF DIRECTORS (CONT'D)

Age: 74 years

Gender: Male

Nationality: Malaysian

Dr Tony Tan Cheng Kiat
Founder Director

Dr Tony Tan Cheng Kiat, founded Bina Puri Sdn. Bhd. in 1975 and has been the Executive Chairman since its inception. He was appointed to the Board of the Company on 5 November 1990. He is responsible for the growth and ongoing development of the company's business.

He was instrumental in the development of a number of major projects throughout Malaysia for the Group. He holds a doctorate in Business Administration and is also a licensed builder. He has been successful as a private property developer in Australia. With his wide experience, he has brought much progress to the Group.

Except for recurrent related party transactions of a revenue or trading nature which are necessary for day-to-day operations of the Company and its subsidiaries and for which he is deemed to be interested as disclosed on page 233 of the Annual Report, there are no other business arrangements with the Company in which he has personal interests.

Save as disclosed above, he does not have any conflict of interest in any arrangement involving the company or its subsidiaries.

i) Dr Tony Tan Cheng Kiat is the uncle of Tan Sri Datuk Tee Hock Seng, JP

ii) Dr Tony Tan Cheng Kiat is the grand uncle of Datuk Matthew Tee Kai Woon

Dr Tony Tan Cheng Kiat is a member of the Group Executive Committee.

BOARD OF DIRECTORS (CONT'D)

Age:
47 years

Gender:
Male

Nationality:
Malaysian

Datuk Matthew Tee Kai Woon

Group Executive Director

Datuk Matthew Tee Kai Woon, joined the Company in December 2003 as Special Assistant to the Group Managing Director. He was appointed as Executive Director on 1 December 2009 and was re-designated as Group Executive Director on 7 March 2013.

He is a Chartered Accountant and holds a Bachelor of Commerce (Accounting and Marketing) from the University of Auckland, New Zealand. He has been a member of the Malaysian Institute of Accountants (MIA) since 2002 and was duly awarded the status, Fellow Certified Practising Accountant (FCPA) by CPA Australia in March 2016. He is also a Certified Financial Planner (Financial Planning Association of Malaysia).

Previously, he was the Administrator of the Chinese Maternity Hospital from 2001 to 2003 and was once attached to PricewaterhouseCoopers in the audit department from 1999 to 2001. He was also a Business Services Accountant with Marsden B. Robinson Chartered Accountants (New Zealand) from 1998 to 1999.

On 24 January 2017, he was appointed as an Independent Non-Executive Director of Chin Teck Plantations Berhad. He also holds directorships in other companies.

Current Portfolios:

- Honorary Advisor of Master Builders Association of Malaysia (MBAM) from 2020-2024
- Board of Advisory of Construction Labour Exchange Centre Berhad (CLAB)
- Honorary Treasurer General of Malaysian Steel Structural Association (MSSA) since 2011
- Board Member of Malaysian Industry Government Group for High Technology (MIGHT) and Chairman of Board Audit Committee

Past Portfolios:

- President of Master Builders Association of Malaysia (MBAM) from 2012-2016
- Immediate President of Master Builders Association of Malaysia (MBAM) from 2016-2020
- Member of National Science Council (NSC) from 2016-2017
- Board Member of Construction Industry Development Board Malaysia (CIDB) from 2013-2016
- Council Member of the Road Engineering Association of Malaysia (REAM) from 2017-2019
- 44th President of the International Federation of Asian and Western Pacific Contractors' Associations (IFAWPCA) from 2017-2018
- Member of the Advisory Committee on Hotel and Tourism Management by the Chinese University of Hong Kong (CUHK) from 2017-2020

Notable Achievements/Awards:

- "Property CEO" by FIABCI Malaysia Property Award 2018.

Except for recurrent related party transactions of a revenue or trading nature which are necessary for day-to-day operations of the Company and its subsidiaries and for which he is deemed to be interested as disclosed on page 233 of the Annual Report, there are no other business arrangements with the Company in which he has personal interests.

Save as disclosed above, he does not have any conflict of interest in any arrangement involving the company or its subsidiaries.

i) Tan Sri Datuk Tee Hock Seng, JP is the father of Datuk Matthew Tee Kai Woon.

ii) Dr Tony Tan Cheng Kiat is the grand uncle of Datuk Matthew Tee Kai Woon.

BOARD OF DIRECTORS (CONT'D)

Age:
71 years

Gender:
Male

Nationality:
Malaysian

Ir. Ghazali Bin Bujang

Independent
Non-Executive Director

Ir. Ghazali Bin Bujang, was appointed to the Board of the Company on 31 May 2013. He is an engineer by profession and is currently the Executive Chairman of Ghazali & Associates Sdn. Bhd. He graduated with a Bachelor of Engineering from the University of Liverpool, England in 1974 and obtained a Master of Science from the University of Leeds, England in 1979.

He is a member of the Board of Engineers, the Past President of the Association of Consulting Engineers Malaysia (1992-1994) and Honorary member of the Association of Consulting Engineers Malaysia.

He has vast experience in planning, engineering and management of infrastructure and development works. He also has a broad and balanced knowledge with respect to issues on economic and finance, technical and environmental relevant to development and infrastructure projects.

He is the Chairman of the Audit Committee and a member of the Remuneration Committee and Nominating Committee.

Ir. Ghazali Bin Bujang is not related to any Directors or major shareholders of the Company. He does not have any conflict of interest in any business arrangement involving the company or its subsidiaries.

BOARD OF DIRECTORS (CONT'D)

Age:
49 years

Gender:
Male

Nationality:
Malaysian

Mohd Najib Bin Abdul Aziz

Independent
Non-Executive Director

Mohd Najib Bin Abdul Aziz, was appointed to the Board on 31 May 2013. He is an accountant by profession and graduated from the University of New South Wales, Australia with a Bachelor of Commerce (Accounting) Degree. He is a member of the Institute of Chartered Accountants in Australia (ICAA) as well as a member of the Malaysian Institute of Accountants (MIA).

He is currently the Managing Director of Corporate-Pacific Holdings Sdn. Bhd. and an Independent Non-Executive Director of Tropicana Corporation Berhad. He is also a Non-Executive Director of GCM Resources PLC, a coal mining company listed on the AIM market under the London Stock Exchange appointed on 17^{th} June 2019.

He was the Assistant Manager of Global Corporate Finance in Arthur Andersen & Co. and had held the position of Senior Consultant with the Corporate Recovery Division of KPMG for three years in Perth, Western Australia. He is also a director of several private limited companies.

He was previously an Independent Non-Executive Director of Kumpulan Jetson Berhad, ECM-Avenue Securities Sdn. Bhd. and Alam Flora Sdn. Bhd.

He is a member of the Audit Committee, Nominating Committee and Remuneration Committee.

He is not related to any Directors or major shareholders of the Company. He does not have any conflict of interest in any business arrangement involving the company or its subsidiaries.

KEY SENIOR MANAGEMENT

Age:
64 years

Gender:
Male

Nationality:
Malaysian

Lee Tong Leong
Chief Operating Officer,
Property Division

Lee Tong Leong, was appointed as Chief Operating Officer, Property Division of the Company on 1 July 2012. He joined Ideal Heights Properties Sdn. Bhd., an associate company of Bina Puri Group since May 1991 prior to this appointment.

He is a graduate of the Tunku Abdul Rahman College and ICSA. He has had vast experience and exposure in property development and property management for more than 20 years, which include residential/condominium, commercial/retail and industrial developments.

He is responsible for planning, development, execution and completion of new projects i.e. from land acquisition, feasibility studies and liaison with authorities/consultants to successful execution and completion of the projects.

He is also responsible for the setting up of the property management team of the Group to ensure proper maintenance of the strata developments that have been completed before handing over to JMBs or Management Corporations.

He is also involved in execution of sales and marketing strategies for new projects. For the execution of successful sales and marketing activities, he places high level of importance for the team to keep abreast of latest development and market trend of the property market.

CHAIRMAN'S STATEMENT

Dear shareholders,

on behalf of the Board of Directors and the Management, it is my great pleasure to present the Annual Report of Bina Puri Holdings Bhd for the financial year ended 30 June 2022.

TAN SRI DATO' WONG FOON MENG
Chairman

ECONOMY OUTLOOK

Malaysia's economy headed for a rough ride with the resurgence of Covid-19 which triggered a nationwide lockdown dubbed as the Movement Control Order (MCO) 3.0 implemented by the Government in June 2021. The Government had subsequently unveiled a four-phase National Recovery Plan (NRP) as an exit strategy from the Covid-19 crisis, with the aim to heal the wounded economy.

The country was seeing promising progress with mass vaccine rollout under the National Covid-19 Immunisation Programme (PICK), coupled with the lifting of travel restrictions throughout the nation by phases and re-opening its international borders. Bank Negara Malaysia reported that the Malaysian economy, as measured by gross domestic product (GDP), registered a stronger growth of 8.9% in Q2 2022 as compared to 5.0% in Q1 2022. The higher growth was reflective of normalising economic activity as the country moved towards endemicity.

Services and manufacturing sectors continued to drive growth with the construction GDP growth showing an increase to 2.4% in Q2 2022, as compared to -6.2% in the previous quarter. Mining sector also improved from -1.1% to -0.5%; manufacturing increased from 6.6% to 9.2% and service sector from 6.5% to 12.0%. The construction industry is expected to register growth driven by investment in large-scale transport and energy projects.

CHAIRMAN'S STATEMENT (CONT'D)

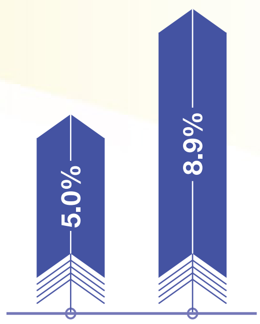
While there is a surge in the country's economic growth, the year continued to pose many challenges i.e. inflationary pressures, restrictions on labour supply as well as weakening of Ringgit Malaysia due to the prolonged disruption from the Covid-19 pandemic and US sanctions against Russia-Ukraine war. Despite the macroeconomic headwinds, Bina Puri continued to remain proactive and vigilant in mitigating any potential impacts to the businesses of the Group. We shall steadfastly uphold our competitive market positioning and continue to perform, albeit at a slower pace in various sectors that we are involved in both locally and internationally.

At the corporate level, the Management team continues to exercise financial prudence and tightening of operating costs through cost saving measures to mitigate impacts from the soft market sentiments, enabling the Group to tackle the current difficult economic period.

Bangkok High Speed Railway

Hotel Tasik Kenyir, Terengganu

Malaysian economy registered
a stronger growth of **+8.9%**
in Q2 2022 as compared to 5.0% in Q1 2022



CHAIRMAN'S STATEMENT (CONT'D)

SEGMENTAL BUSINESS OVERVIEW

The Group recorded revenue of RM234.9 million and loss before tax of RM71.9 million for year ended 30 June 2022 as compared to previous corresponding year of RM287.5 million and RM62.4 million respectively. Despite facing market uncertainty, the Group strived hard to reduce losses.

Much like everything else, the construction industry in Malaysia was severely affected by the Covid-19 pandemic. Most construction work, except that classified as critical or essential services, was halted throughout the Movement Control Order (MCO). Even after the MCO was lifted, contractors have continued to encounter disruption, including having to incorporate stringent standard operating procedures on health and safety measures for construction sites. Such disruption has further delayed the work progress and incurred additional project expenses.

For the financial year ended 30th June 2022, the **construction division** recorded revenue of RM40.9 million and incurred loss before tax of RM33.3 million as compared to previous corresponding year of RM157.0 million and RM49.7 million respectively. The loss before tax was mainly attributable to costs related to time extension, rising construction costs from surge in building materials prices and higher labour costs due to increase in minimum wages. This affects the profitability of on-going projects. Nevertheless, the Group will continue to participate actively in open tenders in local and overseas to replenish its order book, supported by the Group's experience and competitiveness in the construction sector.

Amidst all the challenges, the Group's **property development division** continues to produce results through the sales from Puri Residences, 21.41-acre landed residential offering in Masai, Johor, comprising 384 units of double-storey homes, with an estimated GDV of RM229.5 million as well as the sales from agricultural land in The Valley @ Bentong.

The Valley @ Bentong

The Valley @ Bentong is a 1,600-acre agricultural-based development comprising farms and homesteads which commands an estimated GDV of RM383 million and has to-date achieved sales of RM134 million. With the positive take-up rates for Phase 1 and 2, the Group had further launched Phase 3 in January 2021 namely "The Sarang". With the unbilled sales of approximately RM39 million, the Group is positive that the sales momentum in the year 2022 remains strong. The Group is also working on another new development in Kota Kinabalu which is still pending approval from relevant authorities.

CHAIRMAN'S STATEMENT (CONT'D)

Rimbun Suites and Residences in Brunei

With stronger domestic demand and reopening of international borders, travelling activities continue to normalise to pre-pandemic levels, which contributed to the growth of the Group's hospitality division. Swiss-Belhotel Kuantan and the Rimbun Suites and Residences in Brunei enjoyed high occupancy as both foreign and domestic travelers started to return for business and leisure.

Revenue of Construction Division (RM)

40.9 million

Puri Residences, notable 21.41-acre Landed Residential in Masai, Johor (RM)

229.5 million of GDV

Achieved Sales (RM)

134 million

The Valley @ Bentong, 1,600-acre Homestead Land and Durian Plantation (RM)

383 million of GDV

CHAIRMAN'S STATEMENT (CONT'D)

SEGMENTAL BUSINESS OVERVIEW (CONT'D)

The **power supply division** recorded a higher revenue of RM14.1 million from the supply of electricity power to PT Perusahaan Listrik Negara (State Electricity Company owned by Indonesia Government) and PLTM Bantaeng and loss before tax of RM0.8 million as compared to previous corresponding year of RM12.3 million and RM0.6 million respectively.

The Group's investment in solar energy production has finally come to fruition with the signing of a Power Purchase Agreement between BP Energy Sdn Bhd and Sabah Electricity Sdn Bhd in December 2021 to design and build a solar photovoltaic energy generating facility with a capacity of 5.00MWac located in Kg Dasar, Kunak, Sabah. This is another achievement in our commitment and support to the Government's initiative in encouraging Malaysia's Renewable Energy (RE) uptake.

The Group is also keen to expand its presence in the renewable energy sector and will participate actively in tendering for large scale solar power plant projects, following the successful listing of power subsidiary at the Indonesia Stock Exchange and our first solar power plant development in Kunak, Sabah.

Moving forward into the new year, the Group will continuously explore new markets to expand its revenue and client base to minimize any impact brought on by the Covid-19 pandemic as well as the weak economic conditions experienced worldwide.

Supply of Electric Power to PT Perusahaan Listrik Negara (RM)

14.1 million

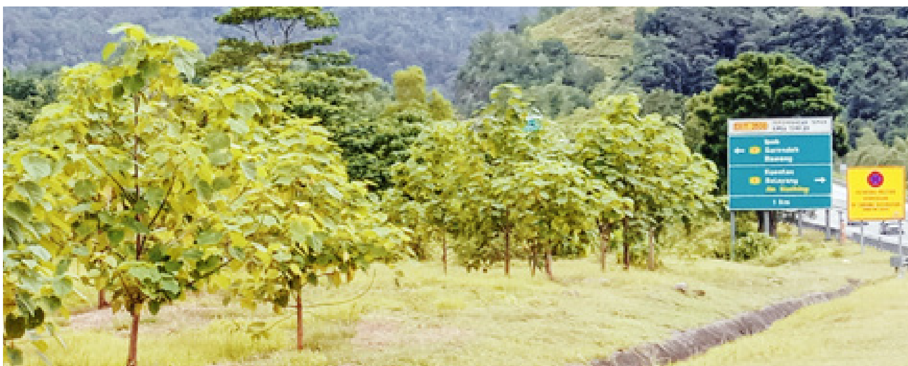
Solar Photovoltaic Energy Generating Facility in Kg Dasar, Kunak, Sabah

5.00MWac capacity

ACHIEVEMENT AND AWARD

In the year under review, amidst all the challenges encountered by the Group, we are proud to achieve another recognition for the Group when KL-Kuala Selangor Expressway (LATAR) walked away with the 'Green Highway Award' during the Highway Industry Awards 2021 Ceremony in December 2021. This is an important recognition from the industry for LATAR's unwavering pursuit by venturing into green highway initiatives which include utilising vacant spaces along reserve land alongside road shoulders and usable rooftops throughout the length of the highway to generate solar energy, in addition to planting of more than 5,000 Paulownia Trees along the highway.

Planting of
5,000+
Paulownia Trees
along the highway



More than 5,000 Paulownia Trees planted along KL-Kuala Selangor Expressway (LATAR)

CHAIRMAN'S STATEMENT (CONT'D)

OUR BUSINESS OUTLOOK AND PROSPECTS

Government through budget 2022, paved the way with the overall vision to rebuild the nation after the long economic hangover of Covid-19 pandemic. Despite facing global headwinds and concerns of an economic turndown in 2023, the budget themed "A Prosperous Malaysian Family" which prioritized on three key areas, namely the prosperity of the people, business resilience, and a prosperous and sustainable economy, successfully propelled the country towards recovery momentum.

However, downside risks to growth remain especially given external uncertainties, major economies i.e. US, China and Europe are expected to slow down, an escalation of geopolitical tensions, high inflationary pressures globally from elevated commodity prices, as well as weakening of the ringgit.

The Group is expected to face further economic challenges in the years to come. We will continue to be vigilant of potential headwinds. The Board and Management regularly monitor the Group's financial health, formulate and execute on its business strategy in the interest of all stakeholders. Bina Puri has shown our capability to resolve, overcome all challenges in last 47 years and will continue to work hard to continue doing so.

Moving forward, the Group will further intensify its focus on construction and property development business opportunities and strengthen its activities on generating recurring income. I am confident the Group will thrive with the Management and staff's strong commitment and tireless efforts.

ACKNOWLEDGEMENT

On behalf of the Board of Directors, I would like to express our deepest appreciation to our esteemed reliable Management team and employees for their patience, continuous support, dedication and commitment towards the company during difficult times. I would also like to record my sincere appreciation to our financiers, business partners, and relevant authorities for their continuous support and co-operation.

To all our valued shareholders, thank you once again for your confidence in us. Rest be assured that the Board and Management are constantly monitoring our financial health and exercising prudence in the best interest of investors and shareholders.

TAN SRI DATO' WONG FOON MENG
PSM, DPMT, JSM
Chairman, Bina Puri Holdings Bhd

GROUP MANAGING DIRECTOR'S MESSAGE AND MANAGEMENT DISCUSSIONS AND ANALYSIS

Overview

The year under review was a rather tough year across the international and domestic economic arenas. The situation had been worsened when the Government declared nationwide lockdown again as COVID-19 cases spike to ensure that the healthcare system would not collapse. Further to that, massive floods that hit the nation in the late of 2021 and early 2022 also had an impact on Malaysia's economic recovery. According to Department of Statistics, the flood that took place in several states had resulted in overall losses of RM6.1 billion.

TAN SRI DATUK TEE HOCK SENG, JP
Group Managing Director

GROUP MANAGING DIRECTOR'S MESSAGE AND MANAGEMENT DISCUSSIONS AND ANALYSIS (CONT'D)

The construction sector remains sluggish during the financial year under review as there was absence of new mega infrastructure projects being announced in Budget 2022 to pump prime the revival of the construction industry which has undergone a recession since 2018 with total value of work done dropping by more than 18%. Although construction had been the bread and butter of Bina Puri, we have to continuously reposition ourselves and adapt to the ever changing external environment. Bina Puri is now a more diversified group with increasing focus in property and power generation in the financial year in order to increase Group earnings.

The Government must be commended for their comprehensive policies which include various financial relief, nationwide vaccination rollout for Rakyat as well as the National Recovery Plan (NRP) in tackling the Covid-19 crisis. The country's borders were re-opened from April 1, 2022 as part of transition to the endemic phase of Covid-19, a bold move taken by the Government to revive the country's economy.

While the economic growth rate showing overall improvement, competition in the industry remains intense. Bina Puri Holdings Bhd is not spared and many challenges remain which means the Group must continue to be alert and prudent. Potential job flows are anticipated from mega projects such as the Mass Rapid Transit (MRT3), East Coast Rail Link project, Kuching Autonomous Rail Transit (ART) and various highway projects and public housing programs. The Group looks forward to participating in various tenders and hopes to win a fair share of opportunities available.

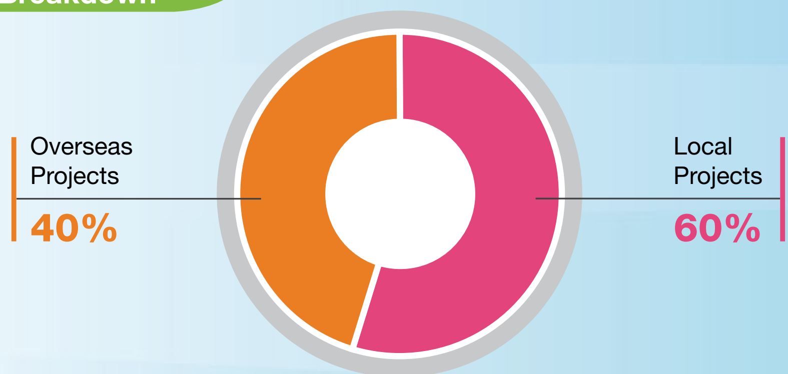
Backed by experience of almost half a century, I am confident Bina Puri will seek new opportunities for growth and therefore remain optimistic on a better future for all who strive to achieve greater heights. Management is proactively executing their plan in navigating this challenging backdrop, I am confident we will be able to overcome these issues together and with our dedicated team, to bounce back with better results in the years to come. This goes along with our Annual Report aptly themed "Colours of A New Dawn".

The Group's Current Ongoing Projects (as at Sept 2022)

Total Value : **RM1.16 Billion**

Balance of Works : **RM533.0 Million (46%)**

Geographical Breakdown



GROUP MANAGING DIRECTOR'S MESSAGE AND MANAGEMENT DISCUSSIONS AND ANALYSIS (CONT'D)

Review of Performance

The Group recorded revenue of RM234.9 million and loss before tax of RM71.9 million for year ended 30 June 2022 as compared to previous corresponding year of RM287.5 million and RM62.4 million respectively. This was attributable to the lower performance mainly from the construction segment due to severe disruption of the overall operating environment from the Covid-19 pandemic and the Movement Control Order (MCO).

Construction Division

For the financial year ended 30th June 2022, the construction division recorded revenue of RM40.9 million and incurred loss before tax of RM33.3 million as compared to previous corresponding year of RM157.0 million and RM49.7 million respectively. The loss before tax was mainly attributable to costs related to time extension and general rising cost of building materials incurred on some construction jobs.

Despite the sharp drop in financial performance, Bina Puri remains confident in its business outlook as it has a current value of unbuilt works in progress amounting to approximately RM533.0 million which are expected to resume at a healthy pace. The Group is currently more selective and cautious on projects tender underscored by rising construction costs especially in building materials prices and higher labour costs due to increase in minimum wages.

Within the year under review, Bina Puri has also successfully secured a new international contract worth Nepalese Rupee NRs. 5.1billion (equivalent to about RM183 million) for the New Construction Project of Supreme Court Building Complex at Ramshahpath, Kathmandu, a project funded by the Government of Nepal.

The project is awarded to Bina Puri-Kalika-Samanantar JV by the Supreme Court of Nepal. It will consist of 7-storey building including two basements, Reinforced Cement Concrete (RCC) framed structure building with complete finishing, landscaping and MEP (Mechanical, Plumbing and Electrical Works along with firefighting) works.

Supreme Court Kathmandu, Nepal (perspective view)

Pan Borneo Sarawak Highway

GROUP MANAGING DIRECTOR'S MESSAGE AND MANAGEMENT DISCUSSIONS AND ANALYSIS (CONT'D)

Property Division

The property division recorded revenue of RM136.5 million and profit before tax of RM1.2 million for the year ended 30 June 2022 as compared to previous corresponding year of RM103.7 million and RM2.5 million respectively. Despite slow market sentiment, the Group still recorded a better performance in property sector. This was attributable to better sales from The Valley @ Bentong project and better profit margin from cost savings.

Main Entrance of Puri Residences in Masai, Johor

Quarry Division

The Quarry division in Melaka also recorded an increase in revenue with RM18.8 million performance as compared to RM14.4 million previously. With better economic outlook in the year to come, the Group anticipates an increasing demand for quarry aggregates and stones which will further shoot up the revenue from the quarry division.

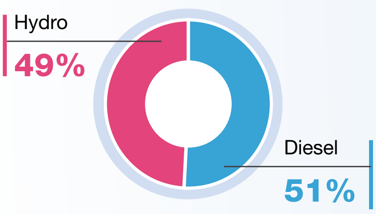
Power Supply Division

Our listed entity in Indonesia, PT Megapower Makmur Tbk. (PTMM) has proven resilient and showed that the power division is solid even during the Covid-19 period, in that cashflow and profit remain largely unaffected.

The Group is looking forward to secure more power projects in Malaysia especially in Sabah as it also has a presence in other sectors such as construction and property development.

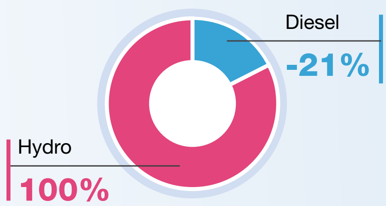
PT Megapower Makmur Tbk. (PTMM) Executive Report for period June 30, 2022

Revenue



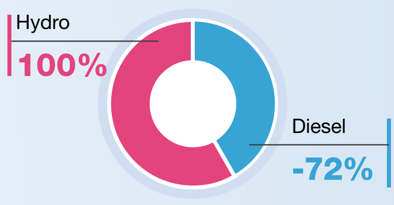
	(IDR)	(RM)
Diesel Plant	24,264,352,155	7,191,206
Hydro Plant	23,575,574,880	6,987,074
Total	47,839,927,035	14,178,280

Profit (Loss) Before Forex & Tax



	(IDR)	(RM)
Diesel Plant	(779,841,152)	(231,121)
Hydro Plant	3,797,330,884	1,125,412
Total	3,017,489,732	894,291

Profit (Loss) After Forex & Tax



	(IDR)	(RM)
Diesel Plant	(2,350,378,170)	(696,580)
Hydro Plant	3,273,818,545	970,259
Total	923,440,375	273,679

GROUP MANAGING DIRECTOR'S MESSAGE AND MANAGEMENT DISCUSSIONS AND ANALYSIS (CONT'D)

Hospitality Division

Following the full withdrawal of movement restriction both locally and from abroad, Swiss-Belhotel Kuantan and Rimbun Suites and Residences in Brunei had their hands full with increased number of guests arrival ever since.

Swiss-Belhotel is a four-star 366 room hotel in the Kuantan Waterfront Resort City and has become a favourite meeting and gathering point between travelers from the East and the West of the country. As for Rimbun Suites and Residences in Brunei, they managed to secure both the short and long terms tenants which enabled them to maintain their high occupancy rate even during the various MCO periods. The long terms tenants, foreign expatriates stayed on during the lockdown, whereas the local Bruneians enjoyed their staycation and weekend gateway for family gathering and celebration.

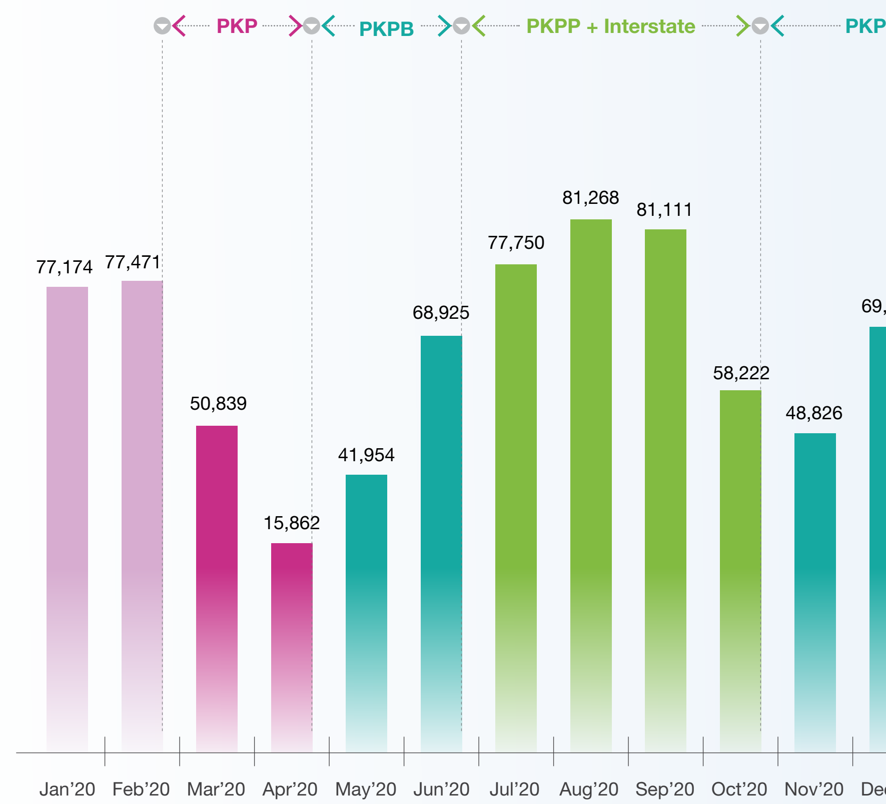
Swiss-Belhotel Kuantan

Recurring Revenue

The rental income from Main Place Mall in USJ 21, Subang Jaya continued to contribute positively to the performance of the retail division. After two years of intermittent lockdowns due to Covid-19 pandemic, our neighbourhood mall is now back to hustle and bustle life again, faring well with larger crowds of customers over the weekends. The mall was able to secure several new tenants i.e. Samsung, Pidezza, Nam Heong Chicken etc. with the relaxation of Covid-19 SOPs. With that, the mall was able to achieve occupancy rate of close to 90% during the financial year review.

The Group will continue to adopt aggressive marketing strategies to ensure occupancy rates remain healthy.

MONTHLY ADT VS PKP STATUS



GROUP MANAGING DIRECTOR’S MESSAGE AND MANAGEMENT DISCUSSIONS AND ANALYSIS (CONT’D)

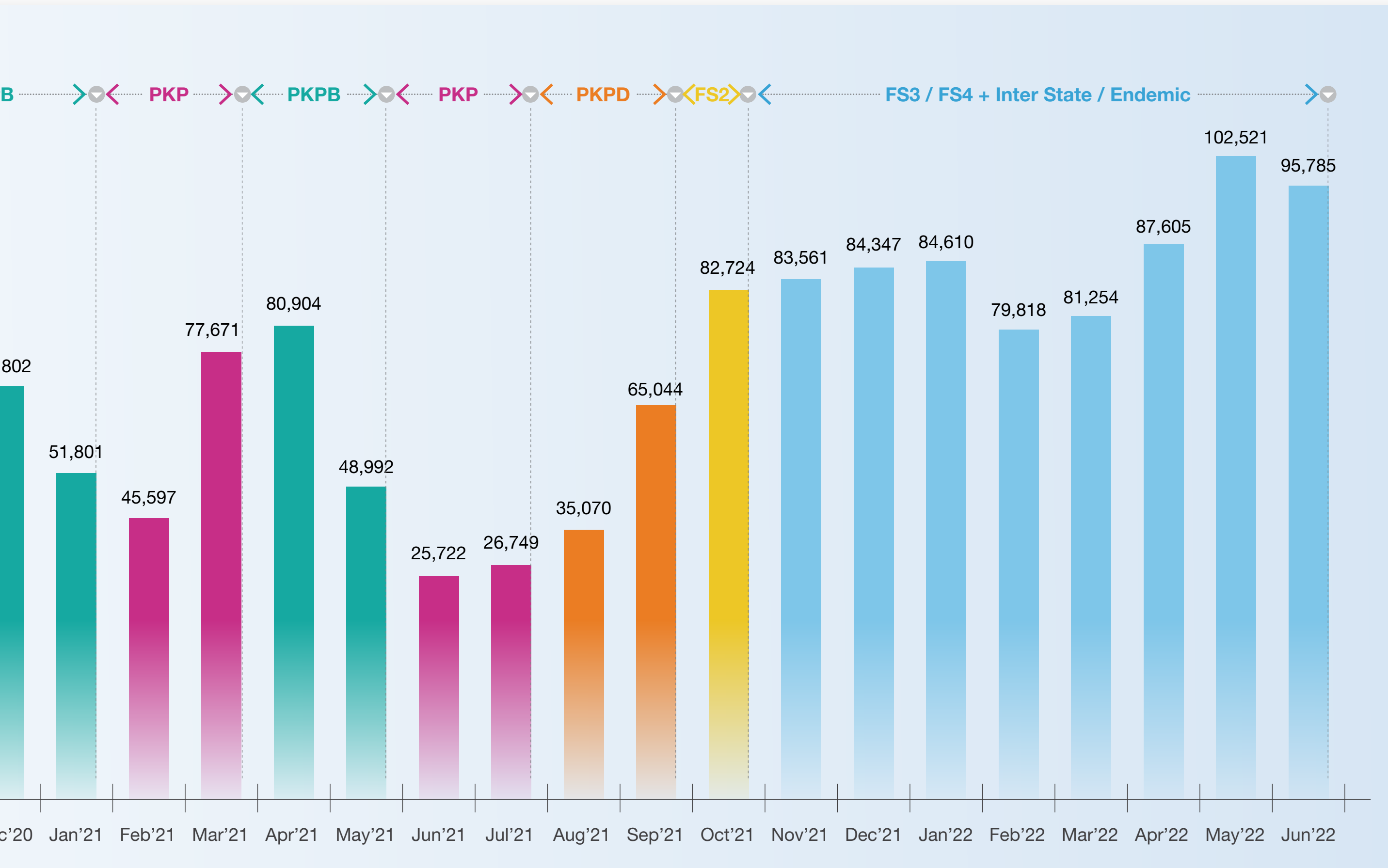
KL-Kuala Selangor Expressway (LATAR) high traffic

Highway Concession Division

With lifting of the interstate travelling restriction, traffic volume of KL-Kuala Selangor Expressway (LATAR) has begun to spike steadily. During the last Hari Raya long holiday, the traffic flow recorded 39 times of the daily traffic exceeding 100,000 vehicles. The new highest daily traffic was recorded on Saturday, 14 May 2022 with 136,576 vehicles.

The highest monthly average daily traffic was also recorded in the same month, with an average traffic as high as 102,521, the highest average monthly daily traffic in LATAR history.

Earlier in December 2021, LATAR created another history as they bagged the ‘Green Highway Award’ during the Highway Industry Awards 2021 Ceremony. This was the fruit of their labour in promoting the concept of green energy highway by installing solar panels and planting of more than 5,000 Paulownia Trees along the highway.



GROUP MANAGING DIRECTOR'S MESSAGE AND MANAGEMENT DISCUSSIONS AND ANALYSIS (CONT'D)

Prospects

Despite the numerous challenges faced by the industry arising from elevated building material costs including labour shortage, rising financing costs as well as the rising inflationary pressure to muted demand from buyers' lower purchasing power, the Group remains alert to new opportunities. The Company will continue to focus on monetising its inventories and executing on its construction and development projects for timely completion.

Notwithstanding the market challenges, there is a continued demand for our agriculture land, The Valley @ Bentong project which achieved sales of RM134 million. The Group's unbilled sales is approximately RM39 million as at close of the reporting financial quarter. The launch of new development in Kota Kinabalu is still pending approval from relevant authorities.

The Company will remain proactive and vigilant in mitigating any potential impacts to the businesses of the Group.

Dividend

There was no dividend paid during the financial year under review.

Appreciation

The Group is thankful for the unfailing devotion, commitment and loyalty of all our staff as well as the management who have given their best in these trying times.

I wish to express my deepest gratitude to the Board of Directors, shareholders, clients, financiers, suppliers, business partners and relevant authorities for your continuous patience, steadfastness and your belief in Bina Puri.

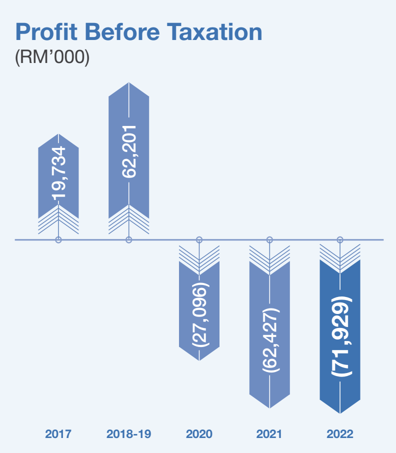
I am confident that the Group will become stronger as we uphold our reputation as Malaysia's landmark builder.

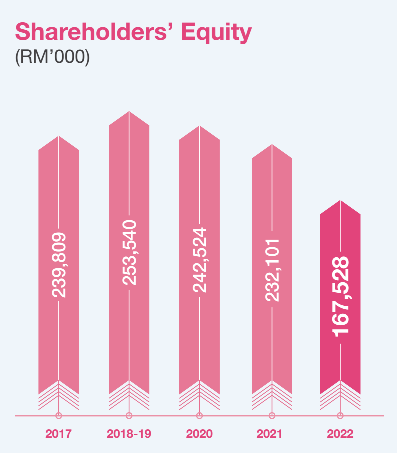
We hope for better days ahead in 2023!

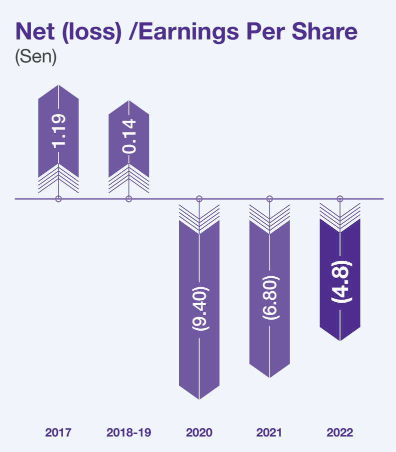
TAN SRI DATUK TEE HOCK SENG
PSM, PGDK, ASDK, JP
Group Managing Director, Bina Puri Holdings Bhd

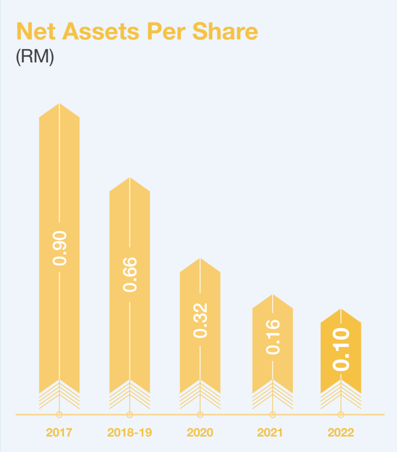
GROUP FINANCIAL HIGHLIGHTS

	2017	2018-2019	2020	2021	2022
Revenue	1,097,330	1,040,989	387,422	287,466	**234,919**
Profit before taxation	19,734	62,201	(27,096)	(62,427)	**(71,929)**
(Loss)/ Profit attributable to the shareholders of the Company	3,099	462	(54,107)	(63,910)	**(74,749)**
Dividend Paid (Net)	-	-	-	-	**-**
Issued share capital	136,705	157,821	180,857	236,435	**246,521**
Shareholders' equity	239,809	253,540	242,524	232,101	**167,528**
Total assets employed	1,682,726	1,497,193	1,326,750	1,357,151	**1,152,027**
Net (loss) /earnings per share (sen)	1.19	0.14	(9.40)	(6.80)	**(4.8)**
Net assets per share (RM)	0.90	0.66	0.32	0.16	**0.10**
Share price (RM)					
- High	0.49	0.37	0.25	0.12	**0.08**
- Low	0.33	0.17	0.03	0.07	**0.035**









CALENDAR OF EVENTS

DECEMBER 2021

BP Energy Sdn Bhd (BPESB) signed the Power Purchase Agreement (PPA) with Sabah Energy Sdn Bhd (SESB) on 1 December 2021. BPESB will design, construct, test, commission, own, operate and maintain a solar photovoltaic energy generating facility with a capacity of 5.00MWac located in Kg Dasar, Kunak, Sabah for connection to SESB's medium voltage Distribution Network at PMU Kunak. The PPA contractual term will last for 21 years from the Commercial Operation Date, scheduled on **30th June 2023**.

KL-Kuala Selangor Expressway (LATAR) walked away the Green Highway Award at the Highway Industry Awards 2021 held at the Marriott Hotel in Putrajaya on 2 December 2021. Launched by Senior Works Minister Datuk Seri Fadillah Yusof, the event was co-organised by the Malaysian Highway Authority (LLM) and the Malaysian Highway Concession Companies Association.

Bina Puri Holdings Bhd held its 30th Annual General Meeting on 15 December 2021, virtually from the broadcast venue at the Share Registar's Office, ie. Tricor Investor & Issuing House Services Sdn. Bhd.

YBhg. Tan Sri Dato' Wong Foon Meng chaired the online meeting, with other Board of Directors attending the meeting physically including YBhg. Tan Sri Datuk Tee Hock Seng, JP, YBhg. Datuk Matthew Tee and Dr. Tony Tan Cheng Kiat. Directors who attended virtually are Ir. Ghazali bin Bujang and Mr. Mohd Najib bin Abdul Aziz.

In December 2021, Klang Valley experienced one of its worst flash floods in recent history, severely affecting areas such as Shah Alam, Klang and Kuala Lumpur. LATAR extended their hands for the flood victims by participating in the flood relief aid activities at several locations including Pusat Pemindahan Sementara (PPS) SMK Bukit Kuching Tengah, cleaning service at Masjid At-Taufiqiah Bandar Sri Coalfield and Taman Sri Nanding, Hulu Langat.

CALENDAR OF EVENTS (CONT'D)

MAY 2022

LATAR traffic flow recorded 39 times of achievement where the daily traffic has reached more than 100,000. The new highest daily traffic was reached on Saturday, 14 May 2022 as high as 136,576.

The highest monthly average daily traffic was also reached in May, with an average traffic as high as 102,521. This achievement is the highest average monthly daily traffic in LATAR history.

Highest daily traffic

136,576

JULY 2022

LATAR expressed appreciation to its staff with the **10th Anniversary Dinner** celebration held on 1st July 2022 at EcoWorld Gallery Hall @ Eco Grandeur Puncak Alam. The event also celebrated and rewarded a total of 41 staff who have served LATAR for 10 years.

AUGUST 2022

A signing ceremony of the Fifth Supplemental Concession Agreement between the Government of Malaysia and **KL-Kuala Selangor Expressway Berhad** was held on 9th August 2022 at Putrajaya Marriott Hotel.

The agreement was signed by YBhg. Dato' Wira Wan Ahmad Uzir Haji Wan Sulaiman, Secretary General of Ministry of Works and YBhg. Dato' Ir. Mohd Shuhaimi Hassan, Director General of Malaysia Highway Authority representing The Goverment of Malaysia; while YBhg. Tan Sri Datuk Tee Hock Seng, JP, Director of KL-Kuala Selangor Expressway Bhd and YBhg. Dato' Mohamed Raffe Chekku, Managing Director of KL-Kuala Selangor Expressway Bhd representing KL-Kuala Selangor Expressway Berhad.

CALENDAR OF EVENTS (CONT'D)

SEPTEMBER 2022

After several MCO breaks, Kelab Sukan dan Sosial Bina Puri (KSSBP) finally managed to organize a quick relaxing weekend getaway to Karak and Kuantan in September 2022 with a total of 57 staff and their family members joining the trip. It is the Top Management's wish to bring the staff for this short vacation while getting familiar with our development projects and giving opportunity to the staff to visit and enjoy the stay at our own precious Swiss-Belhotel Kuantan, as well as our homestead land development at The Valley @ Bentong.

OCTOBER 2022

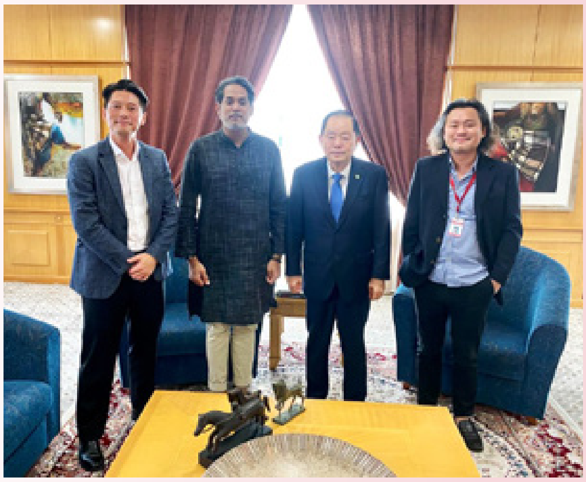
Kelab Sukan dan Sosial Bina Puri (KSSBP) continued to award education incentive to the members' children for their SPM /STPM /A-LEVEL examinations in 2020/2021. A total of RM6,550.00 incentive amount was rewarded to 8 recipients in a small ceremony held on 12 October 2022.

8 recipients

KSSBP education incentive

NOVEMBER 2022

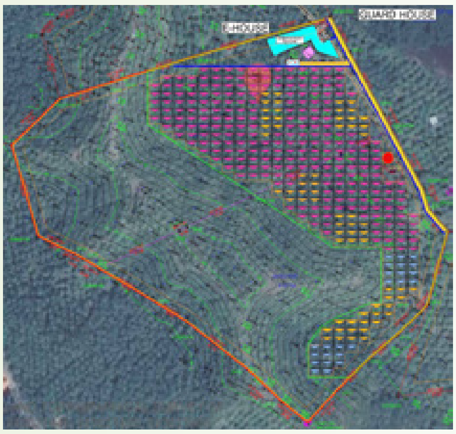
YBhg. Tan Sri Datuk Tee Hock Seng, JP and YBhg. Datuk Matthew Tee paid a courtesy visit to YB Khairy Jamaluddin, Minister of Health, Malaysia.



SUSTAINABILITY STATEMENT

The last two years have been mostly occupied with efforts to address and combat the Covid-19 Pandemic, whilst we keep on shouldering and performing other Corporate Social Responsibilities (CSR) duties amidst the challenging years, where the slow economy and uncertain political won the business. The Group nevertheless, is always committed towards striving for excellence in sustainability whilst continuing to implement our policy to be a good corporate citizen.

The Group's investment in solar energy production has finally come to fruition with the signing a Power Purchase Agreement between BP Energy Sdn Bhd and Sabah Electricity Sdn Bhd in December 2021 to design and build a solar photovoltaic energy generating facility with a capacity of 5.00MWac located in Kg Dasar, Kunak, Sabah. This new achievement has further proven our commitment in responding to the Government initiative in encouraging Malaysia's Renewable Energy (RE) uptake.



Prior to which, the Group has also ventured into this green initiative through KL-Kuala Selangor Expressway ("LATAR") by utilising vacant spaces along reserve land alongside road shoulders and usable rooftops throughout the length of LATAR to generate solar energy. In addition, LATAR has also planted more than 5,000 trees on the land reserves along the road shoulders of the expressway to reduce carbon footprint while monetizing from the harvest of the eco-trees for the local paper and pulp industry. This green effort was definitely being recognized and had created another milestone for the Group when LATAR walked away with the 'Green Highway Award' during the Highway Industry Awards 2021 Ceremony.

December 2021 also witnessed Klang Valley experiencing one of its worst flash floods in recent history, severely affecting areas such as Shah Alam, Klang and Kuala Lumpur. LATAR extended their hands for the flood victims by participating in the flood relief aid activities at several locations including Pusat Pemindahan Sementara (PPS) SMK Bukit Kuching Tengah, cleaning service at Masjid At-Taufiqiah Bandar Sri Coalfield and Taman Sri Nanding, Hulu Langat. The Group also prioritized the welfare of its own staff who were involved in the flood by contributing cash donation to alleviate their financial burden. A total of RM13,600 was contributed to 17 victims from among the staff members.

SUSTAINABILITY STATEMENT (CONT'D)

For this year, the Group continued on its practice to award education incentive to the staffs' children who excelled in their examinations in 2020/2021. A total of RM6,550.00 incentive amount was rewarded to 8 recipients including two A-Level students, one STPM student and five SPM students.

The staff rewards and benefits are always being the Company's priority. This year, LATAR expressed appreciation to its staff with the 10th Anniversary dinner celebration and rewarded a total of 41 staff who had served LATAR for the last 10 years. The awards hopefully will continue motivating the staff o support and help the company to grow and enhance its level of service.

After several MCO breaks, the Group finally managed to organize a quick relaxing weekend getaway to Karak and Kuantan in September 2022 with a total of 57 staff and their family members joining the trip. It is the Top Management's wish to bring the staff for this short vacation while getting familiar with our development projects and giving opportunity to the staff to visit and enjoy the stay at our own precious Swiss-Belhotel @ Kuantan, as well as our homestead land development at The Valley @ Bentong.

For the year under review, the Group also continued to provide financial aids for student development in several schools in Kuala Lumpur/Selangor such as SJK(C) Chin Woo, SJK(C) Tsun Jin and SM Confucian, as well as the annual contribution to the Perdana Leadership Foundation.

As Covid-19 is still lingering, as well as other new viruses that keep on emerging, the Group continue to emphasize on efforts to safeguard all the employee wellbeing first and foremost. Slowly and steadily, we are catching up on our business activities and keep on carrying out CSR activities on sustainable development that benefit the local community and safeguard the environment in which we operate our business.

AUDIT COMMITTEE REPORT

A. COMPOSITION, COMPLIANCE AND ATTENDANCE

MEMBERS OF THE COMMITTEE	DESIGNATION IN THE COMPANY	NO. OF MEETINGS ATTENDED
Ir. Ghazali Bin Bujang Chairman	Independent Non-Executive Director	4/5
Tan Sri Dato' Wong Foon Meng	Chairman/Independent Non-Executive Director	5/5
Mohd Najib Bin Abdul Aziz	Independent Non-Executive Director	4/5

(a) The Audit Committee shall be appointed by the Directors from amongst their numbers via a Directors' resolution and shall consist of not less than three (3) members. All the Audit Committee members must be non-executive directors with a majority of them being Independent Directors. The composition of the Audit Committee shall meet the independence requirements of the Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities") and other rules and regulations of the Securities Commission.

(b) At least one member of the Audit Committee:
   i. is a member of the Malaysian Institute of Accountants (MIA); or
   ii. if he is not a member of the Malaysian Institute of Accountants, he must have at least three (3) years' working experience and
      - must have passed the examinations specified in Part I of the First Schedule of the Accountants Act 1967; or
      - must be a member of one of the associations of accountants specified in Part II of the First Schedule of the Accountants Act 1967; or
   iii. fulfils such other requirements as prescribed or approved by the Bursa Malaysia Securities Berhad.

(c) In the event of any vacancy in the Audit Committee, the Directors shall within three (3) months of that event, appoint such new members to make up the minimum number of three (3) members.

(d) An Alternate Director shall not be appointed as a member of the Audit Committee.

(e) The member of the Audit Committee that meets the requirement for having the necessary accounting qualification is En. Mohd Najib Bin Abdul Aziz.

B. TERMS OF REFERENCE

The Terms of Reference of the Audit Committee are consistent with the MMLR of Bursa Securities and the MCCG 2017 and all the requirements under the Terms of Reference are fully complied with. The Terms of Reference of the Audit Committee are accessible to the public for reference on Bina Puri's corporate website.

C. MEETINGS

The Committee will meet at least five (5) times a year and such additional meetings as the Chairman shall decide in order to fulfil its duties. The external auditors may request a meeting if they consider that one is necessary.

The quorum for each meeting shall be two (2) members and the majority of members present must be Independent Non-Executive Directors.

The authorised officers and a representative of the external auditors may attend meetings at the invitation of the Committee. Other Board members shall also have the right of attendance upon the invitation of the Committee. If necessary, the Committee shall meet with the external auditors without executive Board members present.

AUDIT COMMITTEE REPORT (CONT'D)

C. MEETINGS (CONT'D)

The Secretary to the Committee shall be the Company Secretary or any other person appointed by the Committee.

The Secretary shall be responsible, in conjunction with the Chairman, for drawing up the agenda and circulating it to the Committee members prior to each meeting. The Secretary will also be responsible for keeping the minutes of the meeting of the Committee and circulating to the Committee members and to other members of the Board.

A resolution in writing signed or approved by letter by all the members of the Audit Committee who are sufficient to form a quorum shall be valid and effectual as if it had been passed at a meeting of the Audit Committee duly called and constituted. All such resolution shall be described as "Audit Committee Circular Resolution" and shall be forwarded or otherwise delivered to the Secretary without delay and shall be recorded by the Secretary in the Company's minutes book. Any such resolution may consist of several documents in like form, each signed by one (1) or more members.

D. SUMMARY OF ACTIVITIES

The following activities were carried out by the Audit Committee during the year review:

1. Financial Reporting

- Reviewed the quarterly financial results, announcement, annual report and audited financial statements of the Company and the Group for financial year ended 30 June 2021 prior to recommending to the Board for consideration and approval;
- The review also involved discussion with Management and the external auditors to ensure they were drawn up in accordance with the applicable accounting standards approved by Malaysian Accounting Standards Board ("MASB") and other legal requirements; and
- The quarterly financial statements for the period from 1 July 2021 to 30 June 2022 (four quarters), which were prepared in compliance with the Malaysian Financial Reporting Standard ("MFRS") 134 Interim Financial Reporting, International Accounting Standards 34 Interim Financial Reporting and paragraph 9.22, including Part A, Appendix 9B of the MMLR, were reviewed at the AC meetings on 21 September 2021, 28 October 2021, 26 November 2021, 23 February 2022 and 22 May 2022 respectively.

2. Internal Audit

- Reviewed and approved the annual audit plan proposed by the internal auditors to ensure the adequacy of the scope and coverage of work;
- Reviewed the internal audit reports presented by the internal auditors on their findings and recommendations including Management's response;
- Considered internal auditors' recommendations and the Management's response with respect to system and control weaknesses, before proposing those system and control weaknesses be rectified and recommendations to be implemented; and
- Considered and recommended to the Board for approval of the audit fees payable.

3. External Audit

- Reviewed the external auditors' report on the final audit report for the financial year ended 30 June 2022 and Statement of Risk Management and Internal Control ("SORMIC") in October 2022 before recommending to the Board for approval;
- Reviewed the Internal Control Memorandum, together with Management's response to the findings of the external auditor;
- Reviewed the 2022 external auditors' audit plan for Bina Puri Group, encompassing the nature and scope for the year's audit and engagement strategy in 2022 prior to its implementation;

AUDIT COMMITTEE REPORT (CONT'D)

D. SUMMARY OF ACTIVITIES (CONT'D)

3. External Audit (cont'd)

- Reviewed the terms of engagement of the external auditors for the 2022 statutory audit and SORMIC, upon confirmation of its independence and objectivity, prior to tabling for the Board's approval. The engagement of the external auditors for the Group was supervised and processed under the Group's umbrella to streamline their terms of engagement;
- Reviewed and approved the non-audit services provided by the external auditors while ensuring there was no impairment of independence or objectivity. This includes monitoring the fee of the total non-audit work carried out by the external auditors so as not to jeopardise the external auditors' independent status. In the financial year ended 30 June 2022, the Company did not engage the external auditors for any nonaudit projects.

  Audit Committee also diligently exercised its right to hold annual meetings with the external auditors without the Management's presence on one separate occasion on 27 October 2022. These sessions were held to enable an open discussion with the Audit Committee and ensure the external auditors were not restricted in their scope of audit;

- Reviewed, assessed and monitored the performance, suitability and independence of the external auditors. The Audit Committee undertook an annual assessment to assess the performance, suitability and independence of the external auditors based on, amongst others, the quality of service, sufficiency of resources, communication and interaction, as well as independence, objectivity and professional scepticism.

  The external auditors also provide an annual confirmation of their independence in accordance with the terms of all professional and regulatory requirements, including the By-laws (on Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants. The engagement and concurring partners responsible for the Group audit are rotated at least every five (5) financial years.

  Following the review of the external auditors' effectiveness and independence, the Audit Committee is satisfied with the performance and the audit independence of the external auditors. Accordingly, Messrs. UHY has indicated their intention to seek re-election as auditor of the Company at the forthcoming Annual General Meeting.

  The Board has in place, a formalised External Auditor Assessment Policy to enhance the External Auditors assessment processes and procedures. This Policy provides a structured, formalised/documented assessment, review and supervision of the performance, suitability, objectivity and independence of External Auditors, to facilitate accountability and transparency of the Group's dealing with its External Auditors; and

- Considered and recommended to the Board for approval of the audit fees payable.

4. Others

- Reviewed the Audit Committee Report and its recommendation to the Board for inclusion in the Annual Report;
- Reviewed the SORMIC and its recommendation to the Board for inclusion in the Annual Report; and
- Reviewed related party transactions that may arise within the Company or the Group.

  The Committee discharged its duties and responsibilities in accordance with its Terms of Reference.

E. INTERNAL AUDIT FUNCTION

The Company has outsourced the internal audit function to Tricor Axcelasia Sdn. Bhd. ("Tricor Axcelasia"). The cost incurred for the internal audit function in respect of the financial year ended 30 June 2022, excluding OPE charges amounted to RM17,000.

AUDIT COMMITTEE REPORT (CONT'D)

E. INTERNAL AUDIT FUNCTION (CONT'D)

The internal audit function is headed by Mr. Chang Ming Chew, Executive Director of Tricor Axcelasia Sdn. Bhd. ("Tricor Axcelasia"). Mr. Chang is a Certified Internal Auditor and holds a Certification in Risk Management Assurance from the Institute of Internal Auditors, professional member of the Institute of Internal Auditors Malaysia, member of the Association of Chartered Certified Accountants (UK), and member with the Malaysian Institute of Accountants.

The role of the internal audit function is to provide assurance to the Audit Committee in monitoring and managing risks and internal controls of the Group. A systematic and disciplined approach is used to evaluate the system of internal control of the Group.

Internal Audit Approach

The performance of the internal audit work is guided by, in all material respects, the International Professional Practices Framework issued by the Institute of Internal Auditors. This involved assessing key risk areas, walkthrough or high-level reviews of the major operations, discussions held with Top Management and key staff as well as limited tests of transactions on a sample basis covering the various related records and documents supplemented with an observation of its current practices.

For the financial period under review, Tricor Axcelasia has direct access to the Audit Committee. In order for the function to carry out its responsibilities, it shall have full access to all records, properties and personnel of the Group.

During the financial year ended 30 June 2022, Tricor Axcelasia carried out the following activities:

a) Prepared the annual internal audit plan for the approval of the Audit Committee.
b) Issued audit reports to the Committee and management identifying control weaknesses and issues as well as highlighting recommendations for improvements.
c) Acted on suggestions made by Committee and/or senior management on concerns over operations or controls and significant issues pertinent to the Company or the Group.
d) The internal audit undertaken by Tricor Axcelasia for the financial period from 1 July 2021 to 30 June 2022 included the following:
   i. Internal Control Review on Finance Functions for PT Megapower Makmur Tbk.

All findings and recommendations arising from the ICR for financial year ended 30 June 2022 were tabled to the Audit Committee and the reviews were conducted based on an internal audit plan approved by the Audit Committee.

F . REVIEW OF THE AUDIT COMMITTEE

The nominating committee, as required of a listed issuer, reviews the term of office and performance of an Audit Committee and each of its members annually to determine whether such Audit Committee and members have carried out their duties in accordance with their terms of reference.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

INTRODUCTION

THE BOARD IS COMMITTED TO UPHOLD AND IMPLEMENT A CORPORATE CULTURE WHICH IS BASED ON THE PRINCIPLES AND BEST PRACTICES OF CORPORATE GOVERNANCE ("CG") AND IS PRACTICED BY THE COMPANY AND ITS SUBSIDIARIES ("THE GROUP").

The Group CG framework is premised upon the following statutory provision, best practices, rules and guidelines:

- Companies Act 2016 ("the Act").
- Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad; and
- Malaysian Code on Corporate Governance ("the Code").

This report demonstrates the steps taken by the Board to apply three (3) key principles highlighted in the CG code in respect of Board Leadership and Effectiveness, Effective Audit and Risk Management and Integrity in Corporate Reporting and Meaningful Relationship with Stakeholders.

Good governance depends on capable and effective leadership, professional behaviour and ethical corporate culture. Therefore the Board acknowledges that it is their responsibilities to inculcate the appropriate culture, values which reinforce ethical, prudent and professional behaviour throughout the organisation to create a healthy and dynamic corporate culture within the Group.

BOARD LEADERSHIP AND EFFECTIVENESS

OVERVIEW

The Board

The Board as a whole continues to take ownership of effective leadership and the long-term success of the Group. The diversified skills and leadership experience offered by the Non-Executive Directors enables them to scrutinise performance, assess the Group's risk management and control processes and to support the Executive Directors.

Practice 1.1 – Roles and Responsibilities of the Board

In discharging its functions and responsibilities, the Board is guided by the Board Charter, Authority Limits and Matters Reserved for the Board. The Board delegates certain roles and responsibilities to the Board Committees noted below whilst, amongst others, assuming the roles and responsibilities as stated below:

- Formulating and reviewing strategic plan for the Group quarterly;

  The Board reviews and approves the annual corporate plan for the Group which includes overall corporate strategy, operational plan and the budget. These plans include consideration on the environmental condition, changes to rules and regulations, and incorporate environmental and social responsibility strategies which underpin the sustainability of the business.

  The Board also intends to take steps to formalise a Sustainability Policy which sets out the business strategy that drives long-term corporate growth and profitability, by including environmental and social considerations in the business model. The Board will take steps to make available the policy on Group's corporate website.

- Overseeing the conduct of the businesses and financial performance of the Group;

  Guidance is provided to management through frequent meetings and reporting whilst line managers are given sufficient level of autonomy to make decisions. The skillset and experience of the Directors enable in-depth discussion and examination of issues on performance, strategy, compliance and resources are discussed and examined in depth in order to take into consideration the long-term interest of the Group's stakeholders.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

Practice 1.1 – Roles and Responsibilities of the Board (cont'd)

- Identifying and managing the principal risks of all aspects of the Group's operations and affairs;

  The Board with the assistance from management, regularly review, identify, evaluate, monitor and manage the principal risks faced by the Group.

  Details of the Risk Management are further discussed in the Statement on Risk Management and Internal Control.

- Ensuring all senior management positions are held by candidates of sufficient experience;

  The Board has established a formal organisation structure for the Group with delineated lines of authority, responsibility and accountability. The organisation structure is formed by focusing on performance delivery. It fosters and promotes the continual development of Executive Directors and key employees, thus enabling the Group to achieve its business objectives.

  Moving forward, the Board intends to focus on business continuity through establishing a formal succession planning, to ensure that key positions maintain some measure of continuity.

- Ensuring that effective communication with its shareholders and stakeholders is in place; and

  The Board strives to ensure that all shareholders have ready and timely access to all publicly available information of the Group and promote effective communication with shareholders so as to enable them to engage actively with the Group and exercise their rights as shareholders in an informed manner.

  The Board also strives to ensure that the Group's disclosed information is compliant to legal, listing authority and stock exchange requirements, especially price-sensitive information.

- Ensuring that a sound framework of reporting on management information and internal controls is in place.

  The Board's function in fulfilling the above responsibility is supported and reinforced through the various Committees established at both the Board and the management's level. Aided by independent outsourced Internal Audit and External Audit functions, the active functioning of these Committees through periodical meetings and discussions would provide a check and balance and reasonable assurance on the adequacy of the Group's internal controls.

  Details on the Internal Audit and External Audit functions are further discussed in the Statement on Risk Management and Internal Control and Audit Committee Report.

Practice 1.2 - Role of Chairman

The Chairman leads and ensures the effectiveness of the board by among others, encouraging healthy debates by all directors, allowing sufficient time for discussion of issues and ensuring that the board's decisions fairly reflect board consensus.

YBhg. Tan Sri Dato' Wong Foon Meng takes on the role of Independent Non-Executive Chairman of the Group. Over the years, he has accumulated vast experience in public sector and legislative experience at state and federal level, as well as corporate experience. The Board is confident; he will be able to show leadership, entrepreneurship skills, business insight as well as instilling sound corporate governance practices in the best interests of the Group. He also communicates regularly with management and other Board Committee members.

Practice 1.3 - Separation of role of Chairman and Group Managing Director (GMD)

The role of the Independent Non-Executive Chairman and the Group Managing Director ("GMD") are distinct and separate to ensure that there is a balance of power and authority.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

Practice 1.3 - Separation of role of Chairman and Group Managing Director (GMD) (cont'd)

The GMD has overall responsibility for the day-to-day management of the business and implementation of the Board's policies and decisions. The GMD is responsible to ensure due execution of strategic goals, effective operations within the Group, and to explain, clarify and inform the Board on key matters pertaining to the Group.

The GMD, YBhg. Tan Sri Datuk Tee Hock Seng, JP was assisted by a team of senior management in managing the day to day operations of the Group for the financial year under review.

The Group continues to comply with the Code in respect of separation of role between Chairman and GMD.

Practice 1.4 - Company Secretary

The Company Secretaries plays significant role in supporting the Board for ensuring that all governance matters and Board procedures are followed and that applicable laws and regulations are complied with.

The Company Secretaries also highlighted all compliance and governance issues which they feel ought to be brought to the Board's attention.

Practice 1.5 - Information and Support for Directors

All Directors are provided with the meeting materials on a timely basis prior to the scheduled Board meetings. All Board papers, including those on complicated issues or specific matters and minutes of all Board Committee meetings, are distributed on a timely basis to ensure Directors are well informed and have the opportunity to seek additional information, and are able to obtain further clarification from the Company Secretary, should such a need arise.

The Board members are supplied with information and reports on financial, operational, corporate, regulatory, business development and audit matters by way of board reports or upon specific request to enable them to discharge their duties and responsibilities. All Directors are notified of the announcements release to Bursa Malaysia Securities Berhad ("Bursa Securities"). In addition, all Directors have access to the management and auditors for independent view and advice.

In furtherance of their duties, the Directors may seek independent advice, where necessary, at the expense of the Company, so as to ensure that they are able to make independent and informed decisions.

DIRECTORS' TRAINING PROGRAMME

The Board of Directors continues to evaluate and determine the training needs of its Directors to ensure continuing education to assist them in the discharge of their duties as Directors.

In addition to the Mandatory Accreditation Programmes required by the Bursa Securities, the Directors shall continue to update their knowledge and enhance their skills through appropriate continuing education programmes to keep them abreast with the current development of industry as well as any new statutory and regulatory requirements. This also will enable Directors to effectively discharge duties and sustain active participation in the Board deliberations.

The Directors had participated in various training programmes, seminars and briefings in relation to governance, industry, finance and regulatory developments. During the financial year under review the Board members attended the following training programmes, seminars and briefings:

DIRECTOR	TOPIC	DATE
Tan Sri Dato' Wong Foon Meng	• Corporate Rescue & Directors' Responsibility	14 September 2022
Tan Sri Datuk Tee Hock Seng, JP	• Corporate Rescue & Directors' Responsibility	14 September 2022

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

DIRECTORS' TRAINING PROGRAMME (CONT'D)

DIRECTOR	TOPIC	DATE
Dr Tony Tan Cheng Kiat	• Corporate Rescue & Directors' Responsibility	14 September 2022
Datuk Matthew Tee Kai Woon	• Macroeconomics & Investment Strategies for Business Sustainability • Corporate Rescue & Directors' Responsibility • ASEAN Constructors Federation (ACF) Conference - Together Shaping the Future of Construction in ASEAN	28 July 2022 14 September 2022 17 October 2022
Ir. Ghazali Bin Bujang	• Corporate Rescue & Directors' Responsibility	14 September 2022
Mohd Najib Bin Abdul Aziz	• Audit Committee Conference 2022 • Corporate Rescue & Directors' Responsibility	23 - 24 May 2022 14 September 2022

BOARD MEETINGS

The Board meeting calendar scheduling the meeting dates of the Board for each financial year were fixed in advance for the whole year to ensure that all Board meeting dates are booked and also to enable the Management's planning for the whole financial year.

The Board meets at least four (4) times a year with additional meetings being convened where necessary. The Board obtains the commitment from Directors to devote sufficient time and efforts to carry out their responsibilities at the time of their appointment. Each Director is expected to commit time as and when required to discharge the relevant duties and responsibilities, besides attending meetings of the Board and Board Committees. None of the Directors of Group serve in more than five (5) listed companies. The present directorships in external organisations held by the Group's Directors do not give rise to any conflict of interests nor impair their ability to discharge their responsibilities to the Group. Board meetings for the ensuing financial year are scheduled in advance before the end of the current financial year so that the Directors are able to plan and schedule ahead for their attendance to the Board meetings in the coming year.

For the financial year ended 30 June 2022, the Board met five (5) times. The Board meetings were held on 28 September 2021, 29 November 2021, 28 February 2022, 27 April 2022 and 30 May 2022.

The Board is satisfied with the level of time commitment given by Directors towards fulfilling their roles and responsibilities as Directors which is evidenced by their attendance at the Board meetings as follows:

NAME OF DIRECTOR	BOARD MEETINGS
Tan Sri Dato' Wong Foon Meng	5/5
Tan Sri Datuk Tee Hock Seng, JP	5/5
Dr Tony Tan Cheng Kiat	4/5
Datuk Matthew Tee Kai Woon	5/5
Ir. Ghazali Bin Bujang	5/5
Mohd Najib Bin Abdul Aziz	5/5

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

BOARD MEETINGS (CONT'D)

All Directors have complied with the minimum requirements on attendance at Board meetings as stipulated in the Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities") (minimum 50% attendance).

Practice 2.1 - Board Charter

The Board has in place a Board Charter which is accessible on the Group website. The Board Charter demarcates the responsibilities between Board, Board Committee, Chairman, Group Managing Director, Individual Director and Company Secretaries.

The Board shall review the said Charter periodically and any amendments/improvements shall be made thereto as and when the Board deems appropriate and necessary. Any subsequent amendments shall be approved by the Board.

Practice 3.1 - Code of Conduct and Ethics

Code of Conduct and Ethics defines the standards of conduct that are expected of Directors and employees to help them make the right decision in the course of performing their jobs to the highest standards of ethics, integrity and governance. Details of the Code of Conduct and Ethics which includes policies and procedures for managing conflicts of interest as well as preventing abuse of power, corruption, insider trading and money laundering is accessible from the Group's corporate website.

Practice 3.2 - Establishing and Implementation of Whistleblowing Policies and Procedures

The Board encourages employees and associates to report suspected and/or known misconduct, wrongdoings, corruption and instances of fraud, waste, and/or abuse involving the resources of the Group. The Whistleblowing Policy established by the Group provides and facilitates a mechanism for any employee and associate to report concerns about any suspected and/or known misconduct, wrongdoings, corruption, fraud, waste and/or abuse.

The Whistle-Blowing Policy is available on the Group's corporate website for ease of access for reporting by employees and associates of the Group.

Practice 4.1 - Presence of Independent Directors on the Board

The Board believes that the current composition is appropriate given the collective skills and experience of the Directors. The Board is of the view that with the current Board size, there is no disproportionate of power and authority on the Board between the Non-Independent and Independent Directors. The Board will continue to monitor and review the Board size and composition as may be needed.

The Board currently has six (6) members comprising three (3) Non-Executive Directors and three (3) Executive Directors. The Board is made up of an Independent Non-Executive Chairman, a Group Managing Director, a Founder Director/ Executive Director, a Group Executive Director and two (2) Independent Non-Executive Directors. The Board has complied with Paragraph 15.02 of the Listing Requirements which requires at least two (2) Directors or one third (1/3) of the Board (whichever is higher) to be Independent Directors.

Practice 4.2 & 4.3 - Tenure of Independent Directors

The Board has considered the independence of each Independent Non-Executive Director in office as at the date of Annual Report and has concluded that the independence criteria as set out by MMLR have been met satisfactorily. The Board is generally satisfied that each Independent Non-Executive Director remains independent in character and judgement and is free from relationships or circumstances which are likely to affect or could appear to affect the Director's judgement.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

Practice 4.2 & 4.3 - Tenure of Independent Directors (cont'd)

To enhance the current process, Independent Non-Executive Directors will be required to declare formally on an annual basis his/her independence. Retention of independent directors after serving a cumulative term of nine (9) years are subject to shareholders' approval in line with the recommendation of the Code.

1/3 of Directors are subject to retirement by rotation yearly or at the interval of every 3 years. Information on Directors who are retiring and who are willing to serve if so re-elected is disclosed in the notice of meeting.

Practice 4.4 & 4.5 - Diversity on Board and in Senior Management

The Board acknowledges importance of fostering diversity to enhance the effectiveness of the Board and senior management.

The Board takes appropriate measures to ensure that boardroom diversity is considered as part of its selection and recruitment exercise. However, the merits of the individual and knowledge and expertise relevant to the Company will be the main criteria when considering the selection of new candidates to the Board and/or senior management team.

Although currently, the Company do not have a written policy on diversity pertaining to the selection of its Board members and senior management team, the Board always taken into account diversity as one of the selection criteria.

The Board takes note of the Code with regard to Board gender diversity.

Practice 4.6 - Appointment of Directors

The Board is responsible for the appointment of Directors. It has formulated the terms of reference of the Nominating Committee ("NC") and has identified the composition of the Committee members. It is the Board's policy for Directors to notify the Chairman before accepting any new directorships notwithstanding that the MMLR of Bursa Securities allow a Director to sit on the board of 5 listed issuers. The Board had formalised the Boardroom Appointment and Performance Evaluation processes.

The processes will be as follow:

Boardroom Appointments

The selection, nomination and appointment of suitable candidates to the Board follow a transparent process.

Review of candidates for Board appointment has been delegated to the NC. NC is also responsible to review the existing composition of the Board, identifying the gaps and subsequently review and recommend to the Board a suitable candidate with the relevant skillsets, expertise and experience.

The Group's Boardroom appointment process is as follows:

01	02	03	04	05	06
NC Conducts annual assessment and review, identify gaps/ vacancy	NC identifies "Potential Candidates"	Evaluation on "Potential Candidates"	Interview shortlisted candidates	Final recommendation to Board	Board approves the appointment of Director

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

Boardroom Membership Criteria

In reviewing and recommending to the Board any new Director appointments, the NC considers:

a) Age, skills, knowledge, expertise, experience, professionalism, integrity, capabilities and such other factors which would contribute to the Board's collective skills;
b) Competing time commitments if the candidate has multiple board representations;
c) Composition requirements for the Board and Committees; and
d) Independence, for the appointment of an Independent Non-Executive Director.

In identifying candidates for appointment of Directors, the Board does not solely rely on recommendations from existing board members, management or major shareholders.

THE BOARD COMMITTEE

Practice 4.7 - Nominating Committee

The Nominating Committee ("NC") which comprises three (3) Directors, are exclusively made up of Independent Non-Executive Directors and is chaired by YBhg. Tan Sri Dato' Wong Foon Meng. The NC is responsible for nominating to the Board individuals as Directors and for assessing the Directors on an ongoing basis.

The Nominating Committee's Terms of Reference ("TOR") is available on Group's corporate website. The Terms of Reference discloses the following in compliance with the MMLR of Bursa Securities:

i) Board composition;
ii) Objectives of the committee;
iii) Meetings and access to information;
iv) Authorities; and
v) Duties and Responsibilities.

In the process of selecting and evaluating candidates, the NC takes into consideration suitability for the role, Board balance and composition, mix of skills, experience, knowledge and other qualities as well as diversity in terms of gender, age and ethnicity background.

An assessment mechanism is in place to assess on an annual basis, the effectiveness of the Board as a whole and the Board Committees and the contribution of each individual Director. The annual assessment enables the Board to ensure that each of the Board members including the Group Managing Director has the character, experience, integrity, competence and time to effectively discharge their respective roles.

The key activities undertaken by the NC during the year are as follows:

a) Recommending and reviewing the Policy on Board Composition;
b) Reviewing the TORs of the Board Committees;
c) Reviewing compliance of Board Committees with their respective TOR; and
d) Reviewing the Term of Office and performance of the Audit Committee.

Practice 5.1 - Evaluation for Board, Board Committees and Individual Directors

The purpose of the Board Evaluation is to assess the processes by which the Board fulfils its responsibilities, including those provided by the Code and outlined by the Board Charter.

The Board, through its Nominating Committee, undertakes an evaluation each year in order to assess how well the Board, its committees, the Directors and the Chairman are performing including assessing the independence of Independent Directors after taking into account the individual Director's capability to exercise independent judgement at all times.

Practice 5.1 - Evaluation for Board, Board Committees and Individual Directors (cont'd)

The evaluation covers the Director's composition, combination of skills, experience, communication, roles and responsibilities, effectiveness as well as conduct. All Directors complete questionnaires regarding the Board and Committees' on the processes, their effectiveness and where improvements may be considered.

The outcome of the evaluation exercise is reported to the Nominating Committee and then to the Board for review.

The Director Performance Evaluation Process is as follow:

The criteria used in the Director Assessment process:

- Integrity, Commitment and Ethics
- Governance
- Strategic Perspective
- Adding Value
- Judgement and Decision Making
- Teamwork
- Communication
- Commitment

Individual board members' performances are tied to a full board assessment process. Board members rate their own performance at the same time that they rate board performance.

The main elements used in the Board and Committee assessment process:

1. Board Mix and Composition

Composition, constitution and diversity and that of its Committees, competencies of the members, review of Board and Committee charters and frequency of meetings.

2. Skills and Expertise

Determination of the skill, knowledge and expertise a board should ideally hold, those it holds currently and the identified gaps.

3. Dynamics and Functioning of the Board

Availability of timely and accurate information, interaction and communication with senior management, setting of Board agenda, cohesiveness and the quality of participation of members in meetings.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

Practice 6.1 - Remuneration Policy and Procedures for Directors and Senior Management

The Group has adopted the Remuneration Policy that link the level of remuneration to the experience and level of responsibilities undertaken by a Non-Executive Director and to structure the component parts of remuneration so as to link rewards to corporate and individual performance of Executive Directors and ensure it was aligned with the business strategy and long-term objectives of the Group.

The performance of the Executive Director is measured based on the achievements of his annual performance as well as the performance of the Group. The Group rewards its employees and the Executive Directors with options under the Share Issuance Scheme (SIS).

The details of the vesting of options under the SIS are set out on page 65 under the Directors' Report of the Audited Financial Statements for the FY2022.

Practice 6.2 - Remuneration Committee

The Remuneration Committee ("RC") is chaired by YBhg. Tan Sri Dato' Wong Foon Meng, comprises of four (4) Directors, of which three (3) are Independent Non-Executive Directors and one (1) Director is the Executive Director.

The Remuneration Committee's Terms of Reference ("TOR") is available on Group's corporate website. The terms of reference are as follows:

(a) Review and recommend the entire individual remuneration packages for each of the Directors and key management of the Group;
(b) Ensure that a strong link is maintained between the level of remuneration and individual performance against agreed targets, the performance-related elements of remuneration forming a significant proportion of the total remuneration package of the Directors and key management of the Group; and
(c) Review and recommend to the Board of Directors of the Group the remuneration structure and policy and the terms of employment or contract of employment/service, any benefit, pension or incentive scheme entitlement; other bonuses, fees and expenses; any compensation payable on the termination of the service contract for the Directors and key management.

Practice 7.1 & 7.2 - Disclosure of Remuneration

Aggregate remuneration of Directors categorised into appropriate components:

	COMPANY		GROUP	
	EXECUTIVE DIRECTORS RM'000	NON-EXECUTIVE DIRECTORS RM'000	EXECUTIVE DIRECTORS RM'000	NON-EXECUTIVE DIRECTORS RM'000
Salaries, Bonus & Socso	1,458		1,458	-
Fee	24	252	78	252
Defined Contribtion Plan	99	-	99	-
Benefit-in-Kind	-	-	-	-
Total	1,581	252	1,635	252

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

Practice 7.1 & 7.2 - Disclosure of Remuneration (Cont'd)

Aggregate remuneration of the Directors for the financial year ended 30 June 2022:

NAME	SALARIES RM	FEES RM	OTHER EMOLUMENTS RM	TOTAL RM
Executive Directors				
Tan Sri Datuk Tee Hock Seng, JP	972,000	12,000	39,473	1,023,473
Dr Tony Tan Cheng Kiat	-	-	-	-
Datuk Matthew Tee Kai Woon	486,000	66,000	59,149	611,149
Non-Executive Directors				
Tan Sri Dato' Wong Foon Meng	-	120,000	-	120,000
Ir. Ghazali Bin Bujang	-	72,000	-	72,000
Mohd Najib Bin Abdul Aziz	-	60,000	-	60,000

The number of Senior Management for the financial year under review, whose remuneration falls within the respective bands is as follows:

	RM150,000 – RM250,000
Senior Management	5

The Group does not comply with the recommendation to disclose on named basis the top five senior management's remuneration in the bands of RM50,000 in order to preserve confidentiality and would be detrimental to the Group as this will facilitate opportunity for competitors to pinch the Group's top senior management.

EFFECTIVE AUDIT AND RISK MANAGEMENT

Practice 8.1 - Chairman of Audit Committee

Ir. Ghazali Bin Bujang chaired the Committee and is not the Chairman of the Board. This is in compliance with the step up recommendation of the Code and MMLR of Bursa Securities.

Practice 8.2 & 8.3 - Cooling off period for Key Audit Partner and Assessment of External Auditor

The Audit Committee will undertake an annual assessment on the performance of internal and external auditors, including the suitability and independence of the auditors, in accordance with the Group's policy. Both the internal and external auditors are independent.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

Practice 8.2 & 8.3 - Cooling off period for Key Audit Partner and Assessment of External Auditor (Cont'd)

The Group has in place a policy that requires a former key audit partner of existing external auditor to observe a cooling-off period of at least two years before being appointed as a member of the Audit Committee.

The Board has in place a formalised External Auditors Assessment Policy to enhance the External Auditors assessment processes and procedures. The policy shall assess the performance, suitability, objectivity and independence of the external auditor.

The functions of the Audit Committee in relation to the external and internal auditors are disclosed in pages 37 to 40 of the Annual Report.

Practice 8.4 - Independence of Audit Committee

The Committee consists of three (3) members of which all are independent non-executive directors. None of them are alternate Directors.

Practice 8.5 - Financial Literacy of Audit Committee Member

The Audit Committee possess the right mix of skills to discharge its duties effectively.

The Committee is chaired by Ir. Ghazali Bin Bujang who specialized in planning, engineering and management of infrastructure and development works. He also has a broad and balanced knowledge with respect to issues on economic and finance, technical and environmental relevant to development and infrastructure projects. En. Mohd Najib bin Abdul Aziz is a member of the Audit Committee and is a member of the Malaysian Institute of Accountants (MIA). The Committee also comprises members with engineering, corporate and finance backgrounds which are financially literate and provide diverse perspectives that strengthen the quality of deliberations.

Practice 9.1 & 9.2 - Risk Management and Internal Controls

The Board remains committed to ensuring that its communications with shareholders continue to present a fair, balanced and understandable assessment of the Group and its prospects. The Board is responsible for determining the nature and extent of the significant risks it is willing to take in achieving its strategic objectives.

The Group has an ongoing process for identifying, evaluating and managing key risks in the context of its business objectives. These processes are embedded within the Group's overall business operations and guided by operational manuals and policies and procedures.

The Board assisted by management regularly review, identify, evaluate, monitor and manage the principal risks faced by the Group. In addition, the internal auditors, using a risk-based approach, annually review the operational procedures and processes to ensure the integrity of the system of internal control.

Oversight of risk has been delegated to the Audit Committee ("AC"). The AC has responsibility for regularly reviewing the risk management assessment to ensure it remains sound. The AC is assisted by Board Executive Committee which are responsible for driving and supporting risk management across the Group.

The Statement of Risk Management and Internal Control is set out in page 56 the Annual Report outlines the principal risks and uncertainties associated with the Group's business. The Audit Committee monitors and reports on the Group's risk management systems, corporate reporting and internal control principles. The committee is also responsible for maintaining an appropriate relationship with its internal and external auditors which is set out on pages 37 to 40 of the Audit Committee Report.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

Practice 10.1 & 10.2 - Effectiveness of Internal Audit Function

The Group outsourced its internal audit function to an independent internal audit service provider, Tricor Axcelasia Sdn. Bhd. The primary function of internal audit is to undertake systematic reviews of the governance, risk and internal control systems within the Group in accordance with an internal audit plan, so as to provide assurance that such systems are adequate and functioning as proposed.

The internal audit function's responsibilities are to provide independent and objective reports on the state of internal controls of the various operating units within the Group to the Audit Committee and provide recommendations for the improvement of the control procedures, so that corrective actions are taken to mitigate weaknesses noted in the system and controls of the respective operating units.

Details of the internal audit activities and scope of coverage of the outsourced internal audit function including the cost incurred are set out in the Statement on Risk Management and Internal Control included in this Annual Report.

INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

Practice 11.1 - Communication with Stakeholders

The Board is committed to ensure that Group continues to engage effectively with the shareholders to facilitate a mutual understanding of objectives. The Group has a number of formal channels in place to effectively communicate this information to all the shareholders and stakeholders. The Board primarily achieve this through the following activities; the annual report, announcements to Bursa Securities, quarterly reports, Group's website and investor relations.

The Group also maintains a website which shareholders and other stakeholders can gain access to information about the Group, activities and/or any announcements made by the Group. This can all be located at www.binapuri.com.my.

Practice 12.1 - Notice of General Meeting

The notice of Annual General Meeting ("AGM") is sent out to the shareholders at least 28 days before the date of the meeting so that shareholders have adequate time to consider the resolutions that will be discussed at the AGM.

The AGM serves as a principal forum for dialogue with shareholders. Extraordinary General Meetings are held as and when required.

Practice 12.2 - Attendance of Directors at General Meeting

During the AGM, the Board presents the financial performance of the Group as contained in the Annual Report. Shareholders are encouraged to participate and are given every opportunity to raise questions and seek clarification during the session. All the Board members are available to respond to shareholders' queries.

Practice 12.3 – Use of Technology for Shareholders' Voting

Since 2018, the general meeting have adopted the voting exercise via electronic polling for convenience of the shareholders.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

Compliance with the CG Code

The Board considers that the Group has complied with the best practice and applied the main principles of the Code with the exception of the following:

	EXPLANATION
Practice 4.1	The Board currently has six (6) members comprising three (3) Non-Executive Directors and three (3) Executive Directors. The Board is made up of an Independent Non-Executive Chairman, a Group Managing Director, a Founder Director/Executive Director, an Executive Directors, and two (2) Independent Non-Executive Directors. The Board do not fulfil the requirement of the Code to have majority of the board comprising of independent directors. However, Board is in compliance with the requirements by the MMLR of Bursa Securities of having at least one third (1/3) of Independent Non-Executive Directors.
Practice 6.2	The Remuneration Committee should only consist of non-executive directors and a majority of them must be Independent Directors, drawing advice from experts, if necessary. The Remuneration committee currently consist of three (3) Independent Directors and one (1) executive director which is the Group Managing Director who is able to give insight on the Group's performance in relation to the industry.
Practice 7.2	To preserve confidentiality, the Group does not comply with recommendation to disclose on named basis the top five senior management's remuneration in the bands of RM50,000.
Practice 9.1	The Board has a risk management assessment in practice for identifying, evaluating and managing key risks in the context of its business objectives. These processes are embedded within the Group's overall business operations and guided by operational manuals and policies and procedures. The Board assisted by management regularly review, identify, evaluate, monitor and manage the principal risks faced by the Group. In addition, the internal auditors, using a risk-based approach, annually review the operational procedures and processes to ensure the integrity of the system of internal control.
Practise 12.3	Since 2018, the general meeting have adopted the voting exercise via electronic polling for convenience of the shareholders.

CG Report

As required under paragraph 15.25 (2) of MMLR of Bursa Securities, the Group's application of each Practice of the CG Code during the financial year and explanation for departure and setting out timeline for compliance or alternative practice is set out in the Group CG Report and can be downloaded at www.binapuri.com.my.

ADDITIONAL DISCLOSURE

(a) Share Buy-Back

There was no Share Buy-Back during the financial year ended 30 June 2022.

(b) Options, Warrants or Convertible Securities Exercised

There were 26,447,263 options granted to the eligible employees and Directors of the Group during the financial year ended 30 June 2022.

(c) American Depository Receipt ("ADR") or Global Depository Receipt ("GDR")

There was no ADR or GDR Programme sponsored by the Company.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

ADDITIONAL DISCLOSURE (CONT'D)

(d) Sanctions and/or Penalties Imposed

There were no sanctions and/or penalties imposed on the Company or its subsidiaries, directors or management by the relevant regulatory bodies.

(e) Non-Audit Fees

The amount of non-audit fees paid to a company affiliated to the auditors' firm by the Company and its subsidiaries for the financial period ended 30 June 2022 was RM38,690.

(f) Variation of Results

There is a variance of more than 10% between the results for the financial year ended 30 June 2022 and the Q4 2022 unaudited financial results, in respect of the net loss after tax and non-controlling interests of BPHB of RM74.75 million in the audited financial statements as compared to RM66.40 million as announced in the Q4 2022 unaudited financial results.

The details of the deviation and reconciliation are tabulated as follows:-

	RM'000
Unaudited loss after taxation attributable to the owners of the parent as announced on 30 August 2022	66,401
Impairment loss of financial instruments	9,094
Other adjustments	(746)
Loss after taxation attributable to the owners of the parent as per the audited financial statements	74,749
Variance	(12.57%)

The variance of more than 10% was mainly due to impairment loss of financial instruments, which had not been accounted for in the Q4 2022 unaudited financial results.

(g) Estimated Profit, Financial Forecast or Projection

The Company has not released or announced any estimated profit, financial forecast or projection during the said financial year.

(h) Material Contracts

None of the directors and major shareholders has any material contract with the Company and/or its subsidiaries during the financial year under review.

(i) Revaluation Policy on Landed Properties

The Group did not adopt a policy on regular revaluation of its landed properties.

CORPORATE GOVERNANCE OVERVIEW STATEMENT (CONT'D)

ADDITIONAL DISCLOSURE (CONT'D)

(j) Private Placement

10% Private Placement

- Proposed Private Placement of up to 143,111,100 new Shares, representing 10% of the existing total number of issued Shares, to independent third-party investor(s) to be identified later and at an issue price to be determined later.

  The Company had successfully placed out 143,111,000 new Bina Puri Shares pursuant to the Private Placement, which raised cumulative gross proceeds of approximately RM7.5 million as detailed in the table below. The Company has utilised the proceeds in the following manner:

	Amount raised from the Private Placement (RM'000)	Amount utilised (RM'000)	Amount unutilised (RM'000)
Working capital	7,390	7,390	-
Expenses in relation to the Private Placement	129	129	-
Total	7,519	7,519	-

The Private Placement has been completed following the listing and quotation of 18,527,627 Placement Shares, being the seventh and final tranche of the Private Placement, on the Main Market of Bursa Securities on 4 October 2021.

(k) Share Issuance Scheme ("SIS")

The SIS of the Company is governed by the SIS By-Laws and was approved by the shareholders on 24 September 2018. The SIS is in force for a period of five (5) years effective from 1 March 2019 and will be expiring on 29 February 2024.

Date of offer	Exercise Price of option offered (RM)	Total number of Options offered
17 February 2020	0.076	114,575,000

Please refer to page 65 and 178 of the Annual Report for the further details on the SIS.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

INTRODUCTION

THE MALAYSIAN CODE OF CORPORATE GOVERNANCE 2021 ("THE CODE") STIPULATES THAT THE BOARD OF DIRECTORS ("THE BOARD") OF LISTED COMPANIES SHOULD MAINTAIN A SOUND RISK MANAGEMENT FRAMEWORK AND INTERNAL CONTROL SYSTEM TO SAFEGUARD SHAREHOLDERS' INVESTMENTS AND THE GROUP'S ASSETS. PURSUANT TO PARAGRAPH 15.26(B) OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD ("BURSA SECURITIES") AND THE STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL: GUIDELINES FOR DIRECTORS OF LISTED ISSUERS ("GUIDELINES"), THE BOARD IS PLEASED TO PROVIDE THE FOLLOWING STATEMENT, WHICH OUTLINES THE MAIN FEATURES AND ADEQUACY OF THE GROUP'S RISK MANAGEMENT AND INTERNAL CONTROL FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022.

BOARD'S RESPONSIBILITY

The Board recognises the importance of maintaining an effective risk management practice and a sound system of internal control of the Group as a whole. The Board also affirms its responsibility of reviewing the adequacy and integrity of these systems, so as to safeguard shareholders' investments and the Group's assets.

However, it should be noted that any system of internal control and risk Management is designed to manage rather than to eliminate the risk of failure to achieve the Group's strategic business and operational objectives within the risk appetite established by the Board and management. Accordingly, they can only provide reasonable and not absolute assurance against material misstatement, loss or fraud.

KEY RISK MANAGEMENT AND INTERNAL CONTROL FEATURES

The Group has a well-defined organisational structure with clearly defined lines of accountability, authority and responsibility to the Board, its committees and functional units. Key processes have been established in reviewing the adequacy and effectiveness of the risk management and internal control system including the following:

- The Group Executive Committee was established to manage the Group's operating divisions in accordance with corporate objectives, strategies, policies and annual budgets as approved by the Board.

- The Audit Committee ("AC") of the Group performs regular risk management assessments and through the Internal Audit function, reviews the internal control processes, and evaluates the adequacy and effectiveness of the risk management and internal control system. The AC also seeks the observations of the independent external and internal auditors of the Group. Further details are set out in the Audit Committee Report.

- Senior Management and Head of Department is responsible for implementing the processes for identifying, evaluating, monitoring and reporting of risks and internal control, taking appropriate and timely corrective actions as needed, to support the Group's risk management philosophy, promote compliance and manage risks.

Risk Management

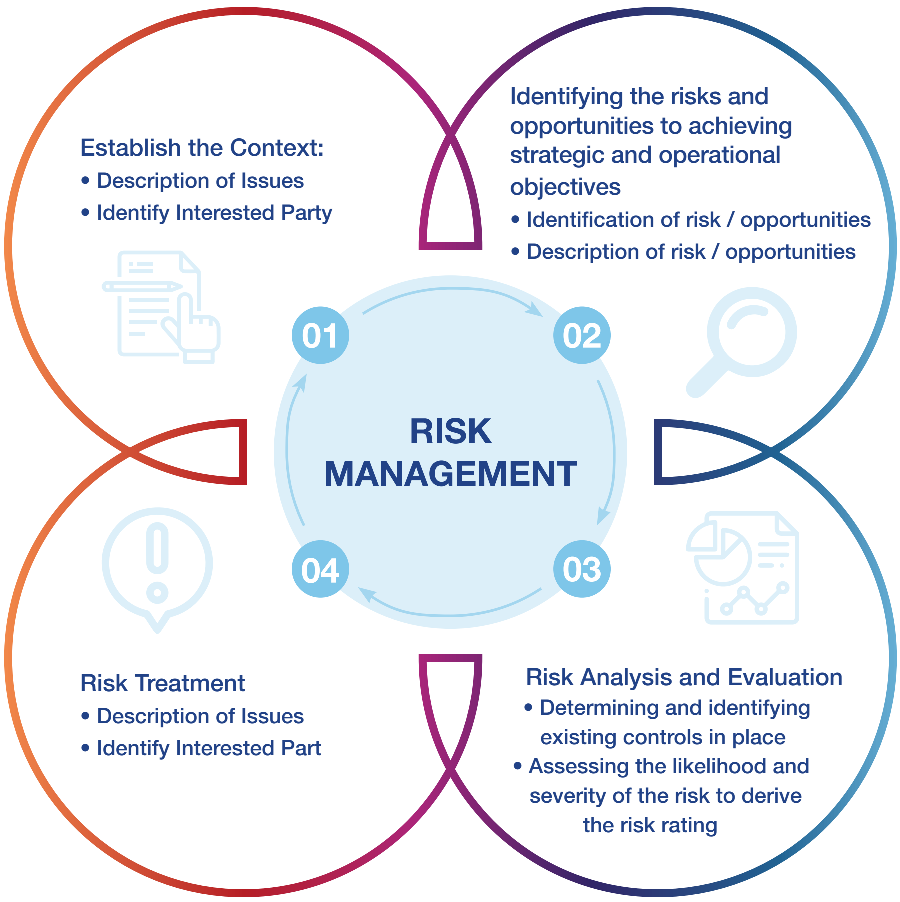
The Group has an ongoing process for identifying, evaluating and managing key risks in the context of its business objectives. These processes are embedded within the Group's overall business operations and guided by operational manuals and policies and procedures.

The Board assisted by management regularly review, identify, evaluate, monitor and manage the principal risks faced by the Group. In addition, the internal auditors, using a risk-based approach, annually review the operational procedures and processes to ensure the integrity of the system of internal control.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

Risk Management (cont'd)

The Group adopted the followings steps for its risk management:



Through quarterly Board meeting discussion and operational meeting among project team, the Group had identified major risk areas of concern and mitigating actions were undertaken within appropriate timeframes. The Group's significant risks identified for the financial year ended 30 June 2022 are outlined below:

PRINCIPAL RISKS	DESCRIPTION	RISK MITIGATION STRATEGIES
Economic Risk	Slowdown in the local and global economy may affect the Property and Construction Division's order book replenishment and result in overcapacity situations in its capital resources. The Property Division's property sales slowed down due to the subdued market sentiments, saturated market and stiff competition. All of these factors affect the Group's profitability.	• Securing long term yearly income recurring projects; • Exploring various business and geographical diversifications; • Regularly reviewing the business plans against performances to address any gaps or shortfalls • Securing long term yearly income recurring projects; • Exploring various business and geographical diversifications; • Regularly reviewing the business plans against performances to address any gaps or shortfalls; • Maintaining good relationships with contractors and suppliers in order to negotiate for more favourable terms;

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

PRINCIPAL RISKS	DESCRIPTION	RISK MITIGATION STRATEGIES
Economic Risk (cont'd)		• Enhancing customer retention and also obtaining awards of projects from new customers; • Enhancing efficiency and productivity in its operations, particularly in project management; • Adopting innovative marketing strategies with appropriate product differentiation and flexibility in product offerings to suit the market demand for its properties.
Project Risk	These are risks associated with projects that are of specific nature, in particular, project management and construction risks in relation to both Construction and Property divisions, in both short and long term, potentially arising from delay in project completion, escalating construction costs, shortages of construction materials, supply chain efficiency and shortage of workers and experienced project managers.	• Develop an effective strategy for managing project risks • Develop a set of key criteria to manage the significant risks that are common within most projects. • Setting a project governance structure consisting of clear project definition and planning process • An effective talent management program. • Specific risks associated with project management are normally delegated to project managers for attention and action. • Frequent site visits by contract officers and project management team
Financial Risk	This is related to the risk that the Group may have inadequate cash flow to meet its financial obligations. The financial risks are in relation to interest rates, foreign currency, liquidity and credit.	• The Group constantly seeks to ensure that there is a reduction in cash outflow and increased cash inflow for the development of the Group's businesses, at the same time taking into consideration the impact of currency fluctuation, interest rates, credit risks and other risks related to the external market. • The Group's fund raising exercises include Private Placement to investors and Rights Issue to all shareholders of Bina Puri Holdings Bhd.

Key Elements of the Group's Internal Control System

Authority and Responsibility

i. Organisation Structure

The Group has a comprehensive organisational structure which organises business operations. Clear lines of reporting, authority and segregation of duties are well documented in the organisation chart. The structure promotes ownership and accountability and delegated authority for planning, executing, controlling and monitoring of business operations. This structure is subject to periodic review to incorporate any emerging business needs.

ii. Clear Description of Roles and Responsibilities

Each role in the organisation structure is supported by clear job description established, which are linked to the vision, mission and business strategies of the Group.

iii. Delegation Authority Limit ("DAL")

The Group DAL is subject to regular review and update to promote organisational efficiency and ensure it is aligned with the Board's risk appetite.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

Policies and Procedures

Policies and Procedures are established to ensure consistency in complying with related Group's operations requirement. New and revised policies are formulated to cater business needs or risks arise and to support implementation of proper governance of the Group.

Policies and Procedures are subject to periodic review to ensure it remains effective and relevant to the business growth and transformation. The Group's Policies and Procedures are categorised as follows:

i. Board Policies

Board level policies comprise Board Charters, Terms of References of Board Committees to ensure proper working of the Board in the handling of risk and control matters of the Group.

These are further explained in detail in the Corporate Governance Overview Statement.

ii. Operational Policies and Procedures

Systematic documented standard operating policies and procedures that cover various operational areas which are subject to regular review and improvement. Other Policies and Procedures required by ISO 9001:2015 Quality Management System, are subject to regular review and improvement, to continually manage and controls the quality requirement of the Group's products and services.

iii. Code of Conduct and Ethics, and Whistle-blowing Policy

The Board has formalised a Code of Conduct and Ethics and a Whistle-blowing Policy to ensure the Board, senior management and employees' business decisions follow the Group commitment to the highest ethical standards and law, and to provide a channel for employees and stakeholders to provide information on frauds, wrongdoings and non-compliance with regulations and procedures by a vendor, customer or employee of the Group.

Human Resource Management and Development

A standardised performance management system is developed to continually appraise and reward the employees of the Group in accordance with their performance. Emphasis is also placed on enhancing the quality and capability of human assets through training and development programs, which enhances their ability to meet their performance and job expectations.

Monitoring

i. Financial and Operational Review

The Group presents its financial results to the Audit Committee for review in each quarter before financial statement is tabled to the Board for approval and subsequent announcement to Bursa Securities. The quarterly review enables the AC to assess and deliberate the Group's financial results, operational performance and variances against budget to enable them to monitor and contribute towards improving the performance of the Group.

ii. Budgetary Review

The Group performs an annual budgeting and forecasting exercise, including the development of business plan and performance targets for the Group. A comprehensive operating and capital expenditure requirement is tabled to the Board for approval prior to the commencement of a new financial year.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

iii. Internal Audit Function

The Group had established an Audit Committee with the primary objective of assisting the Board to review the adequacy and integrity of the Group's internal control. In discharging its duties, the internal audit function of the Group is outsourced to Tricor Axcelasia Sdn. Bhd. ("Tricor Axcelasia").

The Tricor Axcelasia independently reviews the adequacy and integrity of the system of internal control and reports to the Audit Committee on a regular basis. The annual audit plan covering the key activities of the Group is tabled to the Audit Committee for discussion and approval. The Internal Auditors review the Group's internal control system based on a risk-based approach and guided by accepted internal auditing practices.

For the financial year ended 30 June 2022, Tricor Axcelasia has completed one (1) internal control review according to the approved annual audit plan. The findings arising from the internal control reviews together with recommendations, management responses and proposed action plans were promptly reported to the Audit Committee. The audit plan is further explained in detail in the Audit Committee Report.

The Audit Committee, on behalf of the Board, reviews the measures undertaken on internal control issues identified by the Internal Auditors. The Board will discuss with the Audit Committee and management on matters relating to internal controls and deliberates on their recommendations for implementation.

iv. Other Reviews

Frequent site visits by contract officers and project management team are established in monitoring the progress of projects undertaken by the Group. The ongoing performance of each business operating unit is reviewed on a monthly basis and these performance reviews are escalated to the Board on a quarterly basis.

THE BOARD'S STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

The Board believes that the risk management and system of internal control are in place for the year under review and up to the date of issuance of financial statements, are effective and adequate to safeguard shareholders' investment, the interest of regulators and employees and has not resulted in any material losses, contingencies or uncertainties that would require disclosure in the Group's annual report.

The Board has received assurance from the Group Managing Director that the Group's risk management and internal control system are operating adequately and effectively, in all material aspects throughout the year under review.

The Board is committed to continually strengthen the transparency and efficiency of the Group's operations and control environment. This will be supported by an assessment independent of operations on the adequacy and integrity of the controls by the Internal Auditors. Other initiatives deemed necessary will be considered from time to time in order to ensure that the control environment remains reasonably secure.

The Statement on Risk Management and Internal Control does not deal with the associated companies and joint ventures as the Group does not have management control over their operations.

The internal control system is reviewed on an ongoing basis by the Board, Audit Committee and Management for the monitoring of compliance with policies and procedures. The Heads of Department as well as the respective Project Managers are involved in continually improving the control processes within their respective departments and projects.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL (CONT'D)

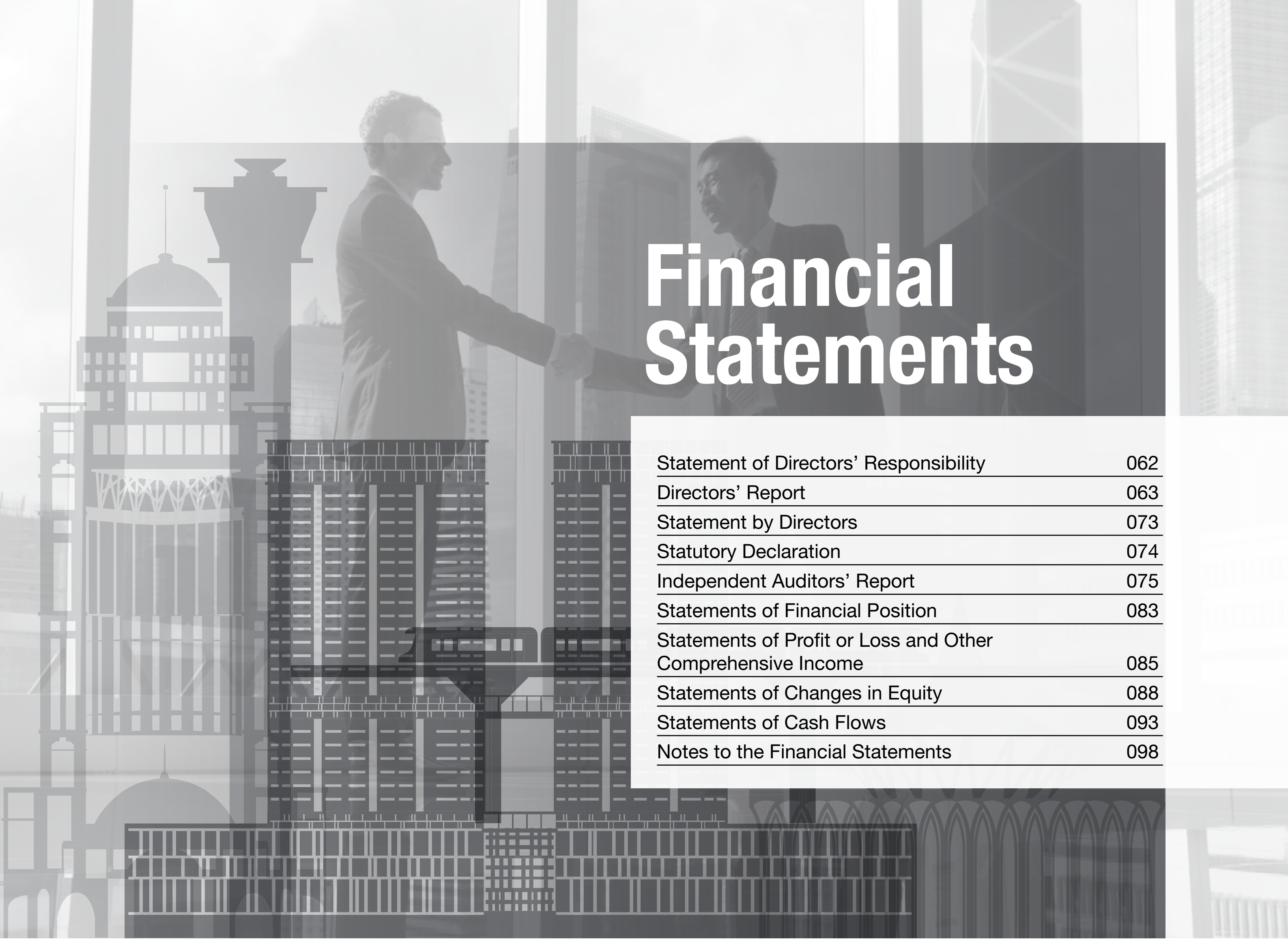
REVIEW OF THE STATEMENT BY EXTERNAL AUDITORS

As required by Paragraph 15.23 of the Main Market Listing Requirements of Bursa Securities, the external auditors have conducted a limited assurance engagement on this Statement on Risk Management and Internal Control. Their limited assurance review was performed in accordance with ISAE 3000 (Revised), Assurance Engagements Other than Audits or Reviews of Historical Information and Audit and Assurance Practice Guide 3 (previously RPG 5 (Revised 2015) ("AAPG 3"), Guidance for Auditors on Engagements to Report on the Statement on Risk Management and Internal Control.

Based on their procedures performed, the External Auditors have reported to the Board that nothing has come to their attention that causes them to believe that this statement is not prepared, in all material aspects, in accordance with disclosure required by paragraphs 41 and 42 of the Statement on Risk Management and Internal Controls: Guidance for Directors of Listed Issuers to be set out, nor is factually inaccurate. AAPG 3 does not require the External Auditors to consider whether this Statement covers all risks and controls, or to form an opinion on the adequacy and effectiveness of the Group's risk management and internal control system including the assessment and opinion by the Board of Directors and management thereon. The External Auditors also not required to consider whether the processes described to deal with material internal control aspects of any significant problems disclosed in the annual report will, in fact, remedy the problems.

CONCLUSION

The Board recognises the ever changing dynamic business environment and will endeavour to continue improving and enhancing the existing system of risk management and internal controls to ensure their continued relevance.



Financial Statements

STATEMENT OF DIRECTORS' RESPONSIBILITY

IN RELATION TO THE AUDITED FINANCIAL STATEMENTS

The Directors are required by the Companies Act 2016 to prepare the financial statements for each financial year which have been made out in accordance with the applicable approved accounting standards in Malaysia.

It is the responsibility of the Directors to ensure that the financial reporting of the Group and the Company present a true and fair view of the statement of affairs of the Group and the Company as at the end of the financial year and of their results and their cash flows for the year then ended.

In preparing the financial statements, the Directors have observed the following criteria:

- Overseeing the overall conduct of the company's business and that of the group;
- Identifying principal risks and ensuring that an appropriate system of internal control exists to manage these risk;
- Reviewing the adequacy and integrity of internal controls system and management system in the Company and the Group;
- Adopting suitable accounting policies and apply them consistently;
- Ensuring that the financial statements were prepared on a going concern basis and in compliance with all applicable approved accounting standards in Malaysia subject to any material departures, if any, were disclosed.

The Directors are satisfied that in preparing the financial statements of the Group and the Company for the financial year ended 30 June 2022 appropriate accounting policies were used and applied consistently, and adopted to include new and review Malaysian Financial Reporting Standards were applicable. The Directors are also of the view that relevant approved accounting standards have been followed in the preparation of these financial statements.

The Directors are also responsible for taking such reasonable steps to safeguard the assets of the Group and to minimize fraud and other irregularities.

DIRECTORS' REPORT

The Directors of Bina Puri Holdings Bhd. hereby present their report and the audited financial statements of the Group and of the Company for the financial year ended 30 June 2022.

Principal Activities

The principal activities of the Company are contractor for earthworks and buildings, project management services and investment holding. The principal activities of the subsidiary companies are disclosed in Note 9 to the financial statements.

Financial Results

The results of the Group and of the Company for the financial year are as follows:

	Group RM'000	**Company RM'000**
(Loss)/Profit for the financial year	(80,485)	20,395
Attributable to:		
Owners of the Parent	(74,749)	20,395
Non-controlling interests	(5,736)	-
	(80,485)	20,395

In the opinion of the Directors, the results of operations of the Group and of the Company during the financial year have not been substantially affected by any item, transaction or event of a material and unusual nature.

Reserves and Provisions

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

DIRECTORS' REPORT (CONT'D)

Dividends

No dividend has been paid or declared by the Company since the end of the previous financial year. The Directors do not recommend any dividend payment in respect of the current financial year.

Issue of Shares and Debentures

During the financial year, the Company issued:

(a) 143,111,000 new ordinary shares at issue price of ranging from RM0.0494 to RM0.0542 per ordinary share for a total cash consideration of RM7,518,922 through private placement;

(b) 10,000 new ordinary shares through conversion of Warrants at an exercise price of RM0.10 for a total cash consideration of RM1,000; and

(c) 23,414,237 new ordinary shares through Share Issuance Scheme at an issue price of RM0.076 per share for a total cash consideration of RM1,779,482 for working capital purposes.

The new ordinary shares issued during the financial year shall rank pari passu in all respects with the existing ordinary shares of the Company.

There was no issuance of debentures during the financial year.

Share Options

No options were granted to any parties by the Company during the financial year to take up unissued shares apart from the issue of options pursuant to the Share Issuance Scheme ("SIS").

Share Issuance Scheme ("SIS") was implemented on 1 March 2019 to enable the Company to grant new and additional SIS options to the eligible persons in accordance with the By-Laws of the SIS. The maximum number of shares which may be allocated under the SIS shall not exceed in aggregate fifteen percent (15%) of the total number of issued shares (excluding treasury shares, if any) of the Company at any point in time during the duration of the SIS or such other limit prescribed by any guidelines, rules and/or regulation of the relevant authorities from time to time throughout the duration of the SIS. The salient features and other terms of SIS are disclosed in Note 24(b) to the financial statements.

DIRECTORS' REPORT (CONT'D)

Share Options (Cont'd)

As at 30 June 2022, the options offered to take up unissued ordinary shares and the exercise price is as follows:

		Number of options over ordinary shares			
Date of offer	**Exercise price**	**At 1.7.2021**	**Exercised**	**Lapsed**	**At 30.6.2022**
17 February 2020	0.076	54,134,500	(23,414,237)	(4,273,000)	26,447,263

Warrant 2019/2022

On 30 December 2019, the Company issued 382,089,550 warrants on the basis of 1 warrant for 1 existing ordinary shares of the Company.

Each warrant entitles the registered holder to subscribe for 1 new ordinary share in the Company at any time on or after 28 November 2019 up to the date of expiry on 13 December 2019, at an exercise price of RM0.10 each or such adjusted price in accordance with the provisions in the Deed Poll.

The warrants were constituted under deed poll dated as disclosed in the Note 24(c) to the financial statements.

Directors

The Directors of the Company in office during the financial year and during the period from the end of the financial year to the date of this report are:

Tan Sri Dato' Wong Foon Meng
Tan Sri Datuk Tee Hock Seng, JP *
Dr. Tan Cheng Kiat *
Datuk Matthew Tee Kai Woon *
Ir. Ghazali Bin Bujang
Mohd Najib Bin Abdul Aziz

** Director of the Company and of its subsidiary companies*

DIRECTORS' REPORT (CONT'D)

Directors (Cont'd)

The Directors who held office in the subsidiary companies (excluding Directors who are also Directors of the Company) during the financial year and during the period from the end of the financial year to the date of this report are:

Cheo Chet Lan @ Chow Sak Nam, KMN
Borhan Bin Othman Ali
Ang Kiam Chai
Emil Malik Ibrahim
Haji Ismail Bin Omar
Kang Jimmi
Lee Poh Teng
Yam Lee Ken
Muhammad Saleh Bin Jusman
Ng Keong Wee
Syed Sarfaraz H Rizvi
Yam Huang Meng
Datuk Borhan Bin Mohd Doya #
Hoi Choi Wan #
Dato' Nik Ismail Bin Dato' Nik Yusoff
Dato' Gan Yeew Tian
Chow Chee Seng
Foong Yuen Fatt
Heap Wei Guan
Kittipat Songcharoen
Lee Tong Leong
Ling Hie Ai
Mohd Zaharudin Bin Hussain
Norpaizah Binti Abdul Wahab
Tay Hock Lee
Ng Chye Poh #
Tan Sri Datuk Seri (Dr) Foong Cheng Yuen #
Hi Siow Wea #
Datuk Roslan Bin Datuk Hj. Ahmad
Dato' Ng Kee Leen
David Ng Chee Hwa
Gan Choo Ann
Hoong Leng Wai
Lai Hoong Kit
Mohd Azim bin Latip
Mohamad Naim Bin Rosli
Nasir Bin Machingal Mamath
Ooi Tat Lean
Ting Teck Kai
Dato' Sri Yong Seng Yeow #
Adnan Bin Abdullah, PPN, PJK # (Deceased)

Directors resigned during the financial year

The information required to be disclosed pursuant to Section 253 of the Companies Act 2016 is deemed incorporated herein by such reference to the financial statements of the respective subsidiary companies and made a part hereof.

DIRECTORS' REPORT (CONT'D)

Directors' Interests in Shares

The interests and deemed interests in the shares and options over ordinary shares of the Company and of its related corporations (other than wholly-owned subsidiary companies) of those who were Directors at financial year end (including their spouse or children) according to the Register of Directors' Shareholdings are as follows:

		Number of ordinary shares		
	At 1.7.2021	**Acquired**	**Disposed**	**At 30.6.2022**
Interests in the Company				
Direct interest				
Tan Sri Datuk Tee Hock Seng, JP	(1) 126,931,504	3,000,000	(800,000)	129,131,504
Dr Tan Cheng Kiat	85,174,473	11,134,237	-	96,308,710
Datuk Matthew Tee Kai Woon	75,119,159	10,100,000	-	85,219,159

		Number of warrants		
	At 1.7.2021	**Acquired**	**Exercised**	**At 30.6.2022**
Interests in the Company				
Direct interest				
Tan Sri Datuk Tee Hock Seng, JP	(2) 19,139,778	-	-	19,139,778
Datuk Matthew Tee Kai Woon	4,618,925	-	(10,000)	4,608,925

DIRECTORS' REPORT (CONT'D)

Directors' Interests in Shares (Cont'd)

	Number of SIS options over ordinary shares			
	At 1.7.2021	Granted	Exercised	At 30.6.2022
Interests in the Company				
Direct Interest				
Tan Sri Datuk Tee Hock Seng, JP	3,000,000	-	(3,000,000)	-
Datuk Matthew Tee Kai Woon	10,120,000	-	(9,280,000)	840,000
Dr Tan Cheng Kiat	6,500,000	6,500,000	(11,134,237)	1,865,763

Notes:

1 *Including shares held through nominee company and 800,000 shares held through Tee Hock Seng Holdings Sdn. Bhd.*

2 *Including warrants held through nominee company and 400,000 warrants held through Tee Hock Seng Holdings Sdn. Bhd.*

By virtue of their interests in the shares of the Company, Tan Sri Datuk Tee Hock Seng, JP is deemed to have interests in the shares of all its subsidiary companies during the financial year to the extent that the Company has an interest under Section 8(4) of the Companies Act 2016.

None of the other Directors in office at the end of the financial year had any interest in shares and options over shares of the Company and of its related corporations during the financial year.

Directors' Benefits

Since the end of the previous financial year, none of the Directors of the Company has received or become entitled to receive a benefit (other than a benefit included in the aggregate amount of remuneration received or due and receivable by Directors and disclosed in the 'Directors' Remuneration' of this report) by reason of a contract made by the Company or a related corporation with the Director or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest.

Neither during nor at the end of the financial year, was the Company a party to any arrangement whose object was to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate, other than those arising from the share options granted under the SIS and warrants.

DIRECTORS' REPORT (CONT'D)

Directors' Remuneration

The details of the Directors' remuneration paid/payable to Directors of the Group and of the Company during the financial year are as follows:

	Group RM'000	Company RM'000
Salary and other emoluments	1,458	1,458
Directors' fees	330	276
Defined contribution plans	99	99
	1,887	1,833

Indemnity and Insurance Costs

During the financial year, Directors and officers of the Group and of the Company were covered under the Directors' and Officers' Liability Insurance in respect of liabilities arising from acts committed in their respective capacity as, inter alia, Directors and officers of the Group and of the Company subject to the terms of the policy. The total amount of indemnity coverage and insurance premium paid during the year for the Directors' and officers' Liability Insurance of the Group and of the Company were RM5,000,000 and RM20,000 respectively.

There was no indemnity given to or insurance effected for auditors of the Group and of the Company in accordance with Section 289 of the Companies Act 2016.

Other Statutory Information

(a) Before the financial statements of the Group and of the Company were prepared, the Directors took reasonable steps:

   (i) to ascertain that action had 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

   (ii) 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 accounting records of the Group and of the Company have been written down to an amount which the current assets might be expected so to realise.

DIRECTORS' REPORT (CONT'D)

Other Statutory Information (Cont'd)

(b) At the date of this report, the Directors are not aware of any circumstances:

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

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

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

- (iv) which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.

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

- (i) any charge on the assets of the Group or of the Company which has arisen since the end of the financial year which secures the liability of any other person; or

- (ii) any contingent liability of the Group or of the Company which has arisen since the end of the financial year.

(d) In the opinion of the Directors:

- (i) no contingent liability or other liability has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which will or may affect the ability of the Group and of the Company to meet their obligations as and when they fall due;

- (ii) 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, except as disclosed in the notes to the financial statements; and

- (iii) 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.

DIRECTORS' REPORT (CONT'D)

Subsidiary Companies

The details of the subsidiary companies are disclosed in Note 9 to the financial statements.

Subsequent Event

The details of the subsequent event are disclosed in Note 44 to the financial statements.

Auditors' Remuneration

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

	Group RM'000	Company RM'000
Auditors' remuneration		
- Statutory audit	587	200
- Non-statutory audit	45	45
	632	245

DIRECTORS' REPORT (CONT'D)

Auditors

The Auditors, UHY, have indicated their willingness to continue in office.

Signed on behalf of the Board, as approved by the Board in accordance with a resolution of the Directors,

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TAN SRI DATUK TEE HOCK SENG, JP

____

DATUK MATTHEW TEE KAI WOON

KUALA LUMPUR

STATEMENT BY DIRECTORS

The Directors of Bina Puri Holdings Bhd., state that, in their opinion, the accompanying financial statements are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the provisions of the Companies Act 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as of 30 June 2022 and of the financial performance and the cash flows of the Group and of the Company for the financial year ended on that date.

Signed in accordance with a resolution of the Directors,

TAN SRI DATUK TEE HOCK SENG, JP

DATUK MATTHEW TEE KAI WOON

KUALA LUMPUR

DECLARATION BY THE DIRECTOR PRIMARILY RESPONSIBLE FOR THE FINANCIAL MANAGEMENT OF THE COMPANY

I, Datuk Matthew Tee Kai Woon (MIA Membership No: CA 19635), being the Director primarily responsible for the financial management of Bina Puri Holdings Bhd., do solemnly and sincerely declare that the accompanying financial statements are, in my opinion, 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.

DATUK MATTHEW TEE KAI WOON

Subscribed and solemnly declared by the abovenamed Datuk Matthew Tee Kai Woon at Kuala Lumpur in the Federal Territory, this

Before me,

COMMISSIONER FOR OATHS

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF BINA PURI HOLDINGS BHD.

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Bina Puri Holdings Bhd., which comprise the statements of financial position as at 30 June 2022 of the Group and of the Company, and the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including a summary of significant accounting policies, as set out on pages 83 to 228.

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 2022, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

Basis for Opinion

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

Independence and Other Ethical Responsibilities

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

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF BINA PURI HOLDINGS BHD. (CONT'D)

Key Audit Matters

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

Trade and other receivables and amount owing by associates

Refer to Note 2(d) (Significant Accounting Judgements, Estimates and Assumptions), Notes 14 and 16 (Trade and other receivables) and Note 19 (Amount due from associates).

The total balances of trade and other receivables, and amount due by associates represented 32.5% of the Group's total assets as at 30 June 2022.

The management is required to exercise significant judgement, involving significant estimation, uncertainty subjective assumptions in impairment assessment of the receivables by determining the probability of default by receivables and adjusted with appropriate forward-looking information.

Our audit procedures performed in relation to management's impairment assessment included the following:

- Checked the expected timing and quantum of receipts of receivables by comparing to the historical payment trend of debtors and sighting of correspondences between the Group and the debtors;

- Assessed and considered the reasonableness of the forward-looking information included in management's assessment;

- Discussed with management to understand the status of the ongoing negotiation on the recovery of receivables and corroborated the key assumptions included in the ECL model; and

- Assessed the adequacy and reasonableness of the disclosures in the financial statements.

Based on the procedures performed, we noted no significant exceptions.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BINA PURI HOLDINGS BHD. (CONT'D)

Key Audit Matters (Cont'd)

Revenue and cost recognition on construction contracts and property development activities

Refer to Note 2(d) (Significant Accounting Judgements, Estimates and Assumptions) and Note 30 (Revenue).

A significant proportion of the Group's and of the Company's revenues and profits are derived from construction contracts and property development projects which span more than one accounting period. The Group and the Company use percentage-of-completion method in accounting for construction contracts and property development activities. The stage of completion is measured by reference to the proportion of actual costs incurred for work performed to date to the estimated total costs for the project.

We focused on this area because management applies significant judgement in determining the stage of completion, extent of costs incurred and estimated total costs, as well as appropriateness of provision for liquidated ascertained damages.

Our audit procedures performed in this area included, among others:

- Selected a sample of costs incurred to date to invoice and/or progress claim such as sub-contractor claim certificates, verified by the Group's and Company's internal quantity surveyor or the employers and assessed the adequacy of accruals of costs made;
- Challenged the assumptions in deriving at the estimates of construction contract and property development costs and compared the estimated costs to supporting documentation such as approved budgets, quotations, contracts and variation orders with sub-contractors;
- In instances where projects have been delayed, we have tested management's estimates of the liquidated ascertained damages provisions required to supporting documentation such as signed sale and purchase agreements with unit buyers, correspondences with unit buyers or sub-contractors and extension of time approvals;
- Assessed management's workings on the computation of percentage-of-completion; and
- Assessed the adequacy and reasonableness of the disclosures in the financial statements.

Based on the procedures performed, we noted no significant exceptions.

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF BINA PURI HOLDINGS BHD. (CONT'D)

Key Audit Matters (Cont'd)

Fair value of investment properties

As at 30 June 2022, the Group's investment properties carried at fair value amounted to RM209.7 million.

The investment properties comprise various categories of properties such as shopping mall and commercial space. The valuations of the investment properties through investment methods were performed by independent external valuers.

We have identified the fair value of investment properties as a key audit matter due to complexities in determining the fair value of the investment properties, which involved significant estimates and judgements in determining the appropriate valuation methods and developing the underlying assumptions to be applied.

Our audit procedures performed in this area included, among others:

- We have assessed the capabilities, competency and objectivity of the independent external valuers through verification of their qualifications and registration;
- We assessed whether the valuation methodologies were consistent with those used in the prior year and commonly used for the types of investment properties being valued.
- We reviewed the external valuation reports of the investment properties from independent valuers and discussed the valuation methodologies and assumptions used in the valuation with the independent professional valuers;
- We assessed the reasonableness of the inputs underpinning the valuation and challenged the valuers on judgements and estimates used;
- We discussed with valuers to understand the basis of adjustments made to the significant unobservable inputs of the properties by considering factors related to the appropriateness of the rental rates, outgoings, term yield, and void rates used;
- We reviewed and assessed the appropriateness and adequacy of the disclosures in the financial statements; and

Based on the procedures performed, we noted no significant exceptions.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BINA PURI HOLDINGS BHD. (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, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

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

INDEPENDENT AUDITORS' REPORT
TO THE MEMBERS OF BINA PURI HOLDINGS BHD. (CONT'D)

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.

- 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BINA PURI HOLDINGS BHD. (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)

- 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, related safeguards.

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 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 subsidiary companies of which we have not acted as auditors, are disclosed in Note 9 to the financial statements.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF BINA PURI HOLDINGS BHD. (CONT'D)

Other Matters

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

UHY
Firm Number: AF 1411
Chartered Accountants

YEOH AIK CHUAN
Approved Number: 02239/07/2024 J
Chartered Accountant

KUALA LUMPUR

STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2022

		Group		Company	
		2022	2021	2022	2021
	Note	RM'000	RM'000	RM'000	RM'000
ASSETS					
Non-Current Assets					
Property, plant and equipment	4	56,258	62,314	518	740
Right-of-use assets	5	75,559	73,810	12,844	13,309
Investment properties	6	209,725	205,600	-	-
Intangible assets	7	1,350	8,585	-	-
Inventories	8	7,870	7,487	-	-
Investment in subsidiary companies	9	-	-	137,789	118,889
Investment in associates	10	1,416	3,839	30,050	33,455
Investment in joint venture	11	12,479	5,132	-	-
Other investments	13	2,781	2,781	2,832	2,832
Trade receivables	14	2,148	1,843	-	-
Deferred tax assets	15	380	3,645	-	-
		369,966	375,036	184,033	169,225
Current Assets					
Inventories	8	197,938	269,186	-	-
Trade receivables	14	134,320	147,488	1,574	-
Other receivables	16	209,754	270,238	61,458	66,866
Contract assets	17	171,517	228,750	-	-
Amount due from subsidiary companies	18	-	-	118,385	98,090
Amount due from associates	19	30,459	32,063	28,396	31,756
Tax recoverable		747	1,006	107	107
Fixed deposits with licensed banks	20	14,026	14,649	367	7
Cash and bank balances	21	23,300	18,624	724	13
		782,061	982,004	211,011	196,839
Assets held for sale	22	-	111	-	-
		782,061	982,115	211,011	196,839
Total Assets		1,152,027	1,357,151	395,044	366,064

STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2022 (CONT'D)

		Group		Company	
		2022	**2021**	**2022**	**2021**
	Note	**RM'000**	**RM'000**	**RM'000**	**RM'000**
EQUITY					
Share capital	23	246,521	236,435	246,521	236,435
Reserves	24	(78,993)	(4,334)	49,346	29,738
Equity attributable to owners of the parent		167,528	232,101	295,867	266,173
Non-controlling interests		107,169	133,331	-	-
Total Equity		274,697	365,432	295,867	266,173
LIABILITIES					
Non-Current Liabilities					
Trade payables	25	1,767	2,279	-	-
Lease liabilities	26	446	400	-	-
Bank borrowings	27	234,810	139,064	55,680	-
Deferred tax liabilities	15	14,241	18,129	-	-
		251,264	159,872	55,680	-
Current Liabilities					
Contract liabilities	17	10,989	23,357	-	-
Trade payables	25	229,220	295,050	13,102	18,845
Other payables	28	161,333	194,482	13,531	13,972
Lease liabilities	26	270	689	-	-
Bank borrowings	27	189,482	287,082	11,463	62,745
Amount due to subsidiary companies	18	-	-	5,361	4,289
Amount due to associates	19	6	12	6	6
Amount due to a joint venture	29	34	34	34	34
Tax payable		34,732	31,141	-	-
		626,066	831,847	43,497	99,891
Total Liabilities		877,330	991,719	99,177	99,891
Total Equity and Liabilities		1,152,027	1,357,151	395,044	366,064

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022

		Group		Company	
		2022	2021	2022	2021
	Note	RM'000	RM'000	RM'000	RM'000
Revenue	30	234,919	287,466	25,801	1,364
Cost of sales		(219,672)	(265,826)	-	(3,110)
Gross profit/(loss)		15,247	21,640	25,801	(1,746)
Other income		19,423	11,359	42	4,498
Administrative expenses		(68,779)	(60,247)	(11,213)	(10,680)
Net (loss)/gain on impairment of financial instruments		(16,228)	(27)	12,391	-
Finance costs	31	(26,516)	(37,130)	(6,626)	(7,823)
Share of results of associates and joint ventures		4,924	1,978	-	-
(Loss)/Profit before tax	32	(71,929)	(62,427)	20,395	(15,751)
Taxation	33	(8,556)	(1,295)	-	-
(Loss)/Profit for the financial year		(80,485)	(63,722)	20,395	(15,751)

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022 (CONT'D)

		Group		Company	
		2022	2021	2022	2021
	Note	RM'000	RM'000	RM'000	RM'000
Other comprehensive income/(loss)					
Item that is or may be reclassified subsequently to profit or loss					
Exchange translation differences for foreign operations		734	(1,267)	-	-
Other comprehensive income/(loss) for the financial year		734	(1,267)	-	-
Total comprehensive (loss)/income for the financial year		(79,751)	(64,989)	20,395	(15,751)
(Loss)/Profit for the financial year attributable to:					
Owners of the parent		(74,749)	(63,910)	20,395	(15,751)
Non-controlling interests		(5,736)	188	-	-
		(80,485)	(63,722)	20,395	(15,751)

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022 (CONT'D)

		Group		Company	
		2022	2021	2022	2021
	Note	RM'000	RM'000	RM'000	RM'000
Total comprehensive (loss)/income attributable to:					
Owners of the parent		(73,872)	(64,831)	20,395	(15,751)
Non-controlling interests		(5,879)	(158)	-	-
		(79,751)	(64,989)	20,395	(15,751)
Loss per share					
Basic loss per share (sen)	34(i)	(4.8)	(6.8)		
Diluted loss per share (sen)	34(ii)	(4.8)	(6.7)		

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022

		Attributable to Owners of the Parent							
		Non-Distributable				Distributable			
	Note	Share Capital RM'000	Foreign Currency Translation Reserve RM'000	Warrant Reserve RM'000	Employee Share Option Reserve RM'000	Accumulated Losses RM'000	Total RM'000	Non-Controlling Interests RM'000	Total Equity RM'000
Group									
At 1 July 2021		236,435	(11,370)	10,039	1,819	(4,822)	232,101	133,331	365,432
Loss for the financial year		-	-	-	-	(74,749)	(74,749)	(5,736)	(80,485)
Other comprehensive income for the financial year		-	926	-	-	(49)	877	(143)	734
Total comprehensive loss for the financial year		-	926	-	-	(74,798)	(73,872)	(5,879)	(79,751)
Transactions with owners:									
Issuance of ordinary shares:									
- Private placement	23	7,519	-	-	-	-	7,519	-	7,519
- Exercise of SIS options	23	2,566	-	-	(787)	-	1,779	-	1,779
- Lapse of SIS options	24	-	-	-	(143)	143	-	-	-
- Conversion of warrants	23	1	-	*	-	-	1	-	1
Dividends paid to non-controlling interests		-	-	-	-	-	-	(20,283)	(20,283)
Total transaction with owners		10,086	-	-	(930)	143	9,299	(20,283)	(10,984)
At 30 June 2022		246,521	(10,444)	10,039	889	(79,477)	167,528	107,169	274,697

* denote RM263

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022 (CONT'D)

		Attributable to Owners of the Parent							
		Non-Distributable				Distributable			
	Note	Share Capital RM'000	Foreign Currency Translation Reserve RM'000	Warrant Reserve RM'000	Employee Share Option Reserve RM'000	(Accumulated Losses)/ Retained Earnings RM'000	Total RM'000	Non-Controlling Interests RM'000	Total Equity RM'000
Group									
At 1 July 2020		180,856	(10,402)	10,039	3,287	58,744	242,524	121,441	363,965
Loss for the financial year		-	-	-	-	(63,910)	(63,910)	188	(63,722)
Other comprehensive loss for the financial year		-	(968)	-	-	47	(921)	(346)	(1,267)
Total comprehensive loss for the financial year		-	(968)	-	-	(63,863)	(64,831)	(158)	(64,989)
Acquisition of subsidiary companies		-	-	-	-	-	-	12,198	12,198
Balance carried forward		180,856	(11,370)	10,039	3,287	(5,119)	177,693	133,481	311,174

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022 (CONT'D)

		Attributable to Owners of the Parent							
		Non-Distributable				Distributable			
	Note	Share Capital RM'000	Foreign Currency Translation Reserve RM'000	Warrant Reserve RM'000	Employee Share Option Reserve RM'000	(Accumulated Losses)/ Retained Earnings RM'000	Total RM'000	Non-Controlling Interests RM'000	Total Equity RM'000
Group									
Balance brought forward		180,856	(11,370)	10,039	3,287	(5,119)	177,693	133,481	311,174
Transactions with owners:									
Issuance of ordinary shares:									
- Private placement	23	26,342	-	-	-	-	26,342	-	26,342
- Exercise of SIS options	23	5,437	-	-	(1,667)	-	3,770	-	3,770
- Lapse of SIS options	24	-	-	-	(297)	297	-	-	-
- Grant of SIS options	24	-	-	-	496	-	496	-	496
- Acquisition of subsidiary companies	23	23,800	-	-	-	-	23,800	-	23,800
Dividends paid to non-controlling interests		-	-	-	-	-	-	(150)	(150)
Total transaction with owners		55,579	-	-	(1,468)	297	54,408	(150)	54,258
At 30 June 2021		236,435	(11,370)	10,039	1,819	(4,822)	232,101	133,331	365,432

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022 (CONT'D)

		Attributable to Owners of the Parent					
		Non-Distributable				Distributable	
	Note	Share Capital RM'000	Warrant Reserve RM'000	Foreign Currency Translation Reserve RM'000	Employee Share Option Reserve RM'000	Retained Earnings RM'000	Total Equity RM'000
Company							
At 1 July 2021		236,435	10,039	54	1,819	17,826	266,173
Profit for the financial year, representing total comprehensive income for the financial year		-	-	-	-	20,395	20,395
Transaction with owners:							
Issuance of ordinary shares:							
- Private placement	23	7,519	-	-	-	-	7,519
- Exercise of SIS options	23	2,566	-	-	(787)	-	1,779
- Lapse of SIS options	24	-	-	-	(143)	143	-
- Conversion of warrants	23	1	*	-	-	-	1
Total transaction with owners		10,086	-	-	(930)	143	9,299
At 30 June 2022		246,521	10,039	54	889	38,364	295,867

* denote RM263

STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022 (CONT'D)

		Attributable to Owners of the Parent					
		Non-Distributable				Distributable	
	Note	Share Capital RM'000	Warrant Reserve RM'000	Currency Translation Reserve RM'000	Employee Share Option Reserve RM'000	Retained Earnings RM'000	Total Equity RM'000
Company							
At 1 July 2020		180,856	10,039	54	3,287	33,532	227,768
Loss for the financial year, representing total comprehensive loss for the financial year		-	-	-	-	(15,751)	(15,751)
Transactions with owners:							
Issuance of ordinary shares:							
- Private placement	23	26,342	-	-	-	-	26,342
- Exercise of SIS options	23	5,437	-	-	(1,667)	-	3,770
- Lapse of SIS options	24	-	-	-	(45)	45	-
- Grant of SIS options	24	-	-	-	244	-	244
- Acquisition of subsidiary companies	23	23,800	-	-	-	-	23,800
Total transaction with owners		55,579	-	-	(1,468)	45	54,156
At 30 June 2021		236,435	10,039	54	1,819	17,826	266,173

The accompanying notes form an integral part of the financial statements.

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Cash Flows From Operating Activities				
(Loss)/Profit before tax	(71,929)	(62,427)	20,395	(15,751)
Adjustments for:				
Bad debts written off	36	31,716	-	-
Deposit written off	1,341	-	-	-
Inventories written off	3	-	-	-
Depreciation of:				
- property, plant and equipment	7,678	7,533	245	254
- right-of-use assets	2,506	2,470	465	465
Dividend income	(75)	(63)	(24,315)	(63)
Impairment loss on:				
- trade receivables	2,854	27	62	-
- other receivables	13,373	-	2,221	-
- amount due from subsidiary companies	-	-	9,630	-
- goodwill on consolidation	7,235	3,000	-	-
- investment in associates	-	-	3,405	-
Reversal on impairment loss on amount due from subsidiary companies	-	-	(24,304)	-
Property, plant and equipment written off	-	113	-	-
Fair value gain on investment properties	(4,125)	-	-	-
Unwinding of discount on trade receivables	(135)	(841)	-	-
Gain on disposal of:				
- property, plant and equipment	(830)	(942)	-	-
- right-of-use assets	(315)	-	-	-
- investment properties	-	(1,122)	-	-
- subsidiary companies	-	(2,663)	-	(4,000)
- assets held for sale	(64)	(55)	-	-
Interest expenses	26,516	37,130	6,626	7,823
Interest income	(3,200)	(2,419)	-	-
Share of results of associates	2,423	137	-	-
Share of results of joint venture	(7,347)	(2,115)	-	-
Unrealised loss on foreign exchange	669	50	-	5
Operating (loss)/gain before working capital changes	(23,386)	9,529	(5,570)	(11,267)

STATEMENTS OF CASH FLOWS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022 (CONT'D)

	Note	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Cash Flows From Operating Activities (Cont'd)					
Changes in working capital:					
Contract assets		57,299	45,417	-	4,492
Contract liabilities		(12,368)	(17,911)	-	-
Inventories		70,948	(20,781)	-	-
Trade and other receivables		55,768	(152,637)	25	(20,615)
Trade and other payables		(99,524)	149,474	(6,184)	(3,450)
Amount due from associates		1,604	(872)	-	-
Exchange difference		(1,590)	-	-	-
Amount due from subsidiary companies		-	-	-	(3)
		72,137	2,690	(6,159)	(19,576)
Cash generated from/(used in) operations		48,751	12,219	(11,729)	(30,843)
Interest paid		(26,516)	(37,130)	(6,626)	(7,823)
Interest received		3,200	2,419	-	-
Tax refunded		-	1,329	-	-
Tax paid		(5,329)	-	-	-
		(28,645)	(33,382)	(6,626)	(7,823)
Net cash from/(used in) operating activities		20,106	(21,163)	(18,355)	(38,666)
Cash Flows From Investing Activities					
Purchase of property, plant and equipment	4(a)	(212)	(6,427)	(23)	(368)
Purchase of right of use assets		(3,373)	-	-	-
Proceeds from disposal of:					
- property, plant and equipment		869	1,223	-	-
- right of use assets		462	-	-	-
- asset held for sale		175	-	-	-
- investment properties		-	4,300	-	-
- investment in subsidiary company	9(c)	-	33,782	-	34,000
Balance carried forward		(2,079)	32,878	(23)	33,632

STATEMENTS OF CASH FLOWS FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022 (CONT'D)

		Group		Company	
		2022	**2021**	**2022**	**2021**
	Note	**RM'000**	**RM'000**	**RM'000**	**RM'000**
Cash Flows From Investing Activities (Cont'd)					
Balance brought forward		(2,079)	32,878	(23)	33,632
Acquisition of associate		-	(35)	-	-
Acquisition of subsidiary		-	-	-	-
companies, net of cash acquired	9(b)	-	3,990	-	-
Additional investment in subsidiary companies		-	-	(250)	(1,650)
Advances to subsidiary companies		-	-	-	(15,848)
Advances to associates		-	-	3,360	(3,338)
Change in pledge deposits		(2,117)	-	-	(1)
Capital contribution to subsidiary companies		-	-	1,570	(1,314)
Dividend received		75	63	-	63
Net cash (used in)/from investing activities		(4,121)	36,896	4,657	11,544
Cash Flows From Financing Activities					
Proceeds from issuance of share capital		-	26,342	-	26,342
Dividends paid to non-controlling interests		(20,283)	(150)	-	-
Drawdown of bank borrowings		10,500	-	10,500	-
Repayment of bank borrowings		(19,769)	(12,468)	(1,100)	(3,300)
Advances from associates		(6)	6	-	-
Advances from subsidiary companies		-	-	1,072	1,993
Repayment to shareholders		-	(8,179)	-	-
Proceeds from exercise of					
- SIS options		1,779	3,770	1,779	3,770
- warrants		1	-	1	-
- private placement of shares		7,519	-	7,519	-
Repayment of lease liabilities		(630)	(294)	-	-
Net cash (used in)/from financing activities		(20,889)	9,027	19,771	28,805

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022 (CONT'D)

		Group		Company	
	Note	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Net increase in cash and cash equivalents		(4,904)	24,760	6,073	1,683
Effect of exchange translation differences on cash and cash equivalents		(575)	1,207	-	-
Cash and cash equivalents at the beginning of the financial year		9,580	(16,387)	(9,582)	(11,265)
Cash and cash equivalents at the end of the financial year		4,101	9,580	(3,509)	(9,582)
Cash and cash equivalents at the end of the financial year comprises:					
Cash and bank balances	21	23,300	18,624	724	13
Fixed deposits with licensed banks	20	14,026	14,649	367	7
Bank overdrafts	27	(19,855)	(12,440)	(4,593)	(9,595)
		17,471	20,833	(3,502)	(9,575)
Less: Fixed deposits pledged with licensed banks	20	(13,370)	(11,253)	(7)	(7)
		4,101	9,580	(3,509)	(9,582)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022 (CONT'D)

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Cash outflows for leases for a leasee				
Included in net cash from operating activities:				
Interest paid in relation to lease liabilities	(31)	(40)	-	-
Included in net cash from financing activities:				
Payment of lease liabilities	(630)	(294)	-	-
Total cash outflows for leases	(661)	(334)	-	-

The accompanying notes form an integral part of the financial statements.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022

1. Corporate Information

The Company is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of the Bursa Malaysia Securities Berhad.

The registered office and the principal place of business of the Company is located at Wisma Bina Puri, 88 Jalan Bukit Idaman 8/1, Bukit Idaman, 68100 Selayang, Selangor Darul Ehsan.

The principal activities of the Company are as contractor for earthworks and building, project management services and investment holding. The principal activities of the subsidiary companies are disclosed in Note 9. There have been no significant changes in the nature of these activities during the financial year.

2. Basis of Preparation

(a) Statement of compliance

The financial statements of the Group and of the Company have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRSs"), International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

Adoption of amended standards

During the financial year, the Group and the Company have adopted the following amendments to MFRSs issued by the Malaysian Accounting Standards Board ("MASB") that are mandatory for current financial year:

Amendments to MFRS 4, MFRS 7, MFRS 9, MFRS 16 and MFRS 139	Interest rate benchmark reform – Phase 2
Amendments to MFRS 16	Covid-19 Related Rent Concessions beyond 30 June 2021

The adoption of the amendments to MFRSs did not have any significant impact on the financial statements of the Group and of the Company.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

2. Basis of Preparation (Cont'd)

(a) Statement of compliance (Cont'd)

Standards issued but not yet effective

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

		Effective dates for financial periods beginning on or after
Amendments to MFRS 3	References to the Conceptual Framework	1 January 2022
Amendments to MFRS 116	Property, Plant and Equipment - Proceeds before Intended Use	1 January 2022
Amendments to MFRS 137	Onerous Contract – Cost of Fulfilling a Contract	1 January 2022
Annual Improvements to MFRS Standards 2018 - 2020 • Amendments to MFRS 1 • Amendments to MFRS 9 • Amendments to MFRS 16 • Amendments to MFRS 141		1 January 2022
MFRS 17	Insurance Contracts	1 January 2023
Amendments to MFRS 17	Insurance Contracts	1 January 2023
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current	1 January 2023
Amendments to MFRS 101	Disclosure of Accounting Policies	1 January 2023
Amendments to MFRS 108	Definition of Accounting Estimates	1 January 2023
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction	1 January 2023
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred until further notice

The Group and the Company intend to adopt the above MFRSs and amendments to MFRSs when they become effective.

The initial application of the above-mentioned accounting standards or amendments are not expected to have any significant impacts on the financial statements of the Group and of the Company.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

2. Basis of Preparation (Cont'd)

(b) Basis of measurement

The financial statements of the Group and of the Company have been prepared under the historical cost basis, unless otherwise indicated in the significant accounting policies in Note 3.

(c) Functional and presentation currency

These financial statements are presented in Ringgit Malaysia ("RM"), which is the Company's functional currency. All financial information is presented in RM and has been rounded to the nearest thousand except when otherwise stated.

(d) Significant accounting judgements, estimates and assumption

The preparation of the Group's and the Company's financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future.

Judgements

The following are the judgements made by management in the process of applying the Group's and the Company's accounting policies that have the most significant effect on the amounts recognised in the financial statements:

<u>Classification between investment properties and property, plant and equipment</u>

The Group has developed certain criteria based on MFRS 140 Investment Property in making judgement whether a property qualifies as an investment property. Investment property is a property held to earn rentals or for capital appreciation or both.

Some properties comprise a portion that is held to earn rentals or for capital appreciation and another portion that is held for use in the production or supply of goods or services or for administrative purposes.

If these portions could be sold separately (or leased out separately under a finance lease), the Group would account for the portions separately. If the portions could not be sold separately, the property is an investment property only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes.

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

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

2. Basis of Preparation (Cont'd)

(d) Significant accounting judgements, estimates and assumption (Cont'd)

Judgements (Cont'd)

<u>Satisfaction of performance obligations in relation to contracts with customers</u>

The Group is required to assess each of its contracts with customers to determine whether performance obligations are satisfied over time or at a point in time in order to determine the appropriate method for recognising revenue. This assessment was made based on the terms and conditions of the contracts, and the provisions of relevant laws and regulations.

The Group recognises revenue over time in the following circumstances:

(a) the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;

(b) the Group does not create an asset with an alternative use to the Group and has an enforceable right to payment for performance completed to date; and

(c) the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.

Where the above criteria are not met, revenue is recognised at a point in time. Where revenue is recognised at a point of time, the Group assesses each contract with customers to determine when the performance obligation of the Group under the contract is satisfied.

<u>Determining the lease term of contracts with renewal and termination options - Group as lessee</u>

The Group and the Company determine the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group and the Company have several lease contracts that include extension and termination options. The Group and the Company apply judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group and the Company reassess the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate.

2. Basis of Preparation (Cont'd)

(d) Significant accounting judgements, estimates and assumption (Cont'd)

Key sources of estimation uncertainty

The key assumptions concerning the future and other key sources of 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 within the next reporting period are set out below:

<u>Useful lives/ depreciation of property, plant and equipment and right-of-use ("ROU") assets</u>

The Group and the Company regularly review the estimated useful lives of property, plant and equipment and ROU assets based on factors such as business plan and strategies, expected level of usage and future technological developments. Future results of operations could be materially affected by changes in these estimates brought about by changes in the factors mentioned above. A reduction in the estimated useful lives of property, plant and equipment and ROU assets would increase the recorded depreciation and decrease the value of property, plant and equipment and ROU assets. The carrying amounts at the reporting date for property, plant and equipment and ROU assets are disclosed in Notes 4 and 5 respectively.

<u>Impairment of goodwill on consolidation</u>

The Group tests annually whether goodwill has suffered any impairment in accordance with the accounting policy in Note 3(p)(i) on impairment of nonfinancial assets.

When value-in-use calculations are undertaken, management estimates the expected future cash flows from the cash generating unit and chooses a suitable discount rate in order to calculate the present value of those cash flows. The preparation of the estimated future cash flows involves significant judgement and estimations. While the Group believes that the assumptions are appropriate and reasonable, significant changes in the assumptions may materially affect the assessment of recoverable amounts and may lead to future impairment losses.

The carrying amounts as at end of the reporting period and key assumptions applied in the impairment assessment of goodwill are given in Note 7.

<u>Impairment of investment in subsidiary companies</u>

The Company reviews its investments in subsidiary companies when there are indicators of impairment. Impairment is measured by comparing the carrying amount of an investment with its recoverable amount. Significant judgement is required in determining the recoverable amount. Estimating the recoverable amount requires the Company to make an estimate of the expected future cash flows from the cash-generating units and also to determine a suitable discount rate in order to calculate the present value of those cash flows.

The carrying amount at the reporting date for investments in subsidiary companies is disclosed in Note 9.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

2. Basis of Preparation (Cont'd)

(d) Significant accounting judgements, estimates and assumption (Cont'd)

Key sources of estimation uncertainty (Cont'd)

Impairment of investment in associates and joint ventures

The Group reviews its investments in associates and investments in joint ventures when there are indicators of impairment. Impairment is measured by comparing the carrying amount of an investment with its recoverable amount. Significant judgement is required in determining the recoverable amount. The Group evaluates the recoverable amounts based on market performance, economic and political situation of the country in which the joint ventures and associates operate.

The carrying amounts at the reporting date for investments in associates and joint ventures are disclosed in Notes 10 and 11 respectively.

Deferred tax assets

Deferred tax assets are recognised for all unused tax losses, unabsorbed capital allowances and other deductible temporary differences to the extent that it is probable that taxable profit will be available against which the unused tax losses, unabsorbed capital allowances and other deductible temporary differences 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. The carrying value of recognised and unrecognised deferred tax assets are disclosed in Note 15.

Revenue and cost recognition on construction contracts and property development activities

The Group and the Company recognise revenue and cost from construction contract and property development activities in the profit or loss by using input method by reference to the stage of completion method. The stage of completion is determined by the proportion that contract cost or property development costs incurred for work performed to date bear to the estimated total contract or property development costs.

Significant judgement is involved in determining the stage of completion, extent of costs incurred and estimated total costs, as well as appropriateness of provision for liquidated ascertained damages.

Where the total actual revenue and cost incurred are different from the total estimated revenue and cost incurred, such differences will impact the contract profit or losses recognised.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

2. Basis of Preparation (Cont'd)

(d) Significant accounting judgements, estimates and assumption (Cont'd)

Key sources of estimation uncertainty (Cont'd)

Revenue and cost recognition on construction contracts and property development activities (Cont'd)

Significant judgement is required in estimating the progress towards complete satisfaction of performance obligations and determining whether there is any exposure to Liquidated Ascertained Damage ("LAD") based on the facts and circumstances of the relevant construction or development projects being delayed. In making these judgements, the Group and the Company evaluate based on experience and by relying on the work of specialists.

The carrying amount of property development costs and contract assets/liabilities arising from performance under construction contracts at the reporting date are disclosed in Notes 8 and 17 respectively.

Fair value of investment properties

The Group carries their investment properties at fair value, with changes in fair value being recognised in profit or loss. The Group engaged independent valuation specialists to assess fair value as at 30 June 2022 for investment properties. For investment properties, valuation methodologies based on investment approach were used. The key assumptions used to determine the fair value of the properties are provided in Note 6.

Provision for expected credit loss of financial assets at amortised cost

The Group and the Company review the recoverability of its receivables, include trade and other receivables, amounts due from subsidiary companies and associates at each reporting date to assess whether an impairment loss should be recognised. The impairment provisions for receivables are based on assumptions about risk of default and expected loss rates. The Group and the Company use judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Group's and on the Company's past history, existing market conditions at the end of each reporting period.

The Group and the Company use a provision matrix to calculate expected credit loss for their receivables. The provision rates are based on number of days past due.

The provision matric is initially based on the Group's and the Company's historical observed default rates. The Group and the Company will calibrate the matrix to adjust the historical credit loss experience. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed, if any.

The assessment of the correlation between historical observed default rates, forecast economic condition and expected credit loss is a significant estimate. Information about the expected credit loss is disclosed in Notes 14, 16, 18 and 19 respectively.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

2. Basis of Preparation (Cont'd)

(d) Significant accounting judgements, estimates and assumption (Cont'd)

Key sources of estimation uncertainty (Cont'd)

Discount rate used in leases

Where the interest rate implicit in the lease cannot be readily determined, the Group uses the incremental borrowing rate to measure the lease liabilities. The incremental borrowing rate is the interest rate that the Group would have to pay to borrow over a similar term, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. Therefore, the incremental borrowing rate requires estimation, particularly when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The Group estimates the incremental borrowing rate using observable inputs when available and is required to make certain entity-specific estimates.

Income taxes

Judgement is involved in determining the provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business.

The Group recognises liabilities for tax based on estimates of whether additional taxes will be due. Where the final tax outcome of these tax 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. As at 30 June 2022, the Group and the Company have tax recoverable of RM747,000 and RM107,000 (2021: RM1,006,000 and RM107,000) respectively and tax payable of RM34,732,000 and Nil (2021: RM31,141,000 and Nil) respectively.

3. Significant Accounting Policies

The Group and the Company apply the significant accounting policies set out below, consistently throughout all periods presented in the financial statements unless otherwise stated.

(a) Basis of consolidation

(i) Subsidiary companies

Subsidiary companies are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiary companies are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(a) Basis of consolidation (Cont'd)

(i) Subsidiary companies (Cont'd)

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary company is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in business combination are measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognised amounts of acquiree's identifiable net assets.

Acquisition-related costs are expensed in profit or loss as incurred.

If the business combination is achieved in stages, the acquirer's previously held equity interest in the acquiree is re-measured at its acquisition date fair value and the resulting gain or loss is recognised in profit or loss.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period (which cannot exceed one year from the acquisition date), or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed at the acquisition date, if known, would have affected the amounts recognised at that date.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Contingent consideration classified as an asset or liability that is a financial instrument and within the scope of MFRS 139 Financial Instruments, is measured at fair value with the changes in fair value recognised in profit or loss. Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is accounted for within equity.

Inter-company transactions, balances and unrealised gains or losses on transactions between Group companies are eliminated. Unrealised losses are eliminated only if there is no indication of impairment. Where necessary, accounting policies of subsidiary companies have been changed to ensure consistency with the policies adopted by the Group.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(a) Basis of consolidation (Cont'd)

(i) Subsidiary companies (Cont'd)

In the Company's separate financial statements, investments in subsidiary companies are stated at cost less accumulated impairment losses. On disposal of such investments, the difference between net disposal proceeds and their carrying amounts are recognised in profit or loss. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. The policy of recognition and measurement of impairment losses is in accordance with Note 3(p)(i).

(ii) Changes in ownership interests in subsidiary companies without change of control

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions – that is, as transactions with the owners in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary company is recorded in equity. Gains or losses on disposals to non-controlling interests are also recorded in equity.

(iii) Disposal of subsidiary company

If the Group loses control of a subsidiary company, the assets and liabilities of the subsidiary company, including any goodwill, and non-controlling interests are derecognised at their carrying value on the date that control is lost. Any remaining investment in the entity is recognised at fair value. The difference between the fair value of consideration received and the amounts derecognised and the remaining fair value of the investment is recognised as a gain or loss on disposal in profit or loss. Any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities.

(iv) Goodwill on consolidation

The excess of the aggregate of the consideration transferred the amount of any non-controlling interest in the acquiree and the acquisition date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets acquired is recorded as goodwill. If the total consideration transferred, non-controlling interest recognised and previously held interest measured at fair value is less than the fair value of the net assets of the subsidiary company acquired (i.e. a bargain purchase), the gain is recognised in profit or loss.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(a) Basis of consolidation (Cont'd)

(iv) Goodwill on consolidation (Cont'd)

Following the initial recognition, goodwill is measured at cost less accumulated impairment losses. Goodwill is not amortised but instead, it is reviewed for impairment annually or more frequent when there is objective evidence that the carrying value may be impaired. See accounting policy Note 3(p)(i) on impairment of non-financial assets.

(b) Investment in associates and joint ventures

An associate is an entity over which the Group has significant influence. 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 type of joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

On acquisition of an investment in an associate or joint venture, any excess of the cost of investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill and included in the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities of the investee over the cost of investment is excluded from the carrying amount of the investment and is instead included as income in the determination of the Group's share of associate's or joint venture's profit or loss for the period in which the investment is acquired.

An associate or a joint venture is equity accounted for from the date on which the investee becomes an associate or a joint venture. Under the equity method, on initial recognition the investment in an associate or a joint venture is recognised at cost, and the carrying amount is increased or decreased to recognise the Group's share of profit or loss and other comprehensive income of the associate or joint venture after the date of acquisition. When the Group's share of losses in an associate or a joint venture equal or exceeds its interest in the associate or joint venture, the Group does not recognise further losses, unless it has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture.

Profits or losses resulting from upstream and downstream transactions between the Group and its associate or joint venture are recognised in the Group's consolidated financial statements only to the extent of unrelated investors' interests in the associate or joint venture. Unrealised losses are eliminated unless the transaction provides evidence of an impairment of the assets transferred.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(b) Investment in associates and joint ventures (Cont'd)

The financial statements of the associates and joint ventures are prepared as of the same reporting date as the Company. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

The requirements of MFRS 136 *Impairment of Assets* are applied to determine whether it is necessary to recognise any additional impairment loss with respect to its net investment in the associate or joint venture. When necessary, the entire carrying amount of the investment is tested for impairment in accordance with MFRS 136 as a single asset, by comparing its recoverable amount (higher of value-in-use and fair value less costs to sell) with its carrying amount. Any impairment loss is recognised in profit or loss. Reversal of an impairment loss is recognised to the extent that the recoverable amount of the investment subsequently increases.

Upon loss of significant influence over the associate or joint control over the joint venture, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in profit or loss.

In the Company's separate financial statements, investments in associates and joint ventures are stated at cost less accumulated impairment losses. On disposal of such investments, the differences between net disposal proceeds and their carrying amounts are recognised in profit or loss. When an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. See accounting policy Note 3(p)(i) on impairment of non-financial assets.

(c) Interest in joint operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

The Group accounts for the assets, liabilities, revenues and expenses relating to its interest in a joint operation in accordance with the MFRSs applicable to the particular assets, liabilities, revenues and expenses.

Profits and losses resulting from transactions between the Group and its joint operation are recognised in the Group's consolidated financial statements only to the extent of unrelated investors' interests in the joint operation.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(d) Foreign currency

(i) Foreign currency transactions and balances

Transactions in foreign currency are recorded in the functional currency of the respective Group entities using the exchange rates prevailing at the dates of the transactions. At each reporting date, monetary items denominated in foreign currencies are retranslated at the rates prevailing on that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences arising on the settlement of monetary items or on translating monetary items at the reporting date are included in profit or loss except for exchange differences arising on monetary items that form part of the Group's net investment in foreign operation. These are initially taken directly to the foreign currency translation reserve within equity until the disposal of the foreign operations, at which time they are recognised in profit or loss. Exchange differences arising on monetary items that form part of the Company's net investment in foreign operation are recognised in profit or loss in the Company's financial statements or the individual financial statements of the foreign operation, as appropriate.

Exchange differences arising on the translation of non-monetary items carried at fair value are included in profit or loss for the reporting period except for the differences arising on the translation of non-monetary items in respect of which gains and losses are recognised in other comprehensive income. Exchange differences arising from such non-monetary items are also recognised in other comprehensive income.

(ii) Foreign operations

The assets and liabilities of operations denominated in functional currencies other than RM, including goodwill and fair value adjustments arising on acquisition, are translated to RM at exchange rates at the end of the reporting period. The income and expenses of foreign operations, excluding foreign operations in hyperinflationary economies, are translated to RM at exchange rates at the dates of the transactions.

Foreign currency differences are recognised in other comprehensive income and accumulated in the foreign currency translation reserve ("FCTR") in equity. However, if the operation is a non-wholly owned subsidiary, then the relevant proportionate share of the translation difference is allocated to the non-controlling interests. When a foreign operation is disposed of such that control, significant influence or joint control is lost, the cumulative amount in the FCTR related to that foreign operation is reclassified to profit or loss as part of the gain or loss on disposal.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(d) Foreign currency (Cont'd)

(ii) Foreign operations (Cont'd)

When the Group disposes of only part of its interest in a subsidiary that includes a foreign operation, the relevant proportion of the cumulative amount is reattributed to non-controlling interests. When the Group disposes of only part of its investment in an associate or joint venture that includes a foreign operation while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to profit or loss.

(e) Property, plant and equipment

Property, plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses. The policy of recognition and measurement of impairment losses is in accordance with Note 3(p)(i).

(i) Recognition and measurement

Cost includes expenditures that are directly attributable to the acquisition of the assets and any other costs directly attributable to bringing the asset to working condition for its intended use, cost of replacing component parts of the assets, and the present value of the expected cost for the decommissioning of the assets after their use. The cost of self-constructed assets also includes the cost of materials and direct labour. For qualifying assets, borrowing costs are capitalised in accordance with the accounting policy on borrowing costs. All other repair and maintenance costs are recognised in profit or loss as incurred.

The cost of property, plant and equipment recognised as a result of a business combination is based on fair value at acquisition date. The fair value of property is the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The fair value of other items of plant and equipment is based on the quoted market prices for similar items.

When significant parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items (major components) of property, plant and equipment.

Property, plant and equipment are derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Gains or losses arising on the disposal of property, plant and equipment are determined as the difference between the disposal proceeds and the carrying amount of the assets and are recognised in profit or loss.

3. Significant Accounting Policies (Cont'd)

(e) Property, plant and equipment (Cont'd)

(ii) Subsequent costs

The cost of replacing part of an item of property, plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group and the Company and its cost can be measured reliably. The costs of the day-to-day servicing of property, plant and equipment are recognised in the profit or loss as incurred.

(iii) Depreciation

Depreciation is based on the cost of an asset less its residual value. Significant components of individual assets are assessed, and if a component has a useful life that is different from the remainder of that asset, then that component is depreciated separately.

Depreciation is recognised in profit or loss on a straight-line basis over the estimated useful lives of each component of an item of property, plant and equipment from the date that they are available for use. Freehold land is not depreciated. Property, plant and equipment under construction are not depreciated until the assets are ready for their intended use.

Property, plant and equipment are depreciated based on the estimated useful lives of the assets as follows:

Freehold buildings	50 years
Plant, machinery and equipment	2 - 20 years
Renovations, electrical installation, furniture and fittings	5 - 10 years
Office equipment	10 years
Truck and motor vehicles	5 - 20 years

The residual values, useful lives and depreciation method are reviewed at each reporting period end 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 property, plant and equipment.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(f) Leases

(i) As lessee

The Group recognises a ROU asset and a lease liability at the lease commencement date. The ROU asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or site on which it is located, less any lease incentives received.

The ROU asset is subsequently measured at cost less any accumulated depreciation, accumulated impairment loss and, if applicable, adjusted for any remeasurement of lease liabilities. The policy of recognition and measurement of impairment losses is in accordance with Note 3(p)(i).

The ROU asset under cost model is depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the ROU asset or the end of the lease term. The estimated useful lives of the ROU assets are determined on the same basis as those of property, plant and equipment as follows:

Building	Over the remaining lease period
Leasehold land and buildings	15 - 50 years
Truck and motor vehicles	5 - 20 years

The ROU assets are subject to impairment.

The lease liability is initially measured at the present value of future lease payments at the commencement date, discounted using the respective group entities' incremental borrowing rates. Lease payments included in the measurement of the lease liability include fixed payments, any variable lease payments, amount expected to be payable under a residual value guarantee, and exercise price under an extension option that the Group is reasonably certain to exercise.

Variable lease payments that do not depend on an index or a rate and are dependent on a future activity are recognised as expenses in profit or loss in the period in which the event or condition that triggers the payment occurs.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in rate, or if the Group changes its assessment of whether it will exercise an extension or termination option.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(i) Leases (Cont'd)

(i) As lessee (Cont'd)

Lease payments associated with short term leases and leases of low value assets are recognised on a straight-line basis as an expense in profit or loss. Short term leases are leases with a lease term of 12 months or less and do not contain a purchase option. Low value assets are those assets valued at less than RM20,000 each when purchased new.

The Group applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value.

(ii) As lessor

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. Leases in which the Group does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases.

If the lease arrangement contains lease and non-lease components, the Group applies MFRS 15 *Revenue from Contracts with Customers* to allocate the consideration in the contract based on the stand-alone selling price.

The Group recognises assets held under a finance lease in its statements of financial position and presents them as a receivable at an amount equal to the net investment in the lease. The Group uses the interest rate implicit in the lease to measure the net investment in the lease.

The Group recognises lease payments under operating leases as income on a straight-line basis over the lease term unless another systematic basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished. The lease payment recognised is included as part of “Other income”. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(ii) Investment properties

Investment properties are properties held either to earn rental income or for capital appreciation or for both. Investment properties are measured at cost, including transaction costs, less any accumulated depreciation and impairment losses.

Investment properties are measured initially at cost, including transaction costs. Subsequently, investment properties are measured at fair value which reflects market conditions at the reporting date. Gains and losses arising from changes in the fair values of investment properties are recognised in profit or loss for the period in which they arise. Where the fair value of the investment property under construction is not reliably determinable, the investment property under construction is measured at cost until either its fair value becomes reliably determinable or construction is complete, whichever is earlier.

Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for their intended use and capitalised borrowing costs.

Subsequent expenditure is capitalised to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred. When part of an investment property is replaced, the carrying amount of the replaced part is derecognised.

Investment properties are valued by independent professionally qualified valuers, having appropriate recognised professional qualifications and recent experience in the locations and segments of the investment properties valued. The management team reviewed and discussed the valuations, including valuation processes, performed by the independent valuers for financial reporting purposes.

Investment properties are derecognised when either they are disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from the disposal. Any gain or loss on the retirement or disposal of an investment property is recognised in the profit or loss in the reporting period of retirement or disposal.

Transfers are made to (or from) investment property only when there is a change in use. For a transfer from investment property to owner-occupied property, the deemed cost for subsequent accounting is the fair value at the date of change in use. If owner-occupied property becomes an investment property, the Group accounts for such property in accordance with the policy stated under property, plant and equipment up to the date of change in use.

3. Significant Accounting Policies (Cont'd)

(iii) Intangible assets

(i) Intangible assets acquired separately

Intangible assets with finite useful lives that are acquired separately are carried at cost less accumulated amortisation and accumulated impairment losses. Amortisation is recognised on a straight-line basis over their estimated useful lives. The estimated useful lives and amortisation methods are reviewed at the end of each reporting date, with the effect of any changes in estimate being accounted for on a prospective basis. Intangible assets with indefinite useful lives that are acquired separately are carried at cost less accumulated impairment losses.

(ii) Intangible assets acquired in a business combination

Intangible assets acquired in a business combination and recognised separately from goodwill are initially recognised at their fair values at the acquisition date (which is regarded as their cost).

Subsequent to initial recognition, intangible assets acquired in a business combination are reported at cost less accumulated amortisation and accumulated impairment losses, on the same basis as intangible assets that are acquired separately.

(iii) Derecognition of intangible assets

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains or losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the asset, are recognised in profit or loss when the asset is derecognised.

See accounting policy Note 3(p)(i) on impairment of non-financial assets for intangible assets.

(i) Financial assets

Financial assets are recognised in the statements of financial position when, and only when, the Group and the Company become a party to the contractual provisions of the financial instrument.

When financial assets are recognised initially, they are measured at fair value, plus, in the case of financial assets not at fair value through profit or loss ("FVTPL"), directly attributable transaction costs.

The Group and the Company determine the classification of their financial assets at initial recognition, and the categories include trade and other receivables, amounts due from subsidiary companies and associate companies, fixed deposit with licensed banks and cash and bank balances.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(i) Financial assets (Cont'd)

(i) Finance assets at amortised cost

The Group and the Company measure financial assets at amortised cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective 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 ("EIR") method and are subject to impairment. Gains and losses are recognised in profit or loss when the asset is derecognised, modified or impaired.

(ii) Finance assets through comprehensive income ("FVOCI")

Equity instruments

On initial recognition of an equity investment that is not held for trading, the Group and the Company may irrevocably elect to present subsequent changes in fair value in OCI on an investment-by-investment basis.

Financial assets categorised as FVOCI are subsequently measured at fair value, with unrealised gains and losses recognised directly in OCI and accumulated under fair value reserve in equity. For debt instruments, when the investment is derecognised or determined to be impaired, the cumulative gain or loss previously recorded in equity is reclassified to the profit or loss. For equity instruments, the gains or losses are never reclassified to profit or loss.

(iii) Finance assets through profit or loss ("FVTPL")

The Group and the Company have not designated any financial assets at FVTPL.

Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace concerned. All regular way purchases and sales of financial assets are recognised or derecognised on the trade date i.e., the date that the Group and the Company commit to purchase or sell the asset.

A financial asset is derecognised where the contractual right to receive cash flows from the asset has expired. On derecognition of a financial asset in its entirety, the difference between the carrying amount and the sum of the consideration received for financial instrument is recognised in profit or loss.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(j) Financial liabilities

Financial liabilities are recognised when, and only when, the Group and the Company become a party to the contractual provisions of the financial instruments. All financial liabilities are recognised initially at fair value plus, in the case of financial liabilities not at fair value through profit or loss, directly attributable transaction costs.

After initial recognition, financial liabilities that are not carried at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method. Gains and losses are recognised in profit or loss when the liabilities are derecognised, and through the amortisation process.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another 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 a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognised in profit or loss.

(k) 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 when the guaranteed debtor fails to make payment when due.

Financial guarantee contracts are recognised initially as liabilities at fair value, net of transaction costs. Subsequently, the liability is measured at the higher of:

- the amount of the loss allowance; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of MFRS 15 *Revenue from Contracts with Customers*.

(l) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statements of financial position if, and only if, there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the assets and settle the liabilities simultaneously.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(m) Inventories

Inventories are stated at the lower of cost and net realisable value.

(i) Land held for property development

Land held for property development consists of purchase prince of land, professional fees, stamp duties, commissions, conversion fees, other relevant levies and direct development cost incurred in preparing the land for development.

Net realisable value is the estimated selling price in the ordinary course of business, less the estimated cost of completion and the estimated cost necessary to make the sale.

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

Land held for property development is transferred to property development costs under current assets when development activities have commenced and where development activities can be completed within the Group's and the Company's normal operating cycle.

(ii) Property under development and completed property

Property under development consists of the cost of land and all costs that are directly attributable to development activities or that can be allocated on a reasonable basis to such activities, including common costs such as the cost of constructing mandatory infrastructure, amenities and affordable houses (net of estimated approved selling prices) and other related costs. The asset is subsequently recognised as an expenses in profit or loss when and as the control of the asset is transferred to the customer.

Properties development costs attributable to unsold properties, upon completion, are transferred to completed properties held for sale.

The cost of completed properties includes costs of land and related development cost or its purchase costs and incidental cost of acquisition. Cost is determined on a specific identification basis.

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

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(m) Inventories (Cont'd)

(iii) Completed properties held for sale

The cost of completed properties is stated at the lower of historical cost and net realisable value. Historical cost includes, where relevant, cost associated with the acquisition of land, including all related costs incurred subsequent to the acquisition necessary to prepare the land for its intended case, related development costs to projects, direct building costs and other costs of bringing the inventories to their present location and condition.

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

(n) Contract assets/Contract liabilities

Contract asset is the right to consideration for goods or services transferred to the customers. The Group's contract asset is the excess of revenue recognised over the billings to-date and deposits or advances received from customers.

Where there is objective evidence of impairment, the amount of impairment losses is determined by comparing the contract asset's carrying amount and the present value of estimated future cash flows to be generated by the contract asset.

Contract asset is reclassified to trade receivables at the point at which invoices have been billed to customers.

Contract liability is the obligation to transfer goods or services to customers for which the Group has received the consideration or has billed the customers. The Group's contract liability is the excess of the billings to-date over the revenue recognised. Contract liabilities are recognised as revenue when the Group performs its obligation under the contracts.

(o) Cash and cash equivalents

Cash and cash equivalents consist of cash in hand, bank balances, demand deposits, bank overdrafts and highly liquid investments that are readily converted to known amount of cash and which are subject to an 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 pledged deposits.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(p) Impairment of assets

(i) Non-financial assets

The carrying amounts of non-financial assets (except for inventories, contract assets and investment property measured at fair value) are reviewed at the end of each reporting period to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. For goodwill and intangible assets that have indefinite useful lives, or that are not yet available for use, the recoverable amount is estimated each period at the same time.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating units. Subject to operating segment ceiling test, for the purpose of goodwill impairment testing, cash-generating units to which goodwill has been allocated are aggregated so that the level at which impairment testing is performed reflects the lowest level at which goodwill is monitored for internal reporting purposes. The goodwill acquired in a business combination, for the purpose of impairment testing, is allocated to a cash-generating unit or a group of cash-generating units that are expected to benefit from the synergies of the combination.

The recoverable amount of an asset or cash-generating unit is the greater of its value-in-use and its fair value less costs of disposal. In assessing value-in-use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash-generating unit.

An impairment loss is recognised if the carrying amount of an asset or cash-generating unit exceeds its estimated recoverable amount. Impairment loss is recognised in profit or loss, unless the asset is carried at a revalued amount, in which such impairment loss is recognised directly against any revaluation surplus for the asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same asset. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the cash-generating unit (group of cash-generating units) and then to reduce the carrying amounts of the other assets in the cash-generating unit (group of cash-generating units) on a pro rata basis.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(p) Impairment of assets (Cont'd)

(i) Non-financial assets (Cont'd)

An impairment loss in respect of goodwill is not reversed. In respect of other assets, impairment losses recognised in prior periods are assessed at the end of each reporting period for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only if there has been a change in the estimates used to determine the recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation or amortisation, had no impairment loss been recognised for asset in prior years. Such reversal is recognised in the profit or loss unless the asset is carried at a revalued amount, in which case the reversal is treated as a revaluation increase.

(ii) Financial assets

The Group and the Company recognise an allowance for expected credit losses ("ECLs") for all debt instruments not held at FVTPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group and the Company expect 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.

ECLs are recognised in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months ("a 12-month ECL"). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default ("a lifetime ECL").

For trade receivables, other receivables, contract assets and inter-company balances, the Group and the Company apply a simplified approach in calculating ECLs. Therefore, the Group and the Company do not track changes in credit risk, but instead recognises a loss allowance based on lifetime ECLs at each reporting date. The Group and the Company have established a provision matrix that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(q) Share capital

(i) Ordinary shares

An equity instrument is any contract that evidences a residual interest in the assets of the Group and the Company after deducting all of its liabilities. Ordinary shares are equity instruments. Ordinary shares are recorded at the proceeds received, net of directly attributable incremental transaction costs. Ordinary shares are classified as equity.

Dividend distribution to the Company's shareholders is recognised as a liability in the period they are approved by the Board of Directors except for the final dividend which is subject to approval by the Company's shareholders.

(ii) Warrants

Warrants are classified as equity instruments. The issuance of ordinary shares upon exercise of warrants is treated as new subscription of ordinary shares for the consideration equivalent to the exercise price of the warrants.

Upon exercise of the warrants, the proceeds are credited to share capital and the related warrant reserves are reversed. The warrant reserves in relation to unexercised warrants at the expiry of the warrants will be reversed into retained earnings.

(r) Compound financial instruments

A compound financial instrument is a non-derivative financial instrument that contains both a liability and an equity component. Compound financial instruments issued by the Group comprise convertible notes that can be converted to share capital at the option of the holder, and the number of shares to be issued does not vary with changes in their fair value.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(r) Compound financial instruments (Cont'd)

The liability component of a compound financial instrument is recognised initially at the fair value of a similar liability that does not have an equity conversion option. The equity component is recognised initially at the difference between the fair value of the compound financial instrument as a whole and the fair value of the liability component. Any directly attributable transaction costs are allocated to the liability and equity components in proportion to their initial carrying amounts.

Subsequent to initial recognition, the liability component of a compound financial instrument is measured at amortised cost using the effective interest method. The equity component of a compound financial instrument is not re-measured subsequent to initial recognition except on conversion or expiry.

(s) Provisions

Provisions are recognised when there is a present legal or constructive obligation as a result of a past event, when it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Any reimbursement that the Group and the Company can be virtually certain to collect from a third party with respect to the obligation is recognised as a separate asset. However, this asset may not exceed the amount of the related provision. The expense relating to any provision is presented in the statements of profit or loss and other comprehensive income net of any reimbursement.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(t) Employee benefits

(i) Short term employee benefits

Wages, salaries, bonuses and social security contributions are recognised as an expense in the reporting period in which the associated services are rendered by employees of the Group and of the Company. Short term accumulating compensated absences such as paid annual leave are recognised when services are rendered by employees that increase their entitlement to future compensation absences. Short term non-accumulating compensated absences such as sick and medical leave are recognised when the absences occur.

The expected cost of accumulating compensated absences is measured as additional amount expected to be paid as a result of the unused entitlement that has accumulated at the end of the reporting period.

(ii) Defined contribution plans

As required by law, companies in Malaysia contribute to the Employees Provident Fund (“EPF”). Such contributions are recognised as an expense in the profit or loss as incurred. Once the contributions have been paid, the Group have no further payment obligations.

(iii) Equity-settled share-based payment transaction

The Group operates an equity-settled, share-based compensation plan for the employees of the Group. Employee services received in exchange for the grant of the share options is recognised as an expense in the profit or loss over the vesting periods of the grant with a corresponding increase in equity.

For options granted to the employees of the subsidiary companies, the fair value of the options granted is recognised as cost of investment in the subsidiary companies over the vesting period with a corresponding adjustment to equity in the Company’s financial statements.

The total amount to be expensed over the vesting period is determined by reference to the fair value of the share options granted, excluding the impact of any non-market vesting conditions (for example, profitability and sales growth targets). Non-market vesting conditions are included in assumptions about the number of options that are expected to be vested. At the end of each reporting date, the Group revises its estimates of the number of share options that are expected to be vested. It recognises the impact of the revision of original estimates, if any, in the profit or loss, with a corresponding adjustment to equity.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(t) Employee benefits (Cont'd)

(iii) Equity-settled share-based payment transaction (Cont'd)

When the options are exercised, the Company issues new shares. The proceeds received net of any directly attributable transaction costs are credited to share capital when the options are exercised. When options are not exercised and lapsed, the share option reserve is transferred to retained earnings.

(u) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of the assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. All other borrowing costs are recognised in profit or loss in the period in which they are incurred. Borrowing costs consist of interest and other costs that the Group and the Company incurred in connection with the borrowing of funds.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or completed.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

(v) Revenue recognition

(i) Revenue from contracts with customers

Revenue is recognised when the Group satisfied a performance obligation ("PO") by transferring a promised good or services to the customer, which is when the customer obtains control of the good or service. A PO may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied PO.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(v) Revenue recognition (Cont'd)

(i) Revenue from contracts with customers (Cont'd)

Revenue from contracts with customers is recognised by reference to each distinct performance obligation in the contract with customer. Revenue from contracts with customers is measured at its transaction price, being the amount of consideration which the Group expects to be entitled in exchange for transferring promised goods or services to a customer, net of goods and service tax, returns, rebates and discounts. Transaction price is allocated to each performance obligation on the basis of the relative standalone selling prices of each distinct good or services promised in the contract. Depending on the substance of the contract, revenue is recognised when the performance obligation is satisfied, which may be at a point in time or over time.

The Group recognises revenue from the following major sources:

(a) Revenue from property development

Property development contracts with customers may include multiple promises to customers and are accounted for as separate performance obligations. Transaction price will be allocated to each performance obligation based on the stand-alone selling prices. When these are not directly observable, they are estimated based on expected cost-plus margin.

Revenue from property development is recognised as and when the control of the asset is transferred to the customer. Depending on the terms of the contract and the laws that apply to the contract, control of the asset may transfer over time or at a point in time. Control of the asset is transferred over time if the Group's and the Company's performance does not create an asset with an alternative use to the Group and to the Company and the Group and the Company have an enforceable right to payment for performance completed to-date.

If control of the asset transfers over time, revenue is recognised over the period of the contract by using an input method which is based on cost incurred to-date relative to the total expected cost to the satisfaction of that performance obligation. Otherwise, revenue is recognised at a point in time when the customer obtains control of the asset.

The Group and the Company recognise sales at a point in time for the sale of completed properties, when the control of the properties has been transferred to the purchasers, being when the properties have been completed and delivered to the customers.

3. Significant Accounting Policies (Cont'd)

(v) Revenue recognition (Cont'd)

(i) Revenue from contracts with customers (Cont'd)

(b) Revenue from construction contracts

A contract with a customer is classified by the Group and by the Company as a construction contract when the contract relates to work on assets under the control of the customer and therefore the Group's and the Company's construction activities create or enhance an asset under the customer's control.

When the outcome of a construction contract can be reasonably measured, revenue from the contract is recognised progressively over time using the cost-to-cost method, i.e. based on the proportion of the actual costs incurred relative to the estimated total costs.

The likelihood of the Group and of the Company suffering contractual penalties for late completion are taken into account in making these estimates, such that revenue is only recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur.

When the outcome of the contract cannot be reasonably measured, revenue is recognised only to the extent of contract costs incurred that are expected to be recovered.

If at any time the costs to complete the contract are estimated to exceed the remaining amount of the consideration under the contract, then a provision is recognised in accordance with the policy set out in Note 3(s).

(c) Sales of goods

Revenue from sale of goods is recognised when control of the products has transferred, being at the point the customer purchases the goods.

Revenue is recognised based on the price specified in the contract, net of the rebates, discounts and taxes. Payment of the transaction price is due immediately at the point the customer purchases the goods.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(v) Revenue recognition (Cont'd)

(i) Revenue from contracts with customers (Cont'd)

(d) Rendering of services

Revenue from services and management fees are recognised in the reporting period in which the services are rendered, which simultaneously received and consumes the benefits provided by the Group, and the Group has a present right to payment for the services.

(ii) Rental income

Rental income is accounted for on a straight-line basis over the lease terms. The aggregate costs of incentives provided to lessees are recognised as a reduction of rental income over the lease term on a straight-line basis.

(iii) Interest income

Interest income is recognised as it accrues using the effective interest method in profit or loss except for interest income arising from temporary investment of borrowings taken specifically for the purpose of obtaining a qualifying asset which is accounted for in accordance with the accounting policy on borrowing costs.

(iv) Sale of electricity

Revenue is recognised when electricity is consumed by customer based on meter reading of the customer.

(v) Management fee

Management fee is recognised when services are rendered.

(w) Income tax

Tax expense in profit or loss comprises current and deferred tax. Current tax and deferred tax is recognised in profit or loss except to the extent that it relates to a business combination or items recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable or receivable on the taxable income or loss for the financial year, using tax rates enacted or substantively enacted by the end of the reporting period, and any adjustment to tax payable in respect of previous financial years.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(w) Income tax (Cont'd)

Deferred tax is recognised using the liability method for all temporary differences between the carrying amounts of assets and liabilities in the statement of financial position and their tax bases. Deferred tax is not recognised for the temporary differences arising from the initial recognition of goodwill, the initial recognition of assets and liabilities in a transaction which is not a business combination and that affects neither accounting nor taxable profit or loss. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax is based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, at the end of the reporting period, except for investment properties carried at fair value model. Where investment properties measured using fair value model, the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying amounts at the reporting date unless the property is depreciable and is held with the objective to consume substantially all of the economic benefits embodied in the property over time, rather than through sale. Deferred tax assets and liabilities are not discounted.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at the end of each reporting period and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

3. Significant Accounting Policies (Cont'd)

(x) Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-makers are responsible for allocating resources and assessing performance of the operating segments and make overall strategic decisions. The Group's operating segments are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets.

(y) Contingencies

Where it is not probable that an inflow or an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the asset or the obligation is disclosed as a contingent asset or contingent liability, unless the probability of inflow or 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 assets or contingent liabilities unless the probability of inflow or outflow of economic benefits is remote.

(z) Fair value measurement

Fair value of an asset or a liability, except for share-based payment and lease transactions, is determined as 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. The measurement assumes that the transaction to sell the asset or transfer the liability takes place either in the principal market or in the absence of a principal market, in the most advantageous market.

For non-financial asset, the fair value measurement takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

When measuring the fair value of an asset or a liability, the Group uses observable market data as far as possible. Fair value is categorised into different levels in a fair value hierarchy based on the input used in the valuation technique as follows:

Level 1 : quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date.

Level 2 : inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3 : unobservable inputs for the asset or liability.

The Group recognises transfers between levels of the fair value hierarchy as of the date of the event or change in circumstances that caused the transfers.

4. Property, Plant and Equipment

	Freehold land and buildings RM'000	Plant, machinery and equipment RM'000	Renovation, electrical installation, furniture and fittings RM'000	Office equipment RM'000	Trucks and motor vehicles RM'000	Total RM'000
Group						
2022						
Cost						
At 1 July	10,274	70,677	35,430	12,180	26,437	154,998
Additions	-	21	84	104	3	212
Disposals	-	(256)	(43)	(291)	(4,054)	(4,644)
Reclassification	-	(1,751)	-	1,321	430	-
Exchange differences	-	2,107	710	116	47	2,980
At 30 June	10,274	70,798	36,181	13,430	22,863	153,546
Accumulated depreciation						
At 1 July	3,738	34,367	17,758	10,725	26,096	92,684
Charge for the financial year	190	3,942	2,505	849	264	7,750
Disposals	-	(244)	(32)	(275)	(4,054)	(4,605)
Reclassification	-	(301)	375	285	(359)	-
Exchange differences	-	937	367	114	41	1,459
At 30 June	3,928	38,701	20,973	11,698	21,988	97,288
Carrying amount						
At 30 June	6,346	32,097	15,208	1,732	875	56,258

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

4. Property, Plant and Equipment (Cont'd)

	Freehold land and buildings RM'000	Plant, machinery and equipment RM'000	Renovation, electrical installation, furniture and fittings RM'000	Office equipment RM'000	Trucks and motor vehicles RM'000	Total RM'000
Group						
2021						
Cost						
At 1 July	4,570	75,367	32,142	16,124	30,941	159,144
Additions	-	1,595	3,824	310	698	6,427
Acquisition of subsidiary companies	6,140	45	486	483	5	7,159
Disposals	(218)	(265)	-	(12)	(3,750)	(4,245)
Disposal of subsidiary companies	-	(3,962)	(1,079)	(4,130)	(1,282)	(10,453)
Written off	-	-	(51)	(578)	(164)	(793)
Transfer to asset held for sale	(218)	-	-	-	-	(218)
Exchange differences	-	(2,103)	108	(17)	(11)	(2,023)
At 30 June	10,274	70,677	35,430	12,180	26,437	154,998

4. Property, Plant and Equipment (Cont'd)

	Freehold land and buildings RM'000	Plant, machinery and equipment RM'000	Renovation, electrical installation, furniture and fittings RM'000	Office equipment RM'000	Trucks and motor vehicles RM'000	Total RM'000
Group						
2021						
Accumulated depreciation						
At 1 July	563	34,878	18,110	12,874	30,213	96,638
Charge for the financial year	73	4,336	1,704	712	911	7,736
Acquisition of subsidiary companies	3,316	44	476	474	5	4,315
Disposals	(107)	(265)	-	(12)	(3,580)	(3,964)
Disposal of subsidiary companies	-	(3,841)	(1,075)	(4,124)	(1,282)	(10,322)
Written off	-	-	(38)	(480)	(162)	(680)
Transfer to asset held for sale	(107)	-	-	-	-	(107)
Exchange differences	-	(785)	(1,419)	1,281	(9)	(932)
At 30 June	3,738	34,367	17,758	10,725	26,096	92,684
Carrying amount						
At 30 June	6,536	36,310	17,672	1,455	341	62,314

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

4. Property, Plant and Equipment (Cont'd)

	Renovation, electrical installation, furniture and fittings RM'000	Office equipment RM'000	Trucks and motor vehicles RM'000	Total RM'000
Company				
2022				
Cost				
At 1 July	2,346	3,384	915	6,645
Additions	14	9	-	23
At 30 June	2,360	3,393	915	6,668
Accumulated depreciation				
At 1 July	2,278	3,023	604	5,905
Charge for the financial year	26	135	84	245
At 30 June	2,304	3,158	688	6,150
Carrying amount				
At 30 June	56	235	227	518
2021				
Cost				
At 1 July	2,342	3,380	555	6,277
Additions	4	4	360	368
At 30 June	2,346	3,384	915	6,645
Accumulated depreciation				
At 1 July	2,251	2,887	513	5,651
Charge for the financial year	27	136	91	254
At 30 June	2,278	3,023	604	5,905
Carrying amount				
At 30 June	68	361	311	740

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

4. Property, Plant and Equipment (Cont'd)

(a) Assets held in trust

Included in property, plant and equipment of the Group is a freehold land with a net book value of RM935,000 (2021: RM935,000) which is held in trust by former director of the Company.

(b) Assets pledged as securities to licensed banks

The carrying amount of freehold land and buildings amounted to approximately RM2,714,132 (2021: RM2,778,132) is pledged as securities for bank borrowings as disclosed in Note 27.

(c) Included in depreciation charged of the Group for the financial year is RM71,529 (2021: RM202,542) being capitalised into construction and property development cost.

5. Right-of-Use Assets

	Long leasehold land and buildings RM'000	Short leasehold land and buildings RM'000	Trucks and motor vehicles RM'000	Buildings RM'000	Total RM'000
Group					
2022					
Cost					
At 1 July	88,012	1,738	2,615	307	92,672
Additions	3,373	-	-	240	3,613
Disposal	-	-	(885)	-	(885)
Exchange differences	1,118	-	-	11	1,129
At 30 June	92,503	1,738	1,730	558	96,529

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

5. Right-of-Use Assets (Cont'd)

	Long leasehold land and buildings RM'000	Short leasehold land and buildings RM'000	Trucks and motor vehicles RM'000	Buildings RM'000	Total RM'000
Group					
2022					
Accumulated depreciation					
At 1 July	15,473	1,230	2,098	61	18,862
Charge for the financial year	2,275	54	165	92	2,586
Disposal	-	-	(738)	-	(738)
Exchange differences	257	-	-	3	260
At 30 June	18,005	1,284	1,525	156	20,970
Carrying amount					
At 30 June	74,498	454	205	402	75,559
2021					
Cost					
At 1 July	62,684	1,738	2,315	-	66,737
Additions	-	-	300	307	607
Acquisition of subsidiary companies	26,446	-	-	-	26,446
Exchange differences	(1,118)	-	-	-	(1,118)
At 30 June	88,012	1,738	2,615	307	92,672

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

5. Right-of-Use Assets (Cont'd)

	Long leasehold land and buildings RM'000	Short leasehold land and buildings RM'000	Trucks and motor vehicles RM'000	Buildings RM'000	Total RM'000
Group					
2021					
Accumulated depreciation					
At 1 July	13,251	1,176	1,699	-	16,126
Charge for the financial year	2,216	54	283	61	2,614
Acquisition of subsidiary companies	204	-	-	-	204
Exchange differences	(198)	-	116	-	(82)
At 30 June	15,473	1,230	2,098	61	18,862
Carrying amount					
At 30 June	72,539	508	517	246	73,810

	Company 2022 RM'000	Company 2021 RM'000
Long leasehold land and buildings		
Cost		
At 1 July/30 June	19,795	19,795
Accumulated depreciation		
At 1 July	6,486	6,021
Charge for the financial year	465	465
At 30 June	6,951	6,486
Carrying amount		
At 30 June	12,844	13,309

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

5. Right-of-Use Assets (Cont'd)

(a) Purchase of right-of-use assets

The aggregate cost of the purchase of right-of-use assets of the Group and of the Company during the financial year under the lease and cash payment are as follows:

	Group	
	2022	**2021**
	RM'000	**RM'000**
Aggregate costs	3,613	607
Less: Finance lease financing	-	(300)
Less: Lease liabilities	(240)	(307)
Cash payments	3,373	-

(b) Assets held under finance leases

Included in the above, trucks and motor vehicle with carrying amount of RM204,923 (2021: RM517,067) of the Group are pledged as securities for the related lease liabilities as disclosed in Note 26.

(c) Lease period for leasehold land

Leasehold land consists of:

(i) Two pieces of land with unexpired lease period of 99 years, expiring on 4 June 2094 with remaining useful lives of 72 years (2021: 73 years).

(ii) Two pieces of land with unexpired lease period of 99 years, expiring on 17 October 2089 with remaining useful lives of 67 years (2021: 68 years).

(iii) One piece of land with unexpired lease period of 50 years, expiring on 8 July 2024 with remaining useful lives of 2 years (2021: 3 years).

(iv) One piece of land with unexpired lease period of 50 years, expiring on 6 June 2055 with remaining useful lives of 33 years (2021: 34 years).

(v) One piece of land with unexpired lease period of 50 years, expiring on 16 September 2027 with remaining useful lives of 5 years (2021: 6 years).

5. Right-of-Use Assets (Cont'd)

(d) Lease period for leasehold building

Leasehold building consists of:

(vi) Four units of properties with unexpired lease period of 99 years, expiring on 31 December 2098 with remaining useful lives of 76 years (2021: 77 years).

(vii) Seventeen units of properties with unexpired lease period of 99 years, expiring on 11 December 2112 with remaining useful lives of 90 years (2021: 91 years).

(e) Included in depreciation charged of the Group for the financial year is RM79,946 (2021: RM144,403) being capitalised into property development cost.

(f) The carrying amount of leasehold land and buildings amounted to approximately RM11,086,406 (2021: RM11,272,104) is pledged as securities for bank borrowings as disclosed in Note 27.

6. Investment Properties

	Group	
	2022	**2021**
	RM'000	**RM'000**
At 1 July	205,600	208,778
Disposals	-	(3,178)
Changes in fair value recognised in profit or loss	4,125	-
At 30 June	209,725	205,600
Included in the above are:		
At fair value		
Shopping mall	209,725	205,600

(a) Fair value basis of investment properties

The investment properties are valued annually at fair value based on market values determined by independent qualified valuers amounting to RM209,725,000 (2021: RM205,600,000). The independent professional qualified valuers hold recognised relevant professional qualifications and have recent experience in the locations and segment of the investment properties valued. The fair value measurements of the investment properties are based on the highest and best use. The fair values are within level 3 of the fair value hierarchy.

There was no transfer between levels during current and previous financial year.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

6. Investment Properties (Cont'd)

(a) Fair value basis of investment properties (Cont'd)

Level 3 fair value

Description of valuation techniques used and key inputs to valuation on investment properties measured at Level 3 are as shown below:

Investment properties	Valuation techniques	Range	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value
Main Place Mall Jalan USJ 21/10, 47640 UEP Subang Jaya, Selangor.	Investment Method		Shopping complex	
		1.90-32.00	Actual rental rate (RM/psf/month)	expected market rental growth were higher/(lower)
		2.38-40.00	Reversionary rental rate (RM/psf/month)	expected reversionary rental growth were higher/(lower)
		3.87	Outgoings (RM/psf/month)	expected outgoings rate were lower/(higher)
		3.6	Reversionary outgoings (RM/psf/month)	expected reversionary outgoings rate were lower/(higher)
		5.4	Term yield (%)	term yield rate were lower/(higher)
		5.9	Reversionary yield (%)	reversionary yield were lower/ (higher)
		10	Void rate (%)	void rate were lower/(higher)

6. Investment Properties (Cont'd)

(a) Fair value basis of investment properties (Cont'd)

Level 3 fair value (Cont'd)

Description of valuation techniques used and key inputs to valuation on investment properties measured at Level 3 are as shown below: (Cont'd)

Investment properties	Valuation techniques	Range	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value
Commercial lots The Main Place Residences Jalan USJ 21/10, 47640 UEP Subang Jaya, Selangor.	Investment Method		Commercial lots	
		1.90-4.50	Actual rental rate (RM/psf/month)	expected market rental growth were higher/(lower)
		0.33	Outgoings (RM/psf/month)	expected outgoings rate were lower/(higher)
		6	Term yield (%)	term yield rate were lower/(higher)
		10	Void rate (%)	void rate were lower/(higher)
Car park The Main Place Residences Jalan USJ 21/10, 47640 UEP Subang Jaya, Selangor.	Investment Method	139	Actual rental rate (RM/bay/month)	expected market rental growth were higher/(lower)
		0.33	Outgoings (RM/psf/month)	expected outgoings rate were lower/(higher)
		0.363	Reversionary outgoings (RM/psf/month)	expected reversionary outgoings rate were lower/(higher)
		6	Term yield (%)	term yield rate were lower/(higher)
		10	Void rate (%)	void rate were lower/(higher)

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

6. Investment Properties (Cont'd)

(a) Fair value basis of investment properties (Cont'd)

The following table provides the fair value measurement hierarchy of the Group's investment properties:

	Group	
	2022 RM'000	**2021 RM'000**
Level 3		
Shopping mall	209,725	205,600

(b) Income and expenses recognised in profit or loss

The following are recognised in profit or loss in respect of investment properties:

	Group	
	2022 RM'000	**2021 RM'000**
Lease income	12,082	11,252
Direct operating expenses:		
- Income generating investment properties	(9,873)	(10,879)

(c) Investment properties pledged as securities to licensed banks

Investment properties of the Group amounting to RM209,725,000 (2021: RM205,600,000) have been pledged to secure banking facilities granted to the Group as disclosed in Note 27.

7. Intangible Assets

	Group	
	2022 RM'000	**2021 RM'000**
Goodwill on consolidation		
Cost		
At 1 July/30 June	15,858	15,858
Accumulated impairment losses		
At 1 July	7,273	4,273
Impairment losses recognised	7,235	3,000
At 30 June	14,508	7,273
Carrying amount		
At 30 June	1,350	8,585

7. Intangible Assets (Cont'd)

(a) Impairment testing for cash-generating units ("CGU") containing goodwill

For the purpose of impairment testing, goodwill is allocated to the Group's operating divisions which represent the lowest CGU level within the Group at which the goodwill is monitored for internal management purposes.

The aggregate carrying amounts of goodwill allocated to each cash-generating unit ("CGU") are as follows:

	Group	
	2022	**2021**
	RM'000	**RM'000**
Power supply division	350	350
Property division	1,000	8,235
	1,350	8,585

The recoverable amounts of CGUs in respect of the goodwill were determined based on value-in-use ("VIU") calculations. Cash flow projections used in these calculations were based on financial budgets approved by management covering a three to five-year period.

Key assumptions used in the VIU calculations for the goodwill impairment assessment is selling price per square foot, average room rate, occupancy rate, operating costs and margin. The values assigned to the key assumptions represent management's assessment of future trends in the industry and are based on both external sources and internal sources.

A pre-tax discount rates of 14% (2021: 14%) per annum were applied in determining the recoverable amounts of the CGUs. The discount rate used are pre-tax and reflect the specific risks relating to the respective CGU.

Based on the assessment on impairment, an impairment loss of RM7,235,000 (2021: RM3,000,000) was recognised in the profit or loss.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

8. Inventories

	Group	
	2022	**2021**
	RM'000	**RM'000**
Non-current		
Land held for property development (Note a)	7,870	7,487
Current		
Property development cost (Note b)	186,079	231,123
Other inventories (Note c)	11,859	38,063
	197,938	269,186
	205,808	276,673

(a) Land held for property development

	Group	
	2022	**2021**
	RM'000	**RM'000**
At 1 July		
- Land cost incurred to date	5,240	5,240
- Development costs incurred to date	2,247	2,247
	7,487	7,487
Add: Costs incurred during the financial year		
- Development costs	383	-
At 30 June		
- Land cost incurred to date	5,240	5,240
- Development costs incurred to date	2,630	2,247
	7,870	7,487

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

8. Inventories (Cont'd)

(b) Property development costs

	Group	
	2022	**2021**
	RM'000	**RM'000**
Cumulative property development costs		
At 1 July		
- Land costs	84,725	84,725
- Development expenditure	146,398	134,442
	231,123	219,167
Add: Costs incurred during the financial year		
- Land costs	100	-
- Development expenditure	25,426	65,675
	25,526	65,675
Less: Costs recognised in profit or loss		
- Development expenditure	(70,570)	(43,945)
Less: Reclassified to inventory		
- Development expenditure	-	(9,774)
Carrying amount		
At 30 June		
- Land costs	84,825	84,725
- Development expenditure	101,254	146,398
	186,079	231,123

(i) The property development cost of the Group amounting to RM65,614,965 (2021: RM150,288,000) were charged to a licensed bank to secure a banking facility granted to the Group as stated in Note 27.

(ii) The depreciation of property, plant and equipment and right-of-use assets capitalised in property development cost during the financial year are as follow:

	Group	
	2022	**2021**
	RM'000	**RM'000**
Depreciation of:		
- Property, plant and equipment	6	8
- Right-of-use assets	80	144
	86	152

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

8. Inventories (Cont'd)

(c) Other inventories

	Group	
	2022	**2021**
	RM'000	**RM'000**
Finished goods	4,001	938
Completed development unit	7,680	37,007
Spare parts	178	118
	11,859	38,063

9. Investment in Subsidiary Companies

	Company	
	2022	**2021**
	RM'000	**RM'000**
In Malaysia		
At cost		
Unquoted shares	79,905	79,655
Capital contribution to subsidiary companies, at cost	63,380	44,730
	143,285	124,385
Less: Accumulated impairment losses	(5,504)	(5,504)
	137,781	118,881
Outside Malaysia		
At cost		
Unquoted shares	1,845	1,845
Less: Accumulated impairment losses	(1,837)	(1,837)
	8	8
	137,789	118,889

Capital contribution represents unsecured, interest free non-trade advances given to subsidiary companies. The settlement of these advances is neither planned nor likely to occur in the foreseeable future and it is the Company's intention to treat them as a long-term source of capital to the subsidiary companies. As these advances are, in substance, a part of the Company's net investment in those subsidiary companies, they are stated at cost less impairment losses, if any.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

9. Investment in Subsidiary Companies (Cont'd)

The subsidiary companies and shareholdings therein are as follows:

Name of Company	Place of business/ Country of incorporation	Effective Interest 2022 %	Effective Interest 2021 %	Principal Activities
Direct holding:				
Bina Puri Sdn. Bhd.	Malaysia	100	100	Contractor of earthworks, buildings and road construction
Aksi Bina Puri Sdn. Bhd. *	Malaysia	60	-	Investment holding
Bina Puri Ventures Sdn. Bhd. *	Malaysia	100	100	Investment holding and contractor of earthworks, buildings and road construction
Bina Puri Infrastructure Pte. Ltd. **	India	100	100	Inactive
Gugusan Murni Sdn. Bhd. *	Malaysia	100	100	Property developer and management
Maskimi Venture Sdn. Bhd. *	Malaysia	100	100	Commission agent
Bina Puri Power Sdn. Bhd. *	Malaysia	100	100	Investment holding
Puri Residences Management Sdn. Bhd. (formerly known as Bina Puri Realty Sdn. Bhd.) *	Malaysia	100	100	Investment holding
Bina Puri Juara Sdn. Bhd. *	Malaysia	100	100	Investment holding
Bina Puri Gah Sdn. Bhd. *	Malaysia	60	60	Inactive
Bina Puri Pakistan Private Ltd. *	Malaysia	99.97	99.97	Builder of motorway

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

9. Investment in Subsidiary Companies (Cont'd)

The subsidiary companies and shareholdings therein are as follows: (Cont'd)

Name of Company	Place of business/ Country of incorporation	Effective Interest 2022 %	2021 %	Principal Activities
Direct holding: (Cont'd)				
Bina Puri Properties (B) Sdn. Bhd. *	Brunei Darussalam	100	100	Renting of service apartment and property management
Bina Puri (B) Sdn. Bhd. *	Brunei Darussalam	90	90	Contractor of earthworks, buildings and road construction
Bina Puri Properties Sdn. Bhd.	Malaysia	100	100	Property developer and management
Bina Puri Hong Kong Ltd. *	Hong Kong	100	100	Inactive
BP Energy Sdn. Bhd. *	Malaysia	100	100	Inactive
Bina Puri Builder Sdn. Bhd.	Malaysia	100	100	Contractor of earthworks, buildings and road construction
Bina Puri Hydro Sdn. Bhd. *	Malaysia	51	51	Project management consultancy services
Indirect holding: ***Subsidiary companies of Bina Puri Properties Sdn. Bhd.***				
Aksi Bina Puri Sdn. Bhd. *	Malaysia	-	60	Investment holding
Ascotville Development Sdn. Bhd. *	Malaysia	100	100	Property developer and management
BP S14 Sdn. Bhd. *	Malaysia	100	100	Inactive

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

9. Investment in Subsidiary Companies (Cont'd)

The subsidiary companies and shareholdings therein are as follows: (Cont'd)

Name of Company	Place of business/ Country of incorporation	Effective Interest 2022 %	2021 %	Principal Activities
Indirect holding: (Cont'd)				
Subsidiary companies of Bina Puri Properties Sdn. Bhd. (Cont'd)				
BP Healthcare Development Sdn. Bhd. *	Malaysia	100	100	Inactive
Ideal Heights Properties Sdn. Bhd.	Malaysia	57	57	Property developer and management
Subsidiary companies of Ideal Heights Properties Sdn. Bhd.				
Ideal Heights Sdn. Bhd.	Malaysia	57	57	Inactive
Ideal Heights Property Management Sdn. Bhd.	Malaysia	57	57	Property development and property management
Ideal Heights Development Sdn. Bhd.	Malaysia	40	40	Property development
The Waterfront Sdn. Bhd. (formerly known as Ideal Heights Hotel Management Sdn. Bhd.)	Malaysia	40	40	Hotel management
Subsidiary company of Ideal Heights Development Sdn. Bhd.				
Imperium Residence Property Management Sdn. Bhd.	Malaysia	40	40	Property development
Subsidiary company of Bina Puri Sdn. Bhd.				
Konsortium Syarikat Bina Puri-TA3 JV Sdn. Bhd. *	Malaysia	70	70	Contractor for earthworks, building and road

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

9. Investment in Subsidiary Companies (Cont'd)

The subsidiary companies and shareholdings therein are as follows: (Cont'd)

Name of Company	Place of business/ Country of incorporation	Effective Interest 2022 %	2021 %	Principal Activities
Indirect holding: (Cont'd)				
Subsidiary company of Bina Puri Ventures Sdn. Bhd.				
Maskimi Polyol Sdn. Bhd. *	Malaysia	100	100	Manufacturer of polyol
Subsidiary company of Bina Puri Power Sdn. Bhd.				
PT Megapower Makmur *	Republic of Indonesia	56	56	Power supply building materials
Subsidiary companies of Bina Puri Juara Sdn. Bhd.				
Bina Puri Mining Sdn. Bhd. *	Malaysia	100	100	Inactive
BP Solar Sdn. Bhd. *	Malaysia	100	100	Inactive
Sungai Long Industries Sdn. Bhd. *	Malaysia	51	51	Quarry operator and contractor of road paving projects
KM Quarry Sdn. Bhd. *	Malaysia	70	70	Quarry operator and contractor of road paving projects

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

9. Investment in Subsidiary Companies (Cont'd)

The subsidiary companies and shareholdings therein are as follows: (Cont'd)

Name of Company	Place of business/ Country of incorporation	Effective Interest 2022 %	Effective Interest 2021 %	Principal Activities
Indirect holding: (Cont'd)				
Subsidiary companies of Aksi Bina Puri Sdn. Bhd.				
Sumbangan Lagenda Sdn. Bhd. *	Malaysia	36	36	Property developer, management and investment holding
Karak Land Sdn. Bhd. *	Malaysia	42	42	Property developer and management
Semarak Semerah Sdn. Bhd. *	Malaysia	60	60	Investment holding
Subsidiary company of Semarak Semerah Sdn. Bhd.				
Star Effort Sdn. Bhd. *	Malaysia	57	57	Property developer and management

* *Subsidiary companies not audited by UHY*

** *Subsidiary companies without audited financial statements and auditors' reports but the unaudited financial statements of the subsidiary companies were adopted by the Group for the purpose of the consolidated financial statements of the Group*

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

9. Investment in Subsidiary Companies (Cont'd)

(a) Material partly-owned subsidiary companies

Set out below are the Group's subsidiary companies that have material noncontrolling interest:

Name of Company	Proportion of ownership interests and voting rights held by non-controlling interests 2022 %	2021 %	Profit/(Loss) allocated to non-controlling interests 2022 RM'000	2021 RM'000	Accumulated non controlling interests 2022 RM'000	2021 RM'000
Sumbangan Lagenda Sdn. Bhd.	64	64	2,321	(705)	72,596	70,275
PT Megapower Makmur	44	44	602	(233)	15,092	14,490
					87,688	84,765
Individually immaterial subsidiary companies with non-controlling interests					19,481	48,566
Total non-controlling interests					107,169	133,331

Summarised financial information for each subsidiary company that has non-controlling interests that are material to the Group is set out below. The summarised financial information below represents amounts before inter-company eliminations.

	PT Megapower Makmur 2022 RM'000	2021 RM'000	Sumbangan Lagenda Sdn. Bhd. 2022 RM'000	2021 RM'000
Summarised statements of financial position				
Non-current assets	56,537	59,559	209,987	205,947
Current assets	5,735	4,992	12,259	11,247
Non-current liabilities	(26,719)	(1,950)	(76,209)	(75,396)
Current liabilities	(1,385)	(29,802)	(32,606)	(31,993)
Net assets	34,168	32,799	113,431	109,805

9. Investment in Subsidiary Companies (Cont'd)

(a) Material partly-owned subsidiary companies (Cont'd)

	PT Megapower Makmur		Sumbangan Lagenda Sdn. Bhd.	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Summarised statements of profit or loss and other comprehensive income				
Revenue	14,065	12,322	12,082	11,252
Profit/(Loss) for the financial year	435	(577)	3,626	(1,102)
Total comprehensive income/(loss) for the financial year	385	(529)	3,626	(1,102)
Summarised statements of cash flows				
Net cash from operating activities	4,831	5,877	2,192	1,793
Net cash used in investing activities	(18)	(31)	(12)	(38)
Net cash (used in)/from financing activities	(4,946)	(5,274)	(1,179)	1,310
Net (decrease)/ increase in cash and cash equivalents	(133)	572	1,001	3 ,065

(b) Acquisition of subsidiary companies

(iii) During the financial year, Bina Puri Properties Sdn. Bhd. ("BPPSB") disposed off 60% of its shareholdings in Aksi Bina Puri Sdn. Bhd. ("ABPSB") to the Company, for a total consideration of RM250,000 ("Internal Reorganisation"). Upon completion of Internal Reorganisation, ABPSB become direct subsidiary company of the Company.

The Internal Reorganisation did not have any effect on the issued and paid up share capital of the Company or its major shareholders' shareholding or material effect on the earnings, net assets or gearing of the Group on a consolidated basis.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

9. Investment in Subsidiary Companies (Cont'd)

(b) Acquisition of subsidiary companies (Cont'd)

(ii) In the previous financial year, BPPSB increased its investment in Ideal Heights Properties Sdn. Bhd. ("IHPSB") by acquiring 2,022,593 ordinary shares representing 44.5% of the issued and paid-up capital in IHPSB for a total consideration of RM26,938,000. Consequently, IHPSB has become a 56.5% owned subsidiary company of BPPSB.

The following summarises the major classes of consideration transferred, and the recognised amount of assets acquired and liabilities assumed at the acquisition date:

Fair value of consideration transferred

	2021 RM'000
Cash consideration paid	3,138
Transfer from other investment	546
Allotment of shares	23,800
	27,484

Fair value of identifiable assets acquired and liabilities assumed at the date of acquisition

Property, plant and equipment	2,844
Right-of-use assets	26,242
Deferred tax assets	73
Contract assets	5,528
Inventories	1,106
Trade and other receivables	34,019
Cash and bank balances	7,128
Trade and other payables	(52,483)
Bank borrowings	(12,041)
Tax payables	(20)
Deferred tax liabilities	(1)
Non-controlling interest	(1,530)
Total identifiable net assets	10,865

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

9. Investment in Subsidiary Companies (Cont'd)

(b) Acquisition of subsidiary companies (Cont'd)

(ii) The following summarises the major classes of consideration transferred, and the recognised amount of assets acquired and liabilities assumed at the acquisition date: (Cont'd)

Net cash inflows arising from acquisition of subsidiary company

	2021 RM'000
Purchase considerarion settled in cash	3,138
Less: Cash and cash equivalents of subsidiary company acquired	(7,128)
	(3,990)

(c) Disposal of subsidiary company

In the previous financial year, the Company disposed of 20,000,000 ordinary shares representing 100% of the issued and paid-up capital in Bina Puri Construction Sdn. Bhd. ("BPCSB") for a total consideration of RM34,000,000.

The effect of the disposal of BPCSB on the financial position of the Group as at the date of disposal was as follows:

	2021 RM'000
Property, plant and equipment	131
Trade and other receivables	50,495
Amount due from holding company	1,264
Contract assets	87,600
Tax recoverable	96
Cash and cash equivalents	218
Trade and other payables	(17,516)
Amount due to related companies	(90,951)
Total net assets disposed	31,337
Gain on disposal	2,663
Proceeds from disposal	34,000
Less: Cash and bank balances disposed	(218)
Net cash inflows from disposal	33,782

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

10. Investment in Associates

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
In Malaysia				
At cost				
Unquoted shares	30,495	30,460	30,250	30,250
Share of post-acquisition reserves	(29,967)	(29,564)	-	-
Acquisition during the financial year	*	35	-	-
	528	931	30,250	30,250
Less: Accumulated impairment losses				
At 1 July	(460)	(460)	(250)	(250)
Impairment loss recognised	-	-	(3,405)	-
At 30 June	(460)	(460)	(3,655)	(250)
	68	471	26,595	30,000
Outside Malaysia				
At cost				
Unquoted shares	3,916	3,916	3,916	3,916
Share of post-acquisition reserves	(2,107)	(87)	-	-
	1,809	3,829	3,916	3,916
Less: Accumulated impairment losses				
At 1 July/30 June	(461)	(461)	(461)	(461)
	1,348	3,368	3,455	3,455
	1,416	3,839	30,050	33,455

* denote RM335

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

10. Investment in Associates (Cont'd)

Details of the associates are as follows:

Name of Company	Place of business/ Country of incorporation	Effective Interest 2022 %	Effective Interest 2021 %	Principal Activities
Direct holding:				
Bina Puri Holdings (Thailand) Ltd. *	Thailand	49	49	Investment holding
Bina Puri (Thailand) Ltd. *	Thailand	25	25	Contractor of earthworks, buildings and road construction
Bina Puri Saudi Co. Ltd. **	Arab Saudi	50	50	Inactive
KL-Kuala Selangor Expressway Berhad ("KLKSE") *	Malaysia	50	50	Builder and operator of an expressway
Bina Puri Amat Aramak Properties Sdn. Bhd. *	Malaysia	50	50	Inactive
Bina Puri Amat Aramak Sdn. Bhd. *	Malaysia	50	50	Inactive
Indirect holding:				
Held through Bina Puri Juara Sdn. Bhd.				
Dimara Building System Sdn. Bhd. *	Malaysia	30	30	Contractor in steel engineering works
Bina Puri Sentosa Venture Sdn. Bhd. *	Malaysia	50	50	Inactive
Held through Bina Puri Power Sdn. Bhd.				
Serambi Idaman Sdn. Bhd. *	Malaysia	35	35	Inactive

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

10. Investment in Associates (Cont'd)

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

Name of Company	Place of business/ Country of incorporation	Effective Interest 2022 %	Effective Interest 2021 %	Principal Activities
Indirect holding: (Cont'd)				
Held through Bina Puri Properties Sdn. Bhd.				
BP XA Sdn. Bhd. *	Malaysia	50	50	Inactive
Held through Karak Land Sdn. Bhd.				
Karak Spring Sdn. Bhd. *	Malaysia	21	21	Durian Plantation
Held through The Waterfront Sdn. Bhd. (formerly known as Ideal Heights Hotel Management Sdn. Bhd.)				
Majestic Bay Seafood Restaurant Sdn. Bhd. **	Malaysia	13	-	Business in restaurant activity

* *Associates not audited by UHY*

** *Associates without audited financial statements and auditors' reports but the unaudited financial statements of the associates were adopted by the Group for the purpose of the consolidated financial statements of the Group*

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

10. Investment in Associates (Cont'd)

The Group has not recognised its share of losses of KL-Kuala Selangor Expressway Berhad amounting to RM7,746,000 (2021: RM8,494,000) because the Group's cumulative shares of losses has exceeded its interest in the associate and the Group has no obligation in respect of these losses. The Group cumulative losses not recognised were RM121,599,000 (2021: RM113,853,000).

During the financial year, the 40% owned subsidiary company of the Company, The Waterfront Sdn. Bhd. (formerly known as Ideal Heights Hotel Management Sdn. Bhd.) ("TWSB") had subscribed 335 ordinary shares, representing 33.5% equity interest in an associate, Majestic Bay Seafood Restaurant Sdn. Bhd. ("MBSSB").

In the previous financial year, the wholly-owned subsidiary company of the Company, Bina Puri Power Sdn. Bhd. ("BPBSB") had subscribed 35 ordinary shares, representing 35% equity interest in newly incorporated associate, Serambi Idaman Sdn. Bhd. ("SISB"). Subsequently, on 20 July 2020, BPBSB had subscribed for an addition 34,965 ordinary shares in SISB. Consequently, SISB become 35% owned associates of BPBSB.

Summarised financial informations of the Group's material associates, KL-Kuala Selangor Expressway Berhad ("KLKSE") is set out below:

	KLKSE	
	2022	**2021**
	RM'000	**RM'000**
Summarised statements of financial position		
Non-current assets	915,282	930,167
Current assets	91,064	69,874
Non-current liabilities	(1,218,533)	(1,183,469)
Current liabilities	(20,979)	(34,247)
Net liabilities	(233,166)	(217,675)
Interest in associate	50%	50%
Group's share of net assets	(116,583)	(108,838)
Carrying value of the Group's interest in associates	(116,583)	(108,838)
Summarised statements of profit or loss and other comprehensive income		
Revenue	49,290	26,680
Loss for the financial year	(15,491)	(16,988)
Total comprehensive loss for the financial year	(15,491)	(16,988)
Interest in associate	50%	50%
Group's share of profit or loss	(7,746)	(8,494)

There are no commitment nor contingent liabilities relating to the Group's interest in the associates.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

11. Investment in Joint Venture

	Group 2022 RM'000	Group 2021 RM'000
In Malaysia:		
At cost		
Unquoted shares	3,000	3,000
Share of post-acquisition reserves	9,479	2,132
	12,479	5,132

Details of the joint venture are as follows:

Name of Company	Place of business/ Country of incorporation	Effective Interest 2022 %	Effective Interest 2021 %	Principal Activities
Held through Bina Puri Sdn. Bhd.				
PPESW BPSB JV Sdn. Bhd. *	Malaysia	30	30	Developing and upgrading the Pan Borneo Highway (WP06) from Sg. Awik Bridge to Bintangor Junction

* Joint venture not audited by UHY

Summarised financial informations of the Group's joint venture, PPESW BPSB JV Sdn. Bhd. ("PPESW") is set out below:

	PPESW 2022 RM'000	PPESW 2021 RM'000
Summarised statements of financial position		
Non-current assets	490	644
Current assets	79,165	73,847
Non-current liabilities	(113)	(953)
Current liabilities	(37,947)	(56,431)
Net assets	41,595	17,107
Interest in associate	30%	30%
Group's share of net assets	12,479	5,132
Carrying value of the Group's interest in joint venture	12,479	5,132

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

11. Investment in Joint Venture (Cont'd)

Summarised financial informations of the Group's joint venture, PPESW BPSB JV Sdn. Bhd. ("PPESW") is set out below: (Cont'd)

	PPESW	
	2022	**2021**
	RM'000	**RM'000**
Summarised statements of profit or loss and other comprehensive income		
Revenue	185,048	194,242
Profit for the financial year	24,490	7,107
Total comprehensive income for the financial year	24,490	7,107
Interest in associate	30%	30%
Group's share of profit or loss	7,347	2,132

12. Investment in Joint Operations

Details of the joint operations are as follows:

Name of Company	Place of business/ Country of incorporation	Effective Interest 2022 %	Effective Interest 2021 %	Principal Activities
Joint operation under the Company				
SPK-Bina Puri Joint Venture	United Arab Emirates	30	30	Builder and contractor for general engineering and construction works
Joint operation under Bina Puri Sdn. Bhd.				
UEMC-Bina Puri Joint Venture	Malaysia	40	40	Builder and contractor for general engineering and construction works

The financial statements of the joint operations have been amalgamated with the financial statements of the Company and the wholly owned subsidiary company, Bina Puri Sdn. Bhd. for the year ended 30 June 2022 under their respective categories of income, expenses, assets and liabilities.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

13. Other Investments

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Financial assets at fair value through other comprehensive income				
At 1 July	6,085	6,631	6,136	6,136
Changes in ownership interests and transfer to investment in subsidiary companies	-	(546)	-	-
At 30 June	6,085	6,085	6,136	6,136
Accumulated impairment losses				
At 1 July/30 June	(3,304)	(3,304)	(3,304)	(3,304)
Carrying amount				
At 30 June	2,781	2,781	2,832	2,832
Presented as:				
Unquoted shares, in Malaysia	2,725	2,725	2,832	2,832
Transferable corporate membership in golf and country membership	56	56	-	-
	2,781	2,781	2,832	2,832

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

14. Trade Receivables

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Trade receivables:				
- Retention sum	15,247	15,387	-	-
- Third parties	126,066	139,035	1,636	-
	141,313	154,422	1,636	-
Less: Accumulated impairment losses	(4,845)	(5,091)	(62)	-
	136,468	149,331	1,574	-
Presented as:				
Non current	2,148	1,843	-	-
Current	134,320	147,488	1,574	-
	136,468	149,331	1,574	-

Trade receivables are non-interest bearing and are generally on 30 to 90 days (2021: 30 to 90 days) term. They are recognised at their original invoice amounts which represent their fair values on initial recognition.

Retention on contracts, included in trade receivables of the Group and the expected recovery are presented as follows:

	Group	
	2022 RM'000	2021 RM'000
Within one year	13,099	13,544
More than one year	2,148	1,843
	15,247	15,387

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

14. Trade Receivables (Cont'd)

Movements in the allowance for impairment losses for trade receivables are as follows:

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
At 1 July	5,091	37,011	-	-
Disposal of subsidiary company	-	(231)	-	-
Impairment losses recognised	2,854	27	62	-
Written off	(3,100)	(31,716)	-	-
At 30 June	4,845	5,091	62	-

In managing credit risk of trade receivables, the Group manages its debtors and takes appropriate actions (including but not limited to legal actions) to recover long overdue balances. Generally, trade receivables will pay within the credit term.

The Group applies the simplified approach to measure the impairment losses on trade receivables and contract assets at lifetime expected credit losses ("Lifetime ECL"). Expected credit losses of all other financial assets are measured at an amount equal to 12 month expected credit losses ("12 - month ECL") if credit risk on a financial asset has not increased significantly. The Group compares the risk of default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition to ascertain whether there is a significant increase in credit risk. The assessment takes into consideration the macroeconomic information, credit rating and other supportable forward-looking information.

A significant increase in credit risk is presumed if a debt is more than 180 days past due. Where the credit risk has increased significantly, the impairment loss is measured at an amount equal to lifetime expected credit losses ("Lifetime ECL – Underperforming").

Full impairment losses are made for financial assets and contract assets that are determined to be credit impaired ("Lifetime ECL - Credit Impaired"). These are debtor who have defaulted on payments and are in financial difficulties.

The loss allowance account in respect of trade receivables is used to record loss allowance. Unless the Group is satisfied that recovery of the amount is possible, the amount considered irrecoverable is written off against the receivable directly.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

14. Trade Receivables (Cont'd)

Analysis of the trade receivables ageing as at the end of the financial year is as follows:

	Gross amount RM'000	Loss allowance RM'000	Net Amount RM'000
Group			
2022			
Neither past due nor impaired	45,794	(1)	45,793
Past due not impaired:			
Less than 30 days	8,320	(15)	8,305
31 to 60 days	9,514	(237)	9,277
More than 90 days	75,772	(2,679)	73,093
	93,606	(2,931)	90,675
	139,400	(2,932)	136,468
Credit impaired:			
Individual impaired	1,913	(1,913)	-
	141,313	(4,845)	136,468
2021			
Neither past due nor impaired	69,871	-	69,871
Past due not impaired:			
31 to 60 days	6,376	-	6,376
61 to 90 days	60,909	-	60,909
More than 90 days	17,266	(5,091)	12,175
	84,551	(5,091)	79,460
	154,422	(5,091)	149,331
Company			
2022			
Past due not impaired:			
More than 90 days	1,636	(62)	1,574

As at 30 June 2022, trade receivables of the Group and of the Company amounting to RM90,675,000 and RM1,574,000 (2021: RM79,460,000 and Nil) were past due but not impaired. These relate to a number of customers from whom there is no recent history of default.

Trade receivables of the Group that are individually determined to be impaired amounting to RM1,913,000 (2021: Nil) at the reporting date relate to debtors that are in financial difficulties, have defaulted on payments and/or dispute billings. These receivables are not secured by any collateral or credit enhancements.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

15. Deferred Tax Assets/(Liabilities)

Deferred tax assets

	Group		Company	
	2022	**2021**	**2022**	**2021**
	RM'000	**RM'000**	**RM'000**	**RM'000**
At 1 July	3,645	3,670	-	-
Acquisition of a subsidiary company	-	73	-	-
Recognised in profit or loss	(1)	(98)	-	-
Over provision in prior years	(3,264)	-	-	-
At 30 June	380	3,645	-	-

Deferred tax liabilities

	Group		Company	
	2022	**2021**	**2022**	**2021**
	RM'000	**RM'000**	**RM'000**	**RM'000**
At 1 July	(18,129)	(14,017)	-	-
Acquisition of a subsidiary company	-	(4,111)	-	-
Recognised in profit or loss	(424)	(13)	-	-
Under provision in prior years	4,312	12	-	-
At 30 June	(14,241)	(18,129)	-	-

The net deferred tax assets and liabilities shown on the statement of financial position after appropriate offsetting are as follows:

	Group		Company	
	2022	**2021**	**2022**	**2021**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Deferred tax assets	380	3,645	37	43
Deferred tax liabilities	(14,241)	(18,129)	(37)	(43)
	(13,861)	(14,484)	-	-

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

15. Deferred Tax Assets/(Liabilities) (Cont'd)

The movements and components of the deferred tax liabilities and assets during the financial year prior to offsetting are as follows:

Deferred tax assets	Unabsorbed capital allowances RM'000	Unutilised tax losses RM'000	Other temporary difference RM'000	Total RM'000
Group				
At 1 July 2021	84	1,364	2,197	3,645
Recognised in profit or loss	(1)	18	(18)	(1)
Under/(Over) provision in prior years	297	(1,382)	(2,179)	(3,264)
At 30 June 2022	380	-	-	380
At 1 July 2020	84	1,389	2,197	3,670
Acquisition of a subsidiary company	-	73	-	73
Recognised in profit or loss	-	(98)	-	(98)
At 30 June 2021	84	1,364	2,197	3,645

Deferred tax liabilities	Accelerated capital allowances RM'000	Revaluation of investment property RM'000	Total RM'000
Group			
At 1 July 2021	(33)	(18,096)	(18,129)
Recognised in profit or loss	(11)	(413)	(424)
Under provision in prior years	33	4,279	4,312
At 30 June 2022	(11)	(14,230)	(14,241)
At 1 July 2020	(32)	(13,985)	(14,017)
Recognised in profit or loss	(13)	-	(13)
Acquisition of a subsidiary company	-	(4,111)	(4,111)
Under provision in prior years	12	-	12
At 30 June 2021	(33)	(18,096)	(18,129)

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

15. Deferred Tax Assets/(Liabilities) (Cont'd)

The movements and components of the deferred tax liabilities and assets during the financial year prior to offsetting are as follows: (Cont'd)

	Accelerated capital allowances	
	2022	**2021**
Deferred tax liabilities	**RM**	**RM**
Company		
At 1 July	(43)	(43)
Recognised in profit or loss	6	-
At 30 June	(37)	(43)

	Unutilised tax losses	
	2022	**2021**
Deferred tax assets	**RM**	**RM**
Company		
At 1 July	43	43
Recognised in profit or loss	(6)	-
At 30 June	37	43

Deferred tax assets have not been recognised in respect of the following items:

	Group		Company	
	2022 RM'000	**2021 RM'000**	**2022 RM'000**	**2021 RM'000**
Unutilised tax losses	160,845	107,637	29,228	29,692
Unabsorbed capital allowances	1,745	3,385	-	138
Other temporary differences	-	1	-	-
	162,590	111,023	29,228	29,830

Deferred tax assets have not been recognised in respect of these items as they may not have sufficient taxable profits to be used to offset or they have arisen in subsidiary companies that have a recent history of losses.

16. Other Receivables

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Other receivables				
- Third parties	192,661	213,275	47,454	50,861
- Related parties	6,737	36,123	273	16,466
	199,398	249,398	47,727	67,327
Less: Accumulated impairment losses	(13,797)	(490)	(2,711)	(490)
	185,601	248,908	45,016	66,837
Deposits	21,702	20,443	16,414	29
Prepayments	2,394	879	28	-
GST recoverable	57	8	-	-
	209,754	270,238	61,458	66,866

The Group's and the Company's other receivables are non-trade, unsecured, interest-free and are repayable on demand.

The Groups' amount due by related parties represents interest receivable from companies in which certain Directors of the Group have interests. The amount is non-trade, unsecured, interest-free and are repayable on demand and is expected to be settled in cash.

Movements in allowance for impairment losses of other receivables are as follows:

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
At 1 July	490	2,030	490	490
Impairment losses recognised	13,373	-	2,221	-
Written off	(66)	(1,540)	-	-
At 30 June	13,797	490	2,711	490

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

16. Other Receivables (Cont'd)

Other receivables that are individually determined to be impaired at the reporting date relate to receivables that are in significant financial difficulties and have defaulted on payments. These receivables are not secured by any collateral.

Included in deposits of the Group and of the Company is an amount of RM16,291,000 (2021: RM16,291,000), which is deposit paid for the acquisition of land in Laos. The balance consideration is disclosed as capital commitment in Note 39.

17. Contract Assets/(Liabilities)

	Group	
	2022 RM'000	**2021 RM'000**
Contract assets		
Construction contracts (Note a)	157,974	228,750
Property development activities (Note b)	13,543	-
	171,517	228,750
Contract liabilities		
Construction contracts (Note a)	(250)	(19,237)
Property development activities (Note b)	(10,739)	(4,120)
	(10,989)	(23,357)
At 30 June:		
Contract assets	171,517	228,750
Contract liabilities	(10,989)	(23,357)
	160,528	205,393

Contract assets primarily relate to the Group's rights to consideration for work performed but not yet billed at the reporting date for its contracted project activities. The amount due from contract customers will be transferred to trade receivables when the rights become unconditional.

17. Contract Assets/(Liabilities) (Cont'd)

Contract liabilities primarily relate to the advance consideration received from customer for construction contract, which revenue is recognised over time during the property development and construction activities.

(a) Construction contracts

Included in the Group's contract assets is an amount of RM23,556,000 (2021: RM23,556,000) which relates to the construction costs incurred on a project. The Group is currently engaged in an arbitration process to recover the said amounts from the Government of Pakistan. The recoverability of the said amounts is dependent on the outcome of the mediation process which, based on the advice of the Group's solicitors, the directors are of the opinion that the outcome of the mediation amount is sufficient to recover the contract assets. The status of the arbitration is disclosed in Note 41.

	Group	
	2022	**2021**
	RM'000	**RM'000**
Revenue incurred to date	806,293	2,740,203
Less: Progress billings	(648,569)	(2,530,690)
	157,724	209,513
Presented as:		
Contract assets	157,974	228,750
Contract liabilities	(250)	(19,237)

During the financial year, depreciation of property, plant and equipment of the Group amounting to RM65,049 (2021: RM194,820) was capitalised into construction costs.

(b) Property development activities

	Group	
	2022	**2021**
	RM'000	**RM'000**
Revenue incurred to date	310,746	230,810
Less: Progress billings	(307,942)	(234,930)
	2,804	(4,120)
Presented as:		
Contract assets	13,543	-
Contract liabilities	(10,739)	(4,120)

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

17. Contract Assets/(Liabilities) (Cont'd)

(b) Property development activities (Cont'd)

Contract assets in relation to property development activities represent the timing differences in revenue recognition in profit or loss and the milestone billings to purchasers as at the reporting date.

Contract assets are transferred to receivables when the rights to economic benefits become unconditional, when the Group issues billing to the customer. Contract liabilities are recognised as revenue when performance obligation are satisfied.

There were no significant changes in the contract assets and liabilities during the financial year.

Contract value yet to be recognise as revenue

The following table shows the revenue expected to be recognised in the future relating to performance obligation that were unsatisfied (or partially satisfied) at the reporting date:

	Group	
	2022	**2021**
	RM'000	**RM'000**
Construction contracts	112,733	282,572
Property development activities	51,825	78,619
	164,558	361,191

Based on the information available to the Group, the management of the Group expects the transaction price allocated to the above unsatisfied (or partially unsatisfied) contracts will be recognised as revenue in the period of next 6 - 36 months.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

18. Amount Due from/(to) Subsidiary Companies

(a) Amount due from subsidiary companies

	Company	
	2022	2021
	RM'000	RM'000
Amount due from subsidiary companies		
- Trade in nature	11,545	11,545
- Non-trade in nature	133,548	127,927
	145,093	139,472
Less: Accumulated impairment losses		
- Trade in nature	(11,542)	(11,542)
- Non-trade in nature	(15,166)	(29,840)
	(26,708)	(41,382)
	118,385	98,090

Movements in impairment losses on amount due from subsidiary companies during the financial year are as follows:

	Company	
	2022	2021
	RM'000	RM'000
At 1 July	41,382	41,382
Impairment losses recognised	9,630	-
Impairment losses reversed	(24,304)	-
At 30 June	26,708	41,382

Trade balances is given credit term of 30 to 90 days (2021: 30 to 90 days).

Non-trade balances is unsecured, interest-free and repayable on demand.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

18. Amount Due from/(to) Subsidiary Companies (Cont'd)

(b) Amount due to subsidiary companies (Cont'd)

	Company	
	2022 RM'000	2021 RM'000
Amount due to subsidiary companies		
- Trade in nature	925	565
- Non-trade in nature	4,436	3,724
	5,361	4,289

Trade balances is given credit term of 30 to 90 days (2021: 30 to 90 days).

Non-trade balances is unsecured, interest-free and repayable on demand.

19. Amount Due from/(to) Associates

(a) Amount due from associates

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Amount due from associates				
- Trade in nature	9,283	9,283	9,283	9,283
- Non-trade in nature	25,855	27,459	23,792	27,152
	35,138	36,742	33,075	36,435
Less: Accumulated impairment losses				
- Non-trade in nature	(4,679)	(4,679)	(4,679)	(4,679)
	30,459	32,063	28,396	31,756

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

19. Amount Due from/(to) Associates (Cont'd)

(a) Amount due from associates (Cont'd)

Movements in impairment losses on amount due from associates during the financial year are as follows:

	Group and Company	
	2022 RM'000	2021 RM'000
At 1 July/30 June	4,679	4,679

Trade balances is given credit term of 30 to 90 days (2021: 30 to 90 days).

Non-trade balances is unsecured, interest-free and repayable on demand.

(b) Amount due to associates

Trade balances is given credit term of 30 to 90 days (2021: 30 to 90 days).

20. Fixed Deposits with Licensed Banks

The interest rates of fixed deposits of the Group ranging from 1.30% to 2.15% (2021: 0.45% to 3.35%) per annum and the maturities of deposits are ranging from 30 to 365 days (2021: 30 to 365 days).

The fixed deposits of the Group and of the Company amounting to RM13,370,000 and RM7,000 (2021: RM11,253,000 and RM7,000) respectively have been pledged to licensed banks as security for bankers' guarantees issued.

21. Cash and Bank Balances

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Cash and bank balances	21,603	17,371	724	13
Housing development account	1,697	1,253	-	-
	23,300	18,624	724	13

Included in cash and bank balances of the Group is an amount of RM1,697,000 (2021: RM1,253,000) held pursuant to Section 7A of the Housing Development (Control and Licensing) Act, 1966 and therefore restricted from use in other operations.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

21. Cash and Bank Balances (Cont'd)

Withdrawals from the Housing Development Account are restricted to property development expenditure incurred in respect of the specific development project.

22. Assets Held for Sale

	Group	
	2022 RM'000	2021 RM'000
At 1 July	111	-
Reclassification from property, plant and equipment	-	111
Disposal	(111)	-
At 30 June	-	111

On 1 September 2021, the Group entered into a Sales and Purchase Agreement ("SPA") to dispose of a leasehold building of RM111,060 for a cash consideration of RM175,000, which had resulted a gain of RM63,940. The leasehold building has been reclassified to asset held for sale in the previous financial year. The disposal was completed in September 2021.

23. Share Capital

	Group and Company			
	Number of Shares		Amount	
	2022 Units'000	2021 Units'000	2022 RM'000	2021 RM'000
Ordinary shares with no par value				
Issued and fully paid shares				
At 1 July	1,431,110	764,078	236,435	180,856
Issuance of new shares pursuant to:				
- private placement	143,111	337,431	7,519	26,342
- share issuance scheme	23,414	49,601	2,566	5,437
- conversion of warrants	10	-	1	-
- acquisition of subsidiary companies	-	280,000	-	23,800
At 30 June	1,597,645	1,431,110	246,521	236,435

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

23. Share Capital (Cont'd)

During the financial year, the Company increased its issued and paid-up ordinary share capital from RM236,435,178 to RM246,521,563 by way of:

(a) 143,111,000 new ordinary shares at issue price of ranging from RM0.0494 to RM0.0542 per ordinary share for a total cash consideration of RM7,518,922 through private placement;

(b) 10,000 new ordinary shares through conversion of Warrants at an exercise price of RM0.10 for a total cash consideration of RM1,000; and

(c) 23,414,237 new ordinary shares through Share Issuance Scheme at an issue price of RM0.076 per share for a total cash consideration of RM1,779,482 for working capital purposes.

In the previous financial year, the Company increased its issued and paid-up ordinary share capital from RM180,856,000 to RM236,435,178 by way of:

(a) 337,430,900 new ordinary shares through private placement at issue price range from RM0.063 to RM0.1096 for a total cash consideration of RM26,342,323 for working capital purposes;

(b) 49,601,000 new ordinary shares through Share Issuance Scheme at an issue price of RM0.076 per share for a total cash consideration of RM3,769,676 for working capital purposes; and

(c) 280,000,000 new ordinary shares of RM0.085 each at RM23,800,000 as partial discharge of the purchase consideration for an acquisition of Ideal Heights Properties Sdn. Bhd., a subsidiary company during the financial year.

The new ordinary shares issued during the financial year rank pari passu in all respects with the existing ordinary shares of the Company.

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restrictions and rank equally with regard to the Company's residual assets.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

24. Reserves

		Group		Company	
	Note	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Non-distributable					
Foreign currency translation reserve	(a)	(10,444)	(11,370)	54	54
Share option reserve	(b)	889	1,819	889	1,819
Warrant reserve	(c)	10,039	10,039	10,039	10,039
Distributable					
Retained earnings		(79,477)	(4,822)	38,364	17,826
		(78,993)	(4,334)	49,346	29,738

The nature of reserves of the Group and of the Company is as follows:

(a) Foreign currency translation reserve

The foreign currency translation reserve represents exchange differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency.

(b) Share option reserve

A Share Issuance Scheme ("SIS") has been implemented on 1 March 2019 to enable the Company to grant new and additional SIS option to the eligible persons in accordance with the By-Laws of the SIS. The maximum number of shares which may be allotted under the SIS shall not exceed in aggregate fifteen percent (15%) of the total number of issued shares (excluding treasury shares, if any) of the Company at any point in time during the duration of the SIS or such other limit prescribed by any guideline, rule and/or regulation of the relevant authorities from time to time throughout the duration of the SIS.

The SIS shall be in force for a period of five (5) years from 01 March 2019. However, the Board of Directors may at its absolute discretion extend the duration of the scheme upon the recommendation of the option committee, subject always that the duration of the SIS shall not exceed ten (10) years or such other period as may be prescribed by Bursa Malaysia Securities Berhad or other relevant authorities.

24. Reserves (Cont'd)

The nature of reserves of the Group and of the Company is as follows: (Cont'd)

(b) Share option reserve (Cont'd)

Subject to any adjustments made in accordance with the By-Laws and pursuant to the Listing Requirements of Bursa Malaysia Securities Berhad, the price payable for the new shares upon exercise of the SIS options shall be based on the five (5) day volume-weighted average market price of the Company's shares immediately preceding the date of offer with a discount of not more than ten percent (10%).

On 17 February 2020, the Company made an offer of 114,575,000 SIS options under the scheme to eligible persons at an exercise price of RM0.076. The SIS options were vested upon acceptance of the offer.

	Group and Company			
	Number of Share Option		**Amount**	
	2022	**2021**	**2022**	**2021**
	Units'000	**Units'000**	**RM'000**	**RM'000**
At 1 July	54,134	98,132	1,819	3,287
Granted during the financial year	-	14,456	-	496
Lapsed during the financial year	(4,273)	(8,853)	(143)	(297)
Exercised during the financial year	(23,414)	(49,601)	(787)	(1,667)
At 30 June	26,447	54,134	889	1,819
Options exerciseable at 30 June	26,447	54,134		

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

24. Reserves (Cont'd)

The nature of reserves of the Group and of the Company is as follows: (Cont'd)

(b) Share option reserve (Cont'd)

During the financial year, 23,414,000 share options were exercised. The weighted average share price at the date of exercise for the year was RM0.0336 (2021: RM0.0336).

The salient features of the SIS are as follows:

(i) Maximum number of SIS shares

The maximum number of SIS shares shall not exceed in aggregate 15% of the total number of issued ordinary shares (excluding treasury shares, if any) at any time over the duration of the SIS, as provided for in the By- Laws.

(ii) Eligibility

Subject to the determination and discretion of the option committee, a director or employee of the Group (excluding dormant subsidiaries) who fulfils the following criteria as at the date of offer shall be eligible to participate in the SIS:

(a) Any employee who fulfils the following criteria as at the date of offer:

(i) he/she has attained 18 years of age and is not an undischarged bankrupt;

(ii) he/she is employed by a company within the Group (excluding dormant subsidiaries); and

(iii) he/she fulfils any other criteria and/or falls within such category as may be determined by the option committee at its sole discretion from time to time.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

24. Reserves (Cont'd)

The nature of reserves of the Group and of the Company is as follows: (Cont'd)

(b) Share option reserve (Cont'd)

(ii) Eligibility (Cont'd)

(b) Any person who holds a directorship in a company within the Group (excluding dormant subsidiaries), in an executive capacity, and shall have the meaning given in Section 2(1) of the Companies Act 2016 and Section 2(1) of the Capital Markets and Services Act 2007 (excluding independent director, non-executive director and alternate director), who fulfils the following criteria as at the date of offer:

(i) he/she has attained 18 years of age and is not an undischarged bankrupt;

(ii) he/she is a director named in the register of directors of a company within the Group (excluding dormant subsidiaries) for a continuous period of at least 12 months; and

(iii) he/she fulfils any other criteria and/or falls within such category as may be determined by the option committee at its sole discretion from time to time.

(iii) Basis of allotment and maximum allowable allotment of SIS shares

The basis of allocation of the number of SIS shares and the maximum number of SIS shares which may be offered and allotted to an eligible person shall be determined entirely at the discretion of the option committee and subject to the provisions of the By-Laws as well as taking into consideration, where relevant, the eligible person's position, seniority, performance, length of service, contribution to the continued success of the Group and such other factors that the option committee may deem relevant.

Notwithstanding the foregoing, the total number of SIS shares is subject to the following:

(a) not more than 80% of the total number of SIS shares to be issued under the SIS shall be allocated, in aggregate, to the eligible directors and senior management of the Group (excluding dormant subsidiaries);

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

24. Reserves (Cont'd)

The nature of reserves of the Group and of the Company is as follows: (Cont'd)

(b) Share option reserve (Cont'd)

(iii) Basis of allotment and maximum allowable allotment of SIS shares (Cont'd)

(b) not more than 10% of the total number of SIS shares shall be allocated to an eligible person who either singly or collectively through persons connected with the eligible person holds 20% or more of the total number of issued shares in the Company (excluding treasury shares, if any); and

(c) the eligible directors and senior management of the Group (excluding dormant subsidiaries) do not participate in the deliberation or discussion of their own allocation of SIS options, provided always that it is in accordance with the Listing Requirements or prevailing guidelines issued by Bursa Malaysia Securities Berhad or any other requirement of the relevant authorities and as amended from time to time.

(iv) Option price

Subject to any adjustment made in accordance with the By-Laws and pursuant to the Listing Requirements of Bursa Malaysia Securities Berhad, the option price shall be based on the price to be determined by the Board of Directors upon recommendation of the option committee based on the five (5) day volume-weighted average price of the Company's shares immediately preceding the date of offer, with a discount of not more than 10%.

(v) Ranking of the SIS shares

The SIS shares shall, upon allotment and issuance, rank pari passu in all respects with the then existing shares of the Company, save and except that the SIS shares will not be entitled to any dividends, rights, allotments and/or any other distributions, the entitlement date of which is prior to the date of allotment and issuance of such SIS shares.

(vi) Duration of the SIS

The SIS shall be in force for a period of 5 years from 1 March 2019. However, the Board of Directors may at its absolute discretion extend the duration of the New SIS upon the recommendation of the option committee, subject always that the duration of the SIS shall not exceed 10 years or such other period as may be prescribed by Bursa Malaysia Securities Berhad or any other relevant authorities.

24. Reserves (Cont'd)

The nature of reserves of the Group and of the Company is as follows: (Cont'd)

(c) Warrant reserve

Warrants are classified as equity investment and the value is allocated based on the closing price on the first trading day and recognised in the warrant reserve.

The issuance of ordinary shares upon exercise of the warrants is treated as new subscription of ordinary shares for the consideration equivalent to the exercise price of the warrants.

Warrant reserve represents cumulative fair value of the warrants yet to be exercised.

The warrants are valid to be exercised for a period of 3 years from its issue date and ending on 28 November 2022 ("Exercise Period"). During the Exercise Period, each warrant shall entitle its registered holder to subscribe for one new ordinary share of the Company at an exercise price of RM0.10 per warrant in accordance with the provisions of the Deed Poll dated 11 November 2019. Any warrants not exercised will lapse thereafter and cease to be valid.

On 30 December 2019, the Company issued 382,039,550 warrants in connection with the proposed rights issue with warrants. At end of the current financial year, the remaining 328,029,550 (2021: 328,039,550) warrants remain unexercised.

25. Trade Payables

(a) Included in trade payables are retention on contracts of the Group which are unsecured, interest free and expected to be settled as follows:

	Group	
	2022	**2021**
	RM'000	**RM'000**
Within one year	57,052	106,178
More than one year	1,767	2,279
	58,819	108,457

(b) Credit terms of trade payables of the Group and of the Company ranged from 30 to 120 days (2021: 30 to 120 days) depending on the term of the contracts.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

26. Lease Liabilities

	Group	
	2022	**2021**
	RM'000	**RM'000**
At 1 July	1,089	749
Additions	240	634
Payments	(630)	(294)
Exchange differences	17	-
At 30 June	716	1,089
Presented as:		
Non-Current	446	400
Current	270	689
	716	1,089

The maturity analysis of lease liabilities of the Group at the end of the reporting period:

	Group	
	2022	**2021**
	RM'000	**RM'000**
Within one year	285	724
Later than one year and not later than two years	359	450
Later than two years and not later than five years	95	-
	739	1,174
Less: Future finance charges	(23)	(85)
Present value of lease liabilities	716	1,089

The Group leases buildings. Lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

27. Bank Borrowings

	Group		Company	
	2022	**2021**	**2022**	**2021**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Secured				
Term loans	259,230	218,199	34,000	-
Bank overdrafts	12,594	10,849	1,911	9,595
Bridging loan	-	6,902	-	-
Trust receipt and bank acceptance	18,410	61,322	-	-
Revolving credit	112,547	87,375	14,300	53,150
	402,781	384,647	50,211	62,745
Unsecured				
Bank overdrafts	7,261	1,591	2,682	-
Revolving credit	14,250	39,908	14,250	-
	21,511	41,499	16,932	-
	424,292	426,146	67,143	62,745
Analysed as:				
Non-Current				
Term loans	211,730	139,064	32,600	-
Revolving credit	23,080	-	23,080	-
	234,810	139,064	55,680	-
Current				
Term loans	47,500	79,135	1,400	-
Bank overdrafts	19,855	12,440	4,593	9,595
Bridging loan	-	6,902	-	-
Trust receipt and bank acceptance	18,410	61,322	-	-
Revolving credit	103,717	127,283	5,470	53,150
	189,482	287,082	11,463	62,745
	424,292	426,146	67,143	62,745

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

27. Bank Borrowings (Cont'd)

The bank overdrafts, banker acceptance, bridging loan, revolving credit and term loans obtained from licensed banks are secured by the following:

Term loans, bank overdrafts, bridging loan and revolving credit

(a) A fixed charge over the property, plant and equipment of the subsidiary companies;

(b) Deeds of assignment over the proceeds of contracts awarded, rental agreement and housing development account to the Group;

(c) Corporate guarantee provided by the Company and certain subsidiary companies;

(d) Negative pledge over the entire assets of certain subsidiary companies;

(e) Investment properties of the subsidiary company;

(f) Fixed deposits of the subsidiary companies pledged with licensed bank;

(g) Third party legal charge over the subsidiary company's land/project land;

(h) Specific debenture over the project;

(i) Deed of assignment over the power supply rental agreement with the grantor;

(j) First party first and second legal charge over assets;

(k) Guaranteed by director of the Company;

(l) Deeds of assignment over 384 units of apartments under Blocks M, K and L known as Angkasa Apartment at Darau, Menggatal, Kota Kinabalu, Sabah ("UMS Hostel").

The range of interest rates per annum is as follows:

	Group		Company	
	2022	**2021**	**2022**	**2021**
	%	**%**	**%**	**%**
Other bank borrowings	3.6% - 9.42%	3.7% - 9.8%	6.5% - 9.5%	3.7% - 9.8%
Term loans	3.45% - 12%	5% - 8%	9.2% - 10%	-

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

28. Other Payables

	Group		Company	
	2022	**2021**	**2022**	**2021**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Other payables	84,783	140,306	10,540	8,358
Advances received	7,201	7,734	-	5,565
Deposits received	18,038	5,032	47	-
Accruals	51,311	41,410	2,944	49
	161,333	194,482	13,531	13,972

Included in advances received of the Group is the advances received for contract work yet to be performed is an amount of RM6,350,846 (2021: RM6,883,788).

Included in other payables of the Group and of the Company is the amount due to director amounting to RM3,824,548 and Nil (2021: RM1,714,989 and RM675,215) respectively. Amount due to director represents non trade balances which are unsecured, interest free and repayable on demand.

29. Amount Due to a Joint Venture

This represents non-trade balances which is unsecured, interest free and repayable on demand.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

30. Revenue

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Revenue from contracts with customers:				
Major goods and services:				
- Contract revenue	40,435	157,094	653	872
- Sale of goods	33,737	13,866	-	-
- Sale of electricity	14,066	12,322	-	-
- Management fees	492	492	492	492
- Rental income	15,872	20,012	341	-
- Dividend income	-	-	24,315	-
- Sale of development properties	111,898	83,680	-	-
- Revenue from hotel	18,394	-	-	-
- Rendering of services	25	-	-	-
	234,919	287,466	25,801	1,364
Timing of revenue recognition:				
At a point in time	82,586	46,692	25,148	492
Overtime	152,333	240,774	653	872
Total revenue from contracts with customers	234,919	287,466	25,801	1,364

31. Finance Costs

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Interest expenses on:				
Lease liabilities	31	40	-	-
Unwinding of discount on trade payables	855	1,326	-	-
Bank borrowings	23,800	34,619	5,947	6,679
Others	1 ,830	1,145	679	1,144
	26,516	37,130	6,626	7,823

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

32. (Loss)/Profit Before Tax

(Loss)/Profit before tax is determined after charging/(crediting) amongst other, the following items:

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Auditors' remuneration				
- Statutory				
- current year	587	475	200	200
- overprovision in prior years	(36)	-	(55)	-
- Non-statutory				
- current year	45	55	45	55
Bad debts written off	36	31,716	-	-
Deposit written off	1,341	-	-	-
Depreciation of property, plant and equipment	7,678	7,533	245	254
Depreciation of right-of-use assets	2,506	2,470	465	465
Gain on disposal of:				
- Property, plant and equipment	(830)	(942)	-	-
- Right-of-use assets	(315)	-	-	-
- Investment properties	-	(1,122)	-	-
- Subsidiary companies	-	(2,663)	-	(4,000)
- Asset held for sale	(64)	(55)	-	-
Impairment loss on:				
- Trade receivables	2,854	27	62	-
- Other receivables	13,373	-	2,221	-
- Amount due from subsidiary companies	-	-	9,630	-
- Investment in associates	-	-	3,405	-
- Goodwill	7,235	3,000	-	-

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

32. (Loss)/Profit Before Tax (Cont'd)

Included in advances received of the Group is the advances received for contract work yet to be performed is an amount of RM6,350,846 (2021: RM6,883,788). (Cont'd)

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Fair value gain on investment properties	(4,125)	-	-	-
Loss/(Gain) on foreign exchange:				
- Realised	-	(461)	-	-
- Unrealised	669	50	-	5
Inventories written off	3	-	-	-
Property, plant and equipment written off	-	113	-	-
Rental expenses on:				
- Land and premises	68	2,456	-	-
- Machinery and equipment	465	286	-	-
- Others	-	532	-	-
Unwinding of discount on trade receivables	(135)	(841)	-	-
Dividend income	(75)	(63)	(24,315)	(63)
Interest income	(3,200)	(2,419)	-	-
Rental income	(666)	(492)	-	(360)
Government grant	(78)	-	-	-
Deposit forfeited	(43)	-	-	-
Reversal of impairment loss on amount due from subsidiary companies	-	-	(24,304)	-

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

33. Taxation

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Tax expenses recognised in profit or loss:				
Current income tax:				
Current year provision				
- In Malaysia	4,723	1,312	-	-
- Outside Malaysia	77	81	-	-
Under/(Over) provision in prior years	4,379	(4,111)	-	-
	9,179	(2,718)	-	-
Deferred tax (Note 15):				
Origination and reversal of temporary differences	425	4,025	-	-
Over provision in prior years	(1,048)	(12)	-	-
	(623)	4,013	-	-
Tax expenses for the financial year	8,556	1,295	-	-

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

33. Taxation (Cont'd)

Malaysian income tax is calculated at the statutory tax rate of 24% (2021: 24%) of the estimated assessable profits for the financial year. Taxation for other jurisdiction is calculated at the rates prevailing in the respective jurisdictions.

A reconciliation of income tax expenses applicable to (loss)/profit before tax at the statutory tax rate to income tax expenses at the effective income tax of the Group and of the Company are as follows:

	Group		Company	
	2022 RM'000	**2021 RM'000**	**2022 RM'000**	**2021 RM'000**
(Loss)/Profit before tax	(71,929)	(62,427)	20,395	(15,751)
At Malaysian statutory tax rate of 24% (2021: 24%)	(17,263)	(14,982)	4,895	(3,780)
Income not subject to tax	(3,080)	(4,353)	(5,836)	(1,353)
Expenses not deductible for tax purposes	15,151	7,562	1,085	1,061
Deferred tax assets not recognised	13,422	16,652	-	4,072
Utilisation of previously unrecognised deferred tax assets	(1,046)	-	(144)	-
Under/(Over) provision of taxation in prior years	4,379	(4,111)	-	-
Over provision of deferred taxation in prior years	(1,048)	(12)	-	-
Effect of share of results of associates	(1,959)	539	-	-
Tax expenses for the financial year	8,556	1,295	-	-

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

33. Taxation (Cont'd)

The Group and the Company have the following estimated unutilised tax losses and unabsorbed capital allowances available to carry forward to offset against future taxable profit. The said amounts are subject to approval by the tax authorities.

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Unutilised tax losses	161,907	115,796	29,384	29,872
Unabsorbed capital allowances	3,330	4,975	-	138
	165,237	120,771	29,384	30,010

Under the Malaysia Finance Act 2018 which was gazetted on 27 December 2018, the unutilised tax losses of the Group and of the Company will be imposed with a time limit of utilisation. Any accumulated unutilised tax losses brought forward can be carried forward for a maximum period of 7 consecutive years of assessment. With effect from year of assessment 2022, unutilised tax losses that were allowed to be carried forward up to seven consecutive years was extended to a maximum of ten consecutive years of assessment under the current tax legislation. The unabsorbed capital allowances do not expire under current tax legislation.

Pursuant to Section 44(5F) of the Income Tax Act 1967, the unutilised tax losses can only be carried forward until the following years of assessment.

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Unutilised tax losses to be carried forward until:				
- Year of assessment 2026	-	45,869	-	8,847
- Year of assessment 2027	-	13,142	-	5,056
- Year of assessment 2028	-	16,966	-	-
- Year of assessment 2029	39,028	39,819	8,359	15,969
- Year of assessment 2030	7,147	-	5,056	-
- Year of assessment 2031	16,930	-	-	-
- Year of assessment 2032	39,874	-	15,969	-
- Year of assessment 2033	58,928	-	-	-
	161,907	115,796	29,384	29,872

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

34. Loss Per Share

(i) Basic loss per share

The basic loss per share is calculated based on the consolidated loss for the financial year attributable to owners of the parent and the weighted average number of ordinary shares in issue during the financial year as follows:

	Group	
	2022 RM'000	2021 RM'000
Loss attributable to owners of the parent	(74,749)	(63,910)
Weighted average number of ordinary shares in issue		
Issued ordinary shares at 1 July (in thousand of shares)	1,431,110	764,079
Effect of ordinary shares issued during the financial year (in thousand of shares)	128,661	180,079
Weighted average number of ordinary shares at 30 June (in thousand of shares)	1,559,771	944,158
Basic loss per share (in sen)	(4.8)	(6.8)

(ii) Diluted loss per share

The number of shares under warrants and SIS were not taken into account in the computation of diluted loss per share as the warrants and SIS do not have any dilutive effect on weighted average number of ordinary shares.

There have been no other transaction involving ordinary shares or potential ordinary shares since the end of the financial year and before the authorisation of these financial statements.

	Group	
	2022 RM'000	2021 RM'000
Loss attributable to owners of the parent	(74,749)	(63,910)
Weighted average number of ordinary shares used in the calculation of basic loss per share (in thousand of shares)	1,559,771	944,158
Adjustment for incremental shares from assumed conversions - SIS (in thousand of shares)	-	5,317
Weighted average number of ordinary shares at 30 June (diluted) (in thousand of shares)	1,559,771	949,475
Diluted loss per share (in sen)	(4.8)	(6.7)

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

35. Staff Costs

	Group		Company	
	2022	**2021**	**2022**	**2021**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Salaries, wages, bonuses and allowances	12,693	10,374	2,767	1,589
Defined contribution plans	1,155	1,127	307	348
Social security contributions	105	107	24	29
Share option under SIS	-	828	-	828
	13,953	12,436	3,098	2,794

Included in staff costs is aggregate amount of remuneration received and receivables by the Directors of the Company and of the subsidiary companies during the financial year as below:

	Group		Company	
	2022	**2021**	**2022**	**2021**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Executive Directors				
Salaries and other emoluments	1,536	1,552	1,482	1,498
Defined contribution plans	99	99	99	99
	1,635	1,651	1,581	1,597
Non-Executive Directors				
- Director's fees	252	252	252	252
Total Directors' remuneration	1,887	1,903	1,833	1,849

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

36. Reconciliation of Liabilities Arising from Financing Activities

The table below details changes in the liabilities of the Group and of the Company arising from financing activities, including both cash and non-cash changes:

			Non-cash changes		
	At 1 July RM'000	Financing cash flows (i) RM'000	New leases RM'000	Exchange difference RM'000	At 30 June RM'000
Group					
2022					
Lease liabilities	1,089	(630)	240	17	716
Bank borrowings	413,706	(9,269)	-	-	404,437
	414,795	(9,899)	240	17	405,153
2021					
Lease liabilities	749	(294)	634	-	1,089
Bank borrowings	426,174	(12,468)	-	-	413,706
	426,923	(12,762)	634	-	414,795

	At 1 July RM'000	Financing cash flows (i) RM'000	At 30 June RM'000
Company			
2022			
Bank borrowings	53,150	9,400	62,550
Amount due to subsidiary companies	4,289	1,072	5,361
	57,439	10,472	67,911
2021			
Bank borrowings	56,450	(3,300)	53,150
Amount due to subsidiary companies	2,296	1,993	4,289
	58,746	(1,307)	57,439

(i) The cash flows from loan and borrowings, lease liabilities and amount due to subsidiary companies make up the net amount of proceeds from or repayments of borrowings, lease liabilities and advances from subsidiary companies in the statements of cash flows.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

37. Related Party Disclosures

(a) Identifying related parties

For the purposes of these financial statements, parties are considered to be related to the Group if the Group or the Company has the ability, directly or indirectly, to control or joint 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 may be individuals or other entities.

Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group either directly or indirectly. The key management personnel comprise the Directors and management personnel of the Group, having authority and responsibility for planning, directing and controlling the activities of the Group entities directly or indirectly.

(b) Significant related party transactions

Related party transactions have been entered into in the normal course of business under negotiated terms. In addition to the related party balances as disclosed elsewhere in the financial statements, the significant related party transactions of the Group and of the Company during the reporting periods are as follows:

	Company	
	2022 RM'000	**2021 RM'000**
Transactions with subsidiary companies		
- Rental income	284	284
- Dividend income	24,240	-
	24,524	284

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

37. Related Party Disclosures (Cont'd)

(c) Compensation of key management personnel

Remuneration of Directors is disclosed in Note 35. Aggregate amount of remuneration received and receivables by other key management personnel is as follows:

	Group		Company	
	2022	**2021**	**2022**	**2021**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Salaries, wages and other emoluments	1,788	1,804	1,734	1,750
Defined contribution plans	99	99	99	99
	1,887	1,903	1,833	1,849

38. Segment Information

The main business segments of the Group comprise the following:

Construction	Construction of earthworks, building and road
Property development	Development of residential and commercial properties
Quarry	Quarry operation and production of ready-mix concrete
Power supply	Generation and supply of electricity

Except as indicated above, no operating segments have been aggregated to form the above reportable operating segments.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the consolidated financial statements.

Transactions between segments are carried out on agreed terms between both parties. The effects of such inter-segment transactions are eliminated on consolidation. The measurement basis and classification are consistent with those adopted in the previous financial year.

Information about segment assets and liabilities are neither included in the internal management reports nor provided regularly to the management. Hence, no disclosures are made on segment assets and liabilities.

38. Segment Information (Cont'd)

	Construction RM'000	Property development RM'000	Quarry RM'000	Power supply RM'000	Others RM'000	Total segments RM'000	Adjustments and elimination RM'000	As per consolidated financial statements RM'000
Group								
2022								
Revenue								
External customers	40,927	136,511	18,766	14,065	24,650	234,919	-	234,919
Results								
Interest income	563,134	-	-	10	3,200	-	3,200	
Finance costs	(18,730)	(6,525)	(234)	(563)	(744)	(26,796)	280	(26,516)
Depreciation and amortisation	(1,553)	(512)	(176)	(5,311)	(2,798)	(10,350)	166	(10,184)
Other non-cash income/(expenses)	6,199	(236)	(13,946)	(1,336)	(2,138)	(11,457)	(8,585)	(20,042)
Share of results of joint venture	-	-	-	-	-	-	7,347	7,347
Share of results of associates	-	-	-	-	-	-	(2,423)	(2,423)
Segment results	(19,305)	5,319	(3,692)	6,366	3,930	(7,382)	(15,929)	(23,311)
Segment (loss)/profit before tax	(33,333)	1,180	(18,048)	(844)	(1,740)	(52,785)	(19,144)	(71,929)
Taxation								(8,556)
Loss for financial year								(80,485)

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

38. Segment Information (Cont'd)

	Construction RM'000	Property development RM'000	Quarry RM'000	Power supply RM'000	Others RM'000	Total segments RM'000	Adjustments and elimination RM'000	As per consolidated financial statements RM'000
Group								
2021								
Revenue								
External customers	157,047	103,692	14,358	12,322	47	287,466	-	287,466
Results								
Interest income	163	2,256	-	-	-	2,419	-	2,419
Finance costs	(29,328)	(6,630)	-	(1,172)	-	(37,130)	-	(37,130)
Depreciation and amortisation	(1,544)	(3,028)	(302)	(5,129)	-	(10,003)	-	(10,003)
Other non-cash income/(expenses)	(30,019)	59	1,064	-	(50)	(28,946)	(3,000)	(31,946)
Share of results of joint venture	-	-	-	-	-	-	2,115	2,115
Share of results of associates	-	-	-	-	-	-	(137)	(137)
Segement results	11,033	9,870	(27)	5,719	(231)	26,364	(14,109)	12,255
Segment (loss)/profit before tax	(49,695)	2,527	735	(582)	(281)	(47,296)	(15,131)	(62,427)
Taxation								(1,295)
Loss for financial year								(63,722)

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

38. Segment Information (Cont'd)

(a) Adjustments and eliminations

Inter-segment revenues are eliminated on consolidation.

(b) Other non-cash income/(expenses) consist of following as presented in the respective notes to the financial statements:

	2022 RM'000	2021 RM'000
Gain on disposal of:		
- property, plant and equipment	(830)	(942)
- right-of-use assets	(315)	-
- investment properties	-	(1,122)
- assets held for sale	(64)	(55)
Impairment loss on:		
- goodwill	7,235	3,000
- trade receivables	2,854	27
- other receivables	13,373	-
Fair value gain on investment properties	(4,125)	-
Bad debts written off		
- trade	36	31,716
Deposit written off	1,341	-
Inventories written off	3	-
Property, plant and equipment written off	-	113
Unwinding of discount on trade receivables	(135)	(841)
Unrealised loss on foreign exchange	669	50
	20,042	31,946

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

38. Segment Information (Cont'd)

(c) Geographical information

Revenue and non-current assets information based on the geographical location of customers and assets respectively are as follows:

	Malaysia RM'000	Other Asian Countries RM'000	RM'0000
2022			
Revenue from external customers	220,853	14,066	234,919
Non-current assets (exclude deferred tax assets)	298,934	70,652	369,586
Segment assets	1,064,293	87,734	1,152,027
Segment liabilities	793,535	83,795	877,330
2021			
Revenue from external customers	273,840	13,626	287,466
Non-current assets (exclude deferred tax assets)	290,183	81,208	371,391
Segment assets	1,242,273	114,878	1,357,151
Segment liabilities	888,233	103,486	991,719

39. Capital Commitment

	Group and Company 2022 RM'000	2021 RM'000
Capital expenditures		
Approved but not contracted for:		
Property, plant and equipment	15,300	13,810

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

40. Contingent Liabilities

	Company	
	2022 RM'000	2021 RM'000
Corporate guarantees given to the licensed banks and financial institutions for banking facilities granted to subsidiary companies	357,629	409,459
Corporate guarantees given to a supplier of goods to subsidiary companies	1,275	31
Guarantees given to secure hire purchase payables of subsidiary companies	-	10

41. Material Litigations

The Group and the Company have not engaged in any litigation which will have a material effect on the business or financial position of the Group and of the Company except for the following:

(i) **In the matter of an arbitration between BK Asiapacific (Malaysia) Sdn. Bhd. (formerly known as BK Burns & Ong Sdn. Bhd.) ("BK Burns") v UEMC-Bina Puri JV (unincorporated joint venture), UEM Construction Sdn. Bhd. and Bina Puri Sdn. Bhd. (collectively, "UEM-BPSB JV")**

UEM-BPSB JV is an unincorporated joint venture between UEM Construction Sdn. Bhd. and BPSB (on a 60:40 proportion basis). Malaysia Airport Holdings Berhad had awarded a contract to UEM-BPSB JV to carry out construction works in respect of the development of the new low cost carrier terminal at the Kuala Lumpur International Airport, Sepang. UEM-BPSB JV thereafter engaged BK Burns for provision of commercial and contractual management & advisory services.

A statement of case was filed by BK Burns against UEM-BPSB JV on 16 June 2017 for wrongful termination, claiming for an alleged amount of RM6.9 million for loss and damage and loss of profit, including 5% incentive payment for any commercial settlement. This does not include BK Burns' claim for a monthly fee effective January 2012 until completion and 5% incentive payment during this period.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

41. Material Litigations (Cont'd)

The Group and the Company have not engaged in any litigation which will have a material effect on the business or financial position of the Group and of the Company except for the following: (Cont'd)

(i) **In the matter of an arbitration between BK Asiapacific (Malaysia) Sdn. Bhd. (formerly known as BK Burns & Ong Sdn. Bhd.) ("BK Burns") v UEMC-Bina Puri JV (unincorporated joint venture), UEM Construction Sdn. Bhd. and Bina Puri Sdn. Bhd. (collectively, "UEM-BPSB JV") (Cont'd)**

UEM-BPSB JV filed its defence on 16 August 2017 which contended inter-alia that there is no agreement of the alleged 5% incentive payment, the termination is valid and no further payments are due and owing to BK Burns.

The Hearing concluded on 1 March 2019. On 25 June 2020, the Arbitrator has determined that BK Burn is entitled for nominal damages of RM3,000 only with no order in respect of loss of profit, interest and costs ("Arbitration Decision").

On 12 October 2020, BK Burn has filed a Set Aside Application of the Arbitration Decision and the matter is fixed for Case Management on 27 October 2020.

The JV filed Affidavit Reply on 17.11.2020. UEM-BPSB JV opposition are on the grounds that the relief sought by BK Burns does not fall under the express provision in Section 37 of the Arbitration Act 2005. Additionally, there is no basis to BK Burns' allegations of biasness and/or lack of independence or impartiality. There are also no grounds to support BK Burns' contention that there was a breach of natural justice.

The hearing is fixed on 14 December 2021. The judge has dismissed BK Burn's setting aside application.

(ii) **Bina Puri Pakistan (Private) Limited ("BPPPL") v National Highway Authority of Pakistan ("NHA")**

BPPPL had filed an application under Section 20 of the Arbitration Act 1940 of Pakistan before the High Court of Sindh on 28 September 2012 for reference of a dispute to arbitration for the alleged unlawful termination by NHA of the concession agreement dated 16 January 2012 entered into between BPPPL and NHA ("Concession Agreement"). The application was granted on 23 April 2013.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

41. Material Litigations (Cont'd)

(ii) **Bina Puri Pakistan (Private) Limited ("BPPPL") v National Highway Authority of Pakistan ("NHA") (Cont'd)**

BPPPL commenced the arbitral proceedings on 21 October 2013 claiming for a sum of PKR26,760,300,964 (approximately RM720 million) for loss and damage including loss of profit, interest, cost and expenses. NHA contended on 9 December 2013 that the termination is lawful. On 27 March 2019, Mr Justice (R) Nasir-ul-Mulk allowed BPPPL's claims against NHA as follows:

a declaration that the termination notice issued by NHA was unlawful repudiation and therefore anticipatory breach of the Concession Agreement; and

BPPPL shall be entitled for the actual pre-development cost and actual development costs to be determined by a joint auditor in accordance with the award.

(a) and (b) above are collectively referred to as the "Arbitration Award".

On 6 April 2019, the Adjudication Award was filed in High Court of Sindh at Karachi to be enforced and made a rule of court. On 25 November 2019, the Court recognised the enforcement of the Arbitration Award and appointed the Auditor to evaluate the damages. On 7 September 2020, the Auditor has directed that the termination payment payable by NHA to BPPPL is PKR873,561,224 with interest of PKR224,681 per day from 21 July 2020 until full settlement.

On 29 October 2020, BPPPL has filed in the enforcement/recovery of award application to the court.

The hearing date for BPPPL's recovery of award is on 14 November 2022. BPPPL has filed certificate of urgency.

(Based on BNM's exchange rate of PKR1:RM0.0269)

(iii) **Conaire Engineering Sdn. Bhd. - L.L.C ("Conaire") v (1) BPHB and (2) Pembinaan SPK Sdn. Bhd. ("SPK") (collectively referred as "SPK - BPHB JV")**

SPK- Bina Puri is an unincorporated joint venture between SPK and Bina Puri (on a 70:30 proportion basis) ("SPK-BPHB JV"). An agreement was entered into between Conaire and the SPK-BPHB JV in respect of the electromechanical and plumbing works at Phase 1, Plot 1, Area B for 'residential, commercial and entertainment development at Al Reem Island, Abu Dhabi, UAE'. On 17 March 2015, Conaire obtained a judgment in default at the Abu Dhabi Court against SPKBPHB JV for, amongst others, AED20,718,958.25 (approximately RM23.6/22790854 million) ("Abu Dhabi Judgment").

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

41. Material Litigations (Cont'd)

(iv) **Conaire Engineering Sdn. Bhd. - L.L.C ("Conaire") v (1) BPHB and (2) Pembinaan SPK Sdn. Bhd. ("SPK") (collectively referred as "SPK - BPHB JV") (Cont'd)**

On 11 April 2016, Conaire issued and served a writ to SPK and Bina Puri to enforce the Abu Dhabi Judgment at the High Court of Pulau Pinang ("Conaire's Claim"). On 31 October 2017, the High Court of Pulau Pinang directed the case to be heard at the High Court of Kuala Lumpur. Conaire thereafter applied for a summary judgment to enforce the Abu Dhabi Judgment but it was dismissed by the High Court of Kuala Lumpur. On 18 January 2019, the High Court of Kuala Lumpur allowed the Conaire's Claim ("High Court Judgment").

On 14 February 2019, SPK and Bina Puri filed an appeal at the Court of Appeal on the High Court Judgment ("Appeal"). On 22 February 2019, SPK and Bina Puri applied to stay the High Court Judgment pending the disposal of the Appeal ("Stay of Execution Application"). On 17 April 2019, the High Court of Kuala Lumpur allowed the Stay of Execution Application. On 12 September 2019, the Court of Appeal has granted SPK and BPHD's notice of motion to amend the notice of appeal. On 3 February 2021, the Court of Appeal dismissed BPHD's appeal and varied the High Court judgement.

BPHB has filed application for leave to appeal in Federal Court on 19 February 2021 and on 5 October 2021, SPK and BPHB had obtained the leave to appeal to Federal Court. The Federal Court's hearing is fixed on 2 September 2022. The Federal Court's continued hearing is fixed on 31 December 2022.

Bina Puri's solicitors are of the view that there is a reasonable chance of success subject to the Court of Appeal agreeing to, amongst others, that the judgment obtained by Conaire at the Abu Dhabi Court cannot be enforced in Malaysia under the Reciprocal Enforcement of Judgments Act 1958.

(Based on BNM's exchange rate of AED1:RM1.1399)

(v) **Bina Puri Mining Sdn. Bhd. ("BPM") v Bukit Biru Quarry Sdn. Bhd. ("BB Quarry")**

BPM had filed a suit against BB Quarry on 11 May 2015, claiming for the sum of RM8,714,780 for the breach of the quarry operation agreement dated 1 January 2013 entered into between the parties ("Quarry Operation Agreement"), which includes a claim for misrepresentation. BB Quarry counter-claimed against BPM for a sum of RM1,412.024 being the alleged contract fees, insurance premium and reimbursement of commission fees payable by BPM pursuant to the Quarry Operation Agreement.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

41. Material Litigations (Cont'd)

(vi) **Bina Puri Mining Sdn. Bhd. ("BPM") v Bukit Biru Quarry Sdn. Bhd. ("BB Quarry") (Cont'd)**

The Miri High Court has directed to split the trials into two tiers, firstly, liability of the parties and thereafter the computation of the quantum. The trial has been concluded on 16 May 2018. On 24 December 2018, BPM's claim has been dismissed while the counter-claim by BB Quarry has been allowed. On 21 January 2019, BPM has filed an appeal at the Court of Appeal.

On 24 June 2021, BPM's appeal has been dismissed. BPM has filed application for leave of appeal at Federal Court. The hearing will be fixed for on 9 November 2021.

The hearing on 16 April 2020 was adjourned until further notice due to the Restriction Movement Order. The trial has been fixed for on the 14 to 18 February 2022.

The trial has been adjourned until 28 to 30 September 2022.

BPM's solicitors are of the view that there is a reasonable chance for the appeal in the event the Court of Appeal is agreeable with the ground raised by BPM.

(vii) **Ideal Heights Development Sdn. Bhd. ("IHD") v Jurujati Konsultant Sdn. Bhd. ("Jurujati")**

Writ and statement of claim was filed by IHD against Jurujati on 30 December 2020 for seeking of refund for fees overpaid to Jurujati amounting to RM565,520 as well as general damages, interest, and costs.

In Jurujati defend, there has been no overpayment and alleges that IHD owes a sum of RM380,439 for outstanding fees to Jurujati instead.

Currently, both parties are in the midst of complying with the court's directions on pre-trail documents. No trial dates have been fixed.

On 15 January 2021, IHD filed a writ and a statement of claim at the Shah Alam High Court against Jurujati for loss and damage suffered by IHD as a result of Jurujati's breach of contract and/or negligence concerning a construction project in Kuantan. The issues in disputes concern the change in design and/or structural drawings, collapse of boardwalk, clogging of the gross pollutant trap.

IHD is claiming for additional costs for the structural of the project in the sum of RM4,293,073 as well as general damages, interest, and costs. The trial dates fixed are 18 November 2022.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

41. Material Litigations (Cont'd)

(viii) **RHB Bank Berhad ("RHB") v Bina Puri Holding Bhd ("BPHB") (SHAH ALAM HIGH COURT SUIT NO. BA-22NCC-37-03/2020)**

A suit was filed by RHB against BPHB for demand under guarantee and indemnity for bank guarantees provided by it in favour of National Housing Authority of Thailand ("NHA") in respect of a joint venture agreement dated 9 March 2006 between NHA, Bina Puri (Thailand) Ltd ("BPTL") and Deva Development Public Co. Ltd.

There was a Thai Court judgment dated 16 August 2019 against BPTL and RHB, which is currently appealed upon and pending a hearing date. However, RHB has called on the revolving bank guarantees with EXIM Bank and unilaterally on 13 November 2019, paid a sum of THB323,042,419 into the Thai Court.

Taking into account of the aforesaid payments, RHB now claims against BPHB for the balance, i.e., interest and other expenses in total of THB93,535,468 (RM12,486,330) together with interest of 5% per annum from date of judgement until the date of full settlement and costs. RHB subsequently filed an application for a summary judgment on the THB93,535,468 (RM12,486,330) against BPHB.

However, it was dismissed by the High Court. RHB then appealed against the High Court' decision in dismissing the summary judgment application to the Court of Appeal which has been dismissed.

The Court has fixed the trial on 1 to 4 August 2023 and 7 to 9 August 2023.

(ix) **RHB Bank Berhad ("RHB") v Bina Puri Holding Bhd ("BPHB")**

RHB filed a Writ Action against Bina Puri and BPHB at the Shah Alam High Court vide Writ No: BA-22NCC-106-07/2020 on 20 July 2020.

RHB's cause of action against Bina Puri is for their failure to repay the overdraft facility granted to them. The cause of action against BPHB is based on the same facility in the capacity as a guarantor for the said facility. The sums claimed is for a sum of RM3,922,554 calculated as at 31 May 2020.

RHB filed an application for summary judgment against Bina Puri and BPHB. On 4 February 2021, the Court granted judgment against Bina Puri and BPHB for the sums mentioned above.

On 2 March 2021, Bina Puri and BPHB filed an appeal to the Court of Appeal against the said decision vide Court of Appeal No: B-02(IM)(NCO)-462-03/2021. Bina Puri and BPHB also filed an application for stay of execution which was fixed for hearing on 6 September 2021. The decision of the application for stay of execution was adjourned to 8 October 2021.

41. Material Litigations (Cont'd)

(ix) **RHB Bank Berhad ("RHB") v Bina Puri Holding Bhd ("BPHB") (Cont'd)**

The Appeal at the Court of Appeal was heard and dismissed on 7 October 2021 with costs of RM5,000. On 8 October 2021, the application for stay of execution was dismissed with costs of RM4,000.

(x) **Lakehill Resort Development Sdn. Bhd. (LRDSB) v (1) Bina Puri Properties Sdn. Bhd. ("BPPSB") and (2) Bina Puri Holdings Bhd ("BPHB")**

Lakehill filed summons on 28 September 2021 for a sum of RM18,356,047 for the outstanding land cost and the owner's entitlement at the Shah Alam High Court vide Suit no. BA-22NCVC-381-09/2021.

The Court instructed LRDSB to file any interlocutory applications by 25 February 2022. Both parties are in negotiation. The next case management is on 31 October 2022.

42. Financial Instruments

(a) Classification of financial instruments

Financial assets and financial liabilities are measured on an ongoing basis either at fair value or at amortised cost. The principal accounting policies in Note 3 describe how the classes of financial instruments are measured, and how income and expense, including fair value gains and losses, are recognised.

The following table analyses the financial assets and liabilities in the statements of financial position by the class of financial instruments to which they are assigned, and therefore by the measurement basis:

	Group		**Company**	
	2022 RM'000	**2021 RM'000**	**2022 RM'000**	**2021 RM'000**
Financial Assets				
At fair value through other comprehensive income				
Other investment	2,781	2,781	2,832	2,832

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

42. Financial Instruments (Cont'd)

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

The following table analyses the financial assets and liabilities in the statements of financial position by the class of financial instruments to which they are assigned, and therefore by the measurement basis: (Cont'd)

	Group		Company	
	2022	**2021**	**2022**	**2021**
	RM'000	**RM'000**	**RM'000**	**RM'000**
At amortised cost				
Financial Assets				
Trade receivables	136,468	149,331	1,574	-
Other receivables	207,303	269,351	61,430	66,866
Contract assets	171,517	228,750	-	-
Amount due by subsidiary companies	-	-	118,385	98,090
Amount due by associates	30,459	32,063	28,396	31,756
Fixed deposits with licensed banks	14,026	14,649	367	7
Cash and bank balances	23,300	18,624	724	13
	583,073	712,768	210,876	196,732
Financial Liabilities				
Trade payables	230,987	297,329	13,102	18,845
Other payables	161,333	194,482	13,531	13,972
Contract liabilities	10,989	23,357	-	-
Amount due to subsidiary companies	-	-	5,361	4,289
Amount due to associates	6	12	6	6
Amount due to a joint venture	34	34	34	34
Lease liabilities	716	1,089	-	-
Bank borrowings	424,292	426,146	67,143	62,745
	828,357	942,449	99,177	99,891

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies

The Group's financial risk management policy is to ensure that adequate financial resources are available for the development of the Group's operations whilst managing its credit, liquidity, foreign currency and interest rate risks. The Group operates within clearly defined guidelines that are approved by the Board and the Group's policy is not to engage in speculative transactions.

The following sections provide details regarding the Group's exposure to the abovementioned financial risks and the objectives, policies and processes for the management of these risks.

(i) Credit risk

Credit risk is the risk of a financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Group's exposure to credit risk arises principally from the individual characteristics of each customer and deposits with banks and financial institutions. The Company's exposure to credit risk arises principally from loans and advances to subsidiary companies and financial guarantees given to banks for credit facilities granted to subsidiary companies.

Risk management objectives, policies and processes for managing the risk

Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. Normally credit evaluations are performed on customers requiring credit over a certain amount.

At each reporting date, the Group or the Company assesses whether any of the receivables and contract assets are credit impaired.

The gross carrying amounts of credit impaired receivables and contract assets are written off (either partially or full) when there is no realistic prospect of recovery. This is generally the case when the Group or the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. Nevertheless, receivables and contract assets that are written off could still be subject to enforcement activities.

Exposure to credit risk, credit quality and collateral

The carrying amounts of the financial assets recorded on the statements of financial position at the end of the financial year represents the Group's and the Company's maximum exposure to credit risk.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

Concentration of credit risk

The Group determines concentrations of credit risk by monitoring the country profile of its trade receivables on an ongoing basis. The credit risk concentration profiles of the Group's trade receivables at the end of financial year are as follows:

	Group		Company	
	2022	**2021**	**2022**	**2021**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Countries				
Brunei Darussalam	3,735	3,682	-	-
Indonesia	2,978	1,916	-	-
Malaysia	129,755	143,733	1,574	-
	136,468	149,331	1,574	-

Cash and cash equivalents

The cash and cash equivalents are held with banks and financial institutions. As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statement of financial position.

These banks and financial institutions have low credit risks. In addition, some of the bank balances are insured by government agencies. Consequently, the Group and the Company are of the view that the loss allowance is not material and hence, it is not provided for.

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

Cash and cash equivalents (Cont'd)

Risk management objectives, policies and processes for managing the risk

The Company provides unsecured financial guarantees to banks in respect of banking facilities granted to certain subsidiaries. The Company also provides corporate guarantee to suppliers of goods to subsidiary companies. The Company monitors on a continuous basis the results of the subsidiary companies and repayments made by the subsidiary companies.

Exposure to credit risk, credit quality and collateral

The Company's maximum exposure in this respect is RM358.9 million (2021: RM409.5 million), representing the outstanding banking facilities and for supply of goods to certain subsidiary companies as at the end of the reporting period. There was no indication that the subsidiary company would default on repayment as at the end of the reporting period.

Financial guarantees

Recognition and measurement of impairment loss

The Company assumes that there is a significant increase in credit risk when a subsidiary company's financial position deteriorates significantly. The Company considers a financial guarantee to be credit impaired when:

- The subsidiary company is unlikely to repay its credit obligation to the bank in full; or
- The subsidiary company is continuously loss making and is having a deficit shareholders' fund.

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

Risk management objectives, policies and processes for managing the risk

The Company provides unsecured loans and advances to subsidiary companies. The Company monitors the ability of the subsidiaries to repay the loans and advances on an individual basis.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(i) Credit risk (Cont'd)

Financial guarantees (Cont'd)

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position. Loans and advances provided are not secured by any collateral or supported by any other credit enhancements.

Inter-company loans and advances

Recognition and measurement of impairment loss

Generally, the Company considers loans and advances to subsidiary companies have low credit risk. The Company assumes that there is a significant increase in credit risk when a subsidiary company's financial position deteriorates significantly. As the Company is able to determine the timing of payments of the subsidiary companies' loans and advances when they are payable, the Company considers the loans and advances to be in default when the subsidiary companies are not able to pay when demanded. The Company considers a subsidiary company's loan or advance to be credit impaired when:

- The subsidiary company is unlikely to repay its loan or advance to the Company in full;
- The subsidiary company's loan or advance is overdue for more than 365 days; or
- The subsidiary company is continuously loss making and is having a deficit shareholders' fund.

The Company determines the probability of default for these loans and advances individually using internal information available.

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(ii) Liquidity risk

Liquidity risk refers to the risk that the Group or the Company will encounter difficulty in meeting its financial obligations as they fall due. The Group's and the Company's exposure to liquidity risk arises primarily from their various payables.

The Group's and the Company's funding requirements and liquidity risk are managed with the objective of meeting business obligations on a timely basis. The Group finances its liquidity through internally generated cash flows and minimises liquidity risk by keeping committed credit lines available.

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay.

	On demand or within 1 year RM'000	1 to 2 years RM'000	2 to 5 years RM'000	After 5 years RM'000	Total contractual cash flows RM'000	Total carrying amount RM'000
Group						
2022						
Financial liabilities						
Trade payables	229,220	1,767	-	-	230,987	230,987
Other payables	161,333	-	-	-	161,333	161,333
Contract liabilities	10,989	-	-	-	10,989	10,989
Amount due to associates	6	-	-	-	6	6
Amount due to a joint venture	34	-	-	-	34	34
Lease liabilities	285	359	95	-	739	716
Bank borrowings	217,191	86,062	88,967	92,959	485,179	424,292
	619,058	88,188	89,062	92,959	889,267	828,357

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(ii) Liquidity risk (Cont'd)

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay. (Cont'd)

	On demand or within 1 year RM'000	1 to 2 years RM'000	2 to 5 years RM'000	After 5 years RM'000	Total contractual cash flows RM'000	Total carrying amount RM'000
Group						
2021						
Financial liabilities						
Trade payables	295,050	2,279	-	-	297,329	297,329
Other payables	194,482	-	-	-	194,482	194,482
Contract liabilities	23,357	-	-	-	23,357	23,357
Amount due to associates	12	-	-	-	12	12
Amount due to a joint venture	34	-	-	-	34	34
Lease liabilities	724	450	-	-	1,174	1,089
Bank borrowings	82,235	64,089	27,193	279,822	453,339	426,146
	595,894	66,818	27,193	279,822	969,727	942,449

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(ii) Liquidity risk (Cont'd)

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay. (Cont'd)

	On demand or within 1 year RM'000	1 to 2 years RM'000	2 to 5 years RM'000	After 5 years RM'000	Total contractual cash flows RM'000	Total carrying amount RM'000
Company						
2022						
Financial liabilities						
Trade payables	13,102	-	-	-	13,102	13,102
Other payables	13,531	-	-	-	13,531	13,531
Amount due to subsidiary companies	5,361	-	-	-	5,361	5,361
Amount due to associates	6	-	-	-	6	6
Amount due to a joint venture	34	-	-	-	34	34
Bank borrowings	16,217	19,688	19,972	24,875	80,752	67,143
Financial guarantee *	358,904	-	-	-	358,904	-
	407,155	19,688	19,972	24,875	471,690	99,177

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(ii) Liquidity risk (Cont'd)

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay. (Cont'd)

	On demand or within 1 year RM'000	1 to 2 years RM'000	2 to 5 years RM'000	After 5 years RM'000	Total contractual cash flows RM'000	Total carrying amount RM'000
Company						
2021						
Financial liabilities						
Trade payables	18,845	-	-	-	18,845	18,845
Other payables	13,972	-	-	-	13,972	13,972
Amount due to subsidiary companies	4,289	-	-	-	4,289	4,289
Amount due to associates	6	-	-	-	6	6
Amount due to a joint venture	34	-	-	-	34	34
Bank borrowings	62,745	-	-	-	62,745	62,745
Financial guarantee *	409,500	-	-	-	409,500	-
	509,391	-	-	-	509,391	99,891

* Being corporate guarantee granted for banking facilities and supply of goods to certain subsidiary companies which will only be encashed in the event of default by these companies.

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risk

(a) Foreign currency risk

The Group is exposed to foreign currency risk on transactions that are denominated in currencies other than the respective functional currencies of Group entities. The currencies giving rise to this risk are primarily Brunei Dollar ("BND"), Indonesian Rupiah ("IDR"), Pakistan Rupee ("PKR"), United States Dollar ("USD") and other currency.

	Denominated in					
Group 2022	**BND RM'000**	**IDR RM'000**	**PKR RM'000**	**USD RM'000**	**Others RM'000**	**Total RM'000**
Trade and other receivables	4,400	3,091	-	-	-	7,491
Fixed deposits with licensed banks	7,209	468	-	-	-	7,677
Cash and bank balances	443	1,458	5	3,110	-	5,016
Trade and other payables	(19,061)	(854)	(174)	(74)	(10)	(20,173)
Lease liabilities	-	(422)	-	-	-	(422)
Bank borrowings	(7,334)	(1,227)	-	-	-	(8,561)
	(14,343)	2,514	(169)	3,036	(10)	(8,972)

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risk (Cont'd)

(a) Foreign currency risk (Cont'd)

The Group is exposed to foreign currency risk on transactions that are denominated in currencies other than the respective functional currencies of Group entities. The currencies giving rise to this risk are primarily Brunei Dollar ("BND"), Indonesian Rupiah ("IDR"), Pakistan Rupee ("PKR"), United States Dollar ("USD") and other currency. (Cont'd)

	Denominated in					
Group 2021	**BND RM'000**	**IDR RM'000**	**PKR RM'000**	**USD RM'000**	**Others RM'000**	**Total RM'000**
Trade and other receivables	4,359	2,283	-	-	-	6,642
Fixed deposits with licensed banks	6,996	418	-	-	-	7,414
Cash and bank balances	129	1,538	5	1	35	1,708
Trade and other payables	(14,106)	(173)	(269)	(46)	(10)	(14,604)
Lease liabilities	-	(256)	-	-	-	(256)
Bank borrowings	(8,037)	-	(134)	-	-	(8,171)
	(10,659)	3,810	(398)	(45)	25	(7,267)

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risk (Cont'd)

(a) Foreign currency risk (Cont'd)

Foreign currency sensitivity analysis

Foreign currency risk arises from Group entities which have a RM functional currency. The exposure to currency risk of Group entities which do not have a RM functional currency is not material and hence, sensitivity analysis is not presented.

The following table demonstrates the sensitivity of the Group's loss before tax to a reasonably possible change in the BND, IDR, PKR and USD exchange rates against RM, with all other variables held constant.

Group	2022 Change in currency rate RM'000	2022 Effect on loss before tax RM'000	2021 Change in currency rate RM'000	2021 Effect on loss before tax RM'000
BND	Strengthened 5%	(717)	Strengthened 5%	(533)
	Weakened 5%	717	Weakened 5%	533
IDR	Strengthened 5%	126	Strengthened 5%	191
	Weakened 5%	(126)	Weakened 5%	(191)
PKR	Strengthened 5%	(8)	Strengthened 5%	(20)
	Weakened 5%	8	Weakened 5%	20
USD	Strengthened 5%	152	Strengthened 5%	(2)
	Weakened 5%	(152)	Weakened 5%	2
Others	Strengthened 5%	(1)	Strengthened 5%	1
	Weakened 5%	1	Weakened 5%	(1)

(b) Interest rate risk

The Group's and the Company's fixed rate deposits placed with licensed banks and borrowings are exposed to a risk of change in their fair value due to changes in interest rates. The Group's and the Company's variable rate borrowings are exposed to a risk of change in cash flows due to changes in interest rates.

The Group manages the interest rate risk of its deposits with licensed financial institutions by placing them at the most competitive interest rates obtainable, which yield better returns than cash at bank and maintaining a prudent mix of short and long-term deposits.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risk (Cont'd)

(b) Interest rate risk (Cont'd)

The Group manages its interest rate risk exposure from interest bearing borrowings by obtaining financing with the most favourable interest rates in the market. The Group constantly monitors its interest rate risk by reviewing its debts portfolio to ensure favourable rates are obtained. The Group does not utilise interest swap contracts or other derivative instruments for trading or speculative purposes.

The interest rate profile of the Group's and of the Company's significant interest-bearing financial instruments, based on carrying amounts as at the end of the reporting period was:

	Group	
	2022	**2021**
	RM'000	**RM'000**
Fixed rate instruments		
Financial asset		
Fixed deposits with licensed banks	14,026	14,649
Financial liabilities		
Lease liabilities	716	1,089
Floating rate instruments		
Financial liabilities		
Bank borrowings	424,292	426,146

	Company	
	2022	**2021**
	RM'000	**RM'000**
Fixed rate instruments		
Financial asset		
Fixed deposits with licensed banks	367	7
Floating rate instruments		
Financial liabilities		
Bank borrowings	67,143	62,745

42. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risk (Cont'd)

(b) Interest rate risk (Cont'd)

Interest rate risk sensitivity analysis

Fair value sensitivity analysis for fixed rate instruments

The Group and the Company do not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the end of the reporting period would not affect profit or loss.

Cash flow sensitivity analysis for floating rate instruments

A change in 0.5% (2021: 0.5%) interest rate at the end of the reporting period would have increased/(decreased) the Group's loss before tax by RM2,121,000 and RM336,000 (2021: RM2,131,000 and RM314,000) respectively, arising mainly as a result of lower/higher interest expense on floating rate loans and borrowings. This analysis assumes that all other variables remain constant. The assumed movement in basis points for interest rate sensitivity analysis is based on the currently observable market environment.

(c) Other price risk

Equity price risk arises from the Group's investments in equity securities.

Risk management objectives, policies and processes for managing the risk

Management of the Group monitors the equity investments on a portfolio basis. All buy and sell decisions are approved by the Directors of the Company.

Equity price risk sensitivity analysis

This analysis assumes that all other variables remain constant and the Group's equity investments moved in correlation with the FTSE Bursa Malaysia KLCI ("FBMKLCI").

A 5% strengthening in FBMKLCI at the end of the reporting period would have increased the Group's other comprehensive income by approximately Nil (2021: Nil) for investments classified as fair value through other comprehensive income. A 5% weakening in FBMKLCI would have had equal but opposite effect on other comprehensive income.

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

42. Financial Instruments (Cont'd)

(d) Fair values of financial instruments

The carrying amounts of short term receivables and payables, cash and cash equivalents and borrowings approximate their fair value due to the relatively short term nature of these financial instruments and insignificant impact of discounting.

It was not practicable to estimate the fair value of investment in unquoted equity due to the lack of comparable quoted prices in an active market and the fair value cannot be reliably measured.

The table below analyses financial instruments carried at fair value and those not carried at fair value for which fair value is disclosed, together with their fair values and carrying amounts shown in the statements of financial position.

	Fair value of financial instruments carried at fair value				
	Level 1 RM'000	**Level 2 RM'000**	**Level 3 RM'000**	**Total RM'000**	**Carrying amount RM'000**
Group					
2022					
Financial assets					
Other investments					
- Unquoted shares	-	-	2,725	2,725	2,725
- Transferable corporate golf membership	-	-	56	56	56
	-	-	2,781	2,781	2,781
2021					
Financial assets					
Other investments					
- Unquoted shares	-	-	2,725	2,725	2,725
- Transferable corporate golf membership	-	-	56	56	56
	-	-	2,781	2,781	2,781

NOTES TO THE FINANCIAL STATEMENTS 30 JUNE 2022 (CONT'D)

42. Financial Instruments (Cont'd)

(d) Fair values of financial instruments (Cont'd)

The table below analyses financial instruments carried at fair value and those not carried at fair value for which fair value is disclosed, together with their fair values and carrying amounts shown in the statements of financial position. (Cont'd)

	Fair value of financial instruments carried at fair value				
	Level 1 RM'000	**Level 2 RM'000**	**Level 3 RM'000**	**Total RM'000**	**Carrying amount RM'000**
Company					
2022					
Financial assets					
Other investments					
- Unquoted shares	-	-	2,832	2,832	2,832
2021					
Financial assets					
Other investments					
- Unquoted shares	-	-	2,832	2,832	2,832

43. Capital Management

The Group's and the Company's objectives when managing capital are to safeguard the Group's and the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group and the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

43. Capital Management (Cont'd)

The Group and the Company monitor capital using a gearing ratio. The Group's and the Company's policy is to maintain a prudent level of gearing ratio that complies with debt covenants and regulatory requirements. The gearing ratios at end of the reporting period are as follows:

	Group		**Company**	
	2022 RM'000	**2021 RM'000**	**2022 RM'000**	**2021 RM'000**
Total loan and borrowings	425,008	427,235	67,143	62,745
Less: Fixed deposits, cash and bank balances ^	(35,629)	(32,020)	(1,091)	(20)
Net debts/(cash)	389,379	395,215	66,052	62,725
Total equity	274,697	365,432	295,867	266,173
Gearing ratio (times)	1.42	1.08	0.22	0.24

^ Fixed deposits, cash and bank balances excluded cash and cash equivalents restricted from use.

There were no changes in the Group's and the Company's approach to capital management during the financial year.

44. Subsequent Event

Proposed private placement and right issue with warrants

On 19 August 2022, Bina Puri Holdings Berhad ("BPHB") proposed to undertake a private placement up to 479,293,900 new ordinary shares which represents 30% of existing number of shares in BPHB, and renounceable rights issue of up to 1,659,793,300 Rights Shares together with 331,958,660 Warrant(s) B on the basis of 2 Rights Shares for every 3 existing Bina Puri Shares held together with 1 Warrant B for every 5 Rights Shares subscribed on the Entitlement Date.

NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2022 (CONT'D)

45. Comparative figures

Certain comparatives were restated to conform with current financial year's presentation. There was no significant impact to the financial performance in relation to the financial year ended 30 June 2022.

46. Date of Authorisation for Issue

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of Directors on

ANALYSIS OF SHAREHOLDINGS
AS AT 30 SEPTEMBER 2022

Issued Share Capital	:	1,597,646,237 ordinary shares
Class of Shares	:	Ordinary shares
Voting rights	:	One vote per ordinary share

Substantial Shareholders
(as per Register of Substantial Shareholders)

Name of Substantial Shareholders	Direct Interest	%	Indirect Interest	%
Tan Sri Datuk Tee Hock Seng, JP	129,131,504*	8.08	85,219,159***	5.33
Dato' Neoh Soo Keat	110,380,700*	6.91	-	-
Dr. Tony Tan Cheng Kiat	96,308,710	6.03	-	-
Datuk Matthew Tee Kai Woon	85,219,159**	5.33	129,131,504****	8.08

Directors' Interest
(as per Register of Directors' Shareholdings)

Name of Directors	Direct Interest	%	Indirect Interest	%
Tan Sri Datuk Tee Hock Seng, JP	129,131,504*	8.08	85,219,159***	5.33
Dr. Tony Tan Cheng Kiat	96,308,710	6.03	-	-
Datuk Matthew Tee Kai Woon	85,219,159**	5.33	129,131,504****	8.08

* *including shares held through nominee company.*
** *including 800,000 shares held through Tee Hock Seng Holdings Sdn. Bhd.*
*** *indirect interest - 84,419,159 shares held by Tan Sri Datuk Tee Hock Seng, JP's son, Datuk Matthew Tee Kai Woon and deemed interest via the shareholdings of his son and immediate family members' interest in Tee Hock Seng Holdings Sdn Bhd, which holds 800,000 shares.*
**** *indirect interest – 129,131,504 shares held by Datuk Matthew Tee Kai Woon's father, Tan Sri Datuk Tee Hock Seng, JP.*

Distribution of Shareholdings
(as per Record of Depositors)

Range of Shareholdings	No. of Shareholders	% of Shareholders	No. of Shares	% of Issued Shares
Less than 100	82	0.98	1,641	0.00
100 - 1,000	881	10.49	565,773	0.04
1,001 - 10,000	2,471	29.42	15,297,940	0.96
10,001 - 100,000	3,636	43.30	157,044,877	9.83
100,001 to less than 5% of issued shares	1,325	15.78	1,145,956,189	71.73
5% and above of issued shares	3	0.04	278,779,817	17.45
Total	**8,398**	**100.00**	**1,597,646,237**	**100.00**

THIRTY LARGEST SHAREHOLDERS

No.	Name of Shareholders	No. of Shares	Percentage of shares held (%)
1	Tan Sri Datuk Tee Hock Seng, JP	98,391,948	6.16
2	Dr. Tan Cheng Kiat	95,968,710	6.01
3	Datuk Matthew Tee Kai Woon	84,419,159	5.28
4	RHB Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Dato' Neoh Soo Keat	53,380,700	3.34
5	CGS-CIMB Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Bu Yaw Seng (My3086)	47,060,600	2.95
6	RHB Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Dato' Neoh Soo Keat	36,000,000	2.25
7	Ooi Chieng Sim	35,000,000	2.19
8	RHB Nominees (Tempatan) Sdn Bhd Bank Of China (Malaysia) Berhad Pledged Securities Account For Tan Sri Datuk Tee Hock Seng, JP	30,685,556	1.92
9	CIMSEC Nominees (Tempatan) Sdn Bhd CIMB For Ng Keong Wee (Pb)	28,187,200	1.76
10	Maybank Nominees (Asing) Sdn Bhd Pledged Securities Account For San Tuan Sam	22,000,000	1.38
11	Kittipat Songcharoen	20,000,000	1.25
12	Ooi Chieng Sim	18,830,586	1.18
13	Koh Pee Seng	17,300,000	1.08
14	Dato' Sri Ker Cherk Yee	16,700,000	1.05
15	Datin Lee Kuan Chen	16,000,000	1.00
16	AllianceGroup Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Dato' Neoh Soo Keat (7009256)	15,000,000	0.94
17	AllianceGroup Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Chong Yiew On (6000006)	14,241,800	0.89
18	Wong Weng Tien	14,002,000	0.88
19	Teh An See	13,000,000	0.81
20	Maybank Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Ong Kok Thye	11,136,600	0.70
21	Jentera Jati Sdn Bhd	10,388,000	0.65
22	Chan Fong Yun	10,000,000	0.63
23	Public Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Jentera Jati Sdn Bhd (Klc)	10,000,000	0.63
24	Chung Kin Chuan	9,500,000	0.59
25	Chai Lee Ping	9,127,627	0.57
26	Maybank Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Jindar Singh A/L Sham Singh	8,879,800	0.56
27	Kenanga Nominees (Tempatan) Sdn Bhd Michael Heng Chun Hong (Em1-D88)	8,500,000	0.53
28	AMSEC Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Jega Devan A/L M Nadchatiram	8,490,000	0.53
29	Maybank Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Goh Tian Chuan	8,000,000	0.50
30	Kenanga Nominees (Tempatan) Sdn Bhd Pledged Securities Account For Koh Boon Poh (008)	7,960,000	0.50

ANALYSIS OF WARRANTHOLDINGS
AS AT 30 SEPTEMBER 2022

Total Warrants Issued	:	382,029,550
Warrant holders	:	1,914

Substantial Warrantholders
(as per Register of Substantial Warrantholders)

Name of Substantial Warrantholders	Direct Interest	%	Indirect Interest	%
Ooi Chieng Sim	44,500,086	11.65	-	-
Tan Sri Datuk Tee Hock Seng, JP	18,739,778*	4.91	5,008,925***	1.31

Directors' Interest
(as per Register of Directors' Warrantholdings)

Name of Directors	Direct Interest	%	Indirect Interest	%
Tan Sri Datuk Tee Hock Seng, JP	18,739,778*	4.91	5,008,925***	1.31
Datuk Matthew Tee Kai Woon	5,008,925**	1.31	18,739,778****	4.91

* *including warrants held through nominee company.*
** *including 400,000 warrants held through Tee Hock Seng Holdings Sdn. Bhd.*
*** *indirect interest - 4,608,925 warrants held by Tan Sri Datuk Tee Hock Seng, JP's son, Datuk Matthew Tee Kai Woon and deemed interest via the shareholdings of his son and immediate family members' interest in Tee Hock Seng Holdings Sdn Bhd, which holds 400,000 warrants.*
**** *indirect interest – 18,739,778 warrants held by Datuk Matthew Tee Kai Woon's father, Tan Sri Datuk Tee Hock Seng, JP.*

Distribution of Warrantholdings
(as per Record of Depositors)

Range of Warrantholdings	No. of Warrantholders	% of Warrantholders	No. of Warrants	% of Issued Warrants
Less than 100	0	0.00	0	0.00
100 - 1,000	97	5.07	63,000	0.02
1,001 - 10,000	494	25.81	3,188,313	0.83
10,001 - 100,000	896	46.81	40,455,571	10.59
100,001 to less than 5% of issued warrants	426	22.26	303,322,666	79.40
5% and above of issued warrants	1	0.05	35,000,000	9.16
Total	**1,914**	**100.00**	**382,039,550**	**100.00**

THIRTY LARGEST WARRANTHOLDERS

No.	Name of Warrantholders	No. of Warrants	Percentage of warrants held (%)
1	Ooi Chieng Sim	35,000,000	9.16
2	RHB Nominees (Tempatan) Sdn Bhd Bank Of China (Malaysia) Berhad Pledged Securities Account For Tan Sri Datuk Tee Hock Seng, JP	15,342,778	4.02
3	CIMSEC Nominees (Tempatan) Sdn Bhd CIMB For Ng Keong Wee (PB)	14,093,600	3.69
4	Kittipat Songcharoen	10,000,000	2.62
5	Ooi Chieng Sim	9,500,086	2.49
6	Datin Lee Kuan Chen	8,000,000	2.09
7	Ahmad Bukhari Bin Mohd Nawi	6,899,800	1.81
8	Maybank Nominees (Asing) Sdn Bhd Pledged Securities Account For San Tuan Sam	5,500,000	1.44
9	Maiden Abdul Kadir Bin Mohd Ali	5,400,000	1.41
10	Tiew Tian Meng	5,100,000	1.33
11	Chan Fong Yun	5,000,000	1.31
12	Aminuddin Bin Jaafar	4,794,000	1.25
13	Datuk Matthew Tee Kai Woon	4,608,925	1.21
14	Ang Kar Seng	4,010,000	1.05
15	Kenanga Nominees (Tempatan) Sdn Bhd Rakuten Trade Sdn Bhd For Arami Fayadh Bin Hasnol Azmi	3,500,000	0.92
16	Lim Kau	3,380,000	0.88
17	Tan Sri Datuk Tee Hock Seng, JP	3,370,000	0.88
18	Chia Guan Seng	3,289,600	0.86
19	Rosmawati Binti Mahmud	3,199,800	0.84
20	Kok Wei Jin	3,000,000	0.79
21	Tan Win Ken	3,000,000	0.79
22	UOBM Nominees (Tempatan) Sdn Bhd UOBM For Goh Kui Lian (Pbm)	2,860,000	0.75
23	Maiden Abdul Kadir Bin Mohd Ali	2,603,000	0.68
24	HSBC Nominees (Asing) Sdn Bhd Exempt An For Bank Julius Baer & Co. Ltd. (Singapore BCH)	2,422,000	0.63
25	Ang Saw Peng	2,296,900	0.60
26	Kenanga Nominees (Tempatan) Sdn Bhd Michael Heng Chun Hong (EM1-D88)	2,227,600	0.58
27	Lim Swee Ing	2,028,400	0.53
28	RHB Capital Nominees (Tempatan) Sdn Bhd Ko Lai Kuei	2,005,000	0.52
29	Abdul Haniff Bin Sulaiman	2,000,000	0.52
30	Lee Yong Hsiang	2,000,000	0.52

RECURRENT RELATED PARTY TRANSACTIONS

At the Annual General Meeting held on 15 December 2021, the Company obtained Shareholders' Mandate to allow the Group to enter into recurrent related party transactions of a revenue or trading nature.

In accordance with Section 3.1.5 of Practice Note No. 12 of the Bursa Malaysia Securities Berhad listing requirements, the details of recurrent related party transactions conducted during the financial period 1 July 2021 to 30 June 2022 pursuant to the Shareholders' Mandate are disclosed as follows:

Nature of transactions undertaken by the Company and its subsidiaries	Related Parties	Transacting Parties	Value of Transactions RM'000
Purchase of air tickets (to facilitate air travel in the course of business, eg. travel to project sites)	Sea Travel and Tours Sdn Bhd, a company in which a family member of Director Tan Sri Datuk Tee Hock Seng, JP hold 20% equity interest	(i) Bina Puri Holdings Bhd (ii) Bina Puri Sdn Bhd (iii) Bina Puri Properties Sdn Bhd	3 30 62
Sale of quarry products / Contract works (e.g. road paving)	Kumpulan Melaka Bhd, which holds 30% equity interest in the Company's subsidiary KM Quarry Sdn Bhd	KM Quarry Sdn Bhd	979
Contract works (e.g. road paving)	Dimara Holdings Sdn. Bhd, in which Director (of the Company's subsidiary), Mr. Ang Kiam Chai holds approximately 61.66% equity interest	(i) Bina Puri Holdings Bhd (ii) Bina Puri Sdn Bhd	- -

LIST OF PROPERTIES
30 June 2022

Location	Description	Date of acquisition	Tenure	Year Expiry	Land / Built-up Area	Age building (years)	Existing use	Net book value 30 June 2022 RM'000
HS(M) 13570 PT No. 22184 Mukim of Batu District of Gombak Selangor Darul Ehsan	5 1/2 storey office building	1 July 1998	Leasehold	2089	17,920 sq ft/ 62,451 sq ft	24	Office	11,257
Unit 104, 105, 106 & 107 Block L Alamesra Plaza Permai Alamesra, Sabah	2 storey shop cum office	18 Jan 2005	Leasehold	2098	18,331 sq ft	18	Office	1,965
H.S.(D) 102462 PT No. 17604 32 Jalan Kajang Perdana 2/3 Taman Kajang Perdana Kajang, Selangor Darul Ehsan	3 storey shoplot	10 July 2014	Freehold	-	7,389 sq ft	17	Renting	2,710
3 level shopping Mall Main Place Mall Lot 49113 Pekan Subang Jaya District of Petaling Selangor Darul Ehsan	Shopping Mall	20 Mar 2014	Freehold	-	645,834 sq ft	9	Renting	209,725
Mukim 701, Lot No.960 Mukim Semenyih Daerah Hulu Langat Selangor Darul Ehsan	Land	1 Dec 2016	Leasehold	2081	2.13 Hectare	-	Workshop cum Storage	6,532
HS (M) 12980 PT No. 21686 Mukim of Batu District of Gombak Selangor Darul Ehsan	2 units condominium	9 Feb 1995	Leasehold	2089	3,900 sq ft	28	Guest House	803
Parcel No B-5-3 Tower Banyan The Haven Lakeside Residences Held under master title PN 342582 Lot 398127, Mukim Hulu Kinta Daerah Kinta, Perak	1 unit condominium	14 Jan 2015	Leasehold	2108	1,455 sq ft	8	Renting	784
Plot A,B & C Daerah Alor Gajah Mukim Melaka Pindah Melaka	Granite deposit area	2 Mar 1998	Leasehold	2027	95 acres	-	Extracting of granite aggregates	309
Lot 925, 1867 Lot 843 Daerah Alor Gajah Mukim Melaka Pindah Melaka	Leasehold land	12 Aug 1997	Leasehold	2055 2024	3.7 acres 2.4 acres	-	Premix plant	145
Lot 709, 952, 954, 955, 956, 958, 1060 Daerah Alor Gajah Mukim Melaka Pindah Melaka	Freehold land	12 Aug 1997	Freehold	-	15.4 acres	-	Weigh bridge & Crusher plant	935
2 adjoining units of 2 1/2 storey shop office PM304 & PM305 Lot 52186 & 52187 Mukim of Batu District of Gombak Selangor Darul Ehsan	Leasehold building	1993	Leasehold	2089	1,400 sq ft 1,400 sq ft	29	Office	342

LIST OF PROPERTIES
30 June 2022 (CONT'D)

Location	Description	Date of acquisition	Tenure	Year Expiry	Land / Built-up Area	Age building (years)	Existing use	Net book value 30 June 2022 RM'000
1 residential unit within shop offices PM303 Lot 52185 Mukim of Batu District of Gombak Selangor Darul Ehsan	Leasehold building	1993	Leasehold	2089	1259 sq ft	29	Office	62
Casa Mila Club House PM 377, Lot 60291	Club House	1993	Leasehold	2094	35,952 sq ft	29	Club house facilities (JMB)	989
Casa Venicia Club House PM 378, Lot 60292	Club House	1996	Leasehold	2094	35,597 sq ft	-	Club house facilities (JMB)	1,722
No. PM 32881 No.Lot 159852 Mukim of Kuala Kuantan Parcel No. CO-01 (Type CO Unit), Ground Floor	5 Units Commercial Unit	21 June 2019	Leasehold	2112	1,161 sq ft	2		
Parcel No. CO-01 (Type CO Unit)							Hotel	353
Parcel No. CO-02 (Type CO Unit)							Hotel	221
Parcel No. CO-03 (Type CO Unit)							Hotel	1,405
Parcel No. CO-04 (Type CO Unit)							Hotel	1,168
Parcel No. CO-05 (Type CO Unit)							Hotel	2,932
Imperium Residence Kuantan Waterfront Resort City								
No. PM 32881 No.Lot 159852 Mukim of Kuala Kuantan	8 Units Service Apartment	21 June 2019	Leasehold	2112		2		
Parcel No. A-28-02 (Type G1 Unit),					2,995 sq ft		Corporate office	2,448
Parcel No. A-05-01 (Type D2 Unit)					743 sq ft		Hotel	445
Parcel No. A-05-02 (Type D1 Unit)					743 sq ft		Hotel	445
Parcel No. A-05-03 (Type D2 Unit)					743 sq ft		Hotel	445
Parcel No. A-05-03A (Type D1 Unit)					743 sq ft		Hotel	445
Parcel No. A-05-05 (Type D2 Unit)					743 sq ft		Hotel	445
Parcel No. A-05-06 (Type D1 Unit)					743 sq ft		Hotel	445
Parcel No. A-05-07 (Type D1 Unit)					743 sq ft		Hotel	445
Tower A, Imperium Residence Kuantan Waterfront Resort City								
No. PM 32881 No.Lot 159852 Mukim of Kuala Kuantan	4 Units Service Apartment	13 Aug 2021	Leasehold	2112	860 sq ft	1	Hotel	
(Type B1-2 Unit), Level 6	Parcel No. A-06-01							445
(Type B1-2 Unit), Level 7	Parcel No. A-07-01							445
(Type B1-1 Unit), Level 7	Parcel No. A-07-08							445
(Type B1-2 Unit), Level 8	Parcel No. A-08-01							445
Tower A, Imperium Residence Kuantan Waterfront Resort City								

ADMINISTRATIVE DETAILS

FOR THE THIRTY-FIRST ANNUAL GENERAL MEETING ("31ST AGM") OF BINA PURI HOLDINGS BHD

Date	:	**Monday, 5 December 2022**
Time	:	**11.00 a.m.**
Broadcast Venue	:	**Tricor Business Centre, Manuka 2 & 3 Meeting Room, Unit 29-01, Level 29, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia**

Precautionary Measures Against the Coronavirus Disease ("COVID-19")

- In line with the Government's directive and the Securities Commission Malaysia ("SC") Guidance Note above to curb the spread of COVID-19, the Company will conduct the AGM on **a virtual basis through live streaming and online remote voting** via Remote Participation and Voting ("RPV") facilities which are available on Tricor Investor & Issuing House Services Sdn Bhd's ("Tricor") **TIIH Online** website at https://tiih.online.

- The venue of the 31st AGM is strictly for the purpose of complying with Section 327(2) of the Companies Act 2016 which requires the Chairman of the Meeting to be at the main venue of the meeting. No shareholders/proxy(ies) from the public will be physically present at the meeting venue.

- We **strongly encourage** you to attend the 31st AGM via the RPV facilities. You may also consider appointing the Chairman of the Meeting as your proxy to attend and vote on your behalf at the 31st AGM.

- Due to the constant evolving COVID-19 situation in Malaysia, we may be required to change the arrangements of our 31st AGM at short notice. Kindly check the Company's website or announcements for the latest updates on the status of the 31st AGM.

- The Company will continue to observe the guidelines issued by the Ministry of Health and will take all relevant precautionary measures as advised.

Remote Participation and Voting

- The RPV facilities are available on Tricor's **TIIH Online** website at https://tiih.online.

- Shareholders are to attend, speak (in the form of real time submission of typed texts) and vote (collectively, "participate") remotely at the 31st AGM using RPV facilities from Tricor.

- Kindly refer to Procedures for RPV as set out below for the requirements and procedures.

Procedures to Remote Participation and Voting via RPV Facilities

- Please read and follow the procedures below to engage in remote participation through live streaming and online remote voting at the AGM using the RPV facilities:

<u>Before the AGM Day</u>

Procedure	Action
i. Register as a user with TIIH Online	• Using your computer, access to website at https://tiih.online. Register as a user under the "e-Services" select "Create Account by **Individual Holder**". Refer to the tutorial guide posted on the homepage for assistance. • Registration as a user will be approved within one (1) working day and you will be notified via e-mail. • If you are already a user with TIIH Online, you are not required to register again. You will receive an e-mail to notify you that the remote participation is available for registration at TIIH Online.

ADMINISTRATIVE DETAILS

FOR THE THIRTY-FIRST ANNUAL GENERAL MEETING ("31ST AGM") OF BINA PURI HOLDINGS BHD (CONT'D)

Procedure	Action
ii. Submit your request to attend 31st AGM remotely	• Registration is open from Friday, 31st October 2022 until the day of 31st AGM on Monday, 5 December 2022. Shareholder(s) or proxy(ies) or corporate representative(s) or attorney(s) are required to pre-register their attendance for the 31st AGM to ascertain their eligibility to participate the 31st AGM using the RPV. • Login with your user ID (i.e. e-mail address) and password and select the corporate event: **(Registration) Bina Puri Holdings Bhd 31st AGM** • Read and agree to the Terms & Conditions and confirm the Declaration. • Select "Register for Remote Participation and Voting". • Review your registration and proceed to register. • System will send an e-mail to notify that your registration for remote participation is received and will be verified. • After verification of your registration against the Record of Depositors as at 28 November 2022, the system will send you an **e-mail after 3 December 2022 to approve or reject** your registration for remote participation. *(Note: Please allow sufficient time for approval of new user of TIIH Online and registration for the RPV).*

On the AGM Day

Procedure	Action
i. Login to TIIH Online	• Login with your user ID and password for remote participation at the 31st AGM at any time from 10.00 a.m. i.e. 1 hour before the commencement of meeting at 11.00 a.m. on Monday, 5 December 2022.
ii. Participate through Live Streaming	• Select the corporate event: **(Live Stream Meeting) Bina Puri Holdings Bhd 31st AGM** to engage in the proceedings of the 31st AGM remotely. If you have any question for the Chairman/Board, you may use the query box to transmit your question. The Chairman/Board will try to respond to questions submitted by remote participants during the AGM. If there is time constraint, the responses will be e-mailed to you at the earliest possible, after the meeting.
iii. Online remote voting	• Voting session commences from 11.00 a.m. on Monday, 5 December 2022 until a time when the Chairman announces the end of the session. • Select the corporate event: **(Remote Voting) Bina Puri Holdings Bhd 31st AGM** or if you are on the live stream meeting page, you can select **"GO TO REMOTE VOTING PAGE"** button below the Query Box. • Read and agree to the Terms & Conditions and confirm the Declaration. • Select the CDS account that represents your shareholdings. • Indicate your votes for the resolutions that are tabled for voting. • Confirm and submit your votes.
iv. End of remote participation	• Upon the announcement by the Chairman on the conclusion of the 31st AGM, the Live Streaming will end.

Note to users of the RPV facilities:

(i) Should your registration for RPV be approved, we will make available to you the rights to join the live stream meeting and to vote remotely. Your login to TIIH Online on the day of meeting will indicate your presence at the virtual meeting.

(ii) The quality of your connection to the live broadcast is dependent on the bandwidth and stability of the internet at your location and the device you use.

(iii) In the event you encounter any issues with logging-in, connection to the live stream meeting or online voting on the meeting day, kindly call Tricor Help Line at 011-40805616 / 011-40803168 / 011-40803169 / 011-40803170 for assistance or e-mail to tiih.online@my.tricorglobal.com for assistance.

ADMINISTRATIVE DETAILS

FOR THE THIRTY-FIRST ANNUAL GENERAL MEETING ("31ST AGM") OF BINA PURI HOLDINGS BHD (CONT'D)

Entitlement to Participate and Appointment of Proxy

- Only members whose names appear on the Record of Depositors as at 28 November 2022 shall be eligible to attend, speak and vote at the 31st AGM or appoint a proxy(ies) and/or the Chairman of the Meeting to attend and vote on his/her behalf.
- In view that the 31st AGM will be conducted on a virtual basis, a member can appoint the Chairman of the Meeting as his/her proxy and indicate the voting instruction in the Form of Proxy.
- If you wish to participate in the 31st AGM yourself, please do not submit any Form of Proxy for the AGM. You will not be allowed to participate in the 31st AGM together with a proxy appointed by you.
- Accordingly, proxy forms and/or documents relating to the appointment of proxy/corporate representative/attorney for the 31st AGM whether in hard copy or by electronic means shall be deposited or submitted in the following manner not later than **3 December 2022** at **11.00 a.m.**:

(i) In Hard copy:

a) By hand or post to the office of the Share Registrar, Tricor Investor & Issuing House Services Sdn Bhd at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur or its Customer Service Centre at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur;

b) By fax at 03-2783 9222 or e-mail to is.enquiry@my.tricorglobal.com

(ii) By Electronic form:

All shareholders can have the option to submit proxy forms electronically via TIIH Online and the steps to submit are summarised below:

Procedure	Action
i. Steps for Individual Shareholders	
Register as a User with TIIH Online	• Using your computer, please access the website at https://tiih.online. Register as a user under the "e-Services". Please refer to the tutorial guide posted on the homepage for assistance. • If you are already a user with TIIH Online, you are not required to register again.
Proceed with submission of form of proxy	• After the release of the Notice of Meeting by the Company, login with your user name (i.e. email address) and password. • Select the corporate event: **Bina Puri Holdings Bhd 31st AGM: "Submission of Proxy Form"**. • Read and agree to the Terms and Conditions and confirm the Declaration. • Insert your CDS account number and indicate the number of shares for your proxy(s) to vote on your behalf. • Indicate your voting instructions – FOR or AGAINST, otherwise your proxy will decide on your votes. • Review and confirm your proxy(s) appointment. • Print the form of proxy for your record.
ii. Steps for corporation or institutional shareholders	
Register as a User with TIIH Online	• Access TIIH Online at https://tiih.online • Under e-Services, the authorised or nominated representative of the corporation or institutional shareholder selects **"Create Account by Representative of Corporate Holder"**. • Complete the registration form and upload the required documents. • Registration will be verified, and you will be notified by email within one (1) to two (2) working days. • Proceed to activate your account with the temporary password given in the email and re-set your own password. Note: The representative of a corporation or institutional shareholder must register as a user in accordance with the above steps before he/she can subscribe to this corporate holder electronic proxy submission. Please contact our Share Registrar if you need clarifications on the user registration.

ADMINISTRATIVE DETAILS

FOR THE THIRTY-FIRST ANNUAL GENERAL MEETING ("31ST AGM") OF BINA PURI HOLDINGS BHD (CONT'D)

Procedure	Action
Proceed with submission of form of proxy	• Login to TIIH Online at https://tiih.online • Select the corporate exercise name: **"Bina Puri Holdings Bhd 31st AGM: Submission of Proxy Form"** • Agree to the Terms & Conditions and Declaration. • Proceed to download the file format for "Submission of Proxy Form" in accordance with the Guidance Note set therein. • Prepare the file for the appointment of proxies by inserting the required data. • Submit the proxy appointment file. • Login to TIIH Online, select corporate exercise name: **"Bina Puri Holdings Bhd 31st AGM: Submission of Proxy Form"**. • Proceed to upload the duly completed proxy appointment file. • Select "Submit" to complete your submission. • Print the confirmation report of your submission for your record.

Voting at Meeting

- The voting at the 31st AGM will be conducted on a poll pursuant to Paragraph 8.29A of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia"). The Company has appointed Tricor to conduct the poll voting electronically ("e-voting") via Tricor e-Vote application ("Tricor e-Vote App") and Coopers Professional Scrutineers Sdn Bhd as Independent Scrutineers to verify the poll results.
- Shareholders can proceed to vote on the resolutions before the end of the voting session which will be announced by the Chairman of the Meeting and submit your votes at any time from the commencement of the 31st AGM at 11.00 a.m. Kindly refer to "Procedures to Remote Participation and Voting via RPV Facilities" provided above for guidance on how to vote remotely via TIIH Online.

Results of the voting

- The resolutions proposed at the 31st AGM and the results of the voting will be announced at the 31st AGM and subsequently via an announcement made by the Company through Bursa Malaysia at www.bursamalaysia.com.

No Door Gifts or Vouchers

- There will be no distribution of door gifts or vouchers during the 31st AGM since the meeting is being conducted on a virtual basis.

Pre-Meeting Submission of Questions to the Board of Directors

- The Board recognises that the 31st AGM is a valuable opportunity for the Board to engage with shareholders. In order to enhance the efficiency of the proceedings of the 31st AGM, shareholders may in advance, before the 31st AGM, submit questions to the Board of Directors via Tricor's TIIH Online website at https://tiih.online, by selecting "e-Services" to login, post your questions and submit it electronically no later than 3 December 2022. The Board of Directors will endeavor to address the questions received at the 31st AGM.

No Recording of Photography

- Unauthorized recording and photography are strictly prohibited at the 31st AGM.

Annual Report

- The Annual Report is available on the Company's website at www.binapuri.com.my and Bursa Malaysia's website at www.bursamalaysia.com under Company's announcements.
- You may request for a printed copy of the Annual Report at https://tiih.online by selecting "Request for Annual Report" under the "Investor Services".
- Kindly consider the environment before you decide to request for the printed copy of the Annual Report. The environmental concerns like global warming, deforestation, climate change and many more affect every human, animal and nation on this planet.

Enquiry

- If you have any enquiry prior to the meeting, please call our Share Registrar, Tricor at +603-2783 9299 during office hours i.e. from 8.30 a.m. to 5.30 p.m. (Monday to Friday).

GROUP CORPORATE DIRECTORY

BINA PURI HOLDINGS BHD

Wisma Bina Puri, 88, Jalan Bukit Idaman 8/1, Bukit Idaman, 68100 Selayang, Selangor Darul Ehsan, Malaysia
Tel : +603 - 6136 3333 • Fax : +603 - 6136 9999 • Email : corpcomm@binapuri.com.my • Website : www.binapuri.com.my

MAJOR SUBSIDIARIES & ASSOCIATES

CONSTRUCTION

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BINA PURI BUILDER SDN. BHD.
Kuala Lumpur and Sabah
Registered Office
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88, Jalan Bukit Idaman 8/1
Bukit Idaman, 68100 Selayang
Selangor Darul Ehsan, Malaysia
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HIGHWAY CONCESSION

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Call Centre : +603 6145 1515
Website : www.latar.com.my

PROPERTY DEVELOPMENT

BINA PURI PROPERTIES SDN. BHD.
Wisma Bina Puri
88, Jalan Bukit Idaman 8/1
Bukit Idaman, 68100 Selayang
Selangor Darul Ehsan, Malaysia
Tel : +603 6136 3333
Fax : +603 6136 9999
Email : corpcomm@binapuri.com.my

IDEAL HEIGHTS PROPERTIES SDN. BHD.
Wisma Bina Puri
88, Jalan Bukit Idaman 8/1
Bukit Idaman, 68100 Selayang
Selangor Darul Ehsan, Malaysia
Tel : +603 6136 3333
Fax : +603 6136 9999
Email : ihp@idealheights.com.my

QUARRY OPERATION

KM QUARRY SDN. BHD.
No. 16-1, Jalan PE35
Taman Paya Emas Fasa 2A
76450 Paya Rumput, Melaka,
Malaysia
Tel : +606 312 4286
Fax : +606 312 4278
Email : kmquarry@binapuri.com.my

UTILITIES

BINA PURI POWER SDN. BHD.
Wisma Bina Puri
88, Jalan Bukit Idaman 8/1
Bukit Idaman, 68100 Selayang
Selangor Darul Ehsan, Malaysia
Tel : +603 6136 3333
Fax : +603 6136 9999
Email : corpcomm@binapuri.com.my

PT MEGAPOWER MAKMUR TBK
Galeri Niaga Mediterania 2
Blok M8 I - J
Jalan Pantai Indah Utara 2
Pantai Indah Kapuk
Jakarta Utara, 14460, Indonesia
Tel : +6221 588 3595
Fax : +6221 588 3594
Email : info@megapowermakmur .co.id
Website : www.megapowermakmur .co.id

INTERNATIONAL DIRECTORY

BINA PURI (THAILAND) LTD
11, Bangna-Trad 25 Alley, Bangna-Trad Rd., Bangna Neua Sub District, Bangna District, 10260 Bangkok, Thailand
Tel : +66 2 744 1366 / 1367
Fax : +66 2 744 1369

BINA PURI (B) SDN. BHD.
Rimbun Suites & Residences
Level 1, Block 1C,
Jalan Ong Sum Ping
BA 1311 Bandar Seri Begawan
Brunei Darussalam
Tel : +00673 223 2373
Fax : +00673 2233 7711
Email : rimbunsuites@gmail.com
Website : www.rimbunsuites.com

BINA PURI HOLDINGS BHD
199001015515 (207184-X)
(Incorporated in Malaysia)

PROXY FORM

I/We ____
(Full Name in block letters & IC No./Company no.)

of ____
(Address)

being a member of BINA PURI HOLDINGS BHD. hereby appoint ______________________________
(Full name in block letters & IC No.)

of ____
(Address)

and ____
(Full name in block letters & IC No.)

of ____
(Address)

or failing whom, CHAIRMAN OF THE MEETING as my / our proxy to vote for me / us and on my / our behalf at the THIRTY-FIRST ANNUAL GENERAL MEETING of the Company of the Company to be conducted on a fully virtual basis and entirely via Remote Participation and Electronic Voting via online meeting platform at TIIH Online website at https://tiih.online provided by Tricor Investor & Issuing House Services Sdn. Bhd.; broadcast live from Tricor Business Centre, Manuka 2 & 3 Meeting Room, Unit 29-01, Level 29, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur on Monday, 5 December 2022 at 11:00 a.m., or at any adjournment thereof (as the case may be), for the purpose of considering and, if thought fit, passing the following resolution, with or without modifications:-

RESOLUTION	AGENDA	FOR	AGAINST
Ordinary Resolution 1	Re-election of Director – Ir. Ghazali Bin Bujang		
Ordinary Resolution 2	Re-election of Director – Mr. Mohd Najib Bin Abdul Aziz		
Ordinary Resolution 3	To approve Directors' fees for the period from 5 December 2022 until the next Annual General Meeting		
Ordinary Resolution 4	To re-appoint Messrs. UHY as Auditors of the Company		
Ordinary Resolution 5	Continued appointment of Tan Sri Dato' Wong Foon Meng as an Independent Director		
Ordinary Resolution 6	Continued appointment of Ir. Ghazali Bin Bujang as an Independent Director		
Ordinary Resolution 7	Continued appointment of Mr. Mohd Najib Bin Abdul Aziz as an Independent Director		
Ordinary Resolution 8	To approve renewal of related party transaction – Sea Travel and Tours Sdn Bhd		
Ordinary Resolution 9	To approve renewal of related party transaction – Kumpulan Melaka Bhd		
Ordinary Resolution 10	To approve renewal of related party transaction – Dimara Holdings Sdn Bhd		
Ordinary Resolution 11	To approve authority to allot shares pursuant to Section 75 and Section 76 of the Companies Act 2016		
Ordinary Resolution 12	To approve proposed renewal of authority to purchase its own shares		

[Please indicate with (X) in the spaces provided how you wish your vote to be casted. If no specific direction as to voting is given, the Proxy will vote or abstain at his/her discretion.]

First Proxy	%
Second Proxy	%
Total:	**100 %**

No. Of Shares Held:	
CDS Accounts No.	

Dated this _______ day of ____________ 2022

____
Signature of Shareholder(s) or Common Seal

Notes:

1. A Member holding one thousand (1,000) ordinary shares or less may appoint only one (1) proxy to attend and vote instead of him at a general meeting who shall represent all the shares held by such Member, and where a Member holding more than one thousand (1,000) ordinary shares may appoint more than one (1) proxy but not more than two (2) proxy to attend and vote instead of him at the same meeting who shall represent all the shares held by such Member.
2. Where the Member of the Company appoints more than one (1) proxy but not more than two (2), the Member shall specify the proportion of his shareholdings to be represented by each proxy.
3. A proxy need not be a member of the Company.
4. Where a Member is an authorised nominee as defined under the Central Depositories Act, it may appoint at least one (1) proxy in respect of each Securities Account it holds with ordinary shares of the Company standing to the credit of the said Securities Account.
5. The instrument appointing a proxy shall be in writing under the hand of appointor or of his attorney duly authorised in writing or, if the appointor is a corporation, either under seal or under the hand of an officer or attorney duly authorised.
6. The instrument appointing a proxy must be deposited at the Share Registrar's office of the Company at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur or alternatively, the Customer Service Centre at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur not less than forty-eight (48) hours before the time appointed for holding the meeting or adjourned meeting at which the person named in the instrument proposes to vote.
7. Only members whose names appear in the Record of Depositors as at 28 November 2022 shall be eligible to attend the Thirty-First Annual General Meeting or appointed proxy(ies) to attend and vote on his behalf.
8. All the resolutions set out in this Notice of Thirty-First Annual General Meeting shall be put to vote by poll.

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Affix
Stamp

SHARE REGISTRAR,
BINA PURI HOLDINGS BHD

TRICOR INVESTOR & ISSUING HOUSE SERVICES SDN. BHD.
Unit 32-01, Level 32, Tower A,
Vertical Business Suite, Avenue 3, Bangsar South,
No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia

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www.binapuri.com.my

Bina Puri Holdings Bhd
REGISTRATION NO. 199001015515 (207184-X)

Wisma Bina Puri
88, Jalan Bukit Idaman 8/1
Bukit Idaman, 68100 Selayang
Selangor Darul Ehsan
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