

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)
(Incorporated in Scotland)

**UNAUDITED CONDENSED CONSOLIDATED
STATEMENT OF PROFIT OR LOSS FOR THE PERIOD ENDED 31 DECEMBER 2022**

	Current Year Quarter	Preceding Year Corresponding Quarter	Changes		Current Year To date	Preceding Year Corresponding Period	Changes	
	31.12.2022	31.12.2021			31.12.2022	31.12.2021		
	RM'000	RM'000	RM	%	RM'000	RM'000	RM	%
Group revenue	781	7,412	(6,637)	(90)	21,619	32,715	(11,096)	(34)
Operating expenses	(5,063)	(9,761)	(4,396)	(45)	(31,354)	(42,855)	(11,501)	(27)
Other operating income and expenses	<u>217</u>	<u>405</u>	(190)	(47)	<u>697</u>	<u>921</u>	(224)	(24)
Operating profit/(loss)	(4,065)	(1,944)			(9,038)	(9,219)		
Finance income	2	4	(2)	(50)	5	124	(119)	(96)
Finance costs	(26)	(21)	5	24	(150)	(36)	114	317
Revaluation of investment property	221	242	(21)	(9)	221	242	(21)	(9)
Gain on disposal of investment	(1,354)	(106)	(1,248)	>100	(1,354)	(106)	(1,248)	>100
Realised gain on redemption of short term investments	-	62	62	100	-	62	62	100
Impairment of investment in associate / subsidiary	-	-			-	-		
Share of results of associate	<u>-</u>	<u>-</u>			<u>-</u>	<u>(2,887)</u>	2,887	100
Loss before tax	(5,222)	(1,763)			(10,316)	(11,820)		
Taxation (note 13)	359	(1)			(96)	(1)		
Net Profit/(Loss)	<u>(4,863)</u>	<u>(1,764)</u>			<u>(10,411)</u>	<u>(11,821)</u>		
Earnings/(Loss) Per Share:								
Basic and diluted (sen)	(1.28)	(0.47)			(2.75)	(3.12)		

Exchange Rate as at 31 December 2022:

£1 = RM5.2926

1RM = £ 0.1889

(The condensed consolidated statement of profit or loss should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements)

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)
(Incorporated in Scotland)

**UNAUDITED CONDENSED CONSOLIDATED
STATEMENT OF PROFIT OR LOSS FOR THE PERIOD ENDED 31 DECEMBER 2022**

	Current Year Quarter 31.12.2022 RM'000	Preceding Quarter 30.9.2022 RM'000	Changes RM	Changes %
Group revenue	781	5,888	(5,107)	(87)
Operating expenses	(5,063)	(7,375)	(2,312)	(27)
Other operating income and expenses	217	105	112	105
Operating loss	(4,065)	(1,382)		
Finance income	2	1	1	100
Finance costs	(26)	(53)	(27)	(51)
Revaluation of investment property	221	-	221	100
Gain on disposal of investment	-	-		
Realised (loss)/gain on redemption of short term investments	-	-		
Impairment of investment in associate / subsidiary	-	-		
Share of results of associate	-	-		
Loss before tax	(5,222)	(1,434)		
Taxation (note 13)	359	(455)		
Net Loss	<u>(4,863)</u>	<u>(1,889)</u>		
Loss Per Share:				
Basic and diluted (sen)	(1.28)	(0.50)		

Exchange Rate as at 31 December 2022:

£1 = RM5.2926

1RM = £ 0.1889

(The condensed consolidated statement of profit or loss should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements)

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)
(Incorporated in Scotland)

**UNAUDITED CONDENSED CONSOLIDATED
STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE PERIOD ENDED 31 DECEMBER 2022**

	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To date	Preceding Year Corresponding Period
	31.12.2022 RM'000	31.12.2021 RM'000	31.12.2022 RM'000	31.12.2021 RM'000
Net loss for the period	(4,863)	(1,764)	(10,411)	(11,821)
Other comprehensive (loss)/income :				
Revaluation of equity and short term investments	-	(2,610)	-	(2,610)
Reclassification adjustments on short term investments	81	8,887	440	(183)
Revaluation of freehold lands	-	436	-	436
Exchange differences on translating foreign operations	(2,718)	2,812	(1,052)	304
Total comprehensive (loss)/income for the period	<u>(7,500)</u>	<u>7,761</u>	<u>(11,023)</u>	<u>(13,874)</u>

(The condensed consolidated statement of comprehensive income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements)

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)
(Incorporated in Scotland)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 31 DECEMBER 2022

	Notes	31.12.2022 RM'000 (Unaudited)	31.12.2021 RM'000 (Audited)
ASSETS			
Non-current assets			
Property, plant & equipment	16	37,463	47,784
Land held for development	20	517,828	517,961
Intangible assets	17	1	7
Investment property	18	33,597	24,220
Right of Use Assets	19	1,257	1,885
Investment in associated undertaking	21	-	-
Goodwill on consolidation	22	-	-
Available-for-sale investments	23	1,727	3,031
		<u>591,872</u>	<u>594,888</u>
Current assets			
Inventories		1,808	3,187
Trade and other receivables		77,361	81,343
Short term investments	24	569	540
Cash and cash equivalents	25	4,103	6,229
		<u>83,840</u>	<u>91,299</u>
TOTAL ASSETS		<u><u>675,712</u></u>	<u><u>686,187</u></u>
EQUITY AND LIABILITIES			
Equity attributable to shareholders of the Company			
Share capital		287,343	287,343
Share premium		8	8
Property revaluation reserve		286,296	286,296
Investment revaluation reserve		15,646	15,206
Foreign currency translation reserve		(1,024)	28
Retained earnings		27,069	37,480
		<u>615,647</u>	<u>626,361</u>
Less : Treasury shares	26	(31,939)	(31,939)
TOTAL EQUITY		<u>583,708</u>	<u>594,422</u>
Current liabilities			
Trade and other payables		3,394	2,788
Lease Liability		608	608
Taxation payable		119	(203)
		<u>4,121</u>	<u>3,193</u>
Non-current liabilities			
Employee entitlements		269	270
Deferred Tax Liabilities		85,793	85,790
Deferred Lease Liabilities		721	1,335
Deferred Government Grant		1,099	1,177
		<u>87,882</u>	<u>88,572</u>
TOTAL LIABILITIES		<u>92,003</u>	<u>91,765</u>
TOTAL EQUITY AND LIABILITIES		<u><u>675,712</u></u>	<u><u>686,187</u></u>
Net assets per share		1.54	1.57

(The condensed consolidated statement of financial position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements)

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)
(Incorporated in Scotland)

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 DECEMBER 2022**

	Share Capital RM'000	Share Premium RM'000	Property Revaluation Reserve RM'000	Investment Revaluation Reserve RM'000	Foreign Exchange Reserve RM'000	Retained Earnings RM'000	Treasury Shares RM'000	Total Equity RM'000
12 Months ended 31 December 2022								
At 1 January 2022	287,343	8	286,296	15,206	28	37,480	(31,939)	594,422
Loss for the period	-	-	-	-	-	(10,411)	-	(10,411)
Other comprehensive (loss)/income:								
Revaluation of freehold lands	-	-	-	-	-	-	-	-
Revaluation of investments	-	-	-	440	-	-	-	440
Foreign currency translation	-	-	-	-	(1,052)	-	-	(1,052)
Total comprehensive (loss)/income	-	-	-	440	(1,052)	-	-	(612)
Other movements:								
Dividends paid	-	-	-	-	-	-	-	-
At 31 December 2022	287,343	8	286,296	15,646	(1,024)	27,069	(31,939)	584,161
12 Months ended 31 December 2021								
At 1 January 2021	287,343	8	286,123	18,197	(703)	49,776	(31,939)	608,805
Loss for the period	-	-	-	-	-	(12,296)	-	(12,296)
Other comprehensive income/(loss):								
Revaluation of freehold lands	-	-	173	-	-	-	-	173
Revaluation of investments	-	-	-	(2,991)	-	-	-	(2,991)
Foreign currency translation	-	-	-	-	731	-	-	731
Total comprehensive (loss)/income	-	-	-	(2,991)	731	-	-	(2,087)
Other movements:								
Dividends paid	-	-	-	-	-	-	-	-
At 31 December 2021	287,343	8	286,296	15,206	28	37,480	(31,939)	594,422

(The condensed consolidated statement of changes in equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements)

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)
(Incorporated in Scotland)

UNAUDITED CONDENSED CONSOLIDATED CASH FLOW STATEMENTS
FOR THE PERIOD ENDED 31 DECEMBER 2022

	12 months ended	
	31.12.2022	31.12.2021
	RM'000	RM'000
Cash flows from operating activities		
Group operating loss	(9,038)	(9,219)
Adjustments for :		
Dividend income	56	132
Fixed asset written off	-	-
Provision for diminution in value stocks	1,354	-
Gain on disposal of assets	-	-
Depreciation and amortisation	1,564	1,596
Operating loss before changes in working capital	<u>(6,064)</u>	<u>(7,498)</u>
Changes in working capital:		
Decrease/(Increase) in current assets	3,982	(6,162)
(Decrease)/Increase in current liabilities	606	578
Decrease/(Increase) in inventories	1,379	(1,209)
Taxation refund	-	122
Tax paid	(84)	-
Net cash used in operating activities	<u>(181)</u>	<u>(14,169)</u>
Investing activities		
Proceed from disposal of assets	-	-
Proceed from disposal of shares in associate	-	-
Proceed from disposal of investment	-	1,750
Interest and dividends received	61	256
Short term investments	(1,111)	15,741
Payment to acquire property, plant and equipment	(322)	(2,505)
Payment to acquire intangible assets	-	-
Net cash generated from investing activities	<u>(1,372)</u>	<u>15,242</u>
Financing activities		
Interest paid	-	-
Repayment of lease liability	(614)	(588)
Dividend paid	-	-
Net cash used in financing activities	<u>(614)</u>	<u>(588)</u>
Increase/(decrease) in cash and cash equivalents	(2,167)	485
Cash and cash equivalents at 1 January	6,270	5,785
Cash and cash equivalents at 31 December	<u>4,103</u>	<u>6,270</u>
Cash and cash equivalents comprise of :		
Cash and bank balances	4,058	6,226
Short term deposits	45	44
	<u>4,103</u>	<u>6,270</u>

(The condensed consolidated cash flow statements should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2021 and the accompanying explanatory notes attached to the interim financial statements)

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)

**NOTES TO THE UNAUDITED CONDENSED FINANCIAL INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2022**

1. Basis of preparation and accounting policies

1.1 Reporting entity

Inch Kenneth Kajang Rubber Public Limited Company (“the Company”) is a company incorporated in Scotland with its registered office at 7 Castle Street, Edinburgh EH2 3AP, Scotland. The principal operating office is at 26th Floor Menara Promet (KH), Jalan Sultan Ismail, 50250 Kuala Lumpur, Malaysia. All of the operations of the Company and its subsidiaries are located in Malaysia and Thailand.

The consolidated unaudited financial information of the Company as at 31 December 2022 includes the Company, its subsidiaries and its interest in an associated undertaking (together referred to as the “Group”).

1.2 Basis of preparation

The unaudited financial information has been prepared on a going concern basis and in accordance with IAS34 Interim Financial Reporting. The financial information has been prepared under the historical cost convention except for the fair value measurement of available-for-sale investments and freehold estate lands. The financial information is also presented to comply in all material respects of the requirement of the Malaysian FRS 134 Interim Financial Reporting and Chapter 9 of the Bursa Malaysia Listing Requirements.

The unaudited quarterly consolidated financial information to 31 December 2022 included in this Announcement has been prepared by applying accounting policies consistent with those used in the preparation of the most recent audited financial statements of the Group, being for the year ended 31 December 2021. The consolidated financial statements of the Group for the year ended 31 December 2021 are available at Bursa Malaysia website, the Company’s registered office in Scotland and its operating office in Malaysia.

In relation to the announcement of the results for the fourth quarter ended 31 December 2021 (“the announcement”), filed with the Bursa Malaysia Securities Berhad (“BURSA”) and concurrently notified to the Singapore Stock Exchange (together “the exchanges”) on 28 February 2022. Under BURSA listing regulations, we are required to file our unaudited announcement for the quarter ended 31 December 2021 by 28 February 2022. According to BURSA listing regulations, there is no requirement for the auditors to agree to the announcement prior to its filing.

As directors of the Company, we recognise that we are responsible for preparing and issuing the announcement. There is now an unavoidable risk that the Company may need to revise its financial information in the light of final audit findings or other developments occurring between the preliminary announcement being notified to the exchanges and the formal completion of the audit.

1.3 Changes in accounting policies

On 19 November 2011, the Malaysian Accounting Standards Board (“MASB”) issued a new MASB approved accounting framework, the Malaysian Financial Reporting Standards (“MFRS Framework”). The MFRS Framework is to be applied by all Entities Other Than Private Entities for annual periods beginning on or after 1 January 2012, with the exception of entities that are within the scope of MFRS 141 “Agriculture” and/or IC Interpretation 15 “Agreements for Construction of Real Estate”, including their parent, significant investor and venturer (herein called “Transitioning Entities”).

Based on the MASB announcement on 2 September 2014, adoption of the MFRS Framework by Transitioning Entities will only be mandatory for annual periods beginning on or after 1 January 2017.

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)

**NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2022**

1. Basis of preparation and accounting policies (*continued*)

The subsidiaries within the Group fall within the scope definition of Transitioning Entities and have opted to defer adoption of the new MFRS Framework. However the Group financial statements will continue to be prepared using the IFRS Framework for the financial statements for the year ending 31 December 2022. The subsidiaries have fully complied with these requirements for the financial year ending 31 December 2022.

The Group foresees that there will be no material impact on the financial statements as the real estate business would only be operational after 2022 and the current oil palm plantation has already exceeded its normal economic lifespan.

1.4 Non-statutory accounts

The financial information contained in this report does not constitute full statutory accounts within the meaning of Section 434 of the United Kingdom's Companies Act 2006.

1.5 Independent auditors' report of preceding financial year ended 31 December 2021

There was no qualification made on the preceding audited financial statements for the year ended 31 December 2021, further it did not contain a statement under section 498(2) or 498(3) of the Companies Act 2006 and did not include reference to any matters to which the auditor drew attention by way of emphasis.

1.6 Approval by Board of Directors

This consolidated interim financial information was approved by the Board of Directors on 23 February 2023.

2. Review of performance

The Group's turnover was RM21.619 million for the cumulative quarter ended 31 December 2022 as compared to RM32.715 million for the corresponding cumulative quarter in the preceding year. The decrease by RM11.096 million was mainly due to lower demand for the rubber blocks.

The revenue of the associate company, Concrete Engineering Products Berhad ("CEPCO") for the 12 months ended 31 December 2022 increased to RM161.938 million (IKKR's share: RM36.274 million) compared to RM91.291 million (IKKR's share: RM20.452 million) in the preceding year, an increase of RM15.822 million in respect of IKKR's share. The increase of sales volume in Cepco is mainly due to the more new infrastructure projects being in full swing.

The Group's loss after tax for the cumulative quarter ended 31 December 2022 was RM10.411 million as compared to a loss of RM11.821 million for the corresponding cumulative quarter ended 31 December 2021.

3. Comparison with preceding quarter

The Group recorded a pre-tax loss of RM5.222 million for the current quarter under review compared to a pre-tax loss of RM1.889 million in the 3rd Quarter 2022. The loss incurred in this quarter was mainly due to lower revenue from the resort and provision for diminution in value of shares.

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)

**NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2022**

4. Commentary on prospects

Our plans to diversify into the property sector are in the final stages. At the present moment, the last technical paper has been submitted to Jabatan Kerja Raya before deliberation by Majlis Perbandaran Kajang Planning Council, and thereafter to be presented to the State Planning Committee.

Tourist related activities are almost back to pre-pandemic level as we can see from the results of both of our hotels. Barring any unforeseen circumstances, we feel that our tourism division will remain in the black in 2023. Orders for our rubber blocks have started to come in again and we are quite optimistic that this division will also do better in 2023, after a general slowdown in 2022 due to the Russia Ukraine conflict. As for the associate company, Cepco, their result is expected to be better as more infrastructure contracts have started.

5. Comparison with profit forecasts

As the Group does not issue profit forecasts, no comparison can be made.

6. Changes in composition of the Group

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

7. Status of corporate proposals

There are no corporate proposals that have been announced but not completed as at the date of this announcement.

8. Realised and Unrealised Profits

The breakdown of retained profits of the Group as at 31 December 2022, pursuant to the format prescribed by Bursa, is as follows:

	As at 31 Dec 2022 RM'000	As at 31 Dec 2021 RM'000
Total Retained Profits of the Company and its subsidiaries:		
Retained Profits b/f	59,138	68,547
- Realised	(10,411)	(12,296)
- Unrealised	-	2,887
- Dividends	-	-
	48,727	59,138
- Realised	(14,351)	(11,464)
- Unrealised	-	(2,887)
	(14,351)	(14,351)
Less : Consolidation effects	(7,307)	(7,307)
Total Group Retained Profit	27,069	37,480

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)

**NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2022**

9. Segmental reporting

Segmental reporting for the period ended 31 December 2022 is as follows:

	Plantation	Tourism	Manufacturing	Property	Others	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue						
From external customers	2	9,812	11,554	251	-	21,619
Segment revenues						
Finance income	-	4	-	-	1	5
Gain in sales of assets	-	-	-	-	-	-
Share of loss of CEPCO	-	-	-	-	-	-
Impairment of Associate	-	-	-	-	-	-
Realised gain on redemption of short term investment	-	-	-	-	-	-
Depreciation and amortisation	-	(1,202)	(81)	(91)	(190)	(1,564)
Tax expenses	-	(65)	-	(30)	(1)	(96)
Other expenses	-	(8,397)	(14,576)	(666)	(6,736)	(30,375)
Segment profit/(loss)	2	152	(3,103)	(536)	(6,926)	(10,411)
Segment assets	145,725	37,485	9,480	480,694	2,328	675,712
Segment liabilities	24,934	3,448	842	61,150	1,630	92,004
Other disclosures						
Investment in CEPCO	-	-	-	-	-	-
Capital expenditure						
Tangible	-	265	57	-	-	322
Assets under construction	-	-	-	-	-	-
Intangible	-	-	-	-	-	-

(The revenue of our associate company, Cepco is RM138.343 million for the 12 months ended 31 December 2022 (IKKR's share: RM30.989 million)

	Current Year To Date 31.12.2022 RM'000	Last Year To date 31.12.2021 RM'000	Comments
Revenue			
Plantation	2	13	Lower FFB collection
Tourism	9,812	1,002	Increase in overall tourist arrival to Malaysia
Manufacturing	11,554	31,433	Lower demand
Property	251	267	
Others	-	-	
	<u>21,619</u>	<u>32,715</u>	
Revenue of Assc : Cepco	36,274	20,452	New projects starts to come in
Total Group Revenue	<u>57,893</u>	<u>53,167</u>	

10. Seasonal or cyclical factors

The performance of the Group is subject to some seasonality fluctuation in the manufacturing and tourism sector.

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)

**NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2022**

11. Material changes in estimates

There were no material changes in accounting estimates of amounts, reported in prior interim periods of the current financial year or in prior financial year, that have a material effect in the current quarter.

12. Impairment in value of subsidiaries and associate

There was no impairment on investment in associate during the financial period ended 31 December 2022.

13. Taxation

	Current Quarter Ended 31 Dec 2022 RM'000	Cumulative Year To-Date 31 Dec 2022 RM'000
Corporation taxation – credit/(charge)	<u>388</u>	<u>(96)</u>

Other than the subsidiary in Thailand which is a tax resident there, the Company and the Group are tax resident in Malaysia. The Group is liable to corporation tax in Malaysia and Thailand but is not subject to United Kingdom corporation tax.

The effective tax rate on the Group's loss is higher than the statutory tax rate substantially due to the non-taxability of losses due to impairment in investments and stocks.

14. Loss per share

The basic and diluted loss per share for the current quarter and cumulative year to-date have been computed based on Group's loss for the financial current quarter/cumulative year to-date divided by the weighted average number of ordinary shares of £0.10 each in issue after adjusting for movements in treasury shares during the financial current quarter/cumulative year to-date. The Company does not have any outstanding share options or other potentially dilutive financial instruments currently in issue.

	Current Quarter Ended		Cumulative Year To-date Ended	
	31 Dec 2022	31 Dec 2021	31 Dec 2022	31 Dec 2021
Net loss attributable to the owners of the Company (RM'000)	<u>(5,222)</u>	<u>(1,764)</u>	<u>(10,411)</u>	<u>(11,821)</u>
Weighted average number of ordinary shares in issue after adjusting for movements in treasury shares (No. of Shares ('000))	<u>378,675</u>	<u>378,675</u>	<u>378,675</u>	<u>378,675</u>
Basic and diluted loss per share (Sen)	<u>(1.38)</u>	<u>(0.47)</u>	<u>(2.75)</u>	<u>(3.12)</u>

INCH KENNETH KAJANG RUBBER PUBLIC LIMITED COMPANY (990261 M)

**NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2022**

15. **Dividends proposed and paid**

No dividends were proposed for the financial year ended 31 December 2021.

16. **Property, plant & equipment**

	Freehold Lands RM'000	Prepaid Land and Land Improvements RM'000	Buildings RM'000	Assets under Construction RM'000	Others RM'000	Total RM'000
Cost						
At 1 January 2022	22,438	10,610	35,596	-	14,057	82,701
Additions / Adjustments	-	-	152	-	170	322
Revaluation	-	-	-	-	-	-
Disposal/Reclassification	-	(9,448)	-	-	(315)	(9,763)
Exchange differences	6	9	49	-	75	139
At 31 December 2022	22,443	1,172	35,797	-	13,986	73,398
Accumulated depreciation						
At 1 January 2022	-	1,442	22,092	-	11,383	34,917
Charge for period	-	34	871	-	658	1,564
On disposal/Reclassification	-	(345)	-	-	(315)	(660)
Exchange differences	-	10	49	-	74	133
At 31 December 2022	-	1,141	22,996	-	11,799	35,935
Net book value						
At 31 December 2022	22,443	31	12,801	-	2,187	37,463
At 31 December 2021	20,231	9,168	13,377	-	2,544	45,320

17. **Intangible assets**

Computer software and corporate website creation

Group and Company	31 Dec 2022 RM'000	31 Dec 2021 RM'000
Cost		
At 1 January	279	279
Additions	-	-
Disposals	-	-
Total	279	279
Accumulated depreciation		
At 1 January	272	266
Charge for period	6	6
On disposals	-	-
Total	278	272
Net book value	1	7

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**NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL INFORMATION
FOR THE PERIOD ENDED 31 DECEMBER 2022**

18. Investment Property

Group	31 Dec 2022 RM'000	31 Dec 2021 RM'000
Net Book Value		
At 1 January	24,220	23,930
Addition / (Disposal)	9,156	35
Fair value adjustment on revaluation	221	255
Total	33,597	24,220

Included in investment property is apartment in Cheras, Kuala Lumpur and factory building in Jenjarom, Selangor.

The fair value of the investment property is based on market comparable data.

19. Right-of-use Assets

Group	31 Dec 2022 RM'000	31 Dec 2021 RM'000
Net Book Value		
At 1 January	1,885	2,513
Addition / (Disposal)	-	-
Depreciation	(556)	(628)
Total	1,329	1,885

The Group and the Company leases an office building that run to 3 years, with an option to renew the lease after the date

20. Carrying amount of property, plant and equipment

Fair value measurement of the Group's and Company's freehold lands

The Group's freehold lands are stated at their revalued amounts, being the fair value at the date of revaluation. In order to establish the 31 December 2021 valuation of the Group's freehold lands, valuations were obtained.

- On 30 January 2023 by Nilai Properties Consultants Sdn Bhd (V(1) 0065), an independent valuer not related to the Group, using the open market basis method. The total valuation of the land in Kajang and Bangi at 31 December 2022 is RM495.41 million. The Group's lands are currently being used for the Group's plantation activities for growing of oil palm fresh fruit bunches. The Group has been given consent for the change of use of the lands.

There is no indication of any significant difference between the carrying amount and market values of land and buildings shown above at 31 December 2022 except freehold lands which are held under Inch Kenneth Kajang Rubber Public Limited Company, Inch Kenneth Development (M) Sdn Bhd and Motel Desa Sdn Bhd. The historical cost of the above freehold lands of the Group is RM107.242 million and of the Company is RM0.407 million. There are no restrictions on the title of the Group's property, plant and equipment.

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20. Carrying amount of property, plant and equipment (continued)

As the freehold land held under Inch Kenneth Development (M) Sdn Bhd has been earmarked for property development, the carrying value of the land and all expenditure incurred, as stated in Note 16, to realize the development project has been reclassified to Land Held For Development. Total as at date is RM517.83 million.

The fair values of all the freehold lands of the Group and Company are classified as Level 2. There were no transfers between Levels 1 and 2 during current quarter under review.

Based on IFRS 13, a three-level fair value hierarchy as follows:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the assets or liabilities, either directly (i.e. as prices) or indirectly (i.e. derived from prices);

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

21. Investment in associated undertaking

The Group's investment in associated undertaking represents a 22.40% interest in Concrete Engineering Products Berhad ("CEPCO"), a public company incorporated in Malaysia. The principal activity of CEPCO is the manufacture and distribution of prestressed spun concrete piles and poles. The Group's investment in CEPCO is accounted for under the equity accounting method as follows:

	31 Dec 2022 RM'000
Shares	
At 1 January 2020 and 31 Dec 2022	40,914
Share of retained profits	
At 1 January 2022	6,126
Share of loss for 2022	(2,887)
At 31 December 2022	3,239
Share of dividend	
At 1 January 2022	(1,104)
Share of dividend 2022	-
At 31 December 2022	(1,104)
Impairment of goodwill	
At 1 January 2022	(43,049)
Impairment 2022	-
At 31 December 2022	(43,049)
Net book value	
At 31 December 2022	-
At 31 December 2021	-

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21. **Investment in associated undertaking (continued)**

The Group's share of the net assets of CEPCO as at 31 December 2022 comprised:

	31 Dec 2022 RM'000
Share of assets	
Share of non-current assets	17,491
Share of current assets	13,696
	31,187
Share of liabilities	
Share of non-current liabilities	331
Share of current liabilities	17,468
	17,799
Share of net assets	13,388
Goodwill (net of impairment) arising on the acquisition of CEPCO	(13,388)
	-
Carrying value of CEPCO	-

The Group's share of the results of CEPCO for the financial period ended 31 December 2022 was as follows:

	31 Dec 2022 RM'000
Share of revenue	36,274
Share of operating loss	-
Share of finance costs	-
Share of taxation	-
	-
Share of loss for the financial period – included in Group statement of profit or loss	-

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22.	Goodwill on consolidation	31 Dec 2022	31 Dec 2021
		RM'000	RM'000
	At cost		
	At 1 January	4,573	4,573
	Arising from acquisition of new subsidiary	<u>-</u>	<u>-</u>
	Total	<u>4,573</u>	<u>4,573</u>
	Accumulated impairment		
	At 1 January	(4,573)	(4,573)
	Impairment losses	<u>-</u>	<u>-</u>
	Total	<u>(4,573)</u>	<u>(4,573)</u>
	Carrying amount at end of the financial period	<u><u>-</u></u>	<u><u>-</u></u>
23.	Equity investments	31 Dec 2022	31 Dec 2021
		RM'000	RM'000
	Quoted shares:		
	Balance at 1 January	3,120	752
	Addition/(Disposal) of investments	(187)	4,978
	Fair value adjustments	<u>(1,206)</u>	<u>(2,610)</u>
	Balance at fair values	<u>1,727</u>	<u>3,120</u>
24.	Short term investments	31 Dec 2022	31 Dec 2021
		RM'000	RM'000
	Investments on unit trusts with:		
	Licensed investment banks	<u>569</u>	<u>540</u>

Unquoted unit trusts are measured at mark to market based on the net asset value at each reporting date. The time weighted rate of return of these investments at the reporting date were between 3.2% and 3.5% (2020: 3.0% to 3.3%).

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25. Cash and cash equivalents

	31 Dec 2022	31 Dec 2021
	RM'000	RM'000
Cash at bank	3,836	5,987
Cash in hand	28	40
Deposits with Licensed banks	45	44
Investments Licensed banks	194	199
Total	4,103	6,270

The effective interest rate of deposit at the reporting date was 1.6% (2021: 1.5%). Included in Group's 2022 deposits with licensed banks is the short-term deposits totalling to RM45,267 which was pledged with commercial banks as collateral for issuing letters of guarantee.

The investments with licensed banks are qualified as a cash equivalent as they are readily convertible to a known amount of cash with an insignificant risk of changes in value.

26. Repurchases equity securities - Treasury Shares

Share buyback by the Company

A total of 42,075,000 shares were bought back and retained as treasury shares as at 31 December 2022 at the total cost of RM31.939 million (average of RM0.76 per share). No further share buyback can be done as we have reached the maximum allowable under the Act. There are also no resale or cancellation of treasury shares.

The issued and paid up share capital of the Company remains at 420,750,000 ordinary shares of RM1.00 each.

27. Profit on sale of unquoted investments and/or properties

There were no sales of unquoted investments and/or properties outside the ordinary course of business of the Group for the period under review.

28. Off balance sheet financial instruments

During the period under review, the Group has not entered into any financial instruments contract involving off "statement of financial position".

29. Changes in material contingent liabilities or contingent assets

There have been no changes in material contingent liabilities or contingent assets since the last annual statement of financial position date.

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**NOTES TO THE UNAUDITED CONDENSED CONSOLIDATED FINANCIAL INFORMATION
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30. Notes to the statement of profit or loss

Included in the statement of profit or loss for the current quarter and financial year-to-date, are as follows:-

	Current Quarter 31 Dec 2022 RM'000	Current Year-to-Date 31 Dec 2022 RM'000
Interest income	2	5
Other income including investment income	215	695
Depreciation and amortisation	130	1,564
Provision for or write-off of receivables	-	-
Provision for or write-off of assets	-	-
Provision for or write-off of inventories	-	-
Gain/(loss) on disposal of quoted/unquoted investments	-	-
Increase/(decrease) in fair value of investment property	221	221
Increase/(decrease) in fair value of quoted investment	(1,354)	(1,354)
Realised gain on redemption of short term investments	-	-
Gain on disposal of assets	-	-
Impairment of associate	-	-
Provision for contingent liability	-	-
Foreign exchange loss	-	-

31. Debt and equity securities-

There were no issues or repayments of debt securities or equity securities, share cancellations, shares held as treasury shares or re-sale of treasury shares for the current quarter.

32. Material litigation

There was no material litigation against the Group for the period under review.

33. Significant events during and after the year end

No significant events occurred during or after the period under review.

34. Related party transactions

Transactions within the Group have been eliminated in the preparation of the financial information set out in this report. Balance and transaction with other related parties are disclosed under the relevant notes.

No related party transactions have taken place during the current financial period under review which have materially affected the financial position or the performance of the group. The nature and amounts of related party transactions in the three months period of the current financial year are consistent with those reported in the group's Annual Report and Accounts 2021.