



# **Property**

## **KERJAYA PROSPEK PROPERTY BERHAD**

Registration No. 199401001358 (287036-X)

(Incorporated in Malaysia)

### **Interim Financial Report 30 September 2023**

**KERJAYA PROSPEK PROPERTY BERHAD**

Registration No. 199401001358 (287036-X)

(Incorporated in Malaysia)

**Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income  
For The Financial Period Ended 30 September 2023**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	(3-mth) Current Year Quarter 30/09/2023 RM'000 (Unaudited)	(3-mth) Preceding Year Quarter 30/09/2022 RM'000 (Unaudited)	(6-mth) Current Year- to-Date 30/09/2023 RM'000 (Unaudited)	(6-mth) Preceding Year- to-Date 30/09/2022 RM'000 (Unaudited)
Revenue	92,414	87,485	183,694	174,766
Cost of sales	(58,996)	(52,466)	(116,638)	(108,179)
<b>Gross profit</b>	<b>33,418</b>	<b>35,019</b>	<b>67,056</b>	<b>66,587</b>
Other income	653	452	1,127	1,075
Distribution expenses	(138)	(727)	(350)	(1,000)
Administrative expenses	(4,436)	(4,203)	(9,599)	(7,814)
Other expenses	(974)	(1,039)	(1,922)	(2,067)
<b>Results from operating activities</b>	<b>28,523</b>	<b>29,502</b>	<b>56,312</b>	<b>56,781</b>
Finance income	786	1,011	1,775	1,746
Finance costs	(243)	(366)	(547)	(787)
<b>Profit before tax</b>	<b>29,066</b>	<b>30,147</b>	<b>57,540</b>	<b>57,740</b>
Tax expense	(6,256)	(7,613)	(12,931)	(13,466)
<b>Profit and total comprehensive income for the period</b>	<b>22,810</b>	<b>22,534</b>	<b>44,609</b>	<b>44,274</b>
<b>Profit and total comprehensive income attributable to:</b>				
Owners of the Company	22,798	22,518	44,587	44,242
Non-controlling interests	12	16	22	32
<b>Profit and total comprehensive income for the period</b>	<b>22,810</b>	<b>22,534</b>	<b>44,609</b>	<b>44,274</b>
<b>Basic earnings per ordinary share (sen)</b>	<b>6.16</b>	<b>5.73</b>	<b>12.05</b>	<b>11.26</b>
<b>Diluted earnings per ordinary share (sen)</b>	<b>2.55</b>	<b>2.46</b>	<b>4.99</b>	<b>4.83</b>

*The above Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Group's audited financial statements for the financial year ended 31 March 2023 and the accompanying explanatory notes in this report.*

**KERJAYA PROSPEK PROPERTY BERHAD**

Registration No. 199401001358 (287036-X)

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**Condensed Consolidated Statement of Financial Position As At 30 September 2023**

	As at 30/09/2023 RM'000 (Unaudited)	As at 31/03/2023 RM'000 (Audited)
<b>Assets</b>		
Property, plant and equipment	354,381	310,588
Right-of-use assets	1,698	1,715
Investment properties	14,713	14,922
Land held for property development	287,704	282,314
<b>Total non-current assets</b>	<b>658,496</b>	<b>609,539</b>
Inventories	230,127	255,184
Contract assets	30,043	-
Contract costs	12,671	19,793
Trade and other receivables	22,279	26,650
Current tax assets	6,702	6,764
Prepayments	2,178	2,573
Cash and cash equivalents	70,175	158,012
	374,175	468,976
Asset classified as held for sale	-	254
<b>Total current assets</b>	<b>374,175</b>	<b>469,230</b>
<b>Total assets</b>	<b>1,032,671</b>	<b>1,078,769</b>
<b>Equity</b>		
Share capital	282,165	282,165
Treasury shares	(20,263)	(10,801)
Redeemable Convertible Preference Shares ("RCPS")	197,925	197,925
Reverse acquisition reserve	(323,920)	(323,920)
Retained earnings	526,533	489,299
<b>Total equity attributable to owners of the Company</b>	<b>662,440</b>	<b>634,668</b>
Non-controlling interests	327	305
<b>Total equity</b>	<b>662,767</b>	<b>634,973</b>
<b>Liabilities</b>		
Trade payables	25,219	25,246
Loans and borrowings	180,530	172,954
Deferred tax liabilities	27,512	27,585
Redeemable Convertible Preference Shares ("RCPS")	2,294	6,210
<b>Total non-current liabilities</b>	<b>235,555</b>	<b>231,995</b>
Trade and other payables	113,438	92,150
Redeemable Convertible Preference Shares ("RCPS")	8,357	8,357
Contract liabilities	-	81,205
Loans and borrowings	4,115	23,382
Current tax liabilities	8,439	6,707
<b>Total current liabilities</b>	<b>134,349</b>	<b>211,801</b>
<b>Total liabilities</b>	<b>369,904</b>	<b>443,796</b>
<b>Total equity and liabilities</b>	<b>1,032,671</b>	<b>1,078,769</b>
Net assets per share attributable to owners of the Company (RM)	1.80	1.66

*The above Condensed Consolidated Statement of Financial Position should be read in conjunction with the Group's audited financial statements for the financial year ended 31 March 2023 and the accompanying explanatory notes in this report.*

**KERJAYA PROSPEK PROPERTY BERHAD**  
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**Condensed Consolidated Statement of Changes in Equity  
For The Financial Period Ended 30 September 2023**

<i>(Unaudited)</i>	----- Attributable to owners of the Company -----							<b>Total Equity</b>
	----- Non-distributable -----			----- Distributable -----		-----	<b>Non- controlling Interests</b>	
	<b>Share Capital</b>	<b>Treasury Shares</b>	<b>RCPS</b>	<b>Reverse Acquisition Reserve</b>	<b>Retained Earnings</b>	<b>Total</b>		
<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	
<b>As at 1 April 2022</b>	282,165	(3,561)	197,925	(323,920)	405,550	558,159	301	558,460
Profit and total comprehensive income for the period	-	-	-	-	44,242	44,242	32	44,274
<i>Contributions by and distributions to owners of the Company:</i>								
- Own shares acquired	-	(2,480)	-	-	-	(2,480)	-	(2,480)
- Dividends to owners of the Company	-	-	-	-	(3,922)	(3,922)	-	(3,922)
	-	(2,480)	-	-	(3,922)	(6,402)	-	(6,402)
<b>As at 30 September 2022</b>	<u>282,165</u>	<u>(6,041)</u>	<u>197,925</u>	<u>(323,920)</u>	<u>445,870</u>	<u>595,999</u>	<u>333</u>	<u>596,332</u>
<b>As at 1 April 2023</b>	282,165	(10,801)	197,925	(323,920)	489,299	634,668	305	634,973
Profit and total comprehensive income for the period	-	-	-	-	44,587	44,587	22	44,609
<i>Contributions by and distributions to owners of the Company:</i>								
- Own shares acquired	-	(9,462)	-	-	-	(9,462)	-	(9,462)
- Dividends to owners of the Company	-	-	-	-	(7,353)	(7,353)	-	(7,353)
	-	(9,462)	-	-	(7,353)	(16,815)	-	(16,815)
<b>As at 30 September 2023</b>	<u>282,165</u>	<u>(20,263)</u>	<u>197,925</u>	<u>(323,920)</u>	<u>526,533</u>	<u>662,440</u>	<u>327</u>	<u>662,767</u>

*The above Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Group's audited financial statements for the financial year ended 31 March 2023 and the accompanying explanatory notes in this report.*

**KERJAYA PROSPEK PROPERTY BERHAD**

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**Condensed Consolidated Statement of Cash Flows For The Financial Period Ended 30 September 2023**

	<b>6-month Ended 30/09/2023 RM'000 (Unaudited)</b>	<b>6-month Ended 30/09/2022 RM'000 (Unaudited)</b>
<b><u>Cash Flows From Operating Activities</u></b>		
Profit before tax	57,540	57,740
<b><u>Adjustments for:-</u></b>		
Depreciation	2,297	2,067
Finance costs	547	787
Finance income	(1,775)	(1,746)
Gain on disposal of investment properties	(162)	-
<b>Operating profit before changes in working capital</b>	<b>58,447</b>	<b>58,848</b>
<b><u>Changes in working capital:-</u></b>		
Inventories	25,288	31,798
Contract cost	7,122	(3,502)
Contract assets/liabilities	(111,248)	(41,350)
Trade and other receivables and prepayments	4,766	3,593
Trade and other payables	16,798	109,612
<b>Cash generated from operations</b>	<b>1,173</b>	<b>158,999</b>
Interest received	1,775	1,746
Interest paid	(2,283)	(1,910)
Income tax refunded	-	1,290
Income tax paid	(11,210)	(8,241)
<b>Net cash flow (used in)/generated from operating activities</b>	<b>(10,545)</b>	<b>151,884</b>
<b><u>Cash Flows From Investing Activities</u></b>		
Additions of property, plant and equipment	(44,585)	(28,049)
Additions of land held for property development	(4,451)	(4,042)
Proceeds from disposal of investment property	250	-
<b>Net cash used in investing activities</b>	<b>(48,786)</b>	<b>(32,091)</b>
<b><u>Cash Flows From Financing Activities</u></b>		
Repurchase of treasury shares	(9,462)	(2,480)
Dividends paid to owners of the Company	(7,353)	(3,922)
Repayment of revolving credit	(20,000)	(30,000)
Drawdown/(repayment) of term loans	8,309	(1,805)
<b>Net cash used in financing activities</b>	<b>(28,506)</b>	<b>(38,207)</b>
Net change in cash and cash equivalents	(87,837)	81,586
Cash and cash equivalents at beginning of period	158,012	126,383
<b>Cash and cash equivalents at end of period</b>	<b>70,175</b>	<b>207,969</b>
<b>Cash and cash equivalents comprise:</b>		
Cash and bank balances	17,235	83,602
Highly liquid investments	52,940	124,367
	<b>70,175</b>	<b>207,969</b>

*The above Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Group's audited financial statements for the financial year ended 31 March 2023 and the accompanying explanatory notes in this report.*

## KERJAYA PROSPEK PROPERTY BERHAD

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### **PART A: EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD (“MFRS”) 134, INTERIM FINANCIAL REPORTING**

Kerjaya Prospek Property Berhad (“KPPROP” or the “Company”) is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of Bursa Malaysia Securities Berhad (“Bursa Securities”). The registered office is located at 802, 8<sup>th</sup> Floor, Block C Kelana Square, 17 Jalan SS7/26, 47301 Petaling Jaya, Selangor. The principal place of business is located at No. 1, Jalan Wangsa Permai, First Floor, Bangunan One Wangsa, Taman Wangsa Permai, 52200 Kuala Lumpur.

#### **A1. Basis of Preparation**

This unaudited interim financial report has been prepared in accordance with the applicable disclosure provisions of Paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements of Bursa Securities and in compliance with MFRS 134, *Interim Financial Reporting*.

This interim financial report does not include all the information required for a complete set of financial statements and should be read in conjunction with the audited financial statements of the Group for the financial year ended 31 March 2023.

The explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to understand the changes in the financial position and performance of KPPROP and its subsidiaries (the “Group”) since the financial year ended 31 March 2023.

#### **A2. Significant Accounting Policies**

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements of the Group for the year ended 31 March 2023. The following are accounting standards, amendments and interpretations that have been issued by the Malaysian Accounting Standards Board (“MASB”) but have not been adopted by the Group:-

##### ***MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2024***

- Amendment to MFRS 16, *Leases – Lease Liability in a Sale and Leaseback*
- Amendment to MFRS 101, *Presentation of Financial Statements – Non-current Liabilities with Covenants and Classification of Liabilities as Current or Non-current*
- Amendments to MFRS 107, *Statement of Cash Flows* and MFRS 7, *Financial Instruments: Disclosure – Supplier Finance Arrangements*

##### ***MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2025***

- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

##### ***MFRSs, interpretations and amendments effective for annual periods beginning on or after a date yet to be confirmed***

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

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### A2. Significant Accounting Policies (Cont'd)

The initial application of the applicable accounting standards, amendments or interpretations is not expected to have any material financial impact to the current period and prior period financial statements of the Group.

### A3. Seasonal and Cyclical Factors

There were no material seasonal or cyclical factors affecting the performance of the Group during the current quarter and year-to-date ended 30 September 2023.

### A4. Unusual Items affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no items of an unusual nature, size or incidence which materially affect the assets, liabilities, equity, net income or cash flows of the Group during the current quarter and year-to-date ended 30 September 2023.

### A5. Material Changes in Estimates

There were no material changes in the estimates of the amounts reported in prior interim periods and financial years that have a material effect on the results of the current quarter and year-to-date ended 30 September 2023.

### A6. Debt and Equity Securities

The details of treasury shares repurchased during the current quarter and year-to-date ended 30 September 2023 are as follows: -

Date	No. of treasury shares	Total consideration including transaction cost RM	Lowest Price RM	Highest Price RM
As at 1 April 2023	16,700,800	10,838,721		
- Q1	15,800,000	9,490,860	0.575	0.610
- Q2	-	-	-	-
As at 30 September 2023	<u>32,500,800</u>	<u>20,329,581</u>		

The total consideration was financed by internal generated funds. The shares repurchased are being held as treasury shares in accordance with the requirement of section 127 of the Companies Act 2016.

Other than the above, there were no issuances, repurchases or repayment of debt and equity securities, share buybacks, share cancellations, share held as treasury shares and resale of treasury shares during the current quarter and year-to-date ended 30 September 2023.

### A7. Dividend Paid

On 4 July 2023, the Company paid a third interim dividend of 1.0 sen per ordinary share amounting to RM3,676,415 in respect of the financial year ended 31 March 2023.

On 2 October 2023, the Company paid a first interim dividend of 1.0 sen per ordinary share amounting to RM3,676,415 in respect of the financial year ending 31 March 2024.

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**A8. Segment Reporting**

The Group has two reportable segments, as described below, which are the Group's strategic business units:

- Property development – development of residential and commercial properties
- Hospitality – hotel operation, foods, beverages and recreation

Other non-reportable segments comprise of operations related to investment holding, distribution of electricity and leasing of properties.

**Segment reporting for the 6-month financial period ended 30 September 2023**

	<b>Property Development RM'000</b>	<b>Hospitality RM'000</b>	<b>Others RM'000</b>	<b>Group RM'000</b>
<b>Revenue</b>	160,107	21,024	2,563	183,694
<b>Results</b>				
Segment profit	52,279	5,426	904	58,609
Depreciation	(474)	(1,448)	(375)	(2,297)
Finance income	1,692	49	34	1,775
Finance costs	-	-	(547)	(547)
Profit before tax	53,497	4,027	16	57,540
<b>Segment Assets</b>	899,393	114,042	19,236	1,032,671

**Segment reporting for the 6-month financial period ended 30 September 2022**

	<b>Property Development RM'000</b>	<b>Hospitality RM'000</b>	<b>Others RM'000</b>	<b>Group RM'000</b>
<b>Revenue</b>	152,217	20,458	2,091	174,766
<b>Results</b>				
Segment profit	49,878	8,346	624	58,848
Depreciation	(457)	(1,412)	(198)	(2,067)
Finance income	1,710	22	14	1,746
Finance costs	-	-	(787)	(787)
Profit/(loss) before tax	51,131	6,956	(347)	57,740
<b>Segment Assets</b>	1,019,014	116,496	17,217	1,152,727



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**A9. Material Events Subsequent to the End of Interim Period**

There were no material events subsequent to the end of the interim period until 16 November 2023 (being the last practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Report).

**A10. Changes in the Composition of the Group**

The Company has on 20 September 2023, subscribed for 1 new ordinary share in KP Education Sdn. Bhd., for a cash consideration of RM 1.

Save as disclosed above, there were no changes in the composition of the Group including business combination, acquisition and/or disposal of subsidiary companies and long-term investments, restructuring and discontinued operations during the current quarter and year-to-date ended 30 September 2023.

**A11. Contingent Liabilities**

There were no material contingent liabilities for the Group as at 30 September 2023.

**A12. Capital Commitment**

There were no capital commitments for the Group as at 30 September 2023.

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**PART B: EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES**

**B1. Review of Performance**

Group	Individual Period		Changes	Cumulative Period		Changes
	Current Year Quarter	Preceding Year Quarter		Current Year-to-Date	Preceding Year-to-Date	
	30/09/2023	30/09/2022		30/09/2023	30/09/2022	
	RM'000	RM'000		RM'000	RM'000	
<b>Revenue</b>						
Property development	80,428	76,031	4,397	160,107	152,217	7,890
Hospitality	10,710	10,384	326	21,024	20,458	566
Others	1,276	1,070	206	2,563	2,091	472
<b>Total</b>	<b>92,414</b>	<b>87,485</b>	<b>4,929</b>	<b>183,694</b>	<b>174,766</b>	<b>8,928</b>
<b>Profit/(loss) before tax</b>						
Property development	27,129	26,575	554	53,497	51,131	2,366
Hospitality	1,860	3,779	(1,919)	4,027	6,956	(2,929)
Others	77	(207)	284	16	(347)	363
<b>Total</b>	<b>29,066</b>	<b>30,147</b>	<b>(1,081)</b>	<b>57,540</b>	<b>57,740</b>	<b>(200)</b>

**(a) Property Development**

Revenue reached RM80.4 million, marking a RM4.4 million increase. Profit before tax stood at RM27.1 million, reflecting a growth of RM0.6 million. The property development segment remains the primary contributor to the Group's revenue and profit before tax. The improved performance in the current quarter and year-to-date, compared to the preceding year's quarter and year-to-date, can be attributed primarily to the higher progressive recognition from the ongoing project - *Bloomsvale* at Old Klang Road, Kuala Lumpur.

**(b) Hospitality**

Revenue amounted to RM10.7 million, indicating a RM0.3 million increase. Profit before tax was recorded at RM1.9 million, reflecting a decrease of RM1.9 million. In the hospitality segment, the Group achieved higher revenue and lower profit before tax in the current quarter and year-to-date. The increase in revenue was attributed to the hosting of events and banquets. Conversely, the RM1.9 million decline in profit before tax was due to expenses incurred for repair and maintenance works at the hotel, as well as an increase in staff costs to accommodate heightened activities.

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**B2. Comparison with the Immediate Preceding Quarter's Results**

Group	Current Quarter	Immediate Preceding Quarter	Changes RM'000
	30/09/2023	30/06/2023	
	RM'000	RM'000	
Revenue	92,414	91,280	1,134
Profit before tax	29,066	28,474	592

The Group recorded revenue of RM92.4 million and a profit before tax of RM29.1 million, as compared to the previous quarter, which had revenue of RM91.3 million and a profit before tax of RM28.5 million.

The increase in revenue and profit before tax, amounting to RM1.1 million and RM0.6 million respectively, was attributed to the higher progressive recognition from the ongoing project - *Bloomsvale* at Old Klang Road, Kuala Lumpur.

**B3. Prospects**

The Group eagerly anticipates the completion of its mixed development project, *Bloomsvale* at Old Klang Road, slated for conclusion in FY2024. The forthcoming hotel, retail mall, and office suites hold significant potential to further enhance recurring earnings and elevate our overall performance.

In the financial year 2024, the Group is poised to unveil its latest project in Sentul, Kuala Lumpur and Shah Alam, Selangor, boasting an total estimated Gross Development Value of RM395 million. Meanwhile, the Group persists in actively seeking new strategic land banks to maintain an uninterrupted pipeline of future development projects.

Despite prevailing challenges, the outlook for the property segment remains optimistic. As we advance, we will remain vigilant in monitoring property market demand before launching subsequent projects, thereby ensuring the delivery of value to our stakeholders.

**B4. Profit Forecast and Profit Guarantee**

The Group has not provided any profit forecast or profit guarantee in any public document.

**B5. Taxation**

The taxation figures are as follows:-

	Individual Quarter		Cumulative Quarters	
	Current Year Quarter 30/09/2023 RM'000	Preceding Year Quarter 30/09/2022 RM'000	Current Year-to-Date 30/09/2023 RM'000	Preceding Year-to-Date 30/09/2022 RM'000
Current tax expense	6,271	7,628	13,005	13,496
Deferred tax income	(15)	(15)	(74)	(30)
	<u>6,256</u>	<u>7,613</u>	<u>12,931</u>	<u>13,466</u>

The tax charge for the current quarter reflects an effective tax rate which is lower than the statutory tax rate of 24% mainly due to certain losses was available to offset against the taxable profit.

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**B6. Status of Corporate Proposal**

There were no corporate proposals announced but not completed as at 16 November 2023 (being the last practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Report).

**B7. Borrowings and Debt Securities**

Total Group borrowings as at 30 September 2023 are as follows:-

	<b>As at 30/09/2023</b>		
	<b>Non-current RM'000</b>	<b>Current RM'000</b>	<b>Total borrowings RM'000</b>
Secured term loans	180,530	4,115	184,645
Total	<u>180,530</u>	<u>4,115</u>	<u>184,645</u>

	<b>As at 31/03/2023</b>		
	<b>Non-current RM'000</b>	<b>Current RM'000</b>	<b>Total borrowings RM'000</b>
Secured term loans	172,954	3,382	176,336
Secured revolving credit	-	20,000	20,000
Total	<u>172,954</u>	<u>23,382</u>	<u>196,336</u>

The proportion of debt that is based on the fixed interest rate and floating interest rate is as follows:

	<b>Group</b>	
	<b>As At 30/09/2023 RM'000</b>	<b>As At 31/03/2023 RM'000</b>
Floating rates borrowings	<u>184,645</u>	<u>196,336</u>

The Group's borrowings were denominated in Ringgit Malaysia and secured by way of legal charges over the assets of certain subsidiaries, and are supported by the corporate guarantee from the Company.

**B8. Material Litigation**

The Group was not engaged in any material litigation as at 16 November 2023 (being the latest practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Report).

**B9. Dividend**

There was no dividend declared in respect of the current quarter and the corresponding quarter in the previous year.

The total dividend for the current financial year ending 31 March 2024: 1.0 sen (FYE 31 March 2023: 3.0 sen) per ordinary share (single-tier).

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**B10. Earnings Per Share**

The calculation of basic earnings per ordinary share was based on the profit attributable to ordinary shareholders and a weighted average number of ordinary shares outstanding, calculated as follows:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30/09/2023	Preceding Year Quarter 30/09/2022	Current Year-to- Date 30/09/2023	Preceding Year-to- Date 30/09/2022
Profit attributable to ordinary shareholders (RM'000)	22,798	22,518	44,587	44,242
Weighted average number of ordinary shares ('000)	370,097	392,792	370,097	392,792
Basic earnings per ordinary share (sen)	6.16	5.73	12.05	11.26

The calculation of diluted earnings per ordinary share was based on the profit attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding after adjustment for the effects of all dilutive potential ordinary shares, calculated as follows:

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30/09/2023	Preceding Year Quarter 30/09/2022	Current Year-to- Date 30/09/2023	Preceding Year-to- Date 30/09/2022
Profit attributable to ordinary shareholders (RM'000)	22,798	22,518	44,587	44,242
Weighted average number of ordinary shares (basic) ('000)	370,097	392,792	370,097	392,792
Effect of conversion of RCPS ('000)	523,611	523,611	523,611	523,611
Weighted average number of ordinary shares (diluted) ('000)	893,708	916,403	893,708	916,403
Diluted earnings per ordinary share (sen)	2.55	2.46	4.99	4.83

**B11. Auditors' Report on Preceding Annual Financial Statements**

The auditors' report on the financial statements for the financial year ended 31 March 2023 was unmodified.

**KERJAYA PROSPEK PROPERTY BERHAD**

Registration No. 199401001358 (287036-X)

(Incorporated in Malaysia)

**B12. Notes to the Statement of Profit or Loss and Other Comprehensive Income**

Profit before tax is arrived after charging/(crediting):

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter 30/09/2023 RM'000	Preceding Year Quarter 30/09/2022 RM'000	Current Year- to-Date 30/09/2023 RM'000	Preceding Year- to-Date 30/09/2022 RM'000
Interest income	(786)	(1,011)	(1,775)	(1,746)
Other income including investment income	(653)	(452)	(1,127)	(1,075)
Interest expense	243	366	547	787
Depreciation and amortisation	1,068	1,039	2,297	2,067
Provision for and write-off of receivables	-	-	-	-
Provision for and write-off of inventories	-	-	-	-
(Gain) or loss on disposal of quoted or unquoted investments or properties	(162)	-	(162)	-
Impairment of assets	-	-	-	-
Foreign exchange (gain) or loss	-	-	-	-
(Gain) or loss on derivatives	-	-	-	-
Exceptional items	-	-	-	-

**B13. Derivative Financial Instruments**

There were no derivative financial instruments at the date of this report.

**B14. Fair Value Changes of Financial Liabilities**

There were no financial liabilities measured at fair value through profit or loss at the date of this report.

**B15. Authorisation for Issue**

This Interim Financial Report authorised for issuance by the Board of Directors of the Company in accordance with a resolution dated 23 November 2023.