SUSTAINABILITY STATEMENT

ABOUT THIS REPORT

Sunsuria Berhad ("Sunsuria" or "the Group") is pleased to present its fifth annual sustainability statement ("SS2022"), which provides a comprehensive review of Sunsuria's environmental, social and governance ("ESG") impacts for the financial year ended 30 September 2022 ("FY2022").

GUIDELINES AND FRAMEWORKS

Sunsuria's SS2022 is prepared in accordance with Bursa Malaysia Securities Berhad's ("Bursa Malaysia") Main Market Listing Requirements with reference to its Sustainability Reporting Guidelines (2nd Edition). Other frameworks adopted in full or partially include:

Bursa Malaysia Securities Berhad's ("Bursa Malaysia")

Global Reporting Initiative ("GRI") Core Option

Sustainability Accounting Standards Board ("SASB") Sector Specific Disclosures

FTSE4Good Bursa Malaysia Index ("FTSE4Good")

United Nations Sustainable Development Goals ("UNSDGs")

The GRI principles of stakeholder inclusiveness, sustainability context, materiality, completeness, accuracy, balance, clarity, comparability, reliability and timeliness have been applied in the determination of topics and data for inclusion in Sunsuria's SS2022.

SUSTAINABILITY STATEMENT

REPORTING SCOPE AND BOUNDARY

Unless otherwise specified, the SS2022 covers the period from 1 October 2021 to 30 September 2022. Historical data has been provided whenever possible to provide a meaningful comparison of the Group's ESG performance for the reporting year and how it has changed over time.

The scope of the statement covers Sunsuria's business divisions, namely Property Development, Construction, Healthcare, and Landscape & Nursery, which encompass the following projects and locations.

Business Division	Subsidiary	Project	Stage of Completion
Property Development	Sunsuria City Sdn. Bhd.	Bell Avenue Jasper Square Bell Suites Retail Bell Suites Soho The Olive Monet Lilly Monet Garden Giverny Walk Monet Springtime	Completed
		Tangerine Suites	88.2%
	Sunsuria Residence Sdn. Bhd.	Suria Residence	Completed
	Sunsuria Forum Sdn. Bhd.	The Forum 1	Completed
		Forum 2, Office Tower Forum 2, Soho Forum 2, Service Apartment	16.2% 53.4% 44.3%
	Bangsar Hill Park Development Sdn Bhd	BHP Block A BHP Block D BHP Block E	8.8% 12.6% 12.6%
Construction	Sunsuria Asas Sdn. Bhd.	-	-
Healthcare	Sunsuria Healthcare Sdn. Bhd.	-	-
Landscape & Nursery	Sunsuria Landscape & Nursery Sdn. Bhd.	-	-

The report also covers the ESG impacts of Sunsuria's activities at its corporate headquarters in Kota Damansara, Selangor.

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EXCLUSIONS, LIMITATIONS AND DISCLAIMERS

While Sunsuria recognises that there may be significant ESG impacts arising from its value chain, impacts of its outsourced activities are presently excluded from this report.

Sunsuria is committed to embedding its sustainability practices across the entire Sunsuria Group and cascading its ESG commitments downstream to its business partners, suppliers and contractors. The Group is also in the process of implementing a more robust ESG data-gathering process to close any remaining sustainability reporting gaps in its operations.

Readers are advised that forward-looking statements used in this report referring to future plans, targets and expectations are made with reasonable assumptions based on current business trajectories. Actual results and actions taken may differ as Sunsuria adapts its business strategies and operational decisions to respond to emerging risks, opportunities and changing circumstances.

DATA QUALITY AND ASSURANCE

All data disclosed in this report has been sourced internally and has been verified by the respective information owners.

The SS2022 has been reviewed by the Sustainability Working Committee, the Sustainability Steering Committee, and the Board of Directors, who are satisfied that the information disclosed in SS2022 provides a fair representation of the Group's sustainability impacts for the year under review. The SS2022 has been approved by the Board on 18 January 2023.

At present, Sunsuria has not sought third-party assurance of its ESG data. However, financial data disclosed herein which can be cross-referenced to the Financial Statements in Sunsuria's Annual Report 2022, are audited by Deloitte PLT.

REPORT AVAILABILITY AND FEEDBACK

The SS2022 is available for download on Sunsuria's corporate website at www.sunsuria.com as part of the Group's FY2022 Annual Report.

Sunsuria values stakeholders' feedback on this report and its contents to continuously improve our sustainability reporting and ESG practices. Comments or queries can be directed to:

Corporate Finance Office

+603-6145 7777

SUSTAINABILITY STATEMENT

MESSAGE FROM THE GROUP EXECUTIVE CHAIRMAN

TAN SRI DATUK TER LEONG YAP
Executive Chairman

Dear Stakeholders,

Over the past two years, it has become clearer and clearer just how heavily economic progress relies on the society around us and the environment that supports them. Take the Covid-19 pandemic, which led to economic disruptions not just locally, but all around the world – the effects of which are still being felt even as we have learned to coexist with the virus.

FY2022 further brought to the fore the importance of mitigating climate change as increasingly disruptive and unpredictable weather poses a mounting threat to the health of the planet and the well-being of its inhabitants. Our actions today will determine the extent of the impact of climate change on the future of humanity – whether we will be successful in limiting global warming to 1.5°C rather than 2°C will be the result of the small conscious decisions we make every day in our business, and in our personal lives. It is this belief that forms the heart of Sunsuria's sustainability approach and helped Sunsuria to remain resilient while responding to geopolitical instability, supply chain disruptions and commodity price hikes in FY2022.

If anything, the challenges we faced in FY2022 have reinforced our belief that ESG practices are more important than ever to allow Sunsuria to remain competitive in a rapidly changing world while ensuring the welfare of our stakeholders. Our vision of creating smart, liveable and sustainable environments through responsible practices and value engineering in our Property Development, Construction, Healthcare and Landscape & Nursery businesses have continued to deliver positive returns on investment with revenue growth of 49.7% to RM402.2 million in FY2022. This is achieved thanks to a focus on prioritising the elements of quality and sustainability in our projects, with investments in healthcare and education components in our property development project that serve not only to enhance the social well-being of our community but also as a catalyst for the creation of recurring income streams for the Group.

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Going forward, our leadership is of the same mind that Sunsuria's sustainability strategies have to evolve beyond just the basics. We realise that there are greater opportunities for transformation in our business strategies, allowing for deeper connections and collaborations with our stakeholders for more effective change. The proactive management of all operational challenges with a sustainability mindset also sees us making continuous improvements in the implementation of effective supply chain management to minimise risks and optimise the cost structures of our projects.

To this end, we have conducted more robust data collection processes to improve the tracking of our sustainability impacts. Through our renewed materiality assessment that has allowed us to accurately identify the issues our stakeholders find the most important in this new operating environment, we strive to continue delivering the quality and satisfaction our stakeholders have come to expect from Sunsuria products and services while upholding our commitment to good environmental and social stewardship.

In the near future, we are already expecting to strengthen our resource consumption and supply chain management processes, which will enhance our operational efficiency and insulate us from further social and environmental risk to allow us to create better financial and non-financial values for all our stakeholders.

We are encouraged by the commitment and dedication everyone at Sunsuria has shown to ensure sustainability remains a top priority. With this and the continued support of our shareholders, we believe Sunsuria's position as a major industry player will allow us to leverage our ESG advances to provide a better future for all.

Tan Sri Datuk Ter Leong Yap
EXECUTIVE CHAIRMAN

REVENUE GROWTH OF 49.7% TO RM402.2 MILLION IN FY2022.

WHETHER WE WILL BE SUCCESSFUL IN LIMITING GLOBAL WARMING TO 1.5°C RATHER THAN 2°C WILL BE THE RESULT OF THE SMALL CONSCIOUS DECISIONS WE MAKE EVERY DAY IN OUR BUSINESS, AND IN OUR PERSONAL LIVES.

THE PROACTIVE MANAGEMENT OF ALL OPERATIONAL CHALLENGES WITH A SUSTAINABILITY MINDSET ALSO SEES US MAKING CONTINUOUS IMPROVEMENTS IN THE IMPLEMENTATION OF EFFECTIVE SUPPLY CHAIN MANAGEMENT TO MINIMISE RISKS AND OPTIMISE THE COST STRUCTURES OF OUR PROJECTS.

SUSTAINABILITY STATEMENT

FY2022 ESG HIGHLIGHTS & ACHIEVEMENTS

AT A GLANCE

RM259.5 mil
Total Economic Value Distributed to Stakeholders

RM284.2mil
in Cash and Cash Equivalents

100%
Procurement Spend on Local Vendors

221
Total Workforce
Consisting of 94% Permanent Employees

84.69%
Customer Satisfaction Score

84.31%
Employee Satisfaction Score (FY2021: 79.59%)

Extended Coverage of Water Monitoring
to Sales Galleries and HQ

2,894
Total Training hours

156.88 tonnes
of Waste Diverted from Disposal

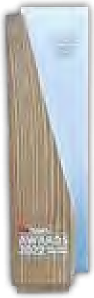
Zero
Incidence of Customer Data Breaches

Zero
Incidence of Corruption

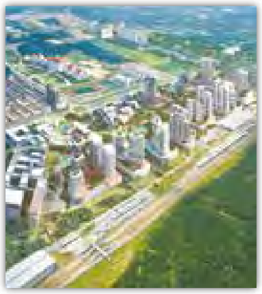
Zero
Incidence of Regulatory Non-Compliance

SUSTAINABILITY STATEMENT

AWARDS & RECOGNITION



THE FULL CIRCLE AWARD-BEST COMPLETED LANDED DEVELOPMENT
StarProperty Awards 2022



Sunsuria City

ASEAN PROPERTY DEVELOPMENT AWARD MALAYSIA 2020/2021
Best Sustainable Township Development – Sunsuria City

CONTRIBUTION TO SUSTAINABLE DEVELOPMENT GOALS ("SDGS")

Throughout our sustainability reporting journey, we have remained committed to the Sustainable Development Agenda 2030 established by the United Nations ("UN"). The following outlines the Group's efforts in supporting the SDGs in the year under review:

UNSDGs	Description	Our Contribution
3 GOOD HEALTH AND WELL-BEING	**Goal 3: Good Health and Well-being** *Ensure healthy lives and promote well-being for all at all ages.*	• Updated COVID-19 procedures to ensure workers' health when returning to the project site. • Employee engagement activity to promote a healthy lifestyle while working from home.
4 QUALITY EDUCATION	**Goal 4: Quality Education** *Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all.*	• RM50,000 in total investment for employee development programme. • Construction Trade Training to elevate the trade skills of workers.
8 DECENT WORK AND ECONOMIC GROWTH	**Goal 8: Decent Work and Economic Growth** *Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.*	• 100% procurement spending on local suppliers. • Implementation of a 2-year digital transformation plan.
11 SUSTAINABLE CITIES AND COMMUNITIES	**Goal 11: Sustainable Cities and Communities** *Make cities and human settlements inclusive, safe, resilient and sustainable.*	• Expanded green building initiatives throughout Sunsuria City township. • Consideration for public transportation and disabled person access.
13 CLIMATE ACTION	**Goal 13: Climate Action** *Take urgent action to combat climate change and its impacts.*	• Installation of solar panels on the Celebration Centre Sales Gallery for renewable electricity generation. • Tracking of Scope 1 and Scope 2 operational GHG emissions.
16 PEACE, JUSTICE AND STRONG INSTITUTIONS	**Goal 16: Peace, Justice and Strong Institutions** *Promote peaceful and inclusive societies for sustainable development, provide access to justice for all and build effective, accountable and inclusive institutions at all levels.*	• Corporate risk assessment for corruption conducted. • Updated Procurement Policy and Procedure.

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ESG KEY PERFORMANCE INDICATORS

To better track and monitor our progress towards our ESG goals, the Group has established 5 Key Performance Indicators ("KPIs") for performance measurement that homes in on our ESG focus areas. We are pleased to report that the Group has successfully achieved all five of its ESG targets as shown below:

	Key Performance Indicators	FY2022
Energy Efficiency	To record lower energy intensity at corporate headquarter than FY2019 baseline – **113.98 kWh/m²**	Achieved **77.81 kWh/m²** in electricity intensity at the corporate headquarters
Customer Satisfaction	To achieve a customer satisfaction score of **75%** for all stages in our development projects	Achieved overall customer satisfaction score of **84.69%**
Occupational Health and Safety	**Zero Lost Time Injury Frequency Rate ("LTIFR")** as per industry benchmark	Achieved **Zero LTIFR** with 1.95 mil manhours worked
Supply Chain Management	To have at least **80%** of procurement budget spent on local suppliers	Procurement Spend on Local Suppliers: **100%**
Product and Service Quality	To obtain at least **80%** in QLASSIC scoring for all completed projects	Monet Springtime: **80%**

SUSTAINABILITY AT SUNSURIA

Sunsuria's sustainability management approach is underpinned by the Group's corporate ethos of G.E.M.S. (Great Sunsurians, Excellence Performance, Making the World a Better Place, Sustainable Organisation), combining to drive Sunsuria's business growth in a responsible and sustainable manner.

Great Sunsurians

Excellence Performance

Making The World a Better Place

Sustainable Organisation

The Group applies a "local-where-we-operate" practice in the management of its respective businesses and adopts a precautionary approach to prevent or minimise any negative environmental and social impacts arising from the pursuit of profit and business growth. Sunsuria is mindful of the needs and concerns of its diverse stakeholders, and aims to ensure sustainable value creation for all its key stakeholder groups.

SUSTAINABILITY STATEMENT

The Group has established a Sustainability Policy on 28 August 2019, which sets out the Group's principle ESG commitments as follows:

Continuously engaging with relevant stakeholders to address and manage their concerns and expectations of the Group	Complying with applicable laws and regulations
Delivering sustainable economic growth and returns to our investors and enrich the domestic economy	Achieving high standards of service
Minimising environmental impact on areas within and adjacent to our development areas	Undertaking green initiatives including those involving the environment, greenhouse gas emission and energy management, where possible
Providing a safe and healthy workplace for all our employees, including those directly employed by the Group as well as those who work in our premises on development and construction sites	Developing the knowledge, skills and abilities of our employees to increase awareness and understanding of local industry
Ensuring fair treatment to all employees regardless of gender, age, ethnicity and religion	Contributing to local communities and assisting them in improving and enhancing their socio-economic status

SUSTAINABILITY GOVERNANCE

The Board of Directors of Sunsuria has oversight on all sustainability matters of the Group through the ambit of the Sustainability Steering Committee ("SSC") and with the support of the Sustainability Working Committee ("SWC"). The Group has established clear Terms of Reference to govern both committees to ensure sustainability accountability, which convenes annually to manage the Group's sustainability goals and KPIs. The diversified businesses of the Group are well represented at these committees to ensure that the sustainability agenda can be effectively operationalised across Sunsuria.

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The Group takes a top-down approach in regards to the management of ESG matters. Pertinent information on the progress of ESG initiative implementation are reported back up the sustainability governance chain of command to the Board for deliberation and subsequent directive. The composition, roles and responsibilities of the sustainability governance structure at Sunsuria are as follows:

Role	Responsibilities	Composition
Board of Directors ("BOD") Retain overall responsibility for the Group's sustainability governance	• Leads the Group's Sustainability Agenda • Manages the Group's Sustainability Initiatives • Provides the final review and approval on sustainability matters related to the Group	Executive & Non-executive Directors
Sustainability Steering Committee ("SSC") Responsible for establishing Group's sustainability strategy	• Develops the Group's sustainability strategies and objectives in line with the Board's agenda • Overseas the SWC for the Group's progress in sustainability programmes • Ensures that sustainability disclosures are aligned with Bursa Malaysia's Listing Requirements	Group Executive Chairman (Chair), Chief Operating Officer, Chief Financial Officer, Chief Executive Officer of Construction, and Legal Advisor
Sustainability Working Committee ("SWC") Responsible for implementing and monitoring sustainability initiatives at the operational level	• Assists the SSC in preparing the disclosures for the Group's sustainability report • Assists the SSC in its duties to carry out the Group's sustainable strategies, policies and initiatives	Key department representatives

This sustainability governance structure is supported by a robust set of governance frameworks and policies to manage sustainability at Sunsuria across the four areas of economic, environmental, social and governance.

SUSTAINABILITY STATEMENT

- Board Charter
- Directors and Senior Management Remuneration Policy
- Whistleblowing Policy
- Anti-Bribery and Corruption Policy & Procedures
- Anti-Corruption Framework
- Fit and Proper Policy
- Board Code of Conduct & Ethics
- Audit Committee Terms and Reference
- Nomination & Remuneration Committee Terms of References
- Group Sustainability Policy

The above policies can be viewed at our Investor Relations portal at www.sunsuria.com. These policies are assessed periodically to ensure their continued effectiveness. The Fit and Proper Policy was adopted in FY2022 to ensure a formal, rigorous and transparent process for the appointment and re-election of directors and senior management of the Group.

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STAKEHOLDER ENGAGEMENT

Our stakeholders are central to the sustainability initiatives here at Sunsuria and we are proud of the efforts we take to prioritise their needs concerning our ESG direction. These stakeholders include any individual, group, or organisation that either impacts or is impacted by Sunsuria's business operations.

The role they play is even more integral during the materiality analysis stage, where their respective needs, views, and expectations are used to guide Sunsuria's business strategies and operational approaches.

For FY2022, the insights collected from our stakeholders have continued to be vital in reinforcing Sunsuria's sustainability measures, while ensuring our continued growth and success.

Focus Area	Sunsuria's Response	Material Matters
Customers - We value our customers and strive to provide them with quality products and services.		
• Efficient complaint resolution • Customer-company relations • Safety and security • Personal Data Protection Act (PDPA) compliance	• Sunsuria conducts sessions with the customers on their feedback/response whenever it is required. • Customers are required to fill up a Customer Satisfaction Survey form upon signing the sales and purchase agreement ("SPA"). • We hold community and networking events annually. • Online enquiries on Sunsuria's corporate website/ Facebook are directed to our Sales staff to reply within 24 hours. • Customers are required to sign a PDPA consent form upon signing the SPA.	• Customer Satisfaction • Product & Service Quality • Market Presence • Community Engagement • Green Building Initiatives
Employees - Our employees are the greatest contributors to our success and their well-being enables Sunsuria to cultivate a motivated workforce.		
• Performance management • Learning and development • Ethics and integrity • Transparency and communication • Safety and hygienic working conditions	• Performance Management involves goal setting, cascading and aligning these goals throughout the organisation to drive overall business performance. • Training and team-building programmes are conducted to build staff competencies, capabilities and relationships. • Employee Engagement Survey is conducted to build a highly engaged workforce, and improve employee satisfaction and motivation. • The Sunsuria Live Portal was launched to promote effective communication across the organisation. • Onboarding programme is designed for new employees to assimilate into Sunsuria's culture and business, and support the growth of trust and business alignment. • Town Hall Meetings are conducted to make important announcements to all employees. • Leverage health and wellness programmes to improve the minds, hearts, and souls of employees.	• Occupational Health & Safety • Capacity Building • Diversity & Inclusiveness • Business Digitalisation

SUSTAINABILITY STATEMENT

Focus Area	Sunsuria's Response	Material Matters
Regulatory Bodies - We partner with regulators to uphold industry standards for building quality, corporate governance, as well as health and safety standards.		
• Regulatory compliance • Labour practices • Environmental management and compliance • Occupational health and safety	• Local authority conducts regular inspections to ensure Sunsuria complies with local regulatory requirements. • Regular disclosure through Annual Reports and communication with regulators. • Support of Home Ownership Campaign.	• Governance & Ethics • Climate Change & Energy Efficiency • Green Building Initiatives • Effluent & Waste Management • Water Conservation
Shareholders & Investors - We place value in building the trust of our investors and share-holders to maintain their support whilst attracting new ones.		
• Financial performance • Business strategy • Sustainable and stable income distribution • Degree of control and influence	• We issue media releases in addition to Bursa Announcements to keep all stakeholders abreast of our financial performance and corporate development. • We issue notification cards to shareholders of the company informing them of the availability of the Annual Report instead of distributing printed copies. • All media releases and Bursa Announcements are uploaded to the Company's website.	• Governance & Ethics • Risk Management • Financial Performance
Fund Providers - We work closely with fund providers to sustain long-term capital flow.		
• Company performance and cash flow • Project launched • Project sales	• Release of quarterly results and annual reports to disclose the financial status of the Group. • Periodic dialogue and discussions with fund providers to discuss the status of projects when necessary.	• Financial Performance • Market Presence • Governance & Ethics • Risk Management

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Focus Area	Sunsuria's Response	Material Matters
Service Providers - We collaborate with supply chain partners to ensure their operations are in line with our standards and expectations.		
• Transparent procurement practices • Payment schedules • Pricing of services • Sustainable building methods • Health, Safety, and Environment (HSE) compliance • Project completion and timely delivery • Product quality • Agents' performance and compliance management • Non-disclosure agreement • Service quality management	• Regular sessions between senior management and service providers to identify areas of concern for improvements. • Tenders are conducted in compliance with Limits of Authority ("LoA") and Standard Operating Procedures and Policies ("SOPP") requirements. • Independent monitoring and verification of product quality and site safety by the QESH team. • All completed projects are QLASSIC certified by CIDB. • All service providers and suppliers for Sunsuria are required to declare and comply with Anti-Bribery and Corruption ("ABAC") Policies via the Declaration Form. • Internal and external audits are conducted annually as per ISO 9001:2015 standards for Quality Management System ("QMS"). • All contracts above RM200,000 requires Tender & Procurement Committee ("TPC") approval. • The company also practises transaction clearance by legal, finance, and company secretary.	• Market Presence • Business Digitalisation • Supply Chain Management • Financial Performance
Local Communities - We endeavour to create sustainable living spaces that promote tenant well-being and community development.		
• Impact of business operations • Transparency and accountability • Environmental impact • Placemaking activities	• Communities residing around Sunsuria township benefit from our facilities. • Quarterly financial results and annual financial reports are publicly available on Bursa Malaysia and the corporate website. • All data regarding sustainability are compiled annually in a sustainability statement within the annual report. • Community surveys are held to identify customer preferences for future development. • Periodic community engagement activities and CSR initiatives (in compliance with COVID-19 SOPs).	• Community Engagement • Effluent & Waste Management • Water Conservation
Media - Engaging mainstream media helps raise awareness of our green agenda and sustainability drive.		
• Financial performance • New product launch • Major events • Crisis management	• We released our quarterly results to the media upon announcement to Bursa Malaysia. • We conduct interviews periodically with various news media and property portals.	• Financial Performance • Community Engagement

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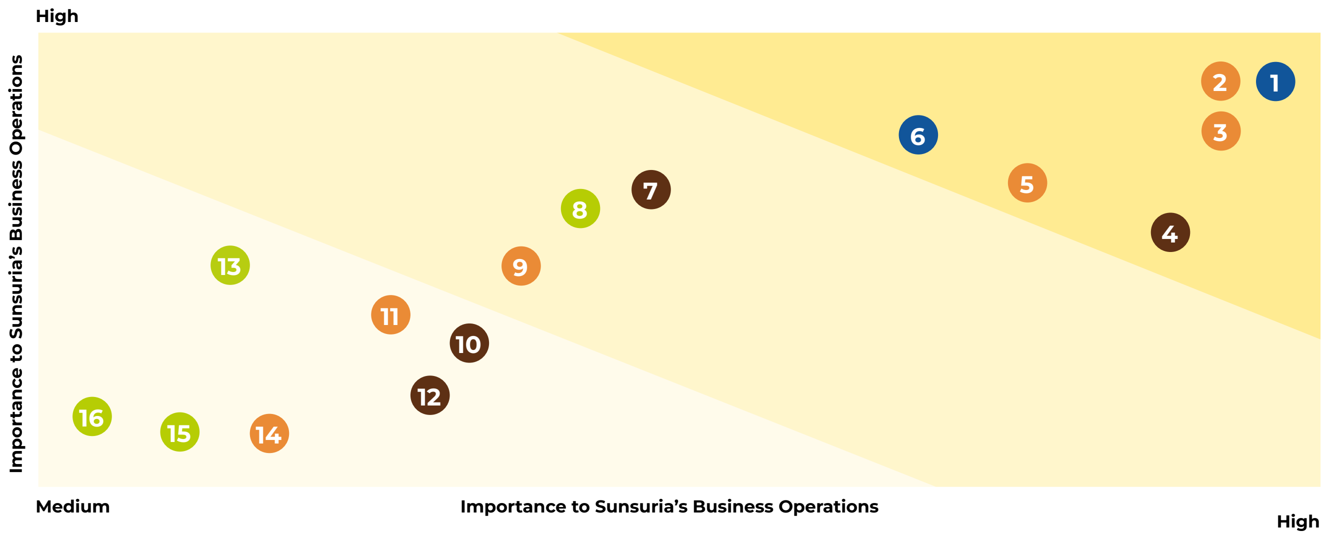
Focus Area	Sunsuria's Response	Material Matters
Non-Governmental Organisations (NGOs) - Supporting relevant NGOs goes hand-in-hand with achieving our own sustainability goals while enriching the other stakeholders in the process.		
• Sponsorships • Collaboration opportunities • Programme support and participation	• Ongoing engagement to understand their needs and concerns. • Provide donations and other non-financial contributions to various non-governmental organisations. • Encourage employee volunteerism and involvement in NGO activities.	• Community Engagement • Climate Change & Energy Efficiency • Effluent & Waste Management • Water Conservation

MATERIALITY ASSESSMENT

The determination of material matters is an important part of Sunsuria's sustainability management process. The Group defines its list of material topics based on the four pillars of Sustainability encompassing Economic, Environment, Social and Governance matters, in terms of their importance to and impact on the Group's business model as well as its stakeholders.

The Group last undertook a materiality assessment in FY2019, with the results revaluated for disclosure in FY2021. The following materiality matrix is a restatement from FY2021's sustainability statement, determined through a four-phase process outlined below:



Economic

4. Financial Performance
7. Market Presence
10. Business Digitisation
12. Supply Chain Management

Social

2. Customer Satisfaction
3. Product & Service Quality
5. Occupational Health & Safety
9. Capacity Building
11. Diversity & inclusiveness
14. Community Engagement

Environmental

8. Climate Change & Energy Efficiency
13. Green Building initiatives
15. Effluent & Waste Management
16. Water Conservation

Governance

1. Governance & Ethics
6. Risk Management

The Group is committed to continually assessing its material matters in a timely manner, and has engaged a sustainability consultant to undertake an updated assessment for disclosure in FY2023.

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ECONOMIC TOPICS

DIRECT ECONOMIC VALUES

The Sunsuria sustainability strategy relies on the generation of direct economic value from its business and financial performance. In addition to meeting the Group's profitability responsibilities to its shareholders, a strong financial performance also supports the Group's environmental and social strategies, initiatives, and projects, and the distribution of wealth to the Group's various stakeholders.

In FY2022, the Group registered a revenue of RM402.2 million and a profit before tax of RM34.9 million. Sunsuria's unbilled sales stood at RM946.7 million as of 30 September 2022, which will support the Group's earnings visibility in the coming financial years.

The table below illustrates the economic value distributed to its various stakeholder groups over the past 3 years:

Economic Values Created (RM'000)	FY2020	FY2021	FY2022
Economic Value Generated	197,083	268,678	**402,202**
Economic Value Distributed			
- Total monetary spend on Suppliers for procurement	19,046	34,652	**47,996**
- Total payout to Employees	15,928	19,739	**24,727**
- Taxes paid to the Government	25,397	23,837	**18,831**
- Repayments to Financiers	89,637	59,561	**167,956**
- Dividend Returns to Shareholders	-	17,918	**-**
Economic Value Retained	47,075	112,971	**142,692**

Note: *In strengthening our sustainability reporting disclosures for FY2022, Sunsuria has provided additional details pertaining to Economic Value Distributed compared to the previous financial year's reporting. Hence, any differences between FY2021's Economic Value Retained data is due to this change in reporting.*

INDIRECT ECONOMIC VALUES

Beyond quantifiable economic values, Sunsuria's business model also creates multiplier effects that foster prosperity and other benefits for society as a whole.

Multiplier Effect of Sunsuria's Business Model

Providing the basic living need for shelter, food, safety and security

Meeting the nations's need for quality housing and affordable homes

Job creation, local industry development and creating entrepreneurial opportunities

Injection of commercial components to create thriving townships

Contributing to better education and healthcare

Allowing nature to thrive through landscaping activities

Upgrading of infrastructure and amenities such as recreational facilities, parks and road expansion

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Digitalisation And Technology

Digitalisation and technological innovation is essential for improving the Group's product and service quality and process efficiency to help us remain competitive in the current business landscape.

The digital transformation plan initiated during the COVID-19 pandemic has seen the Group invest substantially in various electronic quality assessment systems, online and offline payment and ordering services for its Property Development and Food and Beverage divisions, as well as Business Intelligence Analytics and Customer Relations Management ("Nexplatform") to improve sales, customer experience and project team management.

The digital transformation committee continues to meet bi-weekly to monitor the digitalisation efforts and address any issues identified. It remains a key focus area of the Group to increase its adoption of technological innovation to automate and enhance company processes and service touchpoints for better business efficiency and service quality.

PRODUCT QUALITY AND RESPONSIBILITY

Sunsuria's diverse range of products and services across its Property Development, Construction, Healthcare, and Landscape & Nursery, businesses are the main sources of revenue for the Group. Maintaining good quality products and services is also important in ensuring the health and safety of our customers.

Hence, the Group is committed to upholding the highest quality standards in the delivery of these products and services to safeguard its brand reputation and support customer retention for the Group. Sunsuria ensures strict compliance with established quality standards and industry certifications and accreditations.

Sunsuria Berhad is certified ISO9001:2015 and its construction subsidiaries Sunsuria Asas Sdn Bhd and CITIC Sunsuria Sdn Bhd are certified ISO9001, ISO45001 & ISO 14001.

Qualtity Management For Property Development

Sunsuria has put in place a robust system of quality controls to manage the design and construction process of its Property Development division, overseen by the Quality, Environmental, Safety and Health ("QESH") Unit and Project Management Department ("PMD") who report to the Chief Project Officer ("CPO").

Quality control activities implemented include:

1. Sunsuria Design Standard Rev.2 Implemented by Sunsuria's Design Committee to establish best practices in universal design concept

2. Contractors are briefed by the QESH team on the expected quality and safety standards before the start of construction activity through a Contractor QESH Briefing ("CQB")

3. Construction Trade Training ("CTT") is provided to workers to equip them with trade skills such as concreting and brick works to ensure quality workmanship

4. Independent Site QESH Assessment ("SQA") is carried out during construction to ensure product quality and site safety compliances

SUSTAINABILITY STATEMENT

5

A Pre-Delivery Inspection (PDI) and Pre-QLASSIC Assessment are caried out to identify and rectify defects prior to handover and the actual QLASSIC assessment by the Construction Industry Development Board ("CIDB")

6

Mock Up Validation verifies workmanship, materials used and product safety on mock-up samples of projects before construction commencement to avoid defects and unnecessary incident to end users

7

All contractors and relevant Sunsuria staff are required to attend a mandatory Quality Assessment System in Construction ("QLASSIC") awareness course to improve their knowledge and competency on QLASSIC standards

8

A Project Quality Plan ("PQP") is submitted upon commencement of construction works where all the QA/QC requirements are indicated for compliance by both Contractors & Consultants

9

An e-RFWI system is implemented to enable remote evaluation during routine work inspection

10

An e-Defect System allows new home-owners to submit feedback during the Defect Liability Period ("DLP")

11

A standard best & poor practices were also documented in Physical Product Quality Standards Rev.2

All main building projects of Sunsuria undergoes QLASSIC assessment to ensure the workmanship quality of the building and structures meet the industry benchmark set by CIDB, which Sunsuria has consistently exceeded. Sunsuria's latest QLASSIC scores are as follows:

80%
MONET SPRINGTIME
(COMPLETED IN FY2022)

71%
GIVERNY WALK
(COMPLETED IN FY2021)

70%
MONET GARDEN
(COMPLETED IN FY2021)

74%
BELL SUITES
(COMPLETED IN FY2020)

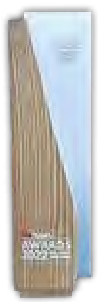
83%
THE OLIVE
(COMPLETED IN FY2020)

SUSTAINABILITY STATEMENT

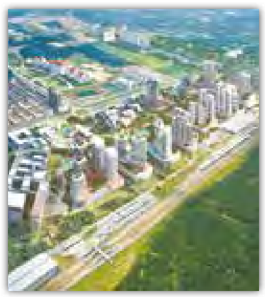
BRAND RECOGNITION AND REPUTATION

Good quality products and services engender trust and customer satisfaction in Sunsuria's portfolio of brands, leading to positive word of mouth recommendation of Sunsuria products to others that translates into sales.

In the year under review, Sunsuria continues to receive industry recognition for the quality of our property development projects and have secured the following accolades:



THE FULL CIRCLE AWARD- BEST COMPLETED LANDED DEVELOPMENT
StarProperty Awards 2022



Sunsuria City

ASEAN PROPERTY DEVELOPMENT AWARD MALAYSIA 2020/2021
Best Sustainable Township Development – Sunsuria City

CUSTOMER SATISFACTION

Sunsuria makes considerable effort in understanding customers' needs and preferences to maintain our competitive edge in our chosen markets. The Group carries out extensive market research and customer engagement activities to cultivate customer-focused business strategies to drive brand loyalty through customer satisfaction.

Customer satisfaction in our products and services is overseen by the Customer Experience ("CX") unit of the Group, which reports to the Chief Operating Officer to ensure high levels of satisfaction in Sunsuria's brands and products. Aside from ensuring the delivery of high quality products and services, assessments of customer satisfaction levels are carried out by the sales, administration and CX teams through surveys conducted at the following stages of the home ownership journey:

Sales

Purchasers are required to fill up a survey form after signing the Sales and Purchase Agreement

Vacant Possession (VP)

Owners are required to fill up a survey during the handover process

Post-VP

Another survey is conducted after 6 months to 1 year after hand owners' satisfaction level on the delivery and defect management process

Sunsuria is pleased to maintain consistently strong customer satisfaction levels for our property projects, recording the following satisfaction ratings for our recently completed projects:

	FY2020	FY2021	FY2022
Customer Satisfaction Scores (%)	82.46	85.82	**84.69**

SUSTAINABILITY STATEMENT

LANDBANK

As a property developer, Sunsuria requires large tracts of land on which to realise its real estate masterplans, particularly given Sunsuria's township-centric business model. Sunsuria has put in place robust landbank acquisition strategy to ensure a sustainable pipeline of landbank for future development while maintaining its financial liquidity to fund development efforts.

All land purchased from landowners are carried out in accordance with all local laws. This includes conducting environmental and social impact assessments to determine the suitability of the development plan in relation to the land terrain, traffic, market conditions and other impact on the surrounding communities and submitting all necessary approvals to local town councils prior to development.

As at FY2022, Sunsuria has a total of 2,092.7 acres of landbank remaining for development.

Future Project Developable Area	Acres
Sunsuria City, Selangor	205.8
Bangsar Hill Park, Selangor	4.8
Banting, Selangor	44.7
Puncak Alam, Selangor	60.8
Tapah, Perak	1,776.6
Total:	**2,092.7**

ENVIRONMENTAL TOPICS

CLIMATE CHANGE

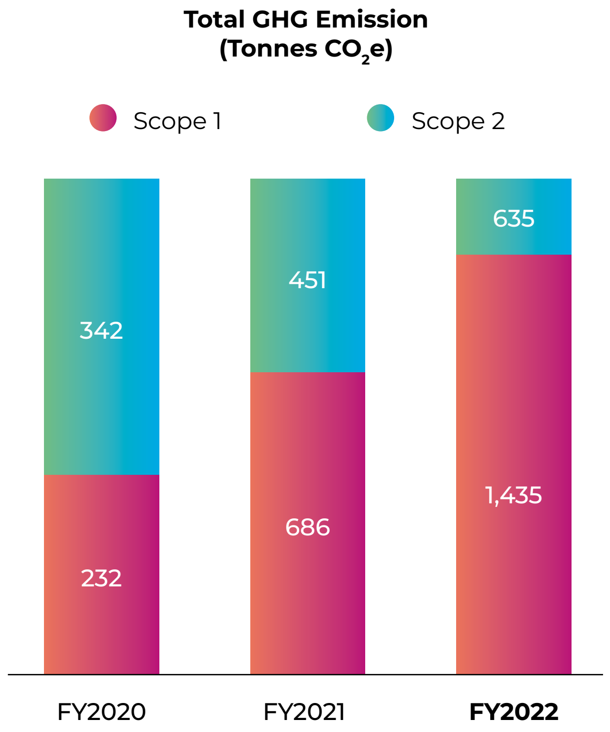
In the recent COP27 in Sharm el-Sheikh, a five-year work programme was launched to progress toward climate change mitigation by promoting the adoption of climate-related technology in developing countries. As growing climate change impacts are experienced across the globe, an adequate mitigation plan has become urgently needed to sustain the climate impacts and ensure climate resilience. Echoing these concerns, Sunsuria acknowledges that climate risks may affect its business value chains and took proactive action to incorporate climate change as part of its material ESG topics.

Emissions

Given that the property development industry is a prime contributor of greenhouse gas ("GHG") emissions accounting for 40% of global emissions, Sunsuria is committed to join the effort in tackling climate change by endeavouring to reduce our direct and indirect GHG emissions from our business activities.

The Group's main operational sources of carbon emissions have been identified as coming from the direct combustion of fossil fuels to power machineries and equipment used in construction and property development activities (Scope 1), and indirect emissions from purchased electricity (Scope 2). We have carefully evaluated and implemented improvements in our energy management strategy so as to minimise the emissions generated by our property business activities in the pursuit of economic growth.

The following chart discloses the Group's total Scope 1 and Scope 2 GHG emissions for the past 3 years:



*For FY2022, Scope 1 conversion factor used is based on Malaysia Statistic Handbook (2020), while emission factor is based on IPCC database. Scope 2 electricity conversion factor is based on Harmonised Grid Emission Factor data set by UNFCCC (2021)

SUSTAINABILITY STATEMENT

RESOURCES MANAGEMENT

Energy Consumption And Efficiency

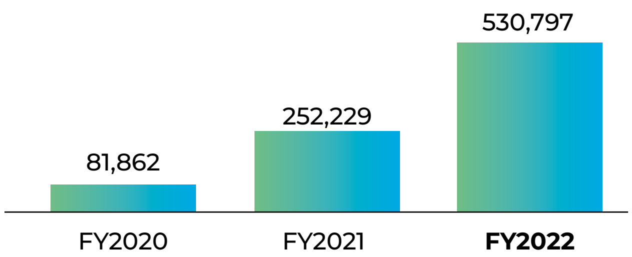
Energy efficiency is at the core of the Group's emissions reduction strategy. Sunsuria's environmental stewardship is guided by the Group's Sustainability Policy, which also aligns its targets with the UNSDGs.

The Group pursues energy conservation across all its business operations. In the future, the Group plans to replace all the light bulbs in the office with LED bulbs and ensure that all air conditioning in the office is turned off during lunch hour.

Diesel Consumption

Construction division's project sites remain the biggest contributor to Sunsuria's diesel consumption. In FY2022, Sunsuria's construction sites consumed a total of 530,797 litres of diesel. As the Group's project expands over the years, an increased consumption trend is expected due to growing business demand.

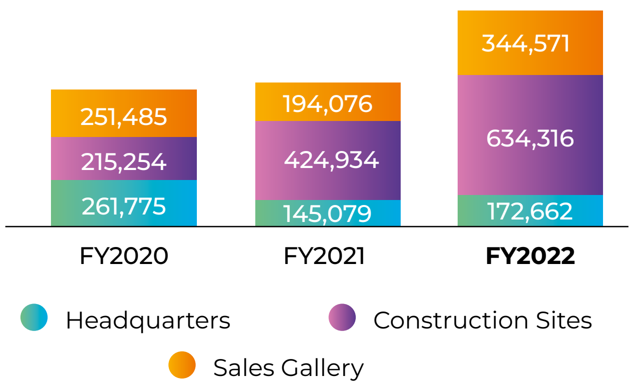
Diesel Consumption (Litres)



Electricity Consumption

Electricity supply is deemed important to the Group's operations in powering its office premises and construction sites. Sunsuria is cognisant of the need for efficient management of its purchased electricity, which is mainly imported from the Tenaga National Berhad ("TNB") grid.

Electricity Consumption (kWh)



Facilities (kWh)	FY2020	FY2021	FY2022
Headquarters	261,775	145,079	**172,662**
Sales Gallery:			
- Celebration Centre	216,897	140,561	**266,146**
- Sunsuria Forum	34,588	28,409	**31,801**
- Sunsuria Berhad	-	25,106	**46,624**
Construction Sites:			
- Forum 2	27,280	250,784	**487,858**
- Tangerine Suite	-	152,010	**101,666**
- BHP-Block D&E	-	-	**42,763**
- BHP-Block A	-	-	**2,029**
- Monet Springtime	138,223	13,894	**-**
- Monet Garden	-	2,280	**-**
- Sunsuria PPU	-	1,980	**-**
- Giverny Walk	11,842	3,986	**-**
- Bell Suites	37,909	-	**-**
Total Electricity Consumption (kWh)	728,514	764,089	**1,151,549**

SUSTAINABILITY STATEMENT

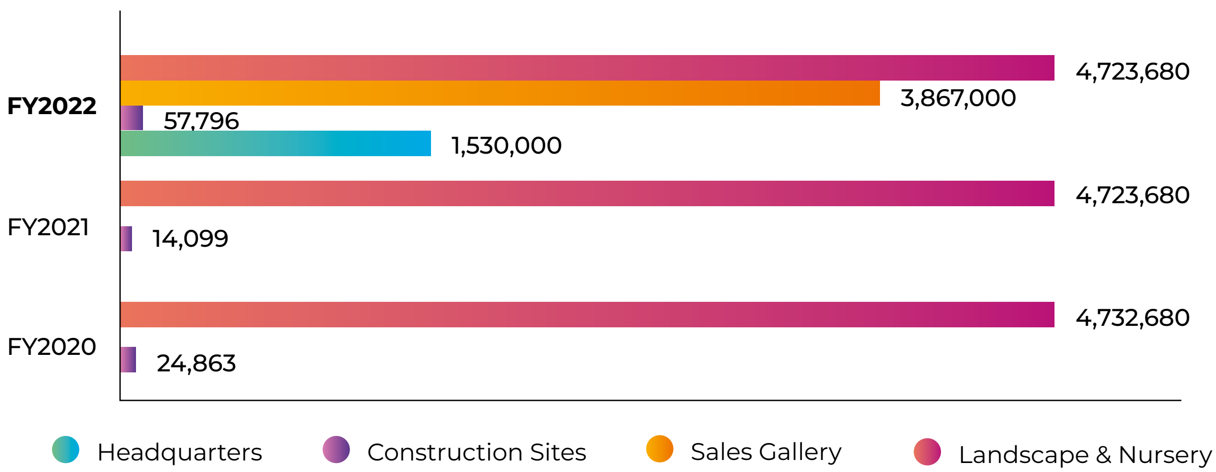
The Group is aware of the major energy consumption at the construction operation sites. Thus, close monitoring has been assigned to the Quality, Environmental, Safety and Health ("QESH") department for effective energy management.

Several energy-saving initiatives have already been put in place, such as adopting solar photovoltaic ("PV") system as renewable energy ("RE") at the Celebration Centre, which saves electricity consumption at the premise by up to 50% per month, and reminding employees to practice "Switch Off When Not In-Use" for all machineries and equipment at its premises, including computers, lights and air-conditioning units.

Water Consumption And Conservation

Water is utilised on multiple levels of the Group's business for construction and sanitary purposes. The Group closely monitors its water consumption in pursuit of stronger ESG compliance and conservation of this essential resource.

Water Consumption
(Litres)



In FY2022, the Group extended the coverage of water monitoring to include Sunsuria's sales galleries and headquarters office for better disclosures.

Several water conservation initiatives have been implemented across the Group, such as installing auto sensors in washrooms for efficient water use. Project sites such as BHP Block A, Concord College and Seni Residence utilised pumped underground water for construction activities rather than depending on piped water supply.

Given the landscape and nursery division as the significant contributor to Sunsuria's water consumption, the Group initiated other water alternatives to reduce its dependency on piped water for landscaping activities. For instance, Giverny Park utilises water sourced from nearby lakes, and a rainwater harvesting system was implemented to store water for landscaping activities around Sunsuria City.

SUSTAINABILITY STATEMENT

Materials Consumption

Besides energy and water, Sunsuria's property development activities also rely on materials such as steel, wood, sand and cement for its construction projects. Efficient use of raw materials is one of the initiatives that the Group has implemented at all its operation sites.

For instance, every project site is required to provide a materials report comprised of a waste target at the end of a project cycle to review the performance and aim for minimal materials wastage. The Group also actively emphasizes the importance of material conservation by providing training to its employees.

EFFLUENTS AND WASTE MANAGEMENT

Effective waste and effluent management are essential in preventing environmental pollution and its impacts. At Sunsuria, a key focus of our waste management strategy is on recycling construction waste and diverting it from landfills.

A waste-to-wealth approach has been implemented in Sunsuria, where scrap metal bars and concrete waste are recycled to make precast slabs for future construction use. Meanwhile, non-recycled wastes will be sent to an authorised third-party waste collector for proper disposal. The waste management approach also reflects the commitment of the Group to UNSDG Goal 12 of "Responsible Production and Consumption" across its business operations.

For efficient waste management and monitoring, the Quality, Environmental, Safety & Health ("QESH") Department is assigned to keep track of waste generation data through record templates from contractors, which are to be reviewed and verified by QESH personnel on a monthly basis. In addition, effluent monitoring has also been conducted on all active construction sites through the total suspended solid test to ensure effluent discharged quality does not cause any adverse impact on the environment and preserve clean water sources in the surrounding areas, as in line with UNSDG Goal 6 on "Clean Water and Sanitation".

GREEN BUILDINGS INITIATIVES

Beyond conservation efforts, Sunsuria believes that green property management is a way forward in promoting the sustainable development agenda. Therefore, the Group took the initiative to incorporate green features in its project development, particularly at its principal township, Sunsuria City.

Conceived as a walkable township to reduce carbon emission from combustion-engine vehicles, Sunsuria City features many pedestrian walkways and bicycle paths in its landscape to encourage lesser vehicular use and encourage its residents toward a healthy lifestyle. This is complemented with optimum lighting and closed-circuit television ("CCTV") to provide safety assurance for its residents. The Group also intentionally promoted public transport usage by establishing a connectivity link between Salak Tinggi Express Rail Link ("ERL") Station and Xiamen University Malaysia, which Sunsuria established.

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

THE WASTE MANAGEMENT APPROACH ALSO REFLECTS THE COMMITMENT OF THE GROUP TO UNSDG GOAL 12 OF "RESPONSIBLE PRODUCTION AND CONSUMPTION" ACROSS ITS BUSINESS OPERATIONS.

156.88 tonnes
(RECYCLED MATERIAL: RE-BAR)

6 CLEAN WATER AND SANITATION

IN ADDITION, EFFLUENT MONITORING HAS ALSO BEEN CONDUCTED ON ALL ACTIVE CONSTRUCTION SITES THROUGH THE TOTAL SUSPENDED SOLID TEST TO ENSURE EFFLUENT DISCHARGED QUALITY DOES NOT CAUSE ANY ADVERSE IMPACT ON THE ENVIRONMENT AND PRESERVE CLEAN WATER SOURCES IN THE SURROUNDING AREAS, AS IN LINE WITH UNSDG GOAL 6 ON "CLEAN WATER AND SANITATION".

SUSTAINABILITY STATEMENT

Other green building initiatives implemented at the projects of the Group include:

Green Building Initiatives	Implemented at	Impact
North-South Building Orientation to provide optimal thermal and visual comfort, as well as limit the use of air conditioning and lighting.	Sunsuria City	**Energy Efficiency**
Rainwater Harvesting System installed in high-rise developments for landscaping which reduce dependency on pump use and piped water supply.	All high-risk projects	**Water Saving**
Disabled Accessibility Design which include gentle slopes, special parking bays and physically assisted toilets in public areas to provide convenient access for the disabled.	All projects, including Forum 2 and Bangsar Hill Park	**Inclusivity**

The Group plans to extend the existing efforts to its upcoming projects and will continue to consider incorporation of other sustainability elements in future township planning.

BIODIVERSITY

Biodiversity is the precious existence of various species and organisms living in an ecosystem. Sunsuria believes that healthy and balanced biodiversity is essential to reduce climate change impacts and regulate temperatures in urban areas, which supports the future outlook of property development.

Despite there being no project sites based in critical biodiversity hotspot locations, the Group continued to focus on preserving the biodiversity within its operation areas by providing landscape maintenance work on a regular basis. With this structured preservation planning in place, Sunsuria is forward-looking into increasing biodiversity across its landscaping vicinity and beyond.

Maintenance Activities	Frequency
Watering Plant	Daily
Grass Cutting	Bi-Weekly
Tree Pruning	Every Two (2) Months
Shrub Pruning & Trimming	Monthly
Maintenance Landscape Environment	All Time
Pest Control	As and When Necessary
Fertilizing Plants	Monthly
Weed Removing from Planting Pit	Weekly
Site Clearing	Daily
Landscape Reporting	Monthly

SUSTAINABILITY STATEMENT

In addition to landscaping maintenance, the Group also proactively keeps track of every plant species' handling factsheet for better plant care.

Tecomaria capensis (Thunb.) Spach

Full sun

Moderate Water

Shrub

Bird Attracting Plant

Herb or Spice

Tree

Ornamental Flowers

Family name : Bignoniaceae
Synonyms : Bignonia capensis, Tecoma capensis
Common Name : Cape Honeysuckle, West Indian Honeysuckle

Samanea saman (Jacq.) Merr.

Full sun

Moderate Water

Tree

Suitable for roadside

Ornamental Flowers

Herb or Spice

Family name : Fabaceae (Leguminosae)
Synonyms : Inga saman, Inga Salutaris, Enterolobium saman, Acacia propinqua, Calliandra saman, Pithecellobium saman, Mimosa saman, Inga cinerea, Abrus saman, Albizia saman
Common Name : Rain Tree, Pukul Lima, Cow Tamarind, Hujan-Hujan, East Indian Walnut, Mondy-pod, Saman

SUSTAINABILITY STATEMENT

Heliconia psittacorum 'Andromeda'

Full sun
Semi shade
Lots of water
Occasional Misting
Herbaceous plant
Ornamental Flowers
Ornamental leaves

Family name : Heliconiaceae
Common Name : Parakeet Flower

Bougainvillea (Spectoperuviana Group) 'Mary Palmer'

Full sun
Moderate Water
Little Water
Suitable for Bonsai
Drought tolerant
Ornamental Flowers
Climber, Vine and Liana
Shrub

Family name : Nyctaginaceae
Synonyms : Bougainvillea 'Surprise', Bougainvillea 'Ailsa Lambe', Bougainvillea 'Snow Cap'

** Infographic retrieved from National Parks Board of Singapore Government*

SUSTAINABILITY STATEMENT

GREEN LANDSCAPE INITIATIVES

Sunsuria's aim to promote green landscaping is supported by its long-term planning of sustainable green landscape initiatives, which directly contribute to a healthy and balanced mix of flora and fauna at the properties in our care. Case study assessment of similar developments are conducted before the green landscaping initiatives below are implemented:

Tree Tagging And Signage

Tree tagging is important not only to help residents appreciate and gain knowledge of tree species around them, it also helps the Department of Forestry, researchers, tree farmers, national and local parks, and landscapers to keep track of activities associated with these trees. These include the identification of trees to be cut down, trees to protect, treated trees, species and genus names and memorial trees.

Solar Garden Lights

Sunsuria continues to promote energy-saving solutions for its operational activities, looking to extend this to its landscaping division.

One of its long-term plan is to install outdoor solar-powered LED street lights in the community garden and park.

Apart from decorative purpose, the solar-powered street light provides self-sustaining power for at least six (6) hours, reducing the dependency on grid electricity.

Composting And Urban Farming

As part of Sunsuria's green landscaping initiatives, the Group plans to introduce composting as an organic source of fertilizer instead of applying chemical fertilizers for its landscaping activities. This also prevents the contamination of surrounding water bodies due to fertilizer run-off.

Taking conventional landscaping to another level, the Group is looking to produce its agricultural products in urban settings, such as rooftop farms, hydroponic and aquaponic facilities.

Tree Planting And Partnership Programme

Apart from preserving its current plants, Sunsuria is keen on rehabilitating efforts for biodiversity-degraded areas through a tree planting programme. Collaboration with biodiversity conservation experts is one of the Group's strategic approaches to expand the tree planting initiatives to nurture and sustain biodiversity today and for future generations.

SUSTAINABILITY STATEMENT

SOCIAL TOPICS

LABOR AND HUMAN RIGHTS

Sunsuria respects and champions for human rights. The Group believes that all employees have the right to a fair, living wage and complies with all requirements under the Minimum Wages Order 2020.

Sunsuria adheres to the Employees' Minimum Standards of Housing, Accommodations and Amenities Act 1990 to ensure all workers live in decent conditions with basic amenities, such as access to electricity and water utilities for daily needs. This also extends to the Group's responsibility to protect the workers from infectious diseases with the proper sanitation in place.

Beyond safeguarding its employees, the Group plans to cascade the human rights practices to its third-party business partners by implementing due-diligence procedures on suppliers through supplier declaration forms. In FY2022, zero incidents were reported regarding negative social impacts in the supply chain.

5 GENDER EQUALITY

ALL GENDER EXPRESSIONS ARE ACCEPTED WITHOUT PREJUDICE, ALL DIFFERENT CULTURAL CELEBRATIONS ARE EQUALLY OBSERVED AND HONOURED, AND INDIVIDUAL ETHNIC SENSITIVITIES ARE RESPECTED.

DIVERSITY AND EQUAL OPPORTUNITY

Sunsuria is committed to providing job opportunities for Malaysians, especially in the surrounding communities where the Group operates. Sunsuria's talent management approach values diversity and equality, creating an inclusive environment that represents a microcosm of multi-cultural, multi-ethnic Malaysia with employees from diverse racial backgrounds.

All gender expressions are accepted without prejudice, all different cultural celebrations are equally observed and honoured, and individual ethnic sensitivities are respected. As a pledge towards UNSDG Goal 5 on "Gender Equality", the Group is committed to providing equal opportunities based on meritocracy in all its employment practices.

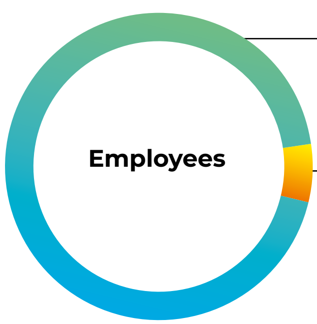
The Group views any discrimination as a serious offence and considers it as a misconduct. This action triggers the disciplinary process, a domestic inquiry and subsequent disciplinary measures and termination when deemed necessary. Through employee engagement activities such as cultural celebrations, a sense of sensitivity and respect for all religions is instilled, coupled with a strict no-tolerance attitude towards any form of discrimination. Sunsuria is committed to exuding a culture that demands compliance with non-discrimination from its employees.

A diverse workforce benefits the Group in gathering innovative ideas from different perspectives to widen experience and learning. Sunsuria continued to pledge equal opportunity regardless of differences in gender and background at all levels of employment.

In FY2022, the general presentation of Sunsuria's workforce is illustrated in the following.

Total Male Employees
123
(FY2021: 103)
(FY2020: 58)

Total Female Employees
98
(FY2021: 111)
(FY2020: 86)



94% Permanent Employees

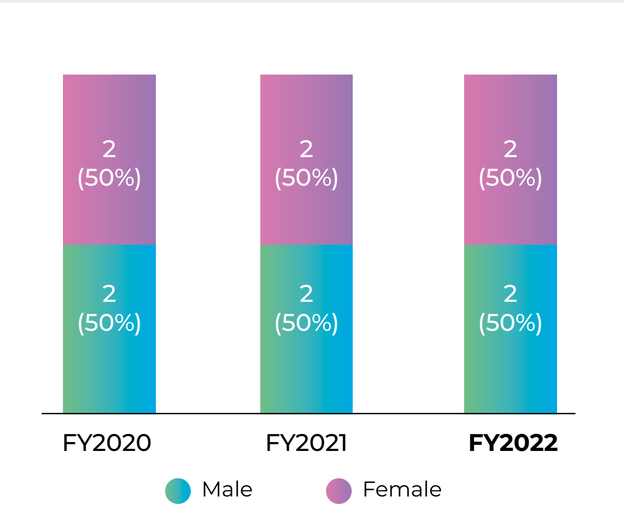
6% Contract Employees

SUSTAINABILITY STATEMENT

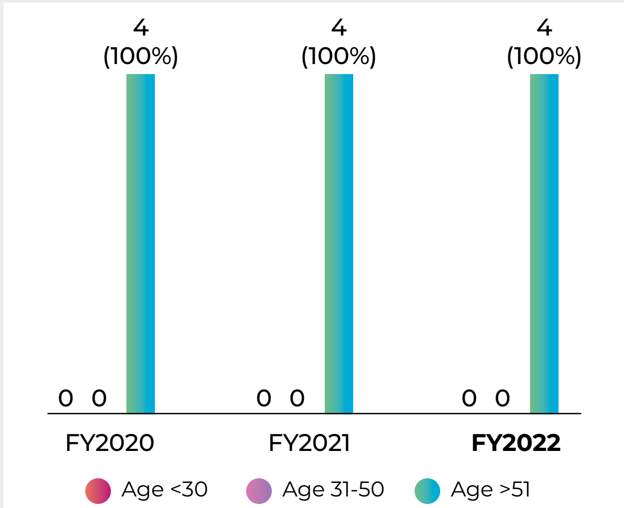
Workforce Data	FY2020	FY2021	FY2022
Malaysian Employees	144	214	**221**
Foreign Nationals	0	0	**0**
Malay Employees	62	102	**94**
Chinese Employees	81	107	**121**
Indian Employees	1	5	**6**
Others	0	0	**0**
Senior Management Staff	17	22	**22**
Management Staff	46	65	**71**
Executives	60	82	**106**
Non-Executives	21	45	**22**

BOARD OF DIRECTOR PROFILE

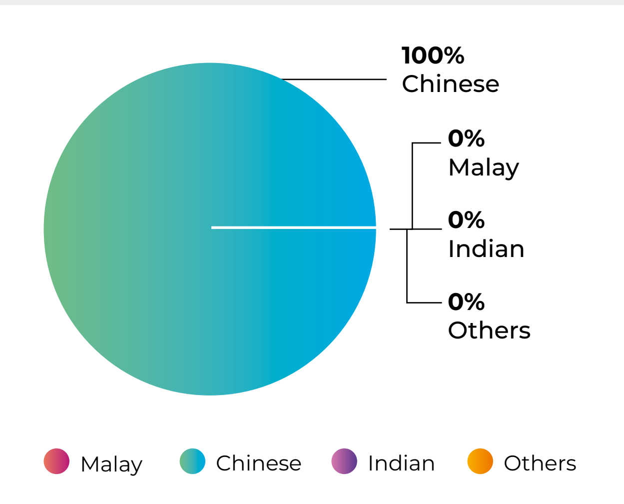
BOD Breakdown by Gender



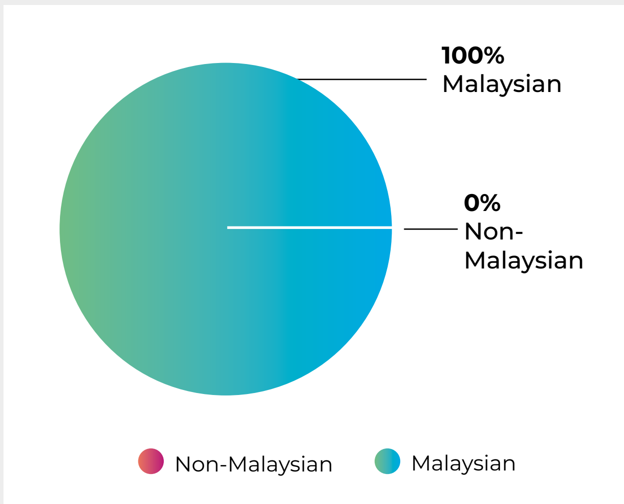
BOD Breakdown by Age



BOD Breakdown by Ethnicity



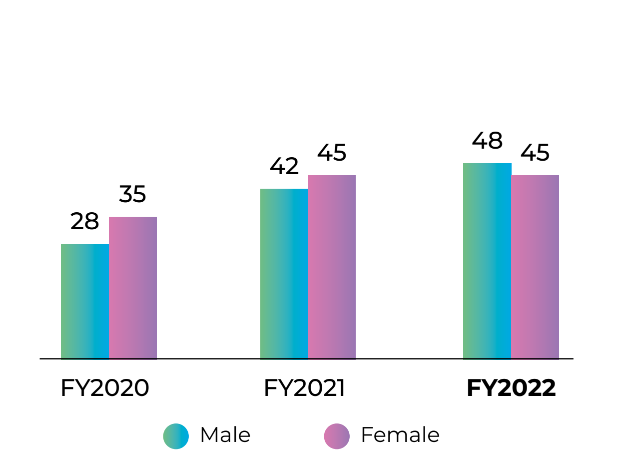
BOD Breakdown by Nationality



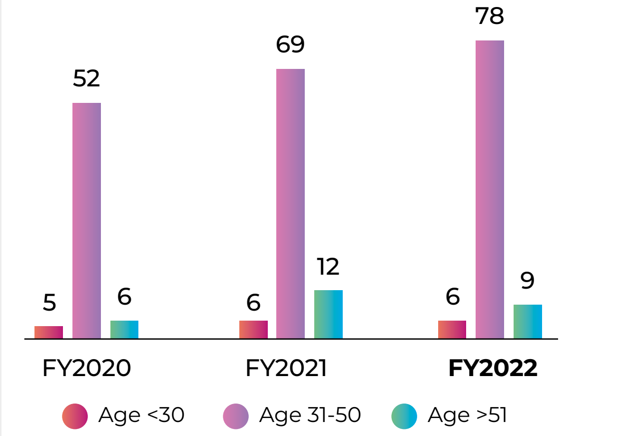
SUSTAINABILITY STATEMENT

MANAGEMENT PROFILE

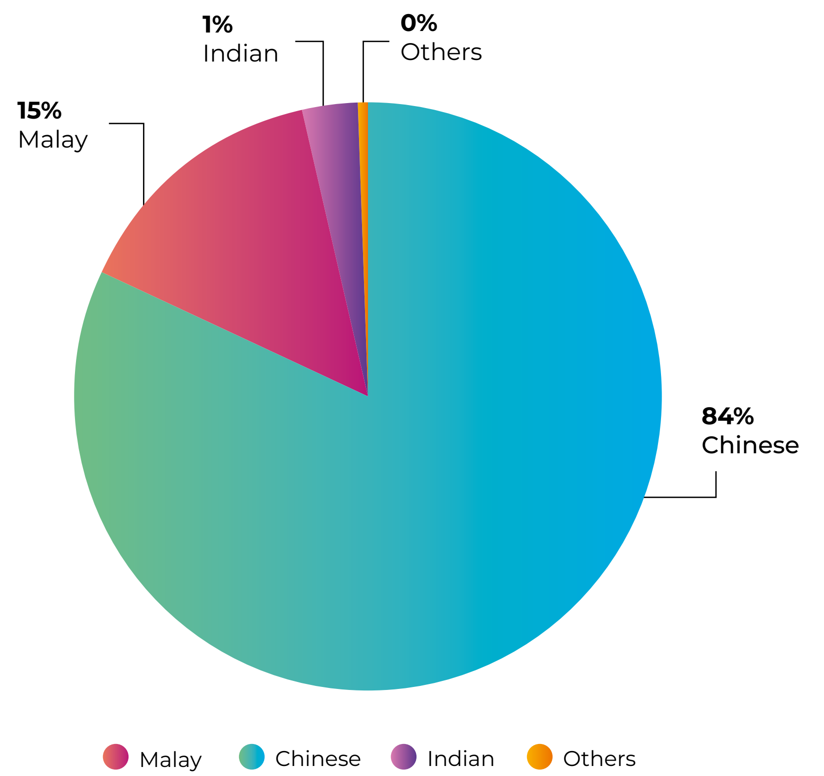
Managerial Staff by Gender



Managerial Staff by Age



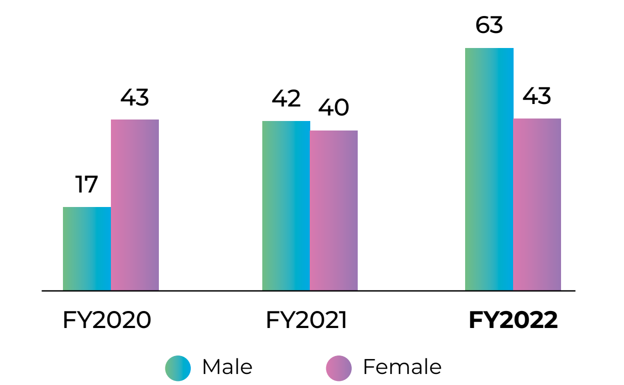
Managerial Staff by Ethnicity



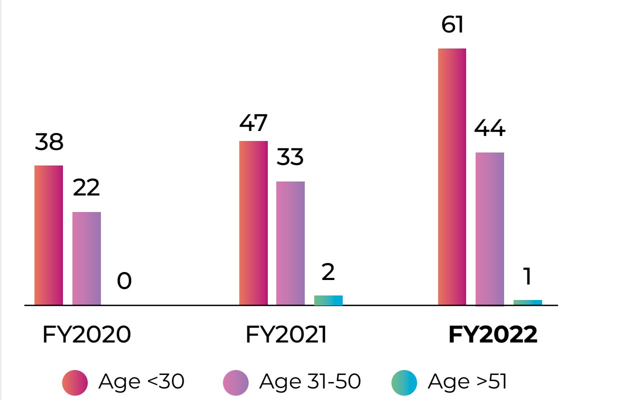
SUSTAINABILITY STATEMENT

EXECUTIVE PROFILE

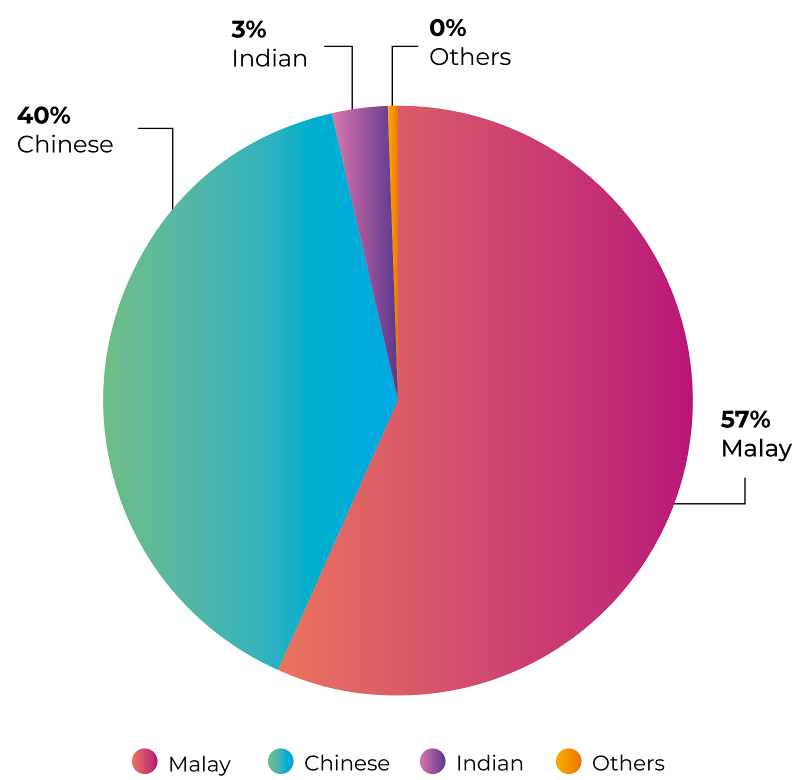
Executive Staff by Gender



Executive Staff by Age



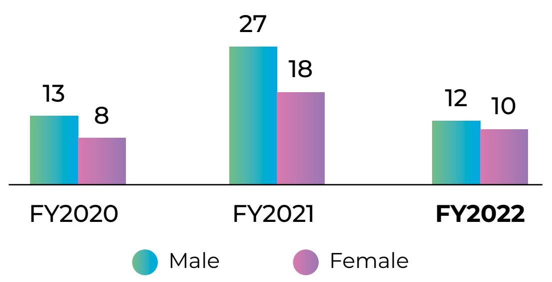
Executive Staff by Ethnicity



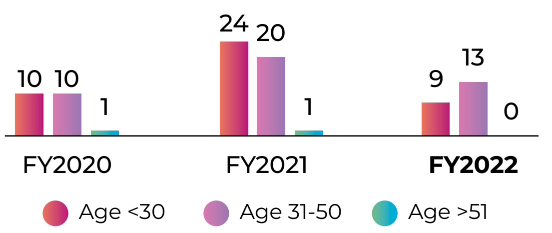
SUSTAINABILITY STATEMENT

OPERATION PROFILE

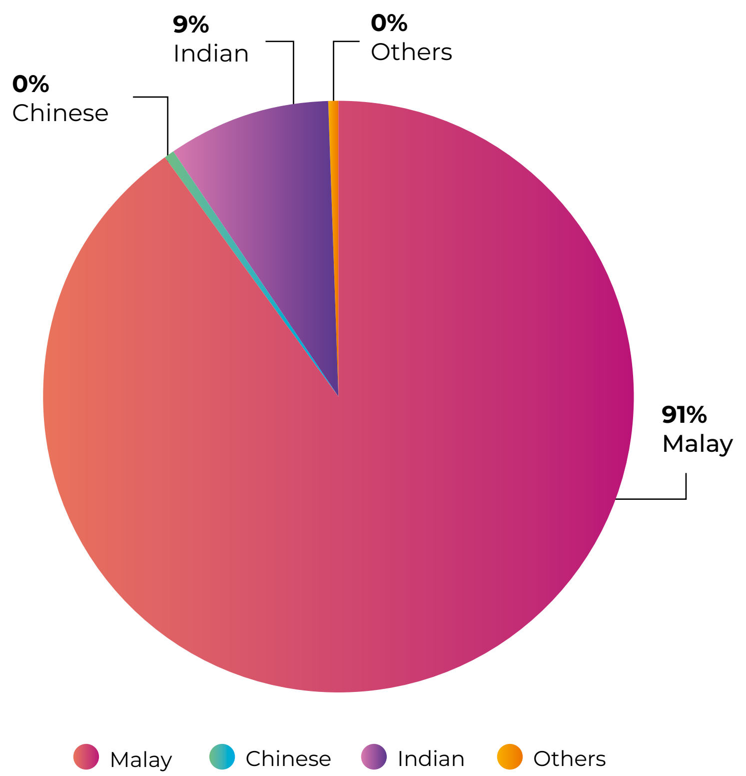
Operational Staff by Gender



Operational Staff by Age



Operational Staff by Ethnicity



SUSTAINABILITY STATEMENT

TALENT RETENTION AND DEVELOPMENT

Sunsuria believes that talent is at the core of the Group's capability to build business value. Given that the Group's success heavily depends on employees' excellence and expertise, Sunsuria continues to ensure inclusive and equitable quality education to promote lifelong learning opportunities for all.

Hiring And Attrition

For Sunsuria, recruitment is driven by the Group's needs and decisions. The right mix of desirable skills and a good attitude is the key element in ensuring the candidate's capability to contribute positively towards the growth and culture of the company. The Group also prioritises local talents for all levels of Management and Non-Management positions.

Retention of great talents is always the Group's priority. To stay vigilant in talent retention, a well-rounded retention policy is individually formulated based on the particular employee and features a fusion of monetary rewards, promotion possibilities, extensive and relevant training, and continually engaging the employee.

Employee Engagement And Satisfaction

Sunsuria believes balancing the organisation's needs and employee satisfaction is essential to drive workplace productivity.

The Group took the initiative to perform an employee satisfaction survey to assess social indicators regarding work-life balance, workplace relationships, working environment, as well as management support and leadership.

In FY2022, the employee satisfaction score recorded 84.31%, with a slight increase from the preceding year that resulted from constant improvement in employee engagement and organisational support.

84.31%

EMPLOYEE SATISFACTION

(FY2021: 79.59%)

Employee Benefits And Well-Being

For Sunsuria, a healthy workplace is essential to drive a high-functioning, resilient workforce. Employees' productivity contributes to sustainable growth across the Group and its community and effective strategies for talent retention.

On top of basic employee benefits, the Group also offers competitive benefits packages for its employees as part of our reward and recognition strategy.

Medical	Dental	Insurance	Travel Allowance	Optical	Parental leave

SUSTAINABILITY STATEMENT

Sunsuria's Human Resources ("HR") Department plays a crucial role in facilitating various employee well-being programmes such as Stress Management Talk, Dementia Talk, Corporate Wellness Programme and Grooming Programme, encouraging active participation from all employees to ensure a well-rounded approach in their development.

Training And Professional Development

Continuous learning and development are the key essences of Sunsuria's success. In promoting sustainable growth across the Group, efforts are supported by the Management to provide learning opportunities to its employees for upskilling and equipped with the latest industry knowledge.

Sunsuria practises a blended learning approach to sustain long-term business growth in developing its human capital to increase productivity and performance.

The Group's Human Resources ("HR") Department is championing the development of annual Training and Development Plan that customised based on employees' performance appraisal, and this includes training in Professional and Personal Development, Managerial Development Programme ("MDP") and On-the-Job Training. In FY2022, 100% of employees have had performance appraisals regularly.

In FY2022, the total hours allocated for training nearly doubled compared to the year prior; the objectives were to improve organisational effectiveness, optimise human capital, build and strengthen staff capabilities, and create a sustainable performance culture.

TOTAL TRAINING HOURS
2,894
(FY2021: 1,449)
(FY2020: 1,611)

TOTAL TRAINING SPEND
RM47,354
(FY2021: RM48,484)
(FY2020: RM20,544)

Workforce Data	FY2020	FY2021	FY2022
Average Training Hours by Gender			
Male	9.4	4.4	**17.6**
Female	12.4	9.3	**9.5**
Average Training Hours by Employment Category			
Senior Management	12.7	10.6	**32.8**
Management	13.1	9.6	**18.0**
Executive	11.3	7.3	**6.5**
Non-Executive	4.5	0.4	**9.3**
Total Training Hours by Employment Category			
Senior Management	215.5	234.0	**722.5**
Management	625.0	598.0	**1,281.0**
Executive	676.0	599.0	**685.0**
Non-Executive	94.0	18.0	**205.0**
Number of Employees Attended Training			
Male	70.0	54.0	**101.0**
Female	90.0	85.0	**97.0**

Note: *Consolidated data from Sunsuria Berhad, Sunsuria Facility Management SB, Sunsuria Landscape Nursery SB, Sunsuria Education SB, Sunsuria Healthcare SB and Sunsuria Asas for FY2022.*

SUSTAINABILITY STATEMENT

TRAINING PROGRAMME

Sunsuria stays resilient in producing talents with great problem-solving skills to fulfil operational needs in view of growing business challenges. Alongside the UNSDG Goal 8 of the "Decent Work and Economic Growth" pledge, consistent skills training, counselling, guidance, and clearly defined career paths for employees ensure sustained knowledge transfer and the creation of productive employees in both technical and soft skills.

The commitments are reflected through its consistent training programme, with a total of 28 hybrid training conducted in FY2022 comprised of technical knowledge, soft skills and management programme.

TECHNICAL SKILLS

- Kursus Kad Hijau CIDB ("SICW")
- OSH Coordinator Trainer Person
- Program Pemantapan Pengurusan Bangunan Kediaman
- Chapter 10 - Transaction with 3rd Party and RP
- Corporate Liability S17A of MACC
- Removal of Directors
- Good Corporate Governance Practice for SMEs
- ISO 9001: 2015 Awareness Traning and Internal Audit
- Briefing on Housing Integrated Management System ("HIMS")
- Online Sharepoint Master Class
- GreenRE Accredited Professional's Course No.27 (Webinar)
- Personality Test - SDI, Belbin, MBTU
- 2022 Hays Asia Salary Guide Launch Webinar Malaysia
- Microsoft Excel Intermediate
- Microsoft Excel Advance
- Strata Management Seminar 2022 (Series 2)
- Seminar Keselamatan Kebakaran: Fire Safety Awareness, Maintenance and Safety in Building
- Seminar Kuala Selangor Merintis Pembangunan Lestari: Pengurusan Pelan Pemajuan Secara Holistik
- Konvensyen Strata Ampang Jaya
- 13th International Conference on World Class Sustainable Cities 2022

SOFT SKILLS

- Sales & Marketing Motivational Talk
- Coaching for Performance & Development
- Customer Service - Creating Moments that Matters
- Train the Trainer
- Understand Misconduct, Discipline and Managing Poor Performers

MANAGERIAL DEVELOPMENT

- Module 1: Decision Making & Planning
- Module 2: 360 degree Management Assessment and Development Programme
- Module 3: Strategic Thinking Programme

SUSTAINABILITY STATEMENT

SUNSURIA IS COMMITTED TO THE HIGHEST SAFETY AND HEALTH STANDARDS TO ENSURE ITS EMPLOYEES AND THIRD-PARTY CONTRACTORS SAFELY RETURN HOME AT EVERY PRODUCTIVE SHIFT.

OCCUPATIONAL SAFETY AND HEALTH ("OSH")

In pursuing UNSDG Goal 3 for "Good Health and Well-Being", Sunsuria is committed to the highest safety and health standards to ensure its employees and third-party contractors safely return home at every productive shift.

In keeping with Sunsuria's commitment to safety, all employees are informed about the Group's "Safety-First" philosophy, where safety guidelines and information are made available through the Group's online portal, with hard copies provided at all important work sites.

Despite transitioning into COVID endemic phase, the Group continued to take precautionary steps to ensure the safety of its employees through weekly COVID tests with the test kit provided by the Group. Any employee testing positive will be required to perform self-quarantine as per Ministry of Health ("MOH") guidelines.

In FY2022, all high-risk projects were assessed through the Safety and Health Assessment System in Construction ("SHASSIC"). In fact, the implementation has already been in place for the projects awarded from FY2021 onwards. This includes the compilation of Hazard Identification, Risk Assessment and Risk Control ("HIRARC") documents for all main building projects.

PRELIMINARY ACTIONS TAKEN BY THE MAIN CONTRACTOR ACCORDING TO THE SAFETY PLAN

REPORT TO BE SUBMITTED TO HQ WITHIN 24 HOURS AFTER THE ACCIDENT OCCURED

Safety Management And Control Measures

Safety management is overseen by the Board through the Group Risk Management Committee ("GRMC"), which works alongside various Heads of Department to form an Emergency Response Team ("ERT") that sets the tone in highlighting the importance of OSH for the Group.

The safety profile of the Group is categorised into two segments: high-risk construction sites, which mainly involve working at height, mechanical lifting, and installation works; whereas for the office compound, OSH risk is lower and is mostly confined to maintenance activities such as electrical and mechanical troubleshooting works. To ensure efficient safety management, OSH matters regarding Sunsuria's employees are managed by the Group's HR Department. The contractor's OSH personnel will oversee the construction sites' safety compliance and monitoring activities.

Guided by Sunsuria Berhad's Safety and Health Policy, the Group views safety as a top priority by effectively handling and monitoring safety matters. Sunsuria practices monthly safety committee meetings to discuss OSH matters among main contractors and its workers. The HSE data is reported once every two (2) weeks during site meetings, and the data is to be verified by the Consultants.

In case of any incidents or accidents reported on the construction sites, the Group refers to the safety protocol in place to ensure adequate hazard control.

SUNSURIA PRACTICES MONTHLY SAFETY COMMITTEE MEETINGS TO DISCUSS OSH MATTERS AMONG MAIN CONTRACTORS AND ITS WORKERS.

SUSTAINABILITY STATEMENT

Compliance With Safety And Health Standards

In its commitment to providing a safe working environment, Sunsuria has established an OSH system that covers all employees and contractors, and complies with relevant safety regulations such as:

- Safety and Health Assessment System in Construction ("SHASSIC") - CIS 10:2018
- Lembaga Pembangunan Industri Pembinaan Malaysia Act 1994 (Act 520)
- Occupational Safety and Health Act ("OSHA") 1994 (Act 514)
- Occupational Safety and Health (Use and Standards of Exposure of Chemicals Hazardous to Health ("USECHHI") Regulations 2000
- Occupational Safety and Health - Safety and Health Committee ("SHC") Regulations 1996
- Occupational Safety and Health (Classification, Labelling and Safety Data Sheet of Hazardous Chemicals ("CLASS") Regulations 2013
- Occupational Safety and Health - Notification of Accident, Dangerous Occurrence, Occupational Poisoning and Occupational Disease ("NADOPOD") Regulations 2004
- Department of Occupational Safety and Health ("DOSH") - Guidelines for Public Safety and Health at Construction Site 1994
- Factories and Machinery Act ("FMA") 1967 (Act 139)
- Factories and Machinery - Building Operations and Works of Engineering Construction ("BOWEC") Safety Regulations 1986
- Factories and Machinery - Safety, Health and Welfare ("SHW") Regulations 1970
- Factories and Machinery – Notification Certificate of Fitness and Inspection ("NCFAI") Regulations 1970, Occupational Health and Safety Assessment Series ("OHSAS") 18001: 2007, MS 1722 and ISO 45001:2018
- Uniform Building by Law ("UBBL") 1984
- Registration of Engineers Act 1967 ("REA") amended in 2015

Sunsuria's employees receive weekly health surveillance as per OSHA 1994 guidelines, while medical surveillance for construction site workers are carried out monthly.

All relevant laws and regulations governed by local and international governmental agencies are also adhered to by the Group. A total of 4 out of 6 Sunsuria's project sites are certified with OHSAS 18001, which includes:

Sunsuria Asas

- Forum 2
- Tangerine Suites
- BHP Block D & E

Kerjaya Prospek

- Block A

Given that most construction sites involve third-party contractors and workers, the Group established a weekly toolbox talk conducted by the main contractor to provide a safety briefing about "Safety Do's and Don'ts" and OSH standards.

SUSTAINABILITY STATEMENT

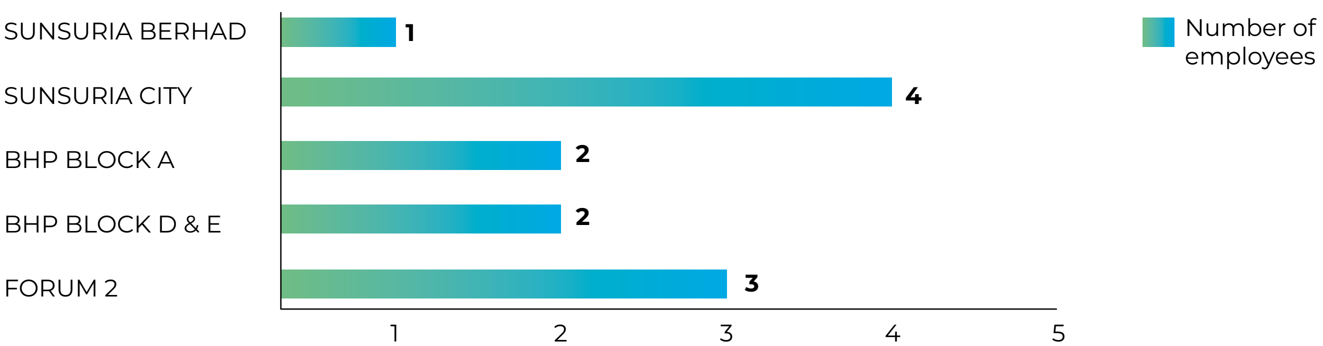
To ensure safety compliance is in place, Sunsuria proactively undertakes weekly safety site inspections on all active construction sites. In FY2022, there have been zero incidence of non-compliance with safety reported. The breakdown of our worksite OSH data for FY2022 is as follows:

OSH Site Data	Total manhours worked (Average overall total number of days worked by workers)	Fatalities	No. of work-related fatalities (as per Bursa's requirement)	No. of recordable work-related injuries	Total no. of lost days / LTIs	Incident Report	Unsafe Act Unsafe Condition ("UAUC")
FY2022	1,947,502	0	0	0	0	0	0

Safety And Health Training And Programmes

On top of safety compliance, Sunsuria refines the HSE capability of its employees and construction workers through additional training conducted by the HSE subject matter experts from internal and appointed external training providers.

To date, a total of 12 personnel from Sunsuria have been trained on health and safety-related standards.



In FY2022, several training programmes have been conducted in an effort to create a safe and healthy workplace for all employees and workers involved.

LIST OF SAFETY TRAINING

- Fire Drill
- CPR & AED Training
- Basic First Aid Training
- Working at Height
- Signmalman & Rigger Refresher Training
- Safety Induction Course
- Emergency Response Plan & Team Training
- Falsework and Scaffolding Training
- Machinery and Powertools Inspection
- Ergonomic Training
- Handling of OXY Awareness
- Lifting of Materials & Hazard

12

PERSONNEL FROM SUNSURIA HAVE BEEN TRAINED ON HEALTH AND SAFETY-RELATED STANDARDS.

SUSTAINABILITY STATEMENT

COMMUNITY ENGAGEMENT AND DEVELOPMENT

Sunsuria upholds the spirit of giving back to the community as an investment in the future nation. In FY2022, the Group continued to strive towards building a sustainable future by contributing cash and non-financial values to the local communities in which the Group operates, ensuring no one was left behind.

Flood Care And Relief

Sunsuria made a donation of RM10,000 in financial value to assist with flood relief through the Chinese Chamber of Commerce and Industry of Kuala Lumpur and Selangor ("KLSCCI") institution.

Internally, Sunsuria has also given out a total of ten (10) sets of flood care packages worth RM1,500 to affected staff's family members.

RM10,000
IN FINANCIAL VALUE TO
ASSIST WITH FLOOD RELIEF

Sunsuria Community Food Drive

A total of RM282 was invested in this community food drive event. Sunsuria provided transportation and two (2) assistants from Lalamove to facilitate the programme.

SUSTAINABILITY STATEMENT

Educational Support

Sunsuria acknowledges that education inequity affects all of us and it weakens our collective economic and social well-being. Hence in FY2022, the Group has contributed to several educational initiatives as below:

- Purchase of 200 Books towards Education Sponsorship through Yayasan Palan
- Educational support to beneficiary from Inti International University (2nd Semester – RM2,191.5; 3rd Semester – RM2,191.5)
- Financial assistance for accommodation and food allowance to beneficiary from Tunku Abdul Rahman University ("TARUC")

200
BOOKS TOWARDS EDUCATION SPONSORSHIP THROUGH YAYASAN PALAN

Calligraphy Charity Sales

Sunsuria partnered with Lion Parkson Foundation on the sale of thirty (30) sets of calligraphy worth RM100 each, raising RM3,000 for the charity donation.

RM3,000
FOR THE CHARITY DONATION

Financial Donation

In FY2022, Sunsuria continued to invest in various charity causes as listed in the following:

- Persatuan Penjaja-Penjaja Medan Selera Muallim Perak **(RM5,615)**
- Perkim Cawangan Parlimen Tanjung Malim **(RM3,000)**
- Kelab Sukan Dan Memancing Sungkai Perak **(RM1,590)**
- Persatuan Kebajikan Yee Aik Slim River **(RM50,000)**
- Persatuan Orang Asli Perak **(RM40,000)**
- Persatuan Veteran Angkatan Tentera Malaysia ("PVATM") Cawangan Slim River **(RM5,000)**
- Parent-Teacher Association ("PIBG") of SK Proton City **(RM3,000)**
- Parent-Teacher Association ("PIBG") of SMK Sungkai **(RM3,000)**
- Masjid Jamek Kampung Sungai Dara, Tanjung Malim **(RM14,150)**
- Persatuan Kebajikan Ga Hou Tong Sungkai **(RM10,000)**
- Masjid Jamek Kg. Rahmat Changkat Sulaiman **(RM100,000)**
- Persatuan Bola Sepak Daerah Tanjong Malim **(RM16,000)**
- Hin Hua High School **(RM100,000)**

SUSTAINABILITY STATEMENT

GOVERNANCE TOPICS

ANTI-CORRUPTION AND CORPORATE GOVERNANCE

Sunsuria maintains a zero-tolerance stance towards any form of bribery, corruption, and/or misconduct in all its business dealings involving. The Group has established a dedicated Anti-Bribery and Corruption Policy & Procedures ("ABAC"), which was adopted by the Board on 30 September 2019 and is in compliance with Malaysian Anti-Corruption Commission Act 2009 ("MACC Act").

The ABAC is applicable and has been disseminated to all Directors, employees and associates of Sunsuria Group, including suppliers, contractors, subcontractors, consultants, agents, representatives and others performing work or services for and on behalf of Sunsuria. An anti-corruption provision is included in all contracts and agreements with third-parties to mitigate its risk on the Group, and a no gift and entertainment policy is also enforced in all the Group's interactions with its stakeholders. Due diligence on anti-corruption is also carried out on all new business partners as part of our supplier assessment practices.

The Board, as the highest agency of Sunsuria, has oversight on all Anti-Corruption matters through the Risk Management Committee. All Board of Directors and Senior Management have received anti-corruption training, with the most recent training conducted in FY2021. A refresher course is scheduled for 1H2023 to enhance their ABAC knowledge and keep it at the top of mind.

A bribery risk assessment is conducted annually by the Group's internal audit function. The outcome of the assessment in FY2022 has found the Group's bribery and corruption risk to remain low.

ZERO
INCIDENCE OF CORRUPTION IN THE GROUP DURING FY2022

The Group has also put in place a Whistleblowing Policy which provides an avenue for any stakeholder to report suspicious activity or wrongdoing in the Group. The authority to decide whether or not a Protected Disclosure should be investigated is vested with the Whistle-Blower Committee, who will appoint the appropriate Investigator. A Whistle-Blower Committee is appointed by the Audit Committee to review all disclosures made and decide the next appropriate course of action. The Whistle-Blower Committee is chaired by the Chairman of the Audit Committee.

There had been zero incidence of corruption in the Group during FY2022, either detected through our bribery and corruption risk assessment or reported through the Group's Whistleblowing channels. As such, no employees were dismissed or disciplined for corruption related offences. Neither were there any incidents of third-party contract termination or non-renewal due to corruption-related violations. The Group has not received any fines, censures or penalties, or entered into legal settlements, in relation to corruption in FY2022.

SUSTAINABILITY STATEMENT

REGULATORY COMPLIANCE

The Group recognises that its operations are subject to various applicable laws, regulations, listing requirements and other applicable guidelines from local authorities and government bodies. Non-compliance to regulatory requirements exposes the Group to potential penalties, sanction or revocation of operating licenses and approvals granted to carry out the business activities of Sunsuria, and can damage the Group's reputation in the eyes of its employees, customers, vendors and other stakeholders.

Sunsuria is committed to manage our regulatory compliance risk responsibly. This includes the provision of adequate and reliable financial and corporate governance disclosures in adherence to the relevant laws, regulations and/or listing requirements of Sunsuria, including the following:

Environment Regulations

- Environmental Quality Act 1974
- Industrial Effluent Regulation 2009
- Sewage Regulations 2009
- Clean Air Regulations 2014
- Scheduled Waste Regulations 2005
- Environmental Impact Assessment Order (Prescribed Activities) 2015

Social Regulations

- Employment Act 1955
- Minimum Wage Act
- Sewage Regulations 2009
- Children and Young Persons Act
- Occupational Safety and Health Act
- Employees' Minimum Standards of Housing, Accommodations and Amenities Act 1990
- Minimum Retirement Age Act

Additionally, we have established an internal system to track and monitor the Group's adherence to all applicable requirements where we operate. The Group adheres to the 31000:2009 Risk Management Principles and Guidelines in the management of our principal risks, including regulatory and compliance risk, under the purview of the Risk Management Committee ("RMC").

In FY2022, the Group was neither fined nor censured by regulatory authorities for any environmental, socioeconomic, corporate governance or anti-corruption non-compliance or misconduct. There were no cases brought through dispute resolution mechanisms during FY2022 for the Company, save for a matter in respect of Monet Springtime G19 involving our subsidiary Sunsuria City Sdn Bhd, in which the matter filed to tribunal was subsequently dropped as the claimant was unable to substantiate the claim.

Items	Descriptions	FY2022
Board of Directors data	Number of Board of Directors (Excluding Alternate Director)	4
	Number of Independent Directors on the Board	3 (75%)
	Number of Women on the Board	2 (50%)

SUSTAINABILITY STATEMENT

ITEM		FY2019	FY2020	FY2021
AGM	AGM Notice Filing Date (DD-MM-YYYY)	31-01-2020	29-01-2021	28-01-2022
	AGM Date (DD-MM-YYYY)	12-06-2020 (Reschedule from 19-03-2020 due to Movement Control Order)	17-03-2021	16-03-2022
	Number of days between the date of notice and date of meeting	30	47	47

SUPPLY CHAIN ASSESSMENT

Sunsuria is committed to supporting local economic development through procurement practices that prioritise fairness, transparency, and project awards to local vendors with a demonstrated track record of ecologically and socially responsible practices.

The Group has established a comprehensive supplier pre-qualification and registration process as part of its supplier management standards of operating procedure ("SOP") which reviews and assesses suppliers on criteria such as price, payment terms, product and service quality, financial stability and corruption risk to ensure that they are fully capable of meeting our needs and expectations to support the delivery of our projects.

Suppliers are required to comply with the Group's policies, including endorsing our Anti-Bribery and Corruption Policy & Procedures and our Code of Ethics, and ensure all forms of the pre-qualification and registration process is filled out per the SOP. Existing suppliers are also assessed on their work performance and continued financial viability on a half-yearly basis.

The SCM Department is responsible for the sourcing of new local suppliers to ensure we maintain a healthy pipeline of vendors to provide products and services at competitive prices. Procurement is a centralised function, with a tender process carried out for projects valued above RM200,000, overseen by the SCM Department.

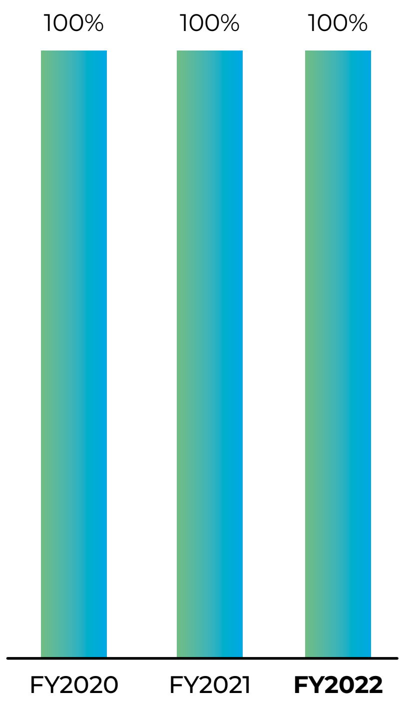
Suppliers are audited and assessed every year to ensure the latest information is captured in the supplier management system, with our Project Management Department and Customer Service Department carrying out physical inspection audits periodically to monitor work performance and ensure the supplier or contractor delivers quality works.

Through this process, we are able to strengthen trust with our vendors, find products and services that meet our needs at the best value, support local industries, and foster prosperity among our community members.

The Group's top five suppliers in terms of monetary value and scope of works are as follows:

1. Landhon Builders Sdn Bhd
2. Pembinaan Infrastruktur OKH Sdn Bhd
3. Sunsuria Asas Sdn Bhd
4. Radiant Success Construction
5. SE Active Sdn Bhd

Proportion of Procurement Spending on Local Suppliers



SUSTAINABILITY STATEMENT

Procurement Data	FY2022
Percentage of Local Procurement Spend, also known as proportion of spending on local suppliers (%)	100%
Total Number of Suppliers	701
Total Number of Local Suppliers	701
Total Number of Foreign Suppliers	0
Percentage of Local Suppliers (%)	100%
Number of suppliers screened / audited for good ESG performance	701
Number of suppliers removed from procurement list or cautioned for poor ESG performance	0
Number of suppliers endorsed anti-bribery anti-corruption policies	701

The Group is committed to maintaining its track record of 100% procurement spending on local suppliers to promote decent work and economic growth in line with the UNSDGs. We have successfully maintained this commitment in the financial year under review, with 100% procurement spending in FY2022 awarded to locals. All 701 of the suppliers registered with the Group as at FY2022 are also local suppliers.

However, going forward, the Group is exploring bulk purchasing from international suppliers as a strategy to gain more competitive pricing in light of growing building material costs.

Sunsuria is also planning on incorporating due diligence processes to ensure suppliers comply with human rights practices and labour law to mitigate risks from its supply chain. As at FY2022, the Group has not identified any negative social or environmental impacts from its supply chain practices.

100%
PROCUREMENT SPENDING ON LOCAL SUPPLIERS TO PROMOTE DECENT WORK AND ECONOMIC GROWTH IN LINE WITH THE UNSDGS.

DATA PRIVACY AND SECURITY

In the course of our business activities, we inevitably come into contact with large amounts of customer data, some of which may be sensitive in nature. Sunsuria holds a high regard for customers' right to data privacy and adheres fully to the Personal Data Protection Act 2010 ("PDPA") regarding the collection, use and disclosure of their personal data.

This commitment to data privacy is supported by robust cybersecurity procedures that ensures the safe handling of customers' personal data. A non-disclosure clause is included in our Code of Conduct that extends this commitment to employees, directors as well as suppliers and business partners who may come into contact with customer information during the course of their work.

We are pleased to report that there had been zero breach of customer data privacy in the year under review.

0
BREACH OF CUSTOMER DATA PRIVACY IN THE YEAR UNDER REVIEW

CORPORATE GOVERNANCE OVERVIEW STATEMENT

The Board of Directors of Sunsuria Berhad (**"Sunsuria"** or **"Company"**) recognises the importance of maintaining good corporate governance practices within Sunsuria and its subsidiary companies (**"Sunsuria Group"** or the **"Group"**) as it is the Board's fundamental responsibility to protect and enhance long-term shareholder value and the financial performance of Sunsuria Group, whilst taking into account the interest of all stakeholders. The Board is guided by the principles and recommendations of the Malaysian Code on Corporate Governance (**"MCCG"** or the **"Code"**) in implementing its governance system and ensuring compliance with the Main Market Listing Requirements (**"Listing Requirements"**) of Bursa Malaysia Securities Berhad (**"Bursa Securities"**).

This Corporate Governance Overview Statement (**"CG Statement"**) provides shareholders and investors with an overview of how Sunsuria Group has applied the 3 key Principles set out in the Code during the financial year ended 30 September 2022 (**"FY2022"**):

Principle A : Board leadership and effectiveness
Principle B : Effective audit and risk management
Principle C : Integrity in corporate reporting and meaningful relationship with stakeholders

In general, the Company complied with all material aspects of the principles set out in the MCCG throughout FY2022 to achieve the intended outcome. The Company adopted 42 out of the total 48 recommended practices in the MCCG, including the four (4) step-up practices.

This CG Statement is complemented with a Corporate Governance Report (**"CG Report"**) based on a prescribed format pursuant to paragraph 15.25 of the Listing Requirements of Bursa Securities. The CG Report is available on the Company's website www.sunsuria.com as well as via announcement on the website of Bursa Securities.

PRINCIPLE A : BOARD LEADERSHIP AND EFFECTIVENESS

Roles and Responsibilities

The Board is committed to ensuring that the Company's purpose, values and high standards are set from the level of chairman and all Non-Executive Directors, with the support of the executive management team, embedded throughout the Group. The Board is responsible for the effective leadership and long-term success of the Group. The Board Charter duly adopted by the Board clearly outlines the roles and responsibilities of the Board and those which it delegates to the various Board Committees. The Board Charter is available at the Company's website at www.sunsuria.com.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE A : BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

Roles and Responsibilities (Cont'd)

The Board leads the Group and plays a strategic role for the oversight and overall management of the Company. The Board's key responsibilities include reviewing and approving strategic an annual business plan and budget, overseeing the conduct of the Company's business, investment proposals, compliance and accountability systems, core values and corporate governance practices of the Group to ensure that the Group operates with integrity and in compliance with the rules and regulations.

In spite of the compact Board size, the Board is confident that there are sufficient experienced and independent–minded Directors on the Board to provide sufficient check and balance. Given that there are three experienced Independent Directors representing more than 50% of the Board, the Board collectively would be able to function independently of management. This allows for effective oversight of the management as well as to support objective and independent deliberation, review and decision making.

For the financial year ended 30 September 2022, the Board met five (5) times to discuss the issues on the Group's financial performance, significant investments, corporate development, strategy and business plan and other matters reserved for the decision by the Board. Presentations in relation to specific businesses areas are also made by key executives. This allows the Board to develop a good understanding of the progress of the Group's business as well as the issues and challenges facing the Group, and also promotes active engagement between the Board and the key executives of the Company.

Directors' commitment, resources and time allocated to the Company are evident from the attendance records, where the Directors attended all Board Meetings held during the financial year ended 30 September 2022 which is well above the threshold of Paragraph 15.05 of the MMLR which requires none of the Directors to be absent for more than 50% of the total Board Meetings held during the financial year.

Details of attendance of Directors at the meetings held during the financial year are as follows:

Name	Board	Board Committee				AGM
		AC	RMC	NRC	ESOS	
Executive Director						
1. Tan Sri Datuk Ter Leong Yap&	5/5	5/5#	4/4	-	0/0^	1/1
Non-Executive Director						
1. Ms Tan Pei Geok*	5/5	5/5	4/4	3/3	-	1/1
2. Dato' Quek Ngee Meng+	5/5	5/5	4/4	3/3	0/0^	1/1
3. Datin Loa Bee Ha>	5/5	5/5	4/4#	3/3	0/0^	1/1

Notes:

AC : Audit Committee
RMC : Risk Management Committee
NRC : Nomination and Remuneration Committee
ESOS : Employee Share Option Scheme Committee
AGM : Annual General Meeting
& : Executive Chairman of the Board
* : Chairman of AC and NRC
+ : Chairman of RMC
> : Chairman of ESOS
^ : The Committee was formed on 28 August 2019 and no meeting was held since then
# : Attended as invitee

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE A : BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

Roles and Responsibilities (Cont'd)

Board meetings for each financial year are scheduled before the end of the preceding financial year to ensure sufficient time is given to the Directors to plan their schedules and enable them to attend the meetings. All Directors are provided with an agenda for each Board and Committee meeting prior to each meeting so that the Directors are accorded sufficient time to appraise the proposals or information. The Directors are provided with the Board papers which contain, among others, the Group's financial performance, management reports and proposals and various Board Committees' Reports respectively prior to the Board meeting. The Board papers are issued in advance to facilitate informed decision making.

All proceedings of the Board meetings were minuted. The minutes of Board meetings are circulated to all Directors for their perusal and comments. The Directors may request for further clarification or raise comments on the minutes prior to the minutes being confirmed as a correct record of the proceedings of the Board at the subsequent meeting. The signed minutes of each Board and Board Committees Meeting are properly kept by the Company Secretaries and the Company Secretaries are entrusted to organise and attend all Board Meetings to ensure proper records of the proceedings.

BOARD FOCUS AREAS

- Reviewing and approving the Company's annual business plan, policies and budget
- Overseeing the conduct of the Company's businesses, investment proposals, compliance and accountability systems, core values and corporate governance practices of the Group to ensure that the Group operates with integrity and in compliance with the rules and regulations
- Together with Senior Management, promoted good corporate governance culture within the Group, whilst reinforcing ethical, prudent and professional behaviour
- Ensure a sound risk management framework including the risk of corporate liability
- Ensure the adequacy and integrity of the Company's internal control system
- Ensure effective communication with stakeholders
- Ensure the integrity of the Company's financial and non-financial reporting.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE A : BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

Roles and Responsibilities (Cont'd)

During the financial year under review, the Board carried out the following activities:

Strategy

- Approved the annual budget and major capital expenditure.
- Approved the acquisition of land by the Company's indirect 70%-owned subsidiary, Concept Innocity Sdn. Bhd.
- Approved the acquisition of properties by the Company's indirect 75%-owned subsidiary, Intra House (London) Developments Ltd.
- Approved the acquisition of land by the Company's indirect 88.24%-owned subsidiary, Crescent East Pty Ltd.
- Approved the acquisition of land by the Company's wholly-owned subsidiary, Sunsuria Residence Sdn. Bhd.
- Approved the second issuance of Sukuk Wakalah of RM66.0 million.

Financial and Operational Performance

- Reviewed and approved the last quarter financial results and audited financial statements for the Financial Year 2021.
- Reviewed and approved quarterly financial results for the Financial Year 2022.
- Received updates on operations and ongoing projects.
- Approved press releases relating to financial results.

Governance and Risk

- Approved audit and non-audit fees.
- Reviewed and recommended the re-appointment of Deloitte PLT as the auditors of the Company.
- Approved Audit Committee Report, Corporate Governance Overview Statement, Statement on Risk Management and Internal Control, Statement on Directors' responsibility for preparation of financial statements and Sustainability Report for disclosure in annual report.
- Approved circular to shareholders on recurrent related party transactions and statement on share buy-back.
- Reviewed and approved revisions to the Board Charter, Terms of Reference of Board Committees to align with the Code and the Listing Requirements.
- Reviewed evaluation results of the Board, Board Committees, and individual Directors for the Financial Year 2022.
- Approved the adoption of the Fit & Proper Policy.

People

- Approved the appointment of Mr Eng Kim Haw as the Chief Financial Officer.

Chairman and Chief Executive Officer

The Executive Chairman, Tan Sri Datuk Ter Leong Yap (**"Tan Sri Datuk Ter"**) is primarily responsible for the leadership and management of the Board, ensuring the Board and Board Committees carry out their responsibilities in the best interest of the Company. Presently, Tan Sri Datuk Ter also helms the role of Chief Executive Officer, responsible for providing the vision and strategic direction of the Group and to formulate appropriate corporate strategies and develop the business.

Tan Sri Datuk Ter oversees and evaluates the conduct and performance of the Group and undertakes to ensure efficient functioning of the Board and that procedural rules are followed and quality information to facilitate decision-making is delivered to Board members on a timely basis. The Chairman is also tasked to lead the Board in establishing and monitoring good corporate governance practices in the Company.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE A : BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

Chairman and Chief Executive Officer (Cont'd)

Tan Sri Datuk Ter is assisted by the Chief Operating Officer, Chief Financial Officer and Chief Project Officer for implementing the policies and decisions of the Board and overseeing the day- to-day operations of the Group. The Management's performance under the leadership of the Executive Chairman is monitored by the Board through quarterly status report which is tabled to the Board and includes a comprehensive summary of the Group's operating drivers and financial performance during each reporting period.

Board Committees

In order to ensure the effective discharge of its functions and responsibilities, the Board has delegated certain responsibilities of the Board to Board Committees and the Executive Chairman to assist it in carrying out its responsibilities and functions. These Committees operate within their own defined terms of reference approved by the Board, and report to the Board on matters considered and their recommendations thereon. The ultimate responsibility for the final decision on all matters however, lies with the Board. The minutes of the respective Board Committee meetings will also be tabled at the quarterly Board meetings so as to keep the Board abreast of the decision and deliberation made by the respective Board Committees.

Company Secretaries

The Board is supported by suitably qualified and competent Company Secretaries who are members of the relevant professional bodies. The appointment of Company Secretaries is based on the capability and proficiency determined by the Board. All members of the Board, whether as a whole or in their individual capacity, have access to the advice and services of the Company Secretaries on all matters relating to the Group to assist them in the furtherance of their duties.

The Company Secretaries also assist the Board in organising and facilitating the induction programme or on-boarding session for newly appointed Directors and making arrangements for their professional development and training. The Company Secretaries keep abreast of the evolving regulatory changes and developments in corporate governance through continuous training as they play an important role in advising the Board on updates relating to new statutory and relevant regulatory requirements.

Access to Information

All Directors have unrestricted direct access to the advice and services of the management representatives for obtaining the relevant information to facilitate the discharge of their duties. As and when required, Directors are also able to seek advice from independent professional advisers whenever necessary at the Company's expense, to enable the Board and committee members to discharge their duties with adequate knowledge on the matters being deliberated.

ENVIRONMENTAL, SOCIAL AND GOVERNANCE

Environmental, social and governance (ESG) considerations are built into the Company's strategy, planning and day-to-day business operations. We have responsibility for driving progress towards the Company's ESG initiatives and the annual report sets out how the Company has addressed this key area during the financial year 2022.

The senior leadership team is accountable for embedding sustainability initiatives and targets throughout business operations and overseeing the execution. Sustainability principles are being practised throughout Sunsuria Group including product design, project developments, talent management and engagements with the community and the wider society. The establishment of Quality, Safety, Health and Environment Management System (IMS) has been certified by SIRIM with the ISO 9001:2015 Certification to the standards is the Company's commitment towards meeting compliance to legal and other requirements. For the financial year 2023, ESG metrics and targets for key areas will be proposed to Management for consideration for top-down cascading exercise with the intent to link the performance evaluation with the ESG targets.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE A : BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

COMMITMENT TO INTEGRITY

Code of Conduct and Ethics

In an effort to promote and maintain high ethical standards at all times, the Board has adopted a Directors' Code of Conduct and Ethics which covers, amongst others, the areas of transparency, integrity, accountability, conflicts of interest, anti-corruption/bribery, confidentiality, insider trading, anti-money laundering, proper use of the Company's assets, and compliance with laws, rules and regulations. The adoption of the Code aims to promote corporate culture which engenders ethical conduct that permeates throughout the Group.

Employees of the Group are guided by the Company's Code of Conduct and Ethics which comprehensively listed in the Company's Employee Handbook and provides the ethical framework to guide actions and behaviours of all Directors and its employees while at work. The Employee Handbook is accessible through the corporate intranet.

The Directors' Code of Conduct and Ethics is published in the Company's website at www.sunsuria.com

Whistleblowing Policy and Procedure

The Company has established its Whistleblowing Policy, with the objective of providing a mechanism for all level of employees and stakeholders of the Group to report concerns about any suspected wrongdoing, inappropriate behaviour or misconduct relating to fraud, corrupt practices and/or abuse for management action. Investigation on the whistleblowing cases are conducted by Whistleblowing Committee and the outcome of the investigation is reported to the Audit Committee.

Details of the Whistle Blowing Policy and Procedures are set out in the CG Report, which is available at the Company's website at www.sunsuria.com.

Anti-Bribery and Corruption Policy and Procedures

In compliance with the Corporate Liability Provision Section 17A of the Malaysian Anti- Corruption Commission Act 2009 enforced on 1 June 2020, and guided by the principles of the Ministerial Guidelines and Paragraph 15.29 of the MMLR of Bursa Securities in relation to anti- bribery, the Board has adopted its Anti-Bribery and Corruption Policy and Procedures (**"ABAC"**). The Company has adopted the ABAC in order to achieve and maintain the highest standard of integrity and work ethics in the conduct of its business and operations. The ABAC provides guidance to all employees and associates of Sunsuria Group relating to specific acts of bribery and corruption and also to related matters such as proper reporting and accounting. During FY2022, a corruption risk assessment was carried out and the outcome of the exercise was low risk.

The Anti-Bribery and Corruption Policy and Procedures is published in the Company's website at www.sunsuria.com.

NOMINATION AND REMUNERATION COMMITTEE

The primary functions of the NRC are as follows:

(i) to oversee the selection and assessment of directors and to ensure that Board composition meets the needs of Sunsuria Berhad, taking into consideration the fit and proper policy adopted by the Company, including the skills, knowledge, expertise and experience, integrity, competencies, commitment, contribution and gender;
(ii) to propose new nominees to the Board of Directors of Sunsuria and any Committee of the Board;
(iii) to assess Directors on an ongoing basis;
(iv) to recommend to the Board the remuneration of the Executive Director in all its forms, drawing from outside advice as necessary; and
(v) to assist the Board in determining the policy and structure for the remuneration of Directors and senior management of Sunsuria Group.

PRINCIPLE A : BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

NOMINATION AND REMUNERATION COMMITTEE (CONT'D)

Committee Focus Area

- The effectiveness of the size, mix and the composition of the Board and Board Committees;
- The contribution of individual Director in relation to the effective decision-making of the Board;
- The independence of Independent Directors;
- The re-nomination of the Director who was due for retirement at the Company's Annual General Meeting (**"AGM"**);
- The salary increment, performance bonus KPIs for Executive Director;
- The directors' fees for Non-Executive Directors payable from 16 March 2022 to the next AGM in March 2023, on a monthly basis, subject to the shareholders' approval; and
- Assessed and evaluated the training needs of the Directors.

Fair Remuneration

The Board through the NRC has established a Directors and Senior Management Remuneration Policy to assist the Group in attracting, retaining and motivating its Directors and Senior Management in order to run the Group successfully.

The remuneration of Executive Chairman and Senior Management are structured to link rewards to the Group and individual performance, and achievement of annual key performance indicators as well as the prevailing market practice and the economic condition. As for Non- Executive Directors, the level of remuneration reflects mainly on their experience, qualification and competence of the Non-Executive Director concerned.

The Non-Executive Directors are remunerated with Directors' fees which are subject to shareholders' approval at the AGM annually in accordance with the Clause 121 of the Company's Constitution. In recommending the proposed Directors' fees, the Remuneration Committee takes into consideration the qualification, level of responsibilities undertaken, and extent of contributions required from a Director in light of the Group's complexity, as well as the prevailing market practice and the economic condition.

In the forthcoming AGM, the Company would be seeking the shareholders' approval for the Directors' fees payable to Non-Executive Directors for the period from the 54^{th} AGM until the next AGM in year 2024. The proposed Directors' fees, once approved, will continue to be payable on a monthly basis instead of in arrears. The Board opined that it is just and equitable for the Non-Executive Directors to be paid such payment on such basis upon them discharging their responsibilities and rendering their services to the Company.

The Non-Executive Directors who are shareholders of the Company will abstain from voting on the Resolution concerning the Proposed Directors' Fees payment during the 54^{th} AGM.

The details of the Remuneration of the Directors of the Company comprising remuneration received from the Company during the FY2022 are as follows and none of the remuneration was paid by the subsidiaries of Sunsuria:

Directors	Fees (RM)	Salary (RM)	Other Emoluments (RM)	Benefits-in-kind (RM)	Bonus (RM)	Total (RM)
Executive Directors						
Tan Sri Datuk Ter Leong Yap	-	2,490,000	404,886	49,136	500,000	3,444,022
Non-Executive Directors						
Tan Pei Geok	72,000	-	-	-	-	72,000
Dato' Quek Ngee Meng	60,000	-	-	-	-	60,000
Datin Loa Bee Ha	60,000	-	-	-	-	60,000
Total	**192,000**	-	-	-	-	**192,000**

PRINCIPLE A : BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

NOMINATION AND REMUNERATION COMMITTEE (CONT'D)

Evaluation of Board, Board Committees, and Individual Directors

The Board, through the NRC, conducts an annual review of the structure and composition of the Board, competency and time commitment of the Board, Board's role in addressing the governance of sustainability in the Company as well as the independence of the Independent Directors. The Board also undertakes an annual assessment of the Board effectiveness, the Board Committees and the individual Directors by way of self and peer assessment. Based on the results of the assessment made, the overall results were generally positive. The Board is satisfied with the overall performance of the individual Director, effectiveness of the Board and Board committees and independency of the Independent Directors.

The Board agreed that whilst its composition is represented with an appropriate mix of skills, expertise and experience, the Board will continue to review the Board size taking into consideration the complexity of the Group.

Independence

The Board through the NRC undertakes the independent assessment of all its Independent Directors of the Company which was carried out as part of the board assessment annually. The NRC and the Board reviewed the independence assessment results and are satisfied that all the Independent Directors fulfilled the criteria of "Independence" as prescribed under the Listing Requirements. The Board is satisfied that none of the Independent Directors had any relationship that could materially interfere with, or be perceived to materially interfere with their unfettered and independent judgement and ability to act in the best interests of the Company.

The Board is satisfied with the level of time commitment given by the Directors towards fulfilling their roles and responsibilities. All Directors have given their full commitment to the Board meeting by attending all of the Board and Board Committees meetings as shown in the details of attendance of Directors at the meetings held during the financial year.

ON GOING PROFESSIONAL TRAINING

The Board recognises that Directors' training is an ongoing process to ensure that Directors keep themselves abreast of the latest developments in areas related to their duties and to ensure that they are equipped with the necessary skills and knowledge to meet the challenges faced by the Board. The Board has delegated the role of reviewing the training and development needs of the Directors to the NRC.

All Directors are provided with ongoing professional development and training opportunities to enable them to develop and maintain their skills and knowledge. Directors are also encouraged to personally undertake appropriate training and refresher courses as appropriate to maintain the skills required to discharge their obligations to the Group.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE A : BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

NOMINATION AND REMUNERATION COMMITTEE (CONT'D)

Name of Director	Seminars/Forum/Conference/Training	Date
Tan Sri Datuk Ter Leong Yap	• Webinar on Investment Outlook for Year 2022 organised by Finance and Capital Market Committee KLSCCCI	15.01.2022
	• Webinar on ESG and GreenBiz Ready by Environmental, Social and Governance Committee KLSCCCI	21.01.2022
	• Webinar on "Corporate Disputes, Restructuring and Reinvent" by Commerce Committee KLSCCCI	25.01.2022
	• Webinar on Embracing ESG Transformation by Environmental, Social and Governance Committee KLSCCCI	17.02.2022
	• Webinar on "Innovation and Digital Transformation" by Digital Economy Committee KLSCCCI	02.04.2022
	• Webinar on "The Importance of Joint Venture and Shareholders Agreement" by Legal Committee KLSCCCI	09.04.2022
Ms Tan Pei Geok	• Board of Directors 101 Series : Board Financial & Risk Oversight	06.04.2022
	• Embracing sustainability	08.06.2022
	• Business combinations, mergers and acquisitions - shares and business valuation	20.06.2022
	• Financial reporting on impact of climate change effects	24.06.2022
Dato' Quek Ngee Meng	• Speaker for Real Estate Training Series: What Housing Developers need to do before Construction?	10.03.2022
	• DR Case Study: Corporate Litigation by Alycia Chuah and Chau Yen Shen	19.05.2022
	• HHQ x HLP Inaugural Joint Conference	26.07.2022
	• L2 i-CON 1st Anniversary Conference 2021 (Dato' Quek one of guest speakers), organised by L2 i-CON	29.09.2022
Datin Loa Bee Ha	• The 2022 Budget Insights from Dr Veerinderjeet & Members Forum – MICPA	18.11.2021
	• AOB Conversation with Audit Committees Confirmation	13.01.2022
	• Tax Governance: It's time to Embrace It – MICPA	06.12.2021
	• Positioning Corporate Malaysia for a Sustainable future – PWC-Capital Markets Malaysia	06.04.2022
	• Executive Masterclass: Developing Malaysia's Roadmap to Net Zero – MICPA-KPMG	27.04.2022
	• Advocacy Sessions for Directors and Senior Management of Main Market Listed Issuers – Bursa Malaysia	09.08.2022

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE A : BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

NOMINATION AND REMUNERATION COMMITTEE (CONT'D)

Re-election of Directors

The NRC is responsible for recommending to the Board, Directors who are retiring and are standing for re-election at the AGM pursuant to and in accordance with the Constitution of Sunsuria.

In accordance with the Clause 114 of the Company's Constitution, one-third of the Directors for the time being or, if their number is not a multiple of three (3), the number nearest to one-third shall retire from office and be eligible for re-election at each AGM. All Directors are subjected to retirement by rotation at least once every three (3) years.

The NRC is also responsible for recommending to the Board those Directors who are eligible to stand for re-election/ re-appointment.

Based on the office period of the Directors since their last election and upon recommendation of the NRC, the Board is proposing the re-election of Dato' Quek Ngee Meng, who is due for retirement by rotation pursuant to Clause 114 of the Company's Constitution, being eligible has offered himself for re-election.

To assist the shareholders in their decision, sufficient information such as personal profile of the Director standing for re-election is disclosed in the Profile of Directors of this Annual Report. The details of his interest in the securities of the Company are set out in the Analysis of Shareholdings of this Annual Report.

PRINCIPLE B : EFFECTIVE AUDIT & RISK MANAGEMENT

Audit Committee ("AC")

The AC comprises three (3) members, all of whom are Independent Non-Executive Directors. The members of the AC are Ms Tan Pei Geok as Chairman, Dato' Quek Ngee Meng and Datin Loa Bee Ha. The Chairman of the AC is not the Chairman of the Board. This meets the requirements of paragraph 15.09(1)(a) and (b) of the Main Market Listing Requirements and Practice 1.4 of the MCCG.

Collectively, the members of the AC have a wide range of relevant skills, knowledge and experience in discharging their duties. Additionally, the Chairman, Ms Tan Pei Geok and the Member of the AC, Datin Loa Bee Ha have vast experience and skills in accounting and finance as well as other fields of expertise, and are highly-qualified to review the accuracy of the Group's financial reporting prior to recommending the same to the Board for approvals. Both of them are members of the Malaysian Institute of Accountants.

The composition, authority as well as the duties and responsibilities of the AC are set out under its Terms of Reference ("TOR") which was approved by the Board.

The performance of the AC for FY2022 was evaluated and based on the results of the evaluation, the Board is generally satisfied that the AC collectively and its members individually, have been able to discharge their functions, duties and responsibilities in accordance with the "TOR" of the AC.

A full AC report enumerating summary of activities of the AC during the financial year is set out in the AC Report.

Relationship with External Auditors

The AC has in place policies and procedures to review and assess the appointment or re- appointment of the external auditors in respect of their suitability, objectivity and independence. The AC in this regard assesses and reviews annually among others, the adequacy of their experience and resources, their audit engagements and the experience of the engagement partners and staff in accordance with the requirements of the Group.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE B : EFFECTIVE AUDIT & RISK MANAGEMENT (CONT'D)

Relationship with External Auditors (Cont'd)

The AC also meets with the external auditors without the presence of the Management to enable the AC to discuss matters privately with them. During the financial period under review, the AC met the external auditors twice without the presence of the Management.

Aside from the provision of statutory services, the external auditors provide non-audit services to the Group. The proposed fees for the non-audit services are reviewed by the AC and approved by the Board. In its review, the AC ensures that the independence and objectivity of the external auditors are not compromised. In addition, the AC must be satisfied that there is no element of conflict of interest and the fees chargeable are within the allowable threshold set.

The AC was satisfied with the quality of audit, performance, competency and sufficient resources provided to the Group by the external auditors during the financial period under review. The AC was also satisfied that the provision of the non-audit services by the external auditors to the Group did not impair their objectivity and independence as external auditors of the Group.

Having considered the outcome of the annual assessment of the external auditors, the Board approved the recommendation for the shareholders' approval to be sought at the forthcoming AGM on their re-appointment as external auditors of the Group.

Internal Audit Function

The Group has outsourced its internal audit function to external consultants, which reports directly to the Committee. The Internal Auditors are able to undertake independent and systematic reviews of the systems of internal controls and procedures of operating units within the Group so as to provide reasonable assurance that such systems continue to operate satisfactorily, effectively and in compliance to the Group's established policies and procedures.

Risk Management and Internal Control Framework

The Board is fully aware of its overall responsibility of continuously maintaining a sound system of internal control which covers not only financial controls but also operational and compliance controls as well as risk management, and the need to review its effectiveness regularly in order to safeguard shareholders' investment and the Company's assets.

To assist the Board in maintaining a sound system of internal control, the Group has engaged internal audit and risk management consultants, who report regularly to the RMC and the AC, which in turn report to the Board regarding the adequacy and integrity of the system of internal control. The implementation and maintenance of the risk management process to help the Board in identifying, evaluating and managing the risk is carried out by the Risk Management Committee of the Group.

The Statement on Risk Management & Internal Control which provides an overview of the Group's state of internal control is set out in pages 110 to 117 of this Annual Report.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE C : INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIPS WITH STAKEHOLDERS

Communication with Stakeholders

The Board acknowledges the importance of being accountable to the shareholders and the investors via a direct and effective line of communication. As such, the Group always ensures the timely release of quarterly financial results, audited financial statements, corporate developments and announcements of the Group via the BURSA LINK, the Company's annual reports and other circulars to shareholders and where appropriate, ad hoc press statements which serve as the principal channel in keeping the shareholders and the investing public informed of the Group's major developments and overviews of financial performance and progress throughout the year.

The communication channels used in the Company's engagement with stakeholders includes:

(a) Various disclosures and announcements to Bursa Securities including quarterly financial results;
(b) Press releases and announcements to Bursa Securities and to the media;
(c) The Company's Annual Report; and
(d) Dialogues and presentations at general meetings to provide overview and clear rationale with regards to the proposals tabled for shareholders' approval.

The Board has formalised a Corporate Disclosure Policy to ensure that communications to the public regarding the Group are timely, factual, accurate and complete. The said Policy outlines the central principles and practices in communicating with the investors, shareholders, medias and regulators.

Conduct of general meetings

The Company's General meetings serve as principal forums for shareholders to engage directly with the directors and senior management. It also provides the opportunity for shareholders to raise questions pertaining to issues related to the Annual Report, Audited Financial Statements, corporate developments, resolutions being proposed and the business of the Group. Shareholders are encouraged to attend AGM and to participate in the question-and-answer sessions on the resolutions being proposed or on the Group's operations in general. Shareholders who are unable to attend the meetings are allowed to appoint proxies to attend and vote on their behalf in accordance with the Company's Constitution.

In 2022, the Company served notice of its Fifty-Third (53rd) AGM held on 16 March 2022 at least 28 days before the meeting, well in advance of the 21 days' notice requirements under the Companies Act 2016 and the Main Market Listing Requirements of Bursa Securities. The additional time given to the shareholders provides them with sufficient time to scrutinise the Annual Report 2022 and to make necessary arrangements to attend the meeting. The Company also distributed together with the Notice of AGM, information on administrative details such as details of the meeting, shareholders' entitlement to attend the meeting, their right to appoint proxy and information as who may act as a proxy, etc.

The 53rd AGM held on 16 March 2022 was conducted virtually through live streaming and online remote voting via Remote Participation and Voting facilities. The forthcoming Fifty-Fourth (54th) AGM of the Company will continue to be conducted virtually i.e. through live streaming and using Remote Participation and Voting Facilities to give shareholders and/or proxies an opportunity to participate in the AGM effectively.

All Board members had ensured their attendance in the 53rd AGM and the chairman of the respective Board Committees with Management attended to questions raised pertaining to their duties. The External Auditors also attended the 53rd AGM and had provide information to the Management clarifications particularly relating to the financial statements.

Pursuant to the Paragraph 8.29A(1) of the Listing Requirements, the Company is required to ensure that any resolutions set out in the notice of general meetings are voted by poll.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE C : INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIPS WITH STAKEHOLDERS (CONT'D)

Conduct of general meetings (Cont'd)

At the AGM of the Company held on 16 March 2022, all resolutions were decided by a poll and the votes received in respect of each resolution were notified to the Bursa Securities on the same date as the meeting was held. The poll voting was conducted via electronic means and the results of the voting were instantly displayed on the screen. The Company has appointed an independent external scrutineer to validate all the votes at the said general meeting.

KEY FOCUS AREAS AND FUTURE PRIORITIES

The Board is satisfied that the Group has maintained high standards of corporate governance and strived to achieve the highest level of integrity and ethical standard, in all its business dealings.

Moving forward, the Board will continue to operationalise and improve the Company's corporate governance practices and instil a risk and governance awareness culture and mindset throughout the organisation in the best interest of all stakeholders.

This Statement is made in accordance with the resolution of the Board of Directors dated 18 January 2023.

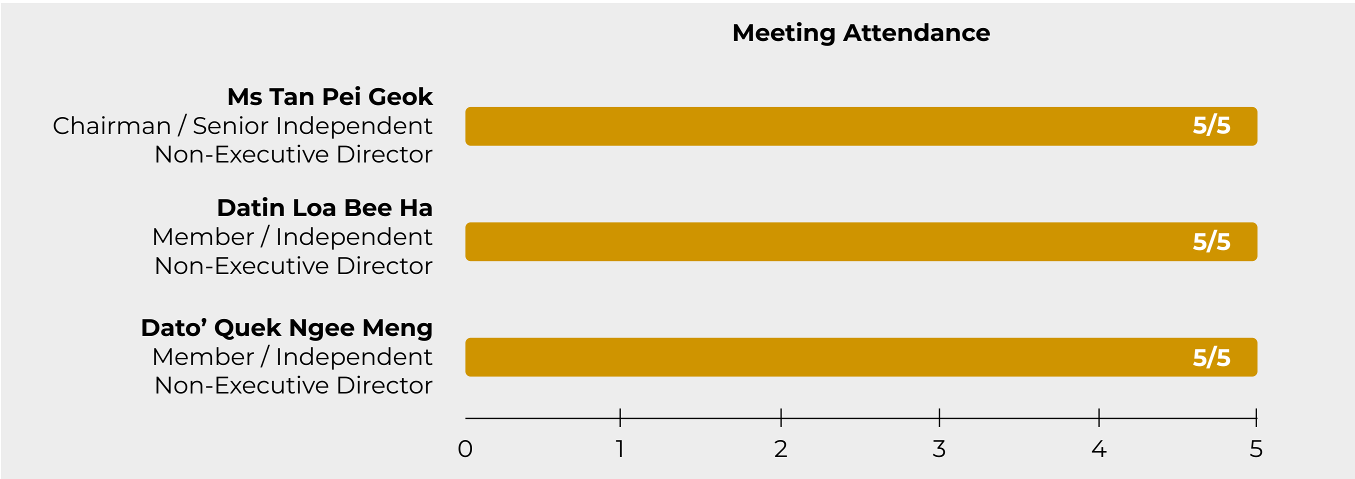
AUDIT COMMITTEE REPORT

The Board of Directors of Sunsuria Berhad (**"Sunsuria"**) is pleased to present the Audit Committee Report for financial year ended 30 September 2022 (**"FY2022"**).

COMPOSITION AND ATTENDANCE

The composition of the Audit Committee (**"AC"**) of Sunsuria is presented in the table below.

During the FY2022, the AC held five (5) meetings. The details of attendance of the AC members are set out below:



The composition of the AC is in line with the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (**"MMLR"**) which prescribes that the AC must consist of at least three members with the Chairman and a majority of the members being Independent Non-Executive Directors.

As a whole, the AC comprises qualified individuals having the requisite skills and expertise to discharge the AC's functions and duties. The AC's literacy and understanding of financial reporting standards and information have contributed to meaningful discussions in overseeing the integrity of the financial reporting processes and financial statements. The AC Chairman is a member of the Certified Practising Accountants (CPA, Australia) and the Malaysian Institute of Accountants (**"MIA"**). Accordingly, the Company complies with paragraph 15.09(1)(c)(i) of the MMLR.

The AC meetings were conducted in accordance with the requisite quorum as stipulated in the Terms of Reference (**"TOR"**) of the AC, which requires at least two (2) members, with the majority of members present must be Independent Non-Executive Directors. The authorised officers and representative of the external auditors may attend meetings at the invitation of the AC. Other Board members and the representatives of the external auditors shall also have the right of attendance upon the invitation of the AC, as and when necessary, to brief the AC on specific issues.

For FY2022, the Executive Chairman and Chief Financial Officer attended the AC meetings by invitation.

The External Auditors were invited to brief the AC on audit related matters during the financial year and provided a high-level review of the financial position of the Group. Time was also allocated for the External Auditors to have private discussions with the AC in the absence of the Management. During the FY2022, the AC met the External Auditors twice and the meetings were held without the presence of Management.

AUDIT COMMITTEE REPORT

COMPOSITION AND ATTENDANCE (CONT'D)

During FY2022, the Internal Auditors attended four (4) out of five (5) AC meetings held to table the respective internal audit reports and presented their recommendations to the actions and steps taken by Management in response to any audit findings for AC's deliberation and approval.

Annually, the term of office and performance of the AC and each of its members are being assessed by the Nomination and Remuneration Committee. During the FY2022, the Board is satisfied that the AC has discharged its function, duties and responsibilities in accordance with TOR of the AC, supporting the Board in ensuring the Group upholds appropriate Corporate Governance standards, practices and guidance.

The Company Secretary(ies) act as the Secretary of the AC. The AC members are provided with the agenda and relevant committee papers before each meeting. Minutes of the AC meetings will be distributed to the Board for notation and the Chairman of the AC shall report key issues discussed in the AC meetings to the Board.

TERMS OF REFERENCE

The TOR of the AC is made available on the Company's corporate website at www.sunsuria.com.

SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR 2022

1. Overseeing Financial Reporting

(a) Reviewed the following unaudited quarterly reports and the consolidated results and its related press statement, amongst others, any change in accounting policies, significant matters highlighted, the going concern assumption, and compliance with accounting standards and regulatory requirements prior to their recommendation to the Board of Directors for approval:

(i) Quarterly financial results for the fourth quarter of the financial year ended FY2022 at the AC meeting held on 28 November 2022; and

(ii) First, second and third quarters of the quarterly results for FY2022 at the AC meetings held on 23 February 2022, 30 May 2022 and 26 August 2022, respectively.

(b) Reviewed the consolidated audited financial statements of the Company and the Group for FY2021 at the AC meeting held on 21 January 2022 and ensuring that the statements comply with the Malaysian Financial Reporting Standards (**"MFRSs"**), for recommendation to the Board for approval.

(c) Received and considered regular updates from management on the status and implications for the Group on financial reporting developments, including updates on discussions by the Malaysian Accounting Standards Board on the development of the MFRSs. There were new or amended MFRSs adopted by the Group in FY2022, details of which are disclosed in the audited financial statements.

(d) Assessed reasonableness and appropriateness of the judgements or estimations made by management in preparing the financial statements. Meeting on audit status, as well as findings on areas of significant external auditors' attention were held during FY2022.

For FY2022, Messrs Deloitte PLT (**"Deloitte"**) identified one (1) Key Audit Matters (**"KAM"**) of the Group, which is revenue and cost of sales recognition for property development activities, which is key significance in Deloitte's audit of the financial statements of the Group due to its magnitude relative to the Group's revenue and cost of sales as well as significant judgements by management were involved in developing and monitoring the total budgeted property development costs, for which inherent uncertainties may arise.

(e) Reviewed the going concern basis for preparing the Group's consolidated financial statements, including the assumptions underlying the going concern statement and the period of assessment.

The principal risks and uncertainties, the existing financial position, the Group's financial resources, and the expectations for future performance and capital expenditure were made known to the AC for its review.

AUDIT COMMITTEE REPORT

SUMMARY OF ACTIVITIES DURING THE FINANCIAL YEAR 2022 (CONT'D)

1. Overseeing Financial Reporting (Cont'd)

(f) Reviewed the significant risks and areas of audit focus highlighted by the auditors which was encountered by them during their engagement to prepare the financial statements, as well as the significant judgements made by management.

(g) Reviewed assessment on the impact of COVID-19 on the Group's and the Company's financial statements, including management's strategies and measures in managing the impact on COVID-19, monthly cash flow forecast for at least one year subsequent to FY2022.

(h) Reviewed the adequacy of the processes and controls in place for effective and efficient financial reporting and disclosures under the MFRSs and the MMLR.

2. External Audit

(a) Reviewed with the External Auditors, Deloitte, the Audit Review Memorandum on the audit of the financial statements for FY2021 setting out their comments and conclusions on the significant auditing and accounting issues highlighted.

(b) Reviewed with the External Auditors, the audit report, issues, reservations and management responses arising from their audit, as well as the audit and non-audit fees.

(c) Reviewed with the External Auditors, the audit plan for FY2022 outlining, amongst others, their scope of work, areas of audit emphasis, and development in laws and regulations affecting financial reporting and the responsibilities of directors and managements, and auditors.

(d) Had discussions with Deloitte during the financial year, without the presence of management, to apprise on matters in regard to the audit and financial statements.

(e) Reviewed the provision of non-audit services rendered by the external auditors to the Group, in circumstances where the auditors were best qualified and suitable to provide the required services given their comprehensive knowledge of the Group's business operations, systems and processes. In considering the nature and scope of the non-audit services, the AC was satisfied that the services were not likely to impair the external auditors' independence and objectivity.

(f) Reviewed, assessed and monitored the performance, suitability and independence of the external auditors. The external auditors had provided an annual confirmation of their independence in accordance with the terms of all professional and regulatory requirements.

As part of the assessment, the AC had considered:

- Quality of planning, delivery and execution of the audit Quality and knowledge of the audit team.
- Effectiveness of communications between management and the audit team.
- Robustness of the audit, including the audit team's ability to challenge management as well as demonstrate professional scepticism and independence.
- Performance evaluation and review by management.

Following the outcome of the assessment and having satisfied with the external auditors' performance, suitability and independence, the AC at its meeting held on 28 November 2022 recommended to the Board for approval of the re-appointment of Deloitte as auditors of the Company. A resolution for their re-appointment will be tabled for shareholders' approval at the forthcoming annual general meeting; and

AUDIT COMMITTEE REPORT

2. External Audit (Cont'd)

(g) Reviewed and revised the External Auditors' Policy, on the approved mandate for non-audit services provided by the External Auditors, up to a total fee not exceeding 50% of the total amount of audit fees paid to the External Auditors.

3. Internal Audit

(a) Reviewed and adopted the risk-based internal audit plan for FY2022 to ensure sufficient scope and coverage of activities of the Company and Group.

(b) Reviewed the internal audit reports and follow-up audit reports, including the audit findings and recommendations, Management's responses and/or actions taken thereto, and ensured that material findings were satisfactorily addressed by the Management.

(c) Reviewed the audit recommendations and Management's responses to these recommendations and actions taken to improve the system of internal control and risk management. Enquiries were made to both internal audit function and Management over details of issues raised, root causes and the proposed corrective actions.

(d) Monitored and deliberated the implementation of audit recommendations arising from internal audit activities as well as the follow-up audits conducted by the internal audit function to ensure that all key risks and audit issues raised have been addressed. The AC also considered the timeliness of completion of the proposed actions and whether such actions effectively resolved the issues raised.

(e) Reviewed the status of audit assignments reported by the internal audit function to ensure that work progress is in line with the approved Annual Audit Plan.

(f) Reviewed the whistle-blowing reports received via the whistle blowing channels managed by Human Resources Department. All reports received through the whistle-blowing channels were tabled to the AC on a half yearly basis with pertinent reports highlighted for deliberation.

(g) Reviewed the Statement on Risk Management and Internal Control to ensure that it is consistent with the understanding on the state of internal control and risk management system and activities of the Group and recommended the same to the Board for inclusion in the Annual Report.

(h) Reviewed, assessed and monitored the performance and suitability of the internal audit function. An annual performance assessment was carried out by AC, as part of the internal audit function's assessment. The AC considered:

Quality of planning, delivery and execution of the internal audit quality and knowledge of the internal audit team.	Effectiveness of communications between the Management and the internal audit team.	Feedback from the Management.

Following the outcome of the assessment and having satisfied with the internal audit function performance and suitability, the AC at its meeting held on 18 January 2023 have renewed the engagement of the outsourced internal audit function.

AUDIT COMMITTEE REPORT

4. Related Party Transactions

(a) Review significant related party transactions entered into/to be entered into by the Company and the Group to ensure that the transactions were in the best interest of Sunsuria Group; were fair, reasonable and on normal commercial terms; and not detrimental to the interest of the minority shareholders of Sunsuria Berhad.

(b) Reviewed on a quarterly basis, the Recurrent Related Party Transactions (**"RRPT"**) entered into by the Company and/or its subsidiaries with related parties to ensure that the Group's internal policies and procedures governing RRPT are adhered to, the terms of the shareholders' mandate are not contravened, and disclose requirements of the MMLR are observed.

(c) Reviewed the Circular to Shareholders in relation to the renewal of shareholders' mandate for RRPT and new shareholder mandate for additional RRPT, prior to its recommendation to the Board of Directors for approval.

INTERNAL AUDIT FUNCTION

The internal audit function served to assist the AC in evaluating the adequacy and effectiveness of the governance, risk management and internal control systems of the Group and provide recommendations for improving such systems.

The Group has outsourced its internal audit function to a professional services firm that reports directly to the AC. The internal audit function have undertaken independent and systematic reviews on the systems of internal control and risk management of key operating units within the Group so as to provide reasonable assurance that such systems continue to operate satisfactorily, effectively and in compliance with the Group's established policies and procedures.

During the financial year under review, the outsourced internal audit function has undertaken the following:

(a) Developed the annual internal audit plan and proposed such plan for the AC's approval.

(b) Presented significant audit findings and areas for improvements identified during the internal audit visits to the AC.

(c) Solicit Management's responses in addressing the audit findings and conducted follow-up audit reviews to assess if appropriate actions have been taken to address issues highlighted.

(d) Undertaken recurrent related party transaction review to assess adherence to established policies and procedures and compliance with the MMLR.

(e) Conducted discussions with Management to identify significant concerns and risk areas for inclusion in the internal audit coverage.

(f) Reviewed the adequacy and effectiveness of the system of internal control in managing risks in various operating companies, including regulatory & compliance risk, competition risk, feasibility risk and operational risk.

(g) Considered the concerns of the AC and Management when undertaking the respective audit work.

Total cost incurred on the outsourced internal audit function of the Group in respect of the FY2022 was at RM118,912 (2021: RM83,964).

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

The Board of Sunsuria Berhad is committed to continuously improve the Group's risk management and internal control system and is pleased to present the following Statement on Risk Management & Internal Control for the financial year ended 30 September 2022. This statement is made in accordance with Paragraph 15.26 (b) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad (**"Bursa Securities"**) and guided by the Statement on Risk Management and Internal Control - Guidelines for Directors of Listed Issuers. This Statement outlines the nature and scope of risk management and internal control of the Group and covers all of the Group's operations except for associate companies.

1. THE BOARD'S RESPONSIBILITY

The Board of Directors (the **"Board"**) recognises the importance of sound controls and risk management practices to good corporate governance. The Board acknowledges its overall responsibility in establishing a sound risk management framework and internal control system to safeguard shareholders' investment and the Group's assets.

The Board continually reviews the adequacy and integrity of the Group's risk management and internal control system, which has been embedded in all aspects of the Group's activities, and its alignment with business objectives. The Board is equally aware that the risk management framework and internal control system are designed to manage the Group's risks within an acceptable risk appetite, rather than eliminate the risk of failure to achieve the policies, goals and objectives of the Group. In this regard, the risk management framework and internal control system can only provide reasonable assurance, and not absolute assurance, against material misstatement of financial information and records or against financial losses or fraud.

The board appointed a Risk Management Committee to oversee the risk management processes within the Company and the Group and established a sound risk management framework, policies and internal risk control system.

2. RISK MANAGEMENT COMMITTEE

The Risk Management Committee (**"RMC"**) was established to uphold risk oversight within the Group. The RMC is chaired by an Independent Non-Executive Director, who is neither the Chairman of the Board nor the Audit Committee.

The roles and responsibilities of the RMC include the following:

- develop and recommend the Group's risk framework and policies that are aligned with its strategic business objectives;
- communicate the Board's risk policies, objectives, responsibilities, and reporting lines to all employees across the Group;
- identify and communicate to the Board on the significant risks that are critical and of high risks both present and potential that the Group may face, their impact and consequences and the management action plans to manage and mitigate the risks;

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

2. RISK MANAGEMENT COMMITTEE (CONT'D)

- perform risk oversight and review risk profiles of the Company and the Group and regularly review and update the business units' risk management processes;
- provide guidance to the business units on the Group's and business units' risk appetite and capacity, and other criteria which, when exceeded, trigger an obligation to report upward to the Board;
- to keep under review the effectiveness of the Group's internal control and risk management systems and review the statements to be included in the Annual Report concerning internal controls and risk management; and
- all other risk management matters delegated by the Board.

3. RISK MANAGEMENT FRAMEWORK

The Group has adopted a Risk Management Framework (**"Framework"**) that outlines policy and on- going process for identifying, evaluating, managing, monitoring and communicating the risks faced by the Group throughout the period under review. It places importance of balancing between risk and reward in making strategic business decisions, a tool in managing both existing and potential risks with the objective of protecting key stakeholders' interest, and compliance with statutory and legal requirements. The Framework sets the risk context and categories such as industry/market, financial, operations, compliance and people in relation to the Group's business activities.

The risk assessment methodology adopted by the Group, which is guided by the globally accepted standard for risk management i.e. AS ISO 31000:2018 Risk Management – Principles and Guidelines is outlined as follows:-

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

3. RISK MANAGEMENT FRAMEWORK (CONT'D)

Risk identification and evaluation process

The risks associated with the Group's business goals are identified through a series of interviews with key personnel and management of the Group, which are then incorporated into a Key Risk Profile that includes details on the nature of the risk as well as the severity and probability of an occurrence.

The risk identification process includes consideration for both internal and external environmental factors. External environmental factors include political, economic, social technological, legal and environment changes. Internal factors include changes in key personnel, venturing into new businesses or joint ventures, introduction and implementation of new or revision of existing policies and procedures.

The risks identified are evaluated by examining the impact on the Group if a risk were to occur, as well as the likelihood of occurrence. The likelihood is rated on a scale of 1 to 5, with 1 indicating that the event is very unlikely to happen and 5 indicating that there is a very high likelihood of the event happening. The impact is also assessed on the scale of 1 to 5, with 1 being of insignificant impact and 5 being very significant. The rating takes into consideration the effectiveness of existing controls put in place to manage the risks. After the risk assessment has been carried out, the Group will continue to closely monitor those significant risks identified that are rated as critical or high.

Amongst others, the three (3) key risk areas identified in the financial year ended 30 September 2022 in accordance to their potential impact to the Group are:

Regulatory and compliance risk

The Group's operations are subject to guidelines, laws and regulations of local authorities, government bodies and ministries, securities commission and listing requirements.

The changes in laws and regulations may directly and indirectly affect the Group. The Group keep abreast with the latest rulings, regulations and guidelines changes and assess the impact of such changes to the operation of the Group to ensure compliance.

Operational risk

The Group's operations were exposed to sales, project management and construction related risks.

The Group recognised the importance of delivering quality products and services. The Group adhered to stringent standard operating policies and procedures and carefully select and assess every contractor, supplier, consultant, service provider and vendor that the Group engage. In addition to the above, Group also emphasize on the importance of safety requirements and well- being of its stakeholders.

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

3. RISK MANAGEMENT FRAMEWORK (CONT'D)

Risk identification and evaluation process (Cont'd)

Competition risk

The Group's revenue and profitability were exposed to the risk of slowdown in global and local economy and the challenging property market sector affected by the Covid-19 pandemic. The recent surge in building material prices for steel, copper and cement have also put additional pressure on the Group which is already being burdened by unexpected costs triggered by the pandemic due to shortages of global supplies as well as logistic issues arising from closure of borders.

Recognising this, the Group embraces changes and strives for continuous innovation to remain relevant in the marketplace and creates differentiation to attract demands. Besides delivering quality products timely, the Group also embarks on initiatives to create vibrancy and footfalls to its development projects to enhance value to its customers and ensure customers' success.

In addition, the Group is continuously exploring various business and geographical diversifications and regularly reviewing the business plans against performances to address any gaps or shortfalls.

Risk information and treatment plans are captured and updated into a risk register which is maintained by the Business Unit Risk Committee Officer. The information is consolidated to provide an enterprise overview of material risks faced by the Group and the associated risk mitigation plans, which are tracked and reviewed.

Risk adoption and monitoring process

All risks identified and assessed are documented in the Group risk assessment report and divisional & operational risk assessment report, whereby risks rated as significant and prioritised in terms of likelihood of the risk occurring and its impact should the risk occur are tabled to the RMC on 23 February 2022 and 30 May 2022, respectively. Risk assessment of the Company has been structured on a two- level assessment approach to give the appropriate focus at Group level and divisional & operational level.

Through these mechanisms, risks identified can be managed and monitored on a continual basis, so that the impact of such risks crystalising may be mitigated to avoid any loss or damage to the Group or divisions. However, certain significant risks which are rated critical or high could be due to the business environment it operates in and may not be managed and eliminated by the Group. The Group had formulated risk responses to address threats arising from significant risks to minimise the likelihood of such risks occurring or reducing the impact of such risks. On top of that, the Group also recognise opportunities that may come from certain significant risks and took appropriate actions to capitalise on the opportunities gain from such events.

The Risk Management Committee oversees risk management matters within the Group. The Risk Management Committee is assisted by the Risk Coordinator, who acts as the focal point for all risk management activities within the Group. The day-to-day risk management resides with the respective business units and support units, where action plans are developed and implemented to manage risks. The Risk Management Committee meets on a quarterly basis to review the risk management activities undertaken by the Management. Identification and assessment of significant risks as well as the corresponding controls put into effect by the Management to mitigate the identified significant risks, with the assistance from the Risk Coordinator, were presented to and reviewed by the Risk Management Committee. The Management, together with the Risk Coordinator, shall ascertain if controls are sufficient and reliable in mitigating the identified risks.

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

3. RISK MANAGEMENT FRAMEWORK (CONT'D)

Risk adoption and monitoring process

After due analysis and discussions with the Management, the Risk Coordinator will revise the risk ratings where applicable, taking into account the overall evaluation of internal controls. Any weaknesses noted during the review are reported to the Risk Management Committee. Through these mechanisms, the Risk Management Committee can be assured that the significant risks of the Group are regularly reviewed and appropriately managed to an acceptable level.

4. INTERNAL CONTROLS

The Group's internal audit function, which has been outsourced to an independent professional services firm, assists the Board and Audit Committee in providing an independent assessment on the adequacy, efficiency and effectiveness of the Group's internal control system.

During the financial year ended 30 September 2022, internal audit reviews were carried out in accordance with risk-based internal audit plan approved by the Audit Committee. Risk-based Internal Audit methodology was adopted, which entails focusing on the inherent risk involved in the activities or system and providing assurance that the risk is being managed by the Management within the defined risk appetite level.

Based on the internal audit reviews, the findings of the internal audit, including the recommended corrective actions, potential risks, implications and Management's responses, were presented directly to the Audit Committee on a quarterly basis.

The results of the internal audit reviews, recommendations for improvements, and corrective measures implemented or planned were deliberated during the Audit Committee meetings. Minutes of the Audit Committee meetings that recorded the deliberations were then presented to the Board.

Based on the internal audit reviews conducted during the year, none of the weaknesses noted have resulted in any material losses, contingencies or uncertainties that would require a separate disclosure in this annual report.

Established by the Board, key elements in the Group's review of the adequacy and effectiveness of the risk management framework and system of internal controls include: -

- Developing an appropriate organisation structure for planning, executing, controlling and monitoring business operations with clear lines of responsibility and delegations of authority.
- Ensuring uniformity and consistency of practices and controls within the Group, whereby key processes in the Group's management and operations have been formalised and documented in the form of Standard Operating Policies and Procedures (**"SOPP"**). These SOPPs are subject to review and improvements, particularly through periodic internal audit reviews of selected areas of operations.
- Preparing annual budgets for business units and the Group and presenting them to the Board for approval. Any variances of actual performance against the budget are monitored and reported regularly. The results are consolidated and presented to the Board on a regular basis.
- Defining clear authorisation levels for all aspects of the business, which are formalised in the Group's Limits of Authority (**"LoA"**).

4. INTERNAL CONTROLS (CONT'D)

- Putting in place the necessary occupational safety and health (**"OSH"**) guidelines, which include setting up a safety committee to enhance OSH procedures and address OSH issues that may arise from time to time.
- Convening Audit Committee's meeting at least four (4) times a year to review the effectiveness of the Group's system of internal controls. The Audit Committee meets with the Internal Auditors and External Auditors to review their reports.
- Conducting regular internal audit visits to provide independent assurances on the effectiveness of the Group's system of internal controls processes and recommend to the Management on the areas for improvement.
- Performing periodic reviews of Recurrent Related Party Transactions by the Audit Committee and the Board to ensure compliance with the Listing Requirements.

Key Internal Controls

Key elements of the Group's internal controls for the financial year ended 30 September 2022 are as follows:

Control Elements	Control Environment
People Management	**Human Resource Management**
	• Employee Handbook • Formal performance appraisal result in performance linked recognition and rewards • Employee engagement survey
	Integrity Management
	• An Anti-corruption Framework has been duly approved by the board on 29 April 2020 and since then, adopted across the Group. Under the framework, an anti-bribery and corruption working group had been formed to oversee its term of reference. The five (5) key principles of the framework are top level commitment, risk assessment, undertake control measures, systematic review, monitoring and enforcement and lastly, training and communication. • An Anti-Bribery and Corruption (**"ABAC"**) Policy and Procedures has been adopted by the Company, duly approved by the Board of Directors. ABAC adopted are in line with Malaysian Anti- Corruption Commission Act 2009. The Group has adopted a zero-tolerance policy against all forms of bribery and corruption. • No gift and entertainment policy whereby, subject only to certain narrow exceptions, Sunsuria employees, directors or agents (executive and non-executive) and family members are prohibited from, directly or indirectly, receiving or providing gifts & entertainment. • Whistleblowing policy has been established to provide an avenue for all employees and associates of the Group to disclose any concerns about misconduct, wrongdoings, corruption and instances of fraud, waste, and/or abuse in accordance with the procedures as provided under this Policy and to provide protection for its employees and associates who report such allegations.

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

4. INTERNAL CONTROLS (CONT'D)

Key Internal Controls (Cont'd)

Control Elements	Control Environment
Process Management	**Quality Management System**
	• Clearly defined internal standard operating procedures and policies are easily accessible by all employees via the Company's intranet.
	Financial Management
	• Annual budgets prepared are subject to management review before being escalated to the Board for approval. • LoA has been established for the Group and its subsidiaries to follow, in their day-to-day operations. The relevance of the LoA is reviewed periodically and as and when necessary.
	Business/Project Management
	• Weekly operational and sales meetings are held to review and update on performance of every business division.
	Environment, Safety and Health Management
	• An Occupational Health, Safety and Environment Committee is formed at every construction site.
Technology Management	**Information Security**
	• Data security and data protection is very important to ensure access to applications and data is secured from cyber security threats. The Group has data backup plan and recovery procedures.

STATEMENT ON RISK MANAGEMENT & INTERNAL CONTROL

4. INTERNAL CONTROLS (CONT'D)

Key Internal Controls (Cont'd)

Control Elements	Control Environment
Crisis Management	• Crisis management team headed by the Group's Senior Management was formed to address any critical issues and operational matters effectively and efficiently and on a timely manner.

5. MATERIAL ASSOCIATES

The disclosures in this statement do not include the risk management and internal control practices of the Company's material associates. The Company's interests in these entities are safeguarded through the appointment of members of the Group's Senior Management team to the Board of Directors and, in certain cases, the Management Committees of these entities

6. ASSURANCE FROM MANAGEMENT

In accordance with the Statement on Risk Management & Internal Control: Guidelines for Directors of Listed issuers, the Board has received assurances from the Executive Chairman and the Chief Financial Officer, that, to the best of their knowledge, the system of internal control and risk management of the Group are operating effectively and adequately in all material respects, based on the risk management and internal control frameworks adopted by the Group.

7. REVIEW OF THE STATEMENT BY EXTERNAL AUDITORS

Pursuant to Paragraph 15.23 of the Listing Requirements, the External Auditors have reviewed this Statement on Risk Management & Internal Control for inclusion in the 2022 Annual Report. Their review was performed in accordance with Audit and Assurance Practice Guide 3: Guidance for Auditors on Engagements to Report on the Statement on Risk Management and Internal Control included in the Annual Report issued by the Malaysian Institute of Accountants. Based on their review, nothing has come to their attention that causes them to believe that this statement is not prepared, in all material respects, in accordance with the disclosures required to be set out by paragraphs 41 and 42 of the Statement on Risk Management and Internal Control: Guidelines for Directors of Listed Issuers to be set out, nor is factually inaccurate.

8. CONCLUSION

The Board is of the view that the system of internal control and risk management is in place for the period under review and, up to the date of approval of this statement for inclusion in the annual report, is sound and sufficient to safeguard the Group's assets, as well as the shareholders' investments, the interests of customers, regulators, employees and other stakeholders. There were no material control failures or adverse compliance events that have directly resulted in any material loss to the Group.

This statement was approved by the Board on 18 January 2023.

ADDITIONAL COMPLIANCE INFORMATION

Directors' Responsibility Statement

The Directors are required by the Companies Act 2016 (**"Act"**) to cause Management to prepare the financial statements for each financial year in accordance with Malaysian Financial Reporting Standards (**"MFRSs"**), International Financial Reporting Standards (**"IFRS"**) and the requirements of the Act to give a true and fair view of the financial position of the Group and the Company at the end of the financial year and of the financial performance and cash flows of the Group and the Company for the financial year. Where there are new accounting standards or policies that become effective during the year, the impact of these new requirements would be stated in the notes to the financial statements, accordingly.

In the preparation of the financial statements, the Directors ensure that Management have:

a) applied appropriate and consistent accounting policies;
b) made judgements and estimates that are reasonable and prudent;
c) ensured that all applicable accounting standards have been followed; and
d) prepared financial statements on a 'going concern' basis as the Directors have a reasonable expectation, having made enquiries, that the Group and the Company have adequate resources to continue operations for the foreseeable future.

The Directors have responsibility to ensure that the Company keeps accounting records, which disclose with reasonable accuracy the financial position of the Company and the Group, which enable them to ensure that the financial statements comply with the provisions of the Act. The Directors have overall responsibility for taking such steps as are reasonably available to them to safeguard the assets of the Group to prevent and detect fraud and other irregularities.

Material Contract Involving Directors' and Major Shareholders' Interest

There were no material contracts entered into by the Company and its subsidiaries involving Directors and Major Shareholders' Interest which were still subsisting as at the end of the financial year under review or which were entered into since the end of previous financial period except as disclosed in the financial statements.

During the financial year under review, the Company has provided shareholders' advance and corporate guarantee amounting to RM81.1 million and RM172.5 million respectively in favour of Bangsar Hill Park Development Sdn. Bhd. (**"BHPD"**), a 51%-owned subsidiary of the Company (**"Provision of Financial Assistance"**). The Provision of Financial Assistance to BHPD is for the purpose of working capital and made with reference to the Circular to Shareholders dated 21 January 2021 and Note 27 of the financial statements.

Utilisation of Proceeds

There were no proceeds raised from any corporate proposals during the financial year under review.

Employees' Share Option Scheme ("ESOS")

At the Extraordinary General Meeting held on 29 March 2019, the shareholders had approved the establishment of ESOS of up to 10% of the total number of issued shares of the Company (excluding Treasury Shares, if any) for eligible Directors and employees of the Company and its subsidiaries (excluding dormant subsidiaries). The ESOS has a duration of five (5) years from its effective date i.e. 4 September 2019.

During the financial year, the Company has not granted ESOS options to the eligible persons under the scheme.

ADDITIONAL COMPLIANCE INFORMATION

Recurrent Related Party Transactions

At the last Annual General Meeting held on 16 March 2022, the Company had obtained a general mandate from its Shareholders for the Group to enter into recurrent related party transactions of a revenue or trading nature (**"RRPT mandate"**).

The aggregate value of the recurrent related party transactions of a revenue nature incurred by the Group pursuant to the RRPT mandate for the financial year ended 30 September 2022 did not exceed the threshold prescribed under Paragraph 10.09(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

Audit Fees and Non-Audit Fees

During the financial year, the amount of audit-related and non-audit fees paid and payable to the External Auditors and/or its affiliates by the Company and the Group respectively for the financial year ended 30 September 2022 are as set out below:-

The Group	**Group**		**Company**	
	2022 RM'000	**2021 RM'000**	**2022 RM'000**	**2021 RM'000**
Statutory audit fees	**535**	491	**102**	96
Total (a)	**535**	491	**102**	96
Non-audit fees:- - Other Services	**58**	49	**38**	19
Total (b)	**58**	49	**38**	19
% of non-audit fees (b/a)	**10.8%**	10.0%	**37.3%**	19.8%

FINANCIAL STATEMENTS

DIRECTORS' REPORT

The Directors hereby submit their report and the audited financial statements of the Group and of the Company for the financial year ended 30 September 2022.

PRINCIPAL ACTIVITIES

The Company is principally engaged in the businesses of investment holding and the provision of management services. The details of the subsidiaries are disclosed in Note 12 to the financial statements.

RESULTS

	The Group RM'000	The Company RM'000
Profit/(Loss) after taxation	19,339	(5,891)
Attributable to:		
Owners of the Company	16,551	(5,891)
Non-controlling interests	2,788	-
	19,339	(5,891)

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, other than the significant event during the year as disclosed in Note 47 to the financial statements.

DIVIDENDS

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

RESERVES AND PROVISIONS

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

ISSUE OF SHARES AND DEBENTURES

During the financial year:

(a) there were no changes in the issued and paid-up share capital of the Company; and

(b) there were no issues of debentures by the Company.

TREASURY SHARES

The shareholders of the Company had on 16 March 2022 approved the Company to purchase up to 10% of its prevailing issued and paid-up share capital. At the end of the reporting period, no shares was repurchased and held as treasury shares in accordance with Section 127 of the Companies Act 2016.

OPTIONS GRANTED OVER UNISSUED SHARES

During the financial year, no options were granted by the Company to any person to take up any unissued shares in the Company.

DIRECTORS' REPORT

EMPLOYEES' SHARE OPTION SCHEME ("ESOS")

On 29 March 2019, the shareholders of the Company approved the establishment of ESOS of up to ten percent (10%) of the total number of issued and paid-up ordinary shares of the Company (excluding Treasury Shares, if any) for eligible directors and employees of the Company and its subsidiaries (excluding subsidiaries which are dormant).

The ESOS is administered by the Employees' Share Option Scheme Committee ("ESOS Committee") in accordance with the ESOS By-Laws. The ESOS was established on 4 September 2019 for a period of five (5) years and may be extended or renewed (as the case may be) for another five (5) years in accordance to the ESOS By-Laws.

During the financial year, the Company has not granted ESOS options to the eligible persons under the ESOS.

The salient features of the ESOS are disclosed in Note 40 to the financial statements.

OTHER STATUTORY INFORMATION

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

(a) to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts, and have satisfied themselves that no known bad debts to be written off and that adequate allowance had been made for doubtful debts; and

(b) to ensure that any current assets which were unlikely to be realised in the ordinary course of business including the value of current assets as shown in the accounting records of the Group and of the Company had been written down to an amount which the current assets might be expected so to realise.

At the date of this report, the directors are not aware of any circumstances:

(a) which would require the writing off of bad debts or render 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

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

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

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

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

(a) any charge on the assets of the Group and of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; and

(b) any contingent liability of the Group and of the Company which has arisen since the end of the financial year.

No contingent 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 in the opinion of the directors, will or may substantially affect the ability of the Group and of the Company to meet their obligations when they fall due.

In the opinion of the directors, no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this report which is likely to affect substantially the results of operations of the Group and of the Company in the financial year in which this report is made.

DIRECTORS' REPORT

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 Datuk Ter Leong Yap
Tan Pei Geok
Datin Loa Bee Ha
Dato' Quek Ngee Meng

The directors of the subsidiary companies in office during the financial year and during the period from the end of the financial year to the date of this report are:

Ter Leong Ping
Wong Chiew Meng
Gan Teck Boon
Chuah Chew Hai
Tan Bo Ren
Ter Shin Nie
Ter Shin Ann
Abdul Hadi bin Ahmad
Chua Ah Bah @ Chua Siew Seng
Datuk Tan Cheng Kiat
Datuk Ng Soon Hong
Alexon Khor Swek Chen
Zeng, ZhaoHui
Xuan, QiWu
Graham James Plant
Jason Cham Toon Fook
Ter Chen Loong
Lim Hooi Kiang
Lee Li Fung
Yew Hann Loo
Kah Hou Chan
Joel Lee Jia Wei
Ooi Kim Cheng
Tan Hoi Kwan
Tho Win-Son
Eng Kim Haw (appointed on 1 June 2022)
Tan Hong Thai (resigned on 13 October 2021)
Chew Poh Huat (resigned on 8 April 2022)
Leong Kok Chi (resigned on 1 June 2022)
Dato' Teo Tong Kooi (resigned on 1 October 2022)
Hwan Lip Keong (resigned on 1 April 2022)
Afiqah Syifa' Binti Mohd Ibrahim (resigned on 8 April 2022)

DIRECTORS' REPORT

DIRECTORS' INTERESTS

According to the register of directors' shareholdings kept by the Company under Section 59 of the Companies Act 2016, the interests of directors holding office at the end of the financial year in shares and warrants of the Company during the financial year are as follows:

	Number of ordinary shares			
	As at 1.10.2021	Acquired	Disposed	As at 30.9.2022
Direct interests:				
Tan Sri Datuk Ter Leong Yap	168,839,872	-	-	**168,839,872**
Tan Pei Geok	1,830,000	-	-	**1,830,000**
Dato' Quek Ngee Meng	243,300	-	-	**243,300**
Indirect Interests:				
Tan Sri Datuk Ter Leong Yap#	368,666,208	-	-	**368,666,208**
Datin Loa Bee Ha^	14,828,800	-	-	**14,828,800**

Notes:

Deemed interested by virtue of his substantial shareholdings in Ter Equity Sdn. Bhd., Ter Capital Sdn. Bhd. and THK Capital Sdn. Bhd..

^ Deemed interested by virtue of the shareholdings held by her spouse, Dato' Tan Tian Meng pursuant to Section 59(11)(c) of the Companies Act 2016.

By virtue of his shareholdings in the Company, Tan Sri Datuk Ter Leong Yap is deemed to have interests in shares in its related corporations during the financial year to the extent of the Company's interests, in accordance with Section 8 of the Companies Act 2016.

Saved as disclosed, the other directors holding office at the end of the financial year had no interest in shares and options over unissued shares of the Company or its related corporations during the financial year.

DIRECTORS' BENEFITS

Since the end of the previous financial year, no director has received or become entitled to receive a benefit (other than benefits included in the aggregate amount of remuneration received or due and receivable by directors shown in the financial statements or the fixed salary of a full-time employee of the Company or related corporations) 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 except for any benefits which may be deemed to arise from transactions entered into in the ordinary course of business with companies in which certain directors have substantial financial interests as disclosed in Note 41 to the financial statements.

Neither during nor at the end of the financial year was the Group or the Company a party to any arrangements whose object is 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.

DIRECTORS' REPORT

DIRECTORS' REMUNERATION

Compensation of directors of the Group and of the Company for the financial year ended 30 September 2022 is as follows:

	The Group RM'000	The Company RM'000
Directors' remuneration		
Short-term employee benefits	4,944	4,343
Defined contribution benefits	515	469
Benefits-in-kind	69	49
	5,528	4,861

INDEMNITY AND INSURANCE FOR DIRECTORS, OFFICERS AND AUDITORS

During the financial year, the total amount of indemnity coverage and insurance premium paid for the directors and certain officers of the Company were RM10,000,000 and RM25,196 respectively. No indemnity was given to or insurance effected for auditors of the Company.

SIGNIFICANT EVENT DURING THE YEAR

The details of significant event during the year are disclosed in Note 47 to the financial statements.

SUBSEQUENT EVENTS

Significant non-adjusting events subsequent to the end of the financial year are disclosed in Note 48 to the financial statements.

AUDITORS' REMUNERATION

The auditors' remuneration for the financial year ended 30 September 2022 is as follows:

	The Group RM'000	The Company RM'000
Auditors' remuneration		
Audit fee	535	102
Non-audit fee	58	38
	593	140

DIRECTORS' REPORT

AUDITORS

The auditors, Deloitte PLT, 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,

TAN SRI DATUK TER LEONG YAP

TAN PEI GEOK

Petaling Jaya, Selangor Darul Ehsan
18 January 2023

STATEMENT BY DIRECTORS

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

The directors of **SUNSURIA BERHAD**, 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 requirements 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 at 30 September 2022 and of their financial performance and cash flows for the financial year ended on that date.

Signed in accordance with a resolution of the directors,

TAN SRI DATUK TER LEONG YAP

TAN PEI GEOK

Petaling Jaya, Selangor Darul Ehsan
18 January 2023

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

I, **ENG KIM HAW**, the officer primarily responsible for the financial management of **SUNSURIA BERHAD**, 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.

ENG KIM HAW
MIA No. 10061

Subscribed and solemnly declared by the abovenamed **ENG KIM HAW** at Petaling Jaya in the state of Selangor Darul Ehsan this 18th day of January, 2023

Before me,

COMMISSIONER FOR OATHS

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF SUNSURIA BERHAD
(INCORPORATED IN MALAYSIA)

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of **SUNSURIA BERHAD,** which comprise the statements of financial position of the Group and of the Company as at 30 September 2022 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 134 to 263.

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 September 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.

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.

We have determined the matter described below to be the key audit matter to be communicated in our report.

Revenue and Cost of Sales Recognition for Property Development Activities	
Key Audit Matter	**How our audit addressed the Key Audit Matter**
During the financial year ended 30 September 2022, property development revenue amounted to RM400 million, representing 99.4% of the Group's total revenue while its related cost of sales amounted to RM282 million, representing 99.4% of the Group's total cost of sales. The Group recognises property development revenue and cost of sales using input method. The stage of completion is determined by the proportion of property development costs incurred for work performed to date over the estimated total property development costs.	Our key procedures include, amongst others: 1. Obtained an understanding of the process and relevant controls put in place by the Group in respect of: (a) revenue recognition for property development activities and performed procedures to evaluate the design and implementation and operating effectiveness of such controls; and (b) budgeting of development and computation of percentage of completion.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF SUNSURIA BERHAD
(INCORPORATED IN MALAYSIA)

Revenue and Cost of Sales Recognition for Property Development Activities	
Key Audit Matter	**How our audit addressed the Key Audit Matter**
Accounting for property development activities is inherently complex, whereby significant judgements and estimates are involved in the following areas: • determination of stage of completion; and • estimated total property development costs and costs to be incurred to complete a project. We determined this to be a key audit matter given its magnitude relative to the Group's revenue and cost of sales as well as the complexity and judgmental nature of these activities. Refer to Note 4.1 (b) (iv) (Critical Accounting Judgements and Key Sources of Estimation Uncertainty - Revenue and Cost of Sales Recognition for Property Development Activities), Note 4.26 (b) (Significant Accounting Policies - Revenue and Other Income), Note 5 (Revenue), Note 6 (Cost of Sales) and Note 18 (Inventories) to the financial statements.	2. Evaluated the terms and conditions of major sales transactions to ensure that revenue recognised at a point in time or overtime are in line with the Group policy and the requirements of MFRS 15 Revenue from Contracts with Customers with a five-step approach. 3. Assessed the reasonableness of management-prepared budgets for property development projects against letters of award issued to contractors, challenged management assumptions used in the preparation of the respective budgets and performed retrospective review to establish the reliability of management-prepared budgets. 4. Performed sampling test on actual development costs incurred to the relevant supporting documents such as contractor's progress claims, surveyor certificates and architect certificates. 5. Performed site visits for individually significant on-going projects to arrive at an overall assessment as to whether information provided by management is reasonable. 6. Interviewed management's project team on the achievability of the budgeted costs to the completion of individually significant projects. 7. Obtained an understanding on the causes of the delays and corroborated key judgement applied by management in regards to the projects whereby actual progress is behind planned progress, as to whether provision for liquidated ascertained damages ("LAD") is required. 8. Assessed the stage of completion of individually significant on-going development projects to the expected handover date to determine the adequacy of LAD as LAD is considered as variable consideration which will affect the transaction price of the projects. 9. Assessed Sale & Purchase agreements ("SPA") entered into between the purchasers and the Group and test checked for subsequent cancellation of SPA.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF SUNSURIA BERHAD
(INCORPORATED IN MALAYSIA)

Revenue and Cost of Sales Recognition for Property Development Activities	
Key Audit Matter	**How our audit addressed the Key Audit Matter**
	10. Performed search for unrecorded liabilities and cut off tests for cost incurred. Evaluated accruals made in respect of work performed by contractors and consultants of which invoice/progress claim has yet to be received. This includes review of basis of estimation of the amount accrued and subsequent invoices and progress claims received after year-end to ensure that costs have been properly taken up as of year end.

We have determined that there are no key audit matters in the audit of the separate financial statements of the Company to communicate in our auditors' report.

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 do 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 SUNSURIA BERHAD
(INCORPORATED IN MALAYSIA)

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 a 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 skepticism 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 of 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.

- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements of the Group. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF SUNSURIA BERHAD
(INCORPORATED IN MALAYSIA)

Auditors' Responsibilities for the Audit of the Financial Statements (Cont'd)

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 Requirments

In accordance with the requirements of the Companies Act 2016 in Malaysia, we report that the subsidiaries of which we have not acted as auditors, are disclosed in Note 12 to the financial statements.

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 contents of this report.

DELOITTE PLT (LLP0010145-LCA)
Chartered Accountants (AF 0080)

TAN YU MIN
Partner - 03503/07/2024 J
Chartered Accountant

18 January 2023

STATEMENTS OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2022

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Revenue	5	**402,202**	268,678	**25,945**	57,051
Cost of sales	6	**(284,016)**	(183,215)	-	-
Gross profit		**118,186**	85,463	**25,945**	57,051
Investment income	7	**4,913**	5,128	**5,419**	5,270
Other income		**5,165**	19,164	**482**	8,888
Administrative and other expenses		**(72,723)**	(54,391)	**(31,269)**	(29,788)
Finance costs	8	**(20,563)**	(17,319)	**(6,882)**	(5,680)
Share of results of associates, net of tax		**(97)**	(42)	**-**	-
Profit/(Loss) before tax	9	**34,881**	38,003	**(6,305)**	35,741
Tax (expense)/credit	10	**(15,542)**	(14,988)	**414**	(2,295)
Profit/(Loss) for the year		**19,339**	23,015	**(5,891)**	33,446
Other comprehensive loss					
Items that may be reclassified subsequently to profit or loss					
Loss on foreign currency translation		**(6)**	-	-	-
Other comprehensive loss, net of tax		**(6)**	-	-	-
Total comprehensive income/(loss) for the year		**19,333**	23,015	**(5,891)**	33,446
Profit/(Loss) attributable to:					
Owners of the Company		**16,551**	21,379	**(5,891)**	33,446
Non-controlling interests		**2,788**	1,636	**-**	-
		19,339	23,015	**(5,891)**	33,446
Total comprehensive income/(loss) attributable to:					
Owners of the Company		**16,543**	21,379	**(5,891)**	33,446
Non-controlling interests		**2,790**	1,636	**-**	-
		19,333	23,015	**(5,891)**	33,446
Earnings per share (sen):					
Basic	11(a)	**1.85**	2.39		
Diluted	11(b)	**N/A**	N/A		

The accompanying Notes form an integral part of the Financial Statements.

STATEMENTS OF FINANCIAL POSITION

AT 30 SEPTEMBER 2022

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
ASSETS:					
NON-CURRENT ASSETS					
Investment in subsidiaries	12	**-**	-	**237,819**	237,819
Investment in associates	13	**465**	562	**594**	594
Other investment	14	**159**	159	**159**	159
Property, plant and equipment	15	**44,228**	26,843	**13,923**	14,287
Investment properties	16	**225,262**	215,395	**350**	380
Goodwill	17	**14,737**	14,737	**-**	-
Inventories	18	**635,827**	681,662	**-**	-
Deferred tax assets	19	**12,895**	15,959	**-**	-
Right-of-use assets	20	**3,027**	3,891	**141**	202
Amount owing by subsidiaries	27	**-**	-	**47,060**	30,704
		936,600	959,208	**300,046**	284,145
CURRENT ASSETS					
Inventories	18	**493,331**	448,146	**-**	-
Biological assets	21	**12**	14	**-**	-
Contract assets	22	**176,232**	189,414	**-**	-
Contract costs	23	**36,489**	22,222	**-**	-
Trade receivables	24	**64,716**	54,811	**-**	-
Other receivables, deposits and prepayments	25	**72,562**	30,315	**2,270**	3,626
Lease receivables	26	**-**	32	-	-
Amount owing by subsidiaries	27	**-**	-	**455,203**	473,646
Amount owing by related parties	28	**1,680**	1,633	**13**	-
Amount owing by associate	29	**6,364**	6,069	-	-
Tax recoverable		**17,909**	13,729	**2,611**	1,134
Short-term investment	30	**34,628**	109,181	**21,128**	106,540
Fixed deposits with licensed banks	31	**29,817**	26,880	**24,861**	23,541
Cash and bank balances	32	**248,231**	122,715	**91,073**	10,528
		1,181,971	1,025,161	**597,159**	619,015
TOTAL ASSETS		**2,118,571**	1,984,369	**897,205**	903,160

The accompanying Notes form an integral part of the Financial Statements.

STATEMENTS OF FINANCIAL POSITION
AT 30 SEPTEMBER 2022

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
EQUITY AND LIABILITIES:					
EQUITY					
Ordinary share capital	33	**640,288**	640,288	**640,288**	640,288
Reserves	34	**408,018**	389,898	**124,154**	130,045
Equity attributable to owners of the Company		**1,048,306**	1,030,186	**764,442**	770,333
Non-controlling interests	12(d)	**17,036**	15,820	**-**	-
TOTAL EQUITY		**1,065,342**	1,046,006	**764,442**	770,333
NON-CURRENT LIABILITIES					
Deferred tax liabilities	19	**91,599**	96,667	**255**	322
Borrowings	35	**476,045**	484,844	**121,733**	122,121
Lease liabilities	36	**2,290**	3,428	**70**	136
		569,934	584,939	**122,058**	122,579
CURRENT LIABILITIES					
Trade payables	37	**72,931**	53,461	**-**	-
Other payables, deposits received, accruals and provisions	38	**150,440**	115,077	**4,124**	3,987
Contract liabilities	22	**62,649**	24,946	**-**	-
Amount owing to subsidiaries	27	**-**	-	**5,958**	6,010
Amount owing to related parties	28	**81,225**	81,680	**-**	-
Amount owing to associate	29	**93,055**	30,920	**-**	-
Borrowings	35	**17,689**	45,193	**551**	185
Lease liabilities	36	**1,346**	1,135	**72**	66
Tax payable		**3,960**	1,012	**-**	-
		483,295	353,424	**10,705**	10,248
TOTAL LIABILITIES		**1,053,229**	938,363	**132,763**	132,827
TOTAL EQUITY AND LIABILITIES		**2,118,571**	1,984,369	**897,205**	903,160

The accompanying Notes form an integral part of the Financial Statements.

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

The Group

	Non-distributable			Distributable			
	Share capital (Note 33) RM'000	Capital reserve (Note 34) RM'000	Foreign currency translation reserve (Note 34) RM'000	Retained earnings (Note 34) RM'000	Attributable to Owners of the Company RM'000	Non-controlling interests [Note 12(d)] RM'000	Total equity RM'000
As at 1 October 2021	**640,288**	**815**	**-**	**389,083**	**1,030,186**	**15,820**	**1,046,006**
Profit for the year	-	-	-	16,551	16,551	2,788	19,339
Other comprehensive (loss)/income	-	-	(8)	-	(8)	2	(6)
Total comprehensive (loss)/income	-	-	(8)	16,551	16,543	2,790	19,333
Acquisition of subsidiaries	-	-	-	-	-	5	5
Acquisitions of additional interests in subsidiary from non-controlling interests	-	-	-	(774)	(774)	772	(2)
Effects of dilution of interests in a subsidiary	-	-	-	2,351	2,351	(2,351)	-
As at 30 September 2022	**640,288**	**815**	**(8)**	**407,211**	**1,048,306**	**17,036**	**1,065,342**

The accompanying Notes form an integral part of the Financial Statements.

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

The Group (Cont'd)

		Non-distributable			Distributable			
	Note	Share capital (Note 33) RM'000	Capital reserve (Note 34) RM'000	Foreign currency translation reserve (Note 34) RM'000	Retained earnings (Note 34) RM'000	Attributable to Owners of the Company RM'000	Non-controlling interests [Note 12(d)] RM'000	Total equity RM'000
As at 1 October 2020		640,288	815	-	387,563	1,028,666	7,335	1,036,001
Profit for the year, representing total comprehensive income for the financial year		-	-	-	21,379	21,379	1,636	23,015
Issuance of shares by subsidiary to non-controlling interest		-	-	-	-	-	4	4
Acquisition of a subsidiary	12(b)(i)	-	-	-	-	-	4,952	4,952
Dividend paid to equity holders of the Company	44	-	-	-	(17,918)	(17,918)	-	(17,918)
Dividend paid by subsidiaries to non-controlling interest		-	-	-	-	-	(48)	(48)
Adjustment from changes in non-controlling interest		-	-	-	(1,941)	(1,941)	1,941	-
As at 30 September 2021		640,288	815	-	389,083	1,030,186	15,820	1,046,006

The accompanying Notes form an integral part of the Financial Statements.

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

The Company

	Note	Share capital (Note 33) RM'000	Non-distributable Capital reserve (Note 34) RM'000	Distributable Retained earnings (Note 34) RM'000	Total equity RM'000
As at 1 October 2021		**640,288**	**1,800**	**128,245**	**770,333**
Loss for the year, representing total comprehensive loss for the financial year		**-**	**-**	**(5,891)**	**(5,891)**
As at 30 September 2022		**640,288**	**1,800**	**122,354**	**764,442**
As at 1 October 2020		640,288	1,800	112,717	754,805
Profit for the year, representing total comprehensive income for the financial year		-	-	33,446	33,446
Dividend paid to equity holders of the Company	44	-	-	(17,918)	(17,918)
As at 30 September 2021		640,288	1,800	128,245	770,333

The accompanying Notes form an integral part of the Financial Statements.

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2022

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
CASH FLOWS FROM/(FOR) OPERATING ACTIVITIES				
Profit/(Loss) before tax	**34,881**	38,003	**(6,305)**	35,741
Adjustments for:				
Depreciation of:				
- property, plant and equipment	**5,139**	5,406	**996**	1,010
- investment properties	**415**	473	**19**	42
- right-of-use assets	**1,414**	1,275	**69**	70
Dividend income	**-**	-	**-**	(30,484)
Fair value loss on:				
- other investment	**-**	25	**-**	-
- biological assets	**2**	97	**-**	-
Impairment loss on:				
- investment in subsidiaries	**-**	-	**-**	345
- investment in associate	**-**	2	**-**	-
- property, plant and equipment	**294**	577	**-**	-
- investment properties	**11**	373	**11**	100
- right-of-use assets	**332**	259	**-**	-
Allowance for impairment losses on:				
- other receivables	**60**	-	**60**	-
- amount owing by subsidiaries	-	-	**734**	3,552
Finance costs	**20,563**	17,319	**6,882**	5,680
Investment income	**(4,913)**	(5,128)	**(5,419)**	(5,270)
Inventories write-down to net realisable value:				
- land held for property development	**-**	4,563	**-**	-
- completed units	**-**	476	**-**	-
- medical supplies	**3**	-	**-**	-
Gain on disposal of:				
- property, plant and equipment	**(406)**	(116)	**(196)**	(18)
- investment properties	**-**	(6,797)	**-**	(6,797)
- assets classified as held for sale	**-**	(900)	**-**	(900)
Gain on recognition of lease receivables	**-**	(107)	**-**	-
Gain on derecognition of lease liabilities	**(501)**	(1,256)	**-**	-
Sub-total carried forward	**57,294**	54,544	**(3,149)**	3,071

The accompanying Notes form an integral part of the Financial Statements.

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

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
CASH FLOWS FROM/(FOR) OPERATING ACTIVITIES (CONT'D):					
Sub-total brought forward		**57,294**	54,544	**(3,149)**	3,071
Property, plant and equipment written-offs/adjustments		**-**	4	**-**	4
Reversal of written down to net realisable value of land held for property development		**-**	(559)	**-**	-
Reversal of allowance for impairment losses on amount owing by subsidiaries		**-**	-	**-**	(567)
Waiver of debts on other payables		**(80)**	(5,028)	**-**	-
Share of results in associates		**97**	42	**-**	-
Unrealised loss on foreign exchange		**879**	-	**877**	-
Provision for release of bumiputra quota		**11,572**	1,316	**-**	-
Short-term lease expenses	(i)	**1,492**	1,206	**1,214**	1,197
Low value asset lease expenses	(i)	**52**	4	**12**	2
Operating profit/(loss) before changes in working capital		**71,306**	51,529	**(1,046)**	3,707
Decrease/(Increase) in operating assets:					
Inventories - completed units and others		**60,502**	(76,030)	**-**	-
Inventories - land held for property development		**-**	29,293	**-**	-
Inventories - property development costs		**(53,429)**	96,648	**-**	-
Contract assets		**13,214**	(72,160)	**-**	-
Contract cost		**(14,267)**	(4,933)	**-**	-
Trade and other receivables		**(18,015)**	1,940	**1,296**	(3,036)
Amount owing by subsidiaries		**-**	-	**27,150**	(17,374)
Amount owing by related parties		**(47)**	130	**(13)**	178
Amount owing by associate		**(295)**	(1,799)	**-**	-
Increase/(Decrease) in operating liabilities:					
Trade and other payables		**43,261**	2,094	**137**	1,310
Contract liabilities		**37,703**	(1,953)	**-**	-
Amount owing to related parties		**(375)**	(72,347)	**-**	-
Amount owing to associate		**62,135**	28,762	**-**	-
CASH FROM/(FOR) OPERATIONS		**201,693**	(18,826)	**27,524**	(15,215)

The accompanying Notes form an integral part of the Financial Statements.

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

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
CASH FLOWS FROM/(FOR) OPERATING ACTIVITIES (CONT'D):					
CASH FROM/(FOR) OPERATIONS (CONT'D)		**201,693**	(18,826)	**27,524**	(15,215)
Income tax paid		**(18,831)**	(23,837)	**(1,130)**	(1,203)
Income tax refunded		**53**	2,775	**-**	-
Finance costs paid		**(29,716)**	(27,698)	**(7,010)**	(5,838)
Real property gains tax paid		**-**	(697)	**-**	(697)
Short-term lease paid	(i)	**(1,492)**	(1,206)	**(1,214)**	(1,197)
Low value asset lease paid	(i)	**(52)**	(4)	**(12)**	(2)
NET CASH FROM/(FOR) OPERATING ACTIVITIES		**151,655**	(69,493)	**18,158**	(24,152)
CASH FLOWS FROM/(FOR) INVESTING ACTIVITIES					
Net cash inflow from acquisition of a subsidiary	12(b)(i)	**-**	1,610	**-**	-
Advances to subsidiaries		**-**	-	**(26,726)**	(94,164)
Dividend received		**-**	-	**-**	30,475
Expenditure incurred on land held for property development		**(46,568)**	(11,397)	**-**	-
(Placement)/Withdrawal of deposits pledged with licensed banks		**(1,812)**	5,717	**(1,320)**	5,766
Investment income received		**4,913**	5,128	**5,419**	5,270
Investment in subsidiaries		**-**	-	**-**	(8,438)
Investment in associates		**-**	(30)	**-**	-
Acquisition of additional equity interest of subsidiaries		**(2)**	-	**-**	-
Acquisition of:					
- property, plant and equipment	15(e)	**(2,619)**	(1,436)	**(381)**	(222)
- investment properties		**(15,633)**	(28,657)	**-**	-
Net sale proceeds from disposal of:					
- property, plant and equipment		**419**	158	**240**	60
- investment properties		**-**	9,419	**-**	9,419
- assets classified as held for sale		**-**	3,913	**-**	3,913
NET CASH FOR INVESTING ACTIVITIES		**(61,302)**	(15,575)	**(22,768)**	(47,921)

The accompanying Notes form an integral part of the Financial Statements.

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

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
CASH FLOWS FROM/(FOR) FINANCING ACTIVITIES					
Dividends to non-controlling interest		**-**	(48)	**-**	-
Dividend paid		**-**	(17,918)	**-**	(17,918)
Drawdown of term loans		**123,160**	48,121	**-**	-
Drawdown of invoice financing		**8,403**	-	**-**	-
Payments for the principal portion of lease liabilities		**(1,308)**	(2,826)	**(68)**	(73)
Transaction costs related to loans and borrowings		**(315)**	(780)	**-**	(740)
Proceeds from issuance of ordinary shares to non-controlling interests		**5**	4	**-**	-
Repayment of hire purchase obligations		**(248)**	(209)	**(189)**	(177)
Proceeds from issuance of Sukuk Wakalah		**-**	115,000	**-**	115,000
Repayment of term loans		**(163,136)**	(59,561)	**-**	-
Repayment of invoice financing		**(4,820)**	-	**-**	-
NET CASH (FOR)/FROM FINANCING ACTIVITIES		**(38,259)**	81,783	**(257)**	96,092
NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		**52,094**	(3,285)	**(4,867)**	24,019
Effects of exchange rate changes		**(6)**	-	**-**	-
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE FINANCIAL YEAR		**232,138**	235,423	**117,068**	93,049
CASH AND CASH EQUIVALENTS AT END OF THE FINANCIAL YEAR		**284,226**	232,138	**112,201**	117,068
CASH AND CASH EQUIVALENTS COMPRISED:					
Short-term investment	30	**34,628**	109,181	**21,128**	106,540
Fixed deposits with licensed banks	31	**29,817**	26,880	**24,861**	23,541
Cash and bank balances	32	**248,231**	122,715	**91,073**	10,528
		312,676	258,776	**137,062**	140,609
Less: Fixed deposits pledged to licensed banks	31(b)	**(28,450)**	(26,638)	**(24,861)**	(23,541)
		284,226	232,138	**112,201**	117,068

The accompanying Notes form an integral part of the Financial Statements.

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

Note:

(i) Cash outflows for leases as a lessee

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Included in net cash from/(for) operating activities					
Short-term leases paid	20(b)	**1,492**	1,206	**1,214**	1,197
Low value assets leases paid	20(b)	**52**	4	**12**	2
Finance costs paid in relation to lease liabilities	8	**219**	262	**7**	7
		1,763	1,472	**1,233**	1,206
Included in net cash (for)/from financing activities					
Payment for the principal portion of lease liabilities		**1,308**	2,826	**68**	73
		3,071	4,298	**1,301**	1,279

The accompanying Notes form an integral part of the Financial Statements.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

1. GENERAL INFORMATION

The Company is a public limited liability company, incorporated and domiciled in Malaysia. The registered office and principal place of business are located at Suite 8, Main Tower, Sunsuria Avenue, Persiaran Mahogani, Kota Damansara PJU 5, 47810 Petaling Jaya, Selangor Darul Ehsan.

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors dated 18 January 2023.

2. PRINCIPAL ACTIVITIES

The Company is principally engaged in the businesses of investment holding and the provision of management services. The details of the subsidiaries are disclosed in Note 12.

3. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The financial statements of the Group and of the Company are prepared under the historical cost convention, unless otherwise indicated in other section under significant accounting policies, and in compliance with Malaysian Financial Reporting Standards ("MFRSs"), International Financial Reporting Standards ("IFRS") and the requirements of the Companies Act 2016 in Malaysia.

The financial statements are presented in Ringgit Malaysia ("RM") and all values are rounded to the nearest thousand (RM'000) except as otherwise indicated.

3.1 Adoption of Amendments to MFRS

In the current financial year, the Group and the Company have adopted all the Amendments to MFRSs issued by the Malaysian Accounting Standards Board ("MASB") that are relevant to their operations and effective for annual periods beginning on or after 1 October 2021 as follows:

MFRSs	Amendments to References to the Conceptual Framework in MFRS Standards
Amendments to MFRS 9, MFRS 139, MFRS 7, MFRS 4 and MFRS 16	Interest Rate Benchmark Reform - Phase 2
Amendments to MFRS 4	Extension of the Temporary Exemption from Applying MFRS 9

The adoption of these Amendments to MFRSs have not affected the amounts reported on the financial statements of the Group and of the Company.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

3. BASIS OF PREPARATION OF FINANCIAL STATEMENTS (CONT'D)

3.2 New Standards and Amendments to MFRS in issue but not yet effective

At the date of authorisation for issue of these financial statements, the new MFRSs and amendments to MFRSs which were in issue but not yet effective and not early adopted by the Group and the Company are as listed below:

MFRS 17/Amendments to MFRS 17	Insurance contracts[2]
Amendments to MFRS 17	Initial Application of MFRS 9 and MFRS 17 - Comparative Information[2]
Amendments to MFRSs	Annual Improvements to MFRS Standards 2018-2020[1]
Amendments to MFRS 3	Reference to the Conceptual Framework[1]
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture[4]
Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current[2]
Amendments to MFRS 101	Disclosure on Accounting Policies[2]
Amendments to MFRS 108	Definition of Accounting Estimates[2]
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transactions[2]
Amendments to MFRS 116	Property, Plant and Equipment - Proceeds before Intended Use[1]
Amendments to MFRS 137	Onerous Contracts - Cost of Fulfilling a Contract[1]
Amendments to MFRS 16	Lease Liability in a Sale and Leaseback[3]
Amendments to MFRS 101	Non-current Liabilities with Covenants[3]

[1] Effective for annual periods beginning on or after 1 January 2022, with earlier application permitted.

[2] Effective for annual periods beginning on or after 1 January 2023, with earlier application permitted.

[3] Effective for annual periods beginning on or after 1 January 2024, with earlier application permitted.

[4] Effective date deferred to a date to be determined and announced.

The abovementioned new MFRSs and amendments to MFRSs will be adopted in the annual financial statements of the Group and of the Company when they become effective and the Directors anticipate that the adoption of these new MFRSs and amendments to MFRSs will have no material impact on the financial statements of the Group and of the Company in the period of initial application.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES

4.1 CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Estimates and judgements are continually evaluated by the directors and management and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

(a) Critical Judgement Made in Applying Accounting Policies

The directors are of the opinion that there are no instances of application of judgement which are expected to have a significant effect on the amounts recognised in the financial statements.

(b) Key Sources of Estimation Uncertainty

The key assumptions concerning the future and other key sources associated with estimation uncertainty at the reporting date that have significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

(i) Income Taxes

There are certain transactions and computations for which the ultimate tax determination may be different from the initial estimate. The Group recognises tax liabilities based on its understanding of the prevailing tax laws and estimates of whether such taxes will be due in the ordinary course of business. Where the final outcome of these matters is different from the amounts that were initially recognised, such difference will impact the income tax expense and deferred tax balances in the year in which such determination is made.

(ii) Deferred Tax Assets

Deferred tax assets are recognised for all deductible temporary differences, unutilised tax losses and unabsorbed capital allowances to the extent that it is probable that future taxable profits would be available against which the deductible temporary differences, unutilised tax losses and unabsorbed capital allowances could be utilised.

Management judgement is required to determine the amount of deferred tax assets that can be recognised, based on the assessment of the probability of the future taxable profits. The carrying amount of deferred tax assets as at the reporting date is disclosed in Note 19.

(iii) Impairment of Goodwill

The assessment of whether goodwill is impaired requires an estimation of the value in use of the cash-generating unit to which the goodwill is allocated. Estimating a value in use amount requires management to make an estimate of the expected future cash flows from the cash-generating unit and also to choose a suitable discount rate in order to calculate the present value of those cash flows. The carrying amount of goodwill as at the reporting date is disclosed in Note 17.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.1 CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONT'D)

(b) Key Sources of Estimation Uncertainty (Cont'd)

(iv) Revenue and Cost of Sales Recognition for Property Development Activities

Revenue is recognised as and when the control of the asset is transferred to customers and it is probable that the Group and the Company will collect the consideration to which it will be entitled in exchange for the asset that will be transferred to the customer. Depending on the terms of the contract and the applicable laws governing the contract, control of the asset may transfer over time or at a point in time.

If control of the asset transfers over time, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation based on the physical proportion of contract work-to-date certified by professional consultants. Significant judgement is required in determining the progress towards complete satisfaction of that performance obligation based on the certified work-to-date corroborated by the level of completion of the development based on actual costs incurred to date over the estimated total property development costs. The total estimated costs are based on approved budgets, which require assessments and judgements to be made on changes in, for example, work scope, changes in costs and costs to completion. In making these judgements, management relies on past experience and the work of specialists.

(v) Net Realisable Value of Inventories

Inventories are stated at the lower of cost and net realisable value. The Group determines net realisable value based on historical trends and management estimates of future selling pricing. Possible changes in these estimates could result in revisions to the valuation of inventories.

(vi) Impairment of Non-Financial Assets

The Group and the Company review the carrying amount of its non-financial assets to determine whether there is an indication that those assets have suffered an impairment loss.

When there is an indication that the carrying amount of an asset may be impaired, the asset's recoverable amount, being the higher of its fair value less costs to sell and its value-in-use ("VIU"), will be assessed. The assessment of the recoverable amounts involves a number of methodologies.

In determining the VIU of an asset, being the future economic benefits to be expected from its continued use and ultimate disposal, the Group and the Company make estimates and assumptions that require significant judgements. While the Group and the Company believe these estimates and assumptions of VIU could be reasonable and appropriate, changes on these estimates and assumptions of VIU could impact the Group's and the Company's financial position and results.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.1 CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONT'D)

(vi) Impairment of Non-Financial Assets

In determining the fair value less costs to sell, it has been done by references to the latest valuation carried out by independent firm of professional valuers.

The impairment loss on investment in subsidiaries, property, plant and equipment, investment properties and right-of-use assets are disclosed in Notes 12, 15, 16 and 20 respectively.

4.2 BASIS OF CONSOLIDATION

The consolidated financial statements incorporate the financial statements of the Company and entities controlled by the Company (its subsidiaries) made up to 30 September each year. Control is achieved when the Company:

- Has the power over the investee
- Is exposed, or has rights, to variable returns from its involvement with the investee
- Has the ability to use its power to affect its returns

The Company reassesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control listed above.

When the Company has less than a majority of the voting rights of an investee, it considers that it has power over the investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally. The Company considers all relevant facts and circumstances in assessing whether or not the Company's voting rights in an investee are sufficient to give it power, including:

- The size of the Company's holding of voting rights relative to the size and dispersion of holdings of the other vote holders
- Potential voting rights held by the Company, other vote holders or other parties
- Rights arising from other contractual arrangements
- Any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings

Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, the results of subsidiaries acquired or disposed of during the year are included in profit or loss from the date the Company gains control until the date when the Company ceases to control the subsidiary.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.2 BASIS OF CONSOLIDATION (CONT'D)

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used into line with the Group's accounting policies.

All intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between the members of the Group are eliminated on consolidation.

Non-controlling interests in subsidiaries are identified separately from the Group's equity therein. Those interests of non-controlling shareholders that are present ownership interests entitling their holders to a proportionate share of net assets upon liquidation may initially be measured at fair value or at the non-controlling interests' proportionate share of the fair value of the acquiree's identifiable net assets. The choice of measurement is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of the subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Changes in the Group's interests in subsidiaries that do not result in a loss of control are accounted for as equity transactions. The carrying amount of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to the owners of the Company.

When the Group loses control of a subsidiary, the gain or loss on disposal recognised in profit or loss is calculated as the difference between (i) the aggregate of the fair value of the consideration received and the fair value of any retained interest and (ii) the previous carrying amount of the assets (including goodwill), less liabilities of the subsidiary and any non-controlling interests. All amounts previously recognised in other comprehensive income in relation to that subsidiary are accounted for as if the Group had directly disposed of the related assets or liabilities of the subsidiary (i.e. reclassified to profit or loss or transferred to another category of equity as required/permitted by applicable MFRS Standards). The fair value of any investment retained in the former subsidiary at the date when control is lost is regarded as the fair value on initial recognition for subsequent accounting under MFRS 9 when applicable, or the cost on initial recognition of an investment in an associate or a joint venture.

4.3 GOODWILL

Goodwill is measured at cost less accumulated impairment losses, if any. The carrying value of goodwill is reviewed for impairment annually or more frequently if events or changes in circumstances indicate that the carrying amount may be impaired. For the purpose of impairment testing, goodwill acquired in a business combination is allocated to each of the cash generating units ("CGUs"), or groups of CGUs, that is expected to benefit from the synergies of the combination. Each unit or group of units to which the goodwill is allocated represents the lowest level within the entity at which the goodwill is monitored for internal management purposes. The carrying amount of goodwill is compared to the recoverable amount, which is the higher of value in use and the fair value less costs to sell. Any impairment is recognised immediately as an expense and is not subsequently reversed.

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.3 GOODWILL (CONT'D)

Under the acquisition method, any excess of the sum of the fair value of the consideration transferred in the business combination, the amount of non-controlling interests recognised and the fair value of the Group's previously held interest in the acquiree (if any), over the net fair value of the acquiree's identifiable assets and liabilities at the date of acquisition is recorded as goodwill.

Where the latter amount exceeds the former, after reassessment, the excess represents a bargain purchase gain and is recognised as a gain in profit or loss.

4.4 FUNCTIONAL AND FOREIGN CURRENCIES

(a) Functional and Presentation Currency

The individual financial statements of each entity in the Group and the Company are presented in the currency of the primary economic environment in which the entity operates, which is the functional currency.

The consolidated financial statements are presented in Ringgit Malaysia ("RM"), which is the Group and the Company's functional and presentation currency and has been rounded to the nearest thousand, unless otherwise stated.

(b) Foreign Currency Transactions and Balances

Transactions in foreign currencies are converted into the respective functional currencies on initial recognition, using the exchange rates at the transaction dates. Monetary assets and liabilities at the end of the reporting period are translated at the exchange rates ruling as of that date. Non-monetary assets and liabilities are translated using exchange rates that existed when the values were determined. All exchange differences are recognised in profit or loss.

For the purpose of presenting consolidated financial statements, the assets and liabilities of the Group's foreign operations (including comparatives) are expressed in Ringgit Malaysia using exchange rates prevailing at the end of the reporting period. Income and expense items (including comparatives) are translated at the average exchange rates for the period, unless exchange rates fluctuated significantly during that period, in which case the exchange rates at the dates of the transactions are used. Exchange differences arising, if any, are recognised in other comprehensive income and accumulated in the Group's translation reserve.

On the disposal of a foreign operation, the cumulative amount of the exchange differences relating to the foreign operation accumulated in the Group's translation reserve shall be reclassified from equity to profit or loss when the gain or loss on disposal is recognised.

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.5 FINANCIAL INSTRUMENTS

Financial instruments are contracts that give rise to both a financial asset of one enterprise and a financial liability or equity instrument of another enterprise.

A financial asset is any asset that is cash, a contractual right to receive cash or another financial asset from another enterprise, a contractual right to exchange financial instruments with another enterprise under conditions that are potentially favourable, or an equity instrument of another enterprise.

A financial liability is any liability that is a contractual obligation to deliver cash or another financial asset to another enterprise, or to exchange financial instruments with another enterprise under conditions that are potentially unfavourable.

(a) Recognition and Initial Measurement

Financial assets and financial liabilities are recognised when the Group and the Company become a party to the contractual provisions of the instruments.

At initial recognition, the Group and the Company measure a financial asset (unless it is a trade receivable without significant financing component) or a financial liability at its fair value plus or minus, in the case of a financial instrument not at fair value through profit or loss ("FVTPL"), transaction costs that are directly attributable to the acquisition or issuance. Transaction costs of financial assets at FVTPL are recognised immediately in profit or loss.

Trade receivables without a significant financing component are initially measured at transaction price in accordance with MFRS 15.

Regular way of purchase or sale of a financial asset is recognised on the trade date, the date on which the Group and the Company commit to purchase or sell an asset.

(b) Classification and Subsequent Measurement

Financial Assets

The Group and the Company classify its financial assets in the following measurement categories:

(i) those to be measured at fair value (either through other comprehensive income ("FVTOCI") or ("FVTPL")); and

(ii) those to be measured at amortised cost.

The classification depends on the Group's and the Company's business model for managing the financial assets and their contractual cash flows characteristics.

For assets measured at fair value, gain and losses will be recorded in either profit or loss or other comprehensive income ("OCI").

The Group and the Company reclassify debt instruments when and only when its business model for managing those assets changes.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.5 FINANCIAL INSTRUMENTS (CONT'D)

(b) Classification and Subsequent Measurement (Cont'd)

Financial Assets (Cont'd)

(i) Financial assets at amortised cost

Financial assets that are held for collection of contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payment of principal and interest on the principal amount outstanding are classified as financial assets at amortised cost. Subsequent to initial recognition, these financial assets are measured at amortised cost using the effective interest method, less accumulated impairment.

Interest income from these financial assets is calculated using the effective interest rate method and is recognised in profit or loss.

The effective interest method is a method of calculating the amortised cost of a financial asset and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the gross carrying amount of a financial asset. For credit-impaired financial assets, the effective interest rate shall be applied to the amortised cost of the financial asset in subsequent reporting periods.

(ii) Financial assets at fair value through other comprehensive income ("FVTOCI")

This category comprises investment in equity instruments which are not held for trading, and the Group and the Company irrevocably elect to present subsequent changes in fair value of the investments in OCI. The election is made on an investment by-investment basis. On derecognition, gains and losses accumulated in OCI are not reclassified to profit or loss.

Dividend income from these investments is recognised in profit or loss when the right to receive payment of the dividend is established.

The Group and the Company subsequently measured these investments in equity instruments at fair value.

(iii) Financial assets at fair value through profit or loss ("FVTPL")

Financial assets that do not meet the criteria for amortised cost or FVTOCI are measured at FVTPL. Fair value changes are recognised in profit or loss in the period in which it arises.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.5 FINANCIAL INSTRUMENTS (CONT'D)

(b) Classification and Subsequent Measurement (Cont'd)

Financial Liabilities

Financial liabilities of the Group and the Company are classified as 'financial liabilities measured at amortised cost'.

The Group's and the Company's financial liabilities measured at amortised cost, are initially measured at fair value, net of transaction costs and subsequently measured at amortised cost using the effective interest method, with interest expense recognised on an effective yield basis.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

(c) Impairment of Financial Assets and Contract Assets

An impairment loss is recognised in profit or loss based on expected credit losses ("ECL") at the end of each reporting period. ECLs are probability-weighted estimates of credit losses. Credit losses are measured at the present value of all cash shortfalls (i.e. the difference between the cash flows due to the Group and the Company in accordance with the contract and the cash flows that the Group and the Company expect to receive). ECLs are discounted at the effective interest rate of the financial asset.

Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. 12-month ECL represents the portion of lifetime ECL that is expected to result from defaults event on a financial instrument that are possible within 12 months after the end of reporting period.

Reversal of impairment loss to profit or loss, if any, is restricted to not exceeding what the amortised cost would have been had the impairment not been recognised previously.

The Group and the Company apply the simplified approach to measure the impairment of trade receivables, contract assets and lease receivables at lifetime ECL. The ECL are estimated based on the Group's and the Company's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the end of the reporting period, including time value of money where appropriate.

To measure the ECL, trade receivables and contract assets have been grouped based on shared credit risk characteristics and the days past due. The contract assets relate to unbilled work in progress and have substantially the same risk characteristics as the trade receivables. The Group and the Company have therefore concluded that the expected loss rates for trade receivables are a reasonable approximation of the loss rates for the contract assets.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.5 FINANCIAL INSTRUMENTS (CONT'D)

(c) Impairment of Financial Assets and Contract Assets (Cont'd)

For other financial assets such as other receivables and amount owing from related companies, the Group and the Company recognise lifetime ECL when there has been a significant increase in credit risk since initial recognition. However, if the credit risk on the financial instrument has not increased significantly since initial recognition, the Group and the Company measure the impairment losses for that financial instrument at an amount equal to 12-month ECL.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECL, the Group and the Company consider reasonable and supportable information that is relevant and available without due cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's and the Company's historical experience and informed credit assessment and includes forward-looking information.

At the end of each reporting period, the Group and the Company assess whether the financial assets carried at amortised cost are credit-impaired. A financial asset is "credit-impaired" when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred, such as debtor who have defaulted on payment, or are in significant financial difficulties, or it is becoming probable that the borrower will enter bankruptcy.

These assets are written off when there is no reasonable expectation of recovery, with case-by-case assessment performed based on indicators such as insolvency or demise. Subsequent recoveries of amounts previously written off are recognised in profit or loss as bad debts recovered.

Deposits and bank balances of the Group and of the Company are placed with reputable financial institution with high credit ratings and no history of default. Hence, the Group and the Company do not expect any losses from default or non-performance by the counterparties.

(d) Derecognition

(i) Derecognition of financial assets

Financial assets are derecognised when the contractual rights to receive cash flows from the financial assets have expired or have been transferred and the Group and the Company have transferred substantially all the risks and rewards of ownership.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the consideration received and receivable is recognised in profit or loss, except for the derecognition of an investment in equity instruments measured at FVTOCI, the cumulative gain or loss is transferred within equity, not recognised in profit or loss.

(ii) Derecognition of financial liabilities

The Group and the Company derecognise financial liabilities when, and only when, the Group's and the Company's obligations are discharged, cancelled or they expire. The difference between the carrying amount of the financial liability recognised and the consideration paid or payable is recognised in profit or loss.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.5 FINANCIAL INSTRUMENTS (CONT'D)

(e) Financial Guarantee Contracts

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

Financial guarantee contracts are recognised initially as liabilities at fair value, net of transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, there are measure at higher of:

- the amount of the loss allowance determined in accordance with MFRS 9; and
- the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance to the principles of MFRS 15 *Revenue from Contracts with Customers*.

(f) Equity Instruments

Equity instruments classified as equity are measured at cost and are not remeasured subsequently.

(i) Ordinary Shares

Ordinary shares are classified as equity and recorded at the proceeds received, net of directly attributable transaction costs.

Dividends on ordinary shares are recognised as liabilities when approved for appropriation.

(ii) Treasury Shares

When the Company's own shares recognised as equity are bought back, the amount of the consideration paid, including all costs directly attributable, are recognised as a deduction from equity. Own shares purchased that are not subsequently cancelled are classified as treasury shares and are presented as a deduction from total equity. No gain or loss is recognised in profit or loss on the purchase, sale, issue or cancellation of treasury shares.

Where treasury shares are reissued by resale, the difference between the sales consideration received and the carrying amount of the treasury shares is recognised in equity.

Where treasury shares are cancelled, their costs are transferred to retained earnings.

4.6 WARRANTS

Amount allocated in relation to the issuance of warrants are credited to the warrant reserve which is non-distributable. The warrant reserve is transferred to the share capital upon exercise of the warrants and the warrant reserve in relation to the unexercised at the expiry of the warrants period will be transferred to retained earnings.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.7 INVESTMENT IN SUBSIDIARIES

Investment in subsidiaries are stated at cost in the statement of financial position of the Company, and are reviewed for impairment at the end of the reporting period if events or changes in circumstances indicate that the carrying values may not be recoverable. The cost of the investments includes transaction costs.

On the disposal of the investment in subsidiaries, the difference between the net disposal proceeds and the carrying amount of the investment is recognised in profit or loss.

4.8 INVESTMENT IN ASSOCIATES

An associate is an entity in which the Group and the Company have a long-term interest and where it exercises significant influence over the financial and operating policies.

Investment in associates are stated at cost in the statement of financial position of the Company, and are reviewed for impairment at the end of the reporting period if events or changes in circumstances indicate that the carrying values may not be recoverable. The cost of the investment includes transaction costs.

The investment in an associate is accounted for in the consolidated financial statements using the equity method based on the financial statements of the associate made up to 30 September 2022. The Group's share of the post-acquisition profits and other comprehensive income of the associate is included in the consolidated statements of profit or loss and other comprehensive income, after adjustment if any, to align the accounting policies with those of the Group, from the date that significant influence commences up to the effective date on which significant influence ceases or when the investment is classified as held for sale. The Group's interest in the associate is carried in the consolidated statements of financial position at cost plus the Group's share of the post-acquisition retained earnings and reserves.

When the Group's share of losses exceeds its interest in an associate, the carrying amount of that interest is reduced to zero, and the recognition of further losses is discontinued.

Unrealised gains on transactions between the Group and the associate are eliminated to the extent of the Group's interest in the associate. Unrealised losses are eliminated unless cost cannot be recovered.

When the Group ceases to have significant influence over an associate and the retained interest in the former associate is a financial asset, the Group measures the retained interest at fair value at that date and the fair value is regarded as the initial carrying amount of the financial asset in accordance with MFRS 9. Furthermore, the Group also reclassifies its share of the gain or loss previously recognised in other comprehensive income of that associate into profit or loss when the equity method is discontinued.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.9 PROPERTY, PLANT AND EQUIPMENT

All items of property, plant and equipment are initially measured at cost. Cost includes expenditure that are directly attributable to the acquisition of the asset and other costs directly attributable to bringing the asset to working condition for its intended use.

Subsequent to initial recognition, all property, plant and equipment, other than freehold land and capital work in progress are stated at cost less accumulated depreciation and any impairment losses.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when the cost is incurred and it is probable that the future economic benefits associated with the asset will flow to the Group and the cost of the asset can be measured reliably. The carrying amount of parts that are replaced is derecognised. The costs of the day-to-day servicing of property, plant and equipment are recognised in profit or loss as incurred.

Freehold land and capital work in progress are not depreciated. Depreciation on other property, plant and equipment is charged to profit or loss on a straight-line method to write off the depreciable amount of the assets over their estimated useful lives. Depreciation of an asset does not cease when the asset becomes idle or is retired from active use unless the asset is fully depreciated. The principal annual rates used for this purpose are as follows:

Buildings	10%
Plant and machinery	20%
Furniture, fittings and equipment	10% - 20%
Motor vehicles	20%
Renovation	20%
Sculpture	20%
Signboard	20%
Virtual show unit	20%

The depreciation method, useful lives and residual values are reviewed, and adjusted if appropriate, at the end of each reporting period to ensure that the amounts, method and periods of depreciation are consistent with previous estimates and the expected pattern of consumption of the future economic benefits embodied in the items of the property, plant and equipment. Any changes are accounted for as a change in estimate.

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.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use. Any gain or loss arising from derecognition of the asset, being the difference between the net disposal proceeds and the carrying amount, is recognised in profit or loss.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.10 INVESTMENT PROPERTIES

Investment properties are properties which are owned or held under a leasehold interest to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Investment properties are initially measured at cost. 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.

Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and impairment losses, if any.

Depreciation is charged to profit or loss on a straight-line method over the estimated useful lives of the investment properties. Leasehold land is depreciated on a straight-line basis over the lease terms of 55 to 90 years. Buildings and carpark are depreciated on a straight-line over their estimated useful lives of 50 years.

Freehold land and investment properties under construction are not depreciated.

Investment properties are derecognised when they have either been disposed of or when the investment property is permanently withdrawn from use and no future benefit is expected from its disposal.

On the derecognition of an investment property, the difference between the net disposal proceeds and the carrying amount is recognised in profit or loss.

Transfers are made to or from investment property only when there is a change in use. All transfers do not change the carrying amount of the property reclassified.

4.11 BIOLOGICAL ASSETS

Biological assets comprise of grasses, shrubs and trees. This represents grasses, shrubs and trees development expenditure consisting of cost incurred on preparation, planting and upkeep of grasses, shrubs and trees to maturity which are initially recognised at cost.

The Group measures biological assets at fair value less costs to sell from initial recognition up to the point of harvest, other than when fair value cannot be measured reliably on initial recognition. Gains and losses arising on the initial recognition of biological assets at fair value less costs to sell and changes in fair value less costs to sell are charge to profit or loss in the period in which they arise.

Replanting expenditure is charged to profit or loss in the financial year in which the expenditure is incurred.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.12 INVENTORIES

(a) Land Held for Property Development

Land held for property development consists of land on which no significant development has been undertaken or where development activities are not expected to be completed within the normal operating cycle, and costs attributable to the development activities which are held for future development. Such land is classified as non-current asset and is stated at lower of cost and net realisable value.

Costs associated with the acquisition of land include the purchase price of the land, professional fees, stamp duties, commissions, conversion fees and other relevant levies. Pre-acquisition costs are charged to profit or loss as incurred unless such costs are directly identifiable to the consequent property development activity.

(b) Property Development Costs

Property development costs are stated at the lower of cost and net realisable value. Net realisable value is the estimated selling price in the ordinary course of business less cost to completion and selling expense. The property development cost is subsequently recognised as an expense in profit or loss when the control of the inventory is transferred to the customer.

Property development cost of unsold unit is transferred to completed development unit once the development is completed.

(c) Completed development units and vacant land for sale

Completed property units and vacant land for sale are valued at the lower of cost (determined on the specific identification basis) and net realisable value.

Net realisable value is the estimated selling price in the ordinary course of business less cost to completion and selling expense.

(d) Construction materials

The cost of construction materials represents cost of purchase plus incidental costs.

4.13 CONTRACT ASSETS AND 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 cumulative revenue earned over the billings to-date.

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.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.13 CONTRACT ASSETS AND CONTRACT LIABILITIES (CONT'D)

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 cumulative revenue earned. Contract liabilities are recognised as revenue when the Group performs its obligation under the contracts.

4.14 CONTRACT COSTS

The Group recognises the incremental costs of obtaining a contract with a customer, which are expected to be recovered, as an asset. The incremental costs of obtaining a contract are costs incur to obtain a contract with a customer that it would not have incurred if the contract had not been obtained.

These contract costs are initially measured at cost and amortised on a systematic basis that is consistent with the pattern of revenue recognition to which the asset relates. An impairment loss is recognised in profit and loss when the carrying amount of the contract cost asset exceeds the expected revenue less expected costs that will be incurred.

4.15 NON-CURRENT ASSETS CLASSIFIED AS HELD FOR SALE

Non-current assets and disposal groups are classified as held for sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the non-current asset is available for immediate sale in its present condition. Management must be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification.

Non-current assets classified as held for sale are measured at the lower of the carrying amount and fair value less costs to sell.

4.16 IMPAIRMENT OF NON-FINANCIAL ASSETS

The carrying values of assets, other than those to which MFRS 136 - *Impairment of Assets* does not apply, are reviewed at the end of each reporting period for impairment when there is an indication that the assets might be impaired. Impairment is measured by comparing the carrying values of the assets with their recoverable amounts. When the carrying amount of an asset exceeds its recoverable amount, the asset is written down to its recoverable amount and an impairment loss shall be recognised. The recoverable amount of the assets is the higher of the assets' fair value less costs to sell and their value in use, which is measured by reference to discounted future cash flow using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. Where it is not possible to estimate the recoverable amount of an individual asset, the Group determines the recoverable amount of the cash-generating unit to which the asset belongs.

An impairment loss is recognised in profit or loss immediately unless the asset is carried at its revalued amount. Any impairment loss of a revalued asset is treated as a revaluation decrease to the extent of a previously recognised revaluation surplus for the same asset. Any impairment loss recognised in respect of a cash-generating unit is allocated first to reduce the carrying amount of any goodwill allocated to the cash-generating unit and then to reduce the carrying amounts of the other assets in the cash-generating unit on a pro rata basis.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.16 IMPAIRMENT OF NON-FINANCIAL ASSETS (CONT'D)

In respect of assets other than goodwill, and when there is a change in the estimates used to determine the recoverable amount, a subsequent increase in the recoverable amount of an asset is treated as a reversal of the previous impairment loss and is recognised to the extent of the carrying amount of the asset that would have been determined (net of amortisation and depreciation) had no impairment loss been recognised. The reversal is recognised in profit or loss immediately, unless the asset is carried at its revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

4.17 LEASE

(a) The Group and the Company as lessee

The Group and the Company assess whether a contract is or contains a lease, at inception of the contract. The Group and the Company recognise a right-of-use asset and a corresponding lease liability with respect to all lease arrangements in which it is the lessee, except for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets (defined as assets valued at less than RM2,000 each when purchased new). For these leases, the Group and the Company recognise the lease payments as an operating expense on a straight-line basis over the term of the lease unless another systematic basis is more representative of the time pattern in which economic benefits from the leased assets are consumed.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted by using the rate implicit in the lease. If this rate cannot be readily determined, the Group and the Company use its incremental borrowing rate.

The incremental borrowing rate is determined by referring to rate of interest that the lessee would have to pay to borrow over a similar term and with a similar security the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment.

Lease payments included in the measurement of the lease liability comprise:

(i) fixed lease payments (including in-substance fixed payments), less any lease incentives receivables;

(ii) variable lease payments that depend on an index or rate, initially measured using the index or rate at the commencement date;

(iii) the amount expected to be payable by the lessee under residual value guarantees;

(iv) the exercise price of purchase options, if the lessee is reasonably certain to exercise the options; and

(v) payments of penalties for terminating the lease, if the lease term reflects the exercise of an option to terminate the lease.

The lease liability is presented as a separate line in the statements of financial position.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.17 LEASE (CONT'D)

(a) The Group and the Company as lessee (Cont'd)

The Group and the Company remeasure the lease liability (and make a corresponding adjustment to the related right-of-use asset) whenever:

(i) the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.

(ii) the lease payments change due to changes in an index or rate or a change in expected payment under a guaranteed residual value, in which cases the lease liability is remeasured by discounting the revised lease payments using the initial discount rate (unless the lease payments change is due to a change in a floating interest rate, in which case a revised discount rate is used).

(iii) a lease contract is modified and the lease modification is not accounted for as a separate lease, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.

The right-of-use assets comprise the initial measurement of the corresponding lease liability, lease payments made at or before the commencement day and any initial direct costs. They are subsequently measured at cost less accumulated depreciation and impairment losses.

Whenever the Group and the Company incur an obligation for costs to dismantle and remove a leased asset, restore the site on which it is located or restore the underlying asset to the condition required by the terms and conditions of the lease, a provision is recognised and measured under MFRS 137. The costs are included in the related right-of-use asset, unless those costs are incurred to produce inventories.

Right-of-use assets are depreciated over the shorter period of lease term and useful life of the underlying asset. If a lease transfers ownership of the underlying asset or the cost of the right-of-use asset reflects that the Group and the Company expect to exercise a purchase option, the related right-of-use asset is depreciated over the useful life of the underlying asset. The depreciation starts at the commencement date of the lease.

The right-of-use assets are presented as a separate line in the statements of financial position.

The Group and the Company apply MFRS 136 to determine whether a right-of-use asset is impaired and accounts for any identified impairment loss as described in the 'Impairment of non-financial assets excluding goodwill' policy.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.17 LEASE (CONT'D)

(b) The Group and the Company as lessor

The Group and the Company enter into lease agreements as a lessor with respect to some of its investment properties.

Leases for which the Group and the Company are lessors are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Group and the Company are intermediate lessors, they account for the head lease and the sublease as two separate contracts. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

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

Amounts due from lessees under finance leases are recognised as receivables at the amount of the Group's and the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the Group's and the Company's net investment outstanding in respect of the leases.

When a contract includes lease and non-lease components, the Group and the Company apply MFRS 15 to allocate the consideration under the contract to each component.

4.18 INCOME TAXES

(a) Current Tax

Current tax assets and liabilities are expected amount of income tax recoverable or payable to the taxation authorities.

Current taxes are measured using tax rates and tax laws that have been enacted or substantively enacted at the end of the reporting period and are recognised in profit or loss except to the extent that the tax relates to items recognised outside profit or loss (either in other comprehensive income or directly in equity).

(b) Deferred Tax

Deferred tax are recognised using the liability method for all temporary differences other than those that arise from goodwill or from the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction, affects neither accounting profit nor taxable profit.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled, based on the tax rates that have been enacted or substantively enacted at the end of the reporting period.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.18 INCOME TAXES (CONT'D)

(b) Deferred Tax (Cont'd)

Deferred tax assets are recognised for all deductible temporary differences, unutilised tax losses and unused tax credits to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences, unutilised tax losses and unused tax credits can be utilised. The carrying amounts of deferred tax assets are reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that the related tax benefits will be realised.

Current and deferred tax items are recognised in correlation to the underlying transactions either in profit or loss, other comprehensive income or directly in equity. Deferred tax arising from a business combination is adjusted against goodwill or negative goodwill.

Current tax assets and liabilities or deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when the deferred taxes relate to the same taxable entity (or on different tax entities but they intend to settle current tax assets and liabilities on a net basis) and the same taxation authority.

4.19 CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash in hand, bank balances, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts 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.

4.20 CONTINGENT LIABILITIES

A contingent liability is a possible obligation that arises from past events and whose existence will only be confirmed by the occurrence of one or more uncertain future events not wholly within the control of the Group. It can also be a present obligation arising from past events that is not recognised because it is not probable that an outflow of economic resources will be required or the amount of obligation cannot be measured reliably.

A contingent liability is not recognised but is disclosed in the notes to the financial statements, unless the probability of outflow of economic benefits is remote. When a change in the probability of an outflow occurs so that the outflow is probable, it will then be recognised as a provision.

4.21 FAIR VALUE MEASUREMENTS

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

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.21 FAIR VALUE MEASUREMENTS (CONT'D)

For financial reporting purposes, the fair value measurements are analysed into level 1 to level 3 as follows:

Level 1: Inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;

Level 2: Inputs are inputs, other than quoted prices included within level 1, that are observable for the asset or liability, either directly or indirectly; and

Level 3: Inputs are unobservable inputs for the asset or liability.

The transfer of fair value between levels is determined as of the date of the event or change in circumstances that caused the transfer.

4.22 EMPLOYEE BENEFITS

(a) Short-term Benefits

Wages, salaries, paid annual leave and bonuses are measured on an undiscounted basis and are recognised in profit or loss and included in the construction costs, where appropriate, in the period in which the associated services are rendered by employees of the Group and of the Company.

(b) Defined Contribution Plans

The Group's and the Company's contributions to defined contribution plans are recognised in profit or loss and included in the construction costs, where appropriate, in the period to which they relate. Once the contributions have been paid, the Group has no further liability in respect of the defined contribution plans.

4.23 OPERATING SEGMENTS

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. An operating segment's operating results are reviewed regularly by the chief operating decision maker to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

4.24 BORROWING COSTS

Borrowing costs that are directly attributable to the acquisition, construction or production of qualifying assets are capitalised as part of the cost of those assets, until such time as the assets are ready for their intended use or sale.

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

Investment income earned on the temporary investment of specific borrowing pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.25 EARNINGS PER ORDINARY SHARE

Basic earnings per ordinary share is calculated by dividing the consolidated profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the reporting period, adjusted for own shares held.

Diluted earnings per ordinary share is determined by adjusting the consolidated profit or loss attributable to ordinary shareholders of the Company and the weighted average number of ordinary shares outstanding, adjusted for the effects of all dilutive potential ordinary shares, which comprise warrants.

4.26 REVENUE AND OTHER INCOME

Revenue is recognised when or as a performance obligation in the contract with customer is satisfied, i.e. when the "control" of the goods or services underlying the particular performance obligation is transferred to the customer.

A performance obligation is a promise to transfer a distinct goods or service (or a series of distinct goods or services that are substantially the same and that have the same pattern of transfer) to the customer that is explicitly stated in the contract and implied in the Group's customary business practices.

Revenue is measured at the amount of consideration to which the Group expects to be entitled in exchange for transferring the promised goods or services to the customers, excluding amounts collected on behalf of third parties such as taxes. If the amount of consideration varies due to discounts, rebates, refunds, credits, incentives, penalties or other similar items, the Group estimates the amount of consideration to which it will be entitled based on the expected value or the most likely outcome. If the contract with customer contains more than one performance obligation, the amount of consideration is allocated to each performance obligation based on the relative stand-alone selling prices of the goods or services promised in the contract.

The revenue is 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 uncertainty associated with the variable consideration is subsequently resolved.

The control of the promised goods or services may be transferred over time or at a point in time. The control over the goods or services is transferred over time and revenue is recognised over time if:

- the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs; or
- the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or
- the Group's performance does not create an asset with an alternative use and the Group has an enforceable right to payment for performance completed to date.

Revenue for performance obligation that is not satisfied over time is recognised at the point in time at which the customer obtains control of the promised goods or services.

Revenue is measured at the fair value of the consideration received or receivable, net of returns, applicable taxes, cash and trade discounts.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.26 REVENUE AND OTHER INCOME (CONT'D)

(a) Other Goods and Services

Revenue from other goods and services representing multiple promises included in the contracts with purchasers on sale of properties, which is therefore accounted as separate performance obligations. Transaction price is being 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 for rendering of services is recognised on a straight line basis over the tenure of the service period of which the customer consumes the benefit.

Revenue for sale of goods is recognised at a point in time when the goods are delivered or control transferred to the customer.

(b) Property Development

Contracts with buyers may include multiple promises to buyers and therefore accounted for as separate performance obligations. In this case, the transaction price will be allocated to each performance obligation based on the standalone selling prices. When these are not directly observable, they are estimated based on expected cost plus margin.

The revenue from property development is measured at the fixed transaction price agreed under the sale and purchase agreement.

Revenue from property development is recognised as and when the control of the asset is transferred to the buyer and it is probable that the Group will collect the consideration to which it will be entitled in exchange for the asset that will be transferred to the buyer. Depending on the terms of the contract and the laws that apply to the contract, control of the asset may be transferred over time or at a point of time.

The Group recognises revenue from property development over time if it creates an asset with no alternative use to the Group, and the Group has an enforceable right to payment for performance completed to date. Revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation.

The progress towards complete satisfaction of the performance obligation is measured based on the Group's efforts or inputs to the satisfaction of the performance obligation (e.g. by reference to the property development costs incurred to date as a percentage of the estimated total costs of development of the project). The input method depicts the Group's progress of performance in the assets created which has no alternative use to the Group. Otherwise, revenue is recognised at a point in time when the buyer obtains control of the asset.

Revenue from sales of vacant land and completed development units is recognised upon delivery of vacant land and completed development units where the control of the vacant land and completed development units has been transferred to the buyer and it is probable the Group will collect the consideration to which it will entitled to exchange for the asset sold.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.26 REVENUE AND OTHER INCOME (CONT'D)

(c) Construction Contracts

Construction contracts with customers may include multiple promises to customers and therefore accounted for as separate performance obligations. In this case, the transaction price will be allocated to each performance obligation based on the standalone selling prices. When these are not directly observable, they are estimated based on expected cost plus margin.

The revenue from construction contracts is measured at the fixed transaction price agreed net of expected liquidated ascertained damages payment, based on the expected value method. Apart from that, it also take consideration of variations in the contract work and claims that can be measured reliably. A variation or claim is only included in contract revenue when it is probable that the customer will approve the variation or negotiations have been reached an advanced stage that it is probable that the customer will accept the claim. Variation claim gives rise to a variable consideration which are estimated at either the expected value or most likely amount and included in revenue to the extent that it is highly probable that the revenue will not be reversed.

Revenue from construction contracts is recognised as and when the control of the asset is transferred to the customer and it is probable that the Group will collect the consideration to which it will be entitled in exchange for the asset that will be transferred to the customer. Control of the asset is transferred over time as the Group's performance create or enhance an asset that the customer controls as the asset is created or enhanced. Revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation. The Group recognises revenue over time using the input method, which is based on the level the proportion that the construction costs incurred to date bear to the estimated total costs for the construction contract. Costs incurred in the year in connection with future activity on a contract are excluded from contract costs in determining the stage of completion. They are presented as recoverables, prepayments or other assets, depending on their nature.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised only to the extent of contract costs incurred that it is probable will be recoverable. Irrespective of whether the outcome of a construction contract can be estimated reliably when it is probable that total contract costs will exceed total contract revenue, the expected loss is recognised as an expense immediately.

The aggregate of the costs incurred and the attributable profit/loss recognised on each contract is compared against the progress billings up to the end of the financial year. Where costs incurred and recognised profit (less recognised losses) exceed progress billings, the balance is shown as contract assets. Conversely, where progress billings exceed costs incurred and attributable profit, the balance is shown as contract liabilities.

(d) Interest Income

Interest income is recognised on an accrual basis using the effective interest method.

(e) Dividend Income

Dividend income from investment is recognised when the right to receive dividend payment is established.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.26 REVENUE AND OTHER INCOME (CONT'D)

(f) Maintenance Income

Maintenance income is recognised over time when the service is rendered in accordance to contract term.

(g) Rental Income

Rental income is recognised on a straight-line basis over the lease term.

(h) Food and Beverage Income

Revenue from food and beverage is recognised at a point in time when the related services has been rendered to customers.

(i) Healthcare Income

Healthcare income is recognised at a point in time when the related services has been rendered to customers.

4.27 PROVISIONS

Provisions are recognised when the Group and the Company has a present obligation (legal or constructive) as a result of past events, when it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and when a reliable estimate of the amount can be made. Provisions are reviewed at the end of each reporting period and adjusted to reflect the current best estimate. Where the effect of the time value of money is material, the provision is the present value of the estimated expenditure required to settle the obligation. The unwinding of the discount is recognised as interest expense in profit or loss.

4.28 BUSINESS COMBINATIONS

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of assets transferred by the Company, liabilities incurred by the Company to the former owners of the acquiree and the interest issued by the Company in exchange for control of the acquiree. Acquisition-related costs are recognised in profit or loss as incurred.

At the acquisition date, the identifiable assets acquired and the liabilities assumed are recognised at their fair value at the acquisition date, except that:

- deferred tax assets or liabilities and assets or liabilities related to employee benefit arrangements are recognised and measured in accordance with MFRS 112 and MFRS 119 respectively;
- liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Company entered into to replace share-based payment arrangements of the acquiree are measured in accordance with MFRS 2 at the acquisition date; and
- assets (or disposal groups) that are classified as held for sale in accordance with MFRS 5 are measured in accordance with that Standard.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.28 BUSINESS COMBINATIONS (CONT'D)

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed. If, after reassessment, the net of the acquisition-date amounts of the identifiable assets acquired and liabilities assumed exceeds the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree and the fair value of the acquirer's previously held interest in the acquiree (if any), the excess is recognised immediately in profit or loss as a bargain purchase gain.

When the consideration transferred by the Company in a business combination includes a contingent consideration arrangement, the contingent consideration is measured at its acquisition-date fair value and included as part of the consideration transferred in a business combination. Changes in fair value of the contingent consideration that qualify as measurement period adjustments are adjusted retrospectively, with corresponding adjustments against goodwill. Measurement period adjustments are adjustments that arise from additional information obtained during the 'measurement period' (which cannot exceed one year from the acquisition date) about facts and circumstances that existed at the acquisition date.

The subsequent accounting for changes in the fair value of the contingent consideration that do not qualify as measurement period adjustments depends on how the contingent consideration is classified. Contingent consideration that is classified as equity is not remeasured at subsequent reporting dates and its subsequent settlement is accounted for within equity. Other contingent consideration is remeasured to fair value at subsequent reporting dates with changes in fair value recognised in profit or loss.

When a business combination is achieved in stages, the Company's previously held interests (including joint operations) in the acquired entity are remeasured to its acquisition-date fair value and the resulting gain or loss, if any, is recognised in profit or loss. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income are reclassified to profit or loss, where such treatment would be appropriate if that interest were disposed of.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Company reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period (see above), or additional assets or liabilities are recognised, to reflect new information obtained about facts and circumstances that existed as of the acquisition date that, if known, would have affected the amounts recognised as of that date.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

5. REVENUE

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Revenue from contract with customers:				
Property development	**311,997**	223,874	**-**	-
Sale of completed properties	**87,748**	9,448	**-**	-
Land held for property development	**-**	30,143	**-**	-
Construction contracts	**554**	2,886	**-**	-
Management fee	**82**	244	**25,788**	26,077
Healthcare	**791**	852	**-**	-
Food and beverage	**777**	648	**-**	-
	401,949	268,095	**25,788**	26,077
Revenue from other sources:				
Dividend income	**-**	-	**-**	30,484
Rental income	**253**	583	**157**	490
	253	583	**157**	30,974
	402,202	268,678	**25,945**	57,051
Timing of revenue recognition for revenue from contract with customers:				
- At a point in time	**89,361**	41,213	**-**	-
- Over time	**312,588**	226,882	**25,788**	26,077
	401,949	268,095	**25,788**	26,077

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

6. COST OF SALES

	Note	The Group 2022 RM'000	The Group 2021 RM'000
Land held for property development	18(a)	**-**	29,293
Property development costs	18(b)	**210,379**	136,089
Cost of completed properties sold	18(c)	**61,986**	5,113
Cost to obtain contracts	23	**17,024**	9,292
Construction costs		**400**	2,748
Other direct costs		**1,217**	680
Adjustments on land cost#		**(6,990)**	-
		284,016	183,215

\# Arose from the adjustments on land cost due to settlement agreement among Sime Darby Property (Serenia City) Sdn. Bhd., Sunsuria City Sdn. Bhd. and Sunsuria Development Sdn. Bhd. as disclosed in Note 47.

7. INVESTMENT INCOME

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Interest income from:					
Deposits with licensed financial institutions		**3,013**	4,394	**2,104**	3,503
Housing development accounts		**852**	506	**-**	-
Overdue balances of house purchasers		**50**	-	**-**	-
Amount owing by subsidiaries		**-**	-	**3,315**	1,767
Amount owing by associate		**-**	53	**-**	-
Finance lease receivables	26	**-**	13	**-**	-
Stakeholders' sum		**957**	162	**-**	-
Fair value gain on short term investment		**41**	-	**-**	-
		4,913	5,128	**5,419**	5,270

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

8. FINANCE COSTS

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Interest expenses on:					
Bank guarantee		**426**	212	**-**	-
Commitment fee		**163**	141	**162**	139
Revolving credit		**20**	-	**20**	-
Hire purchase		**9**	18	**6**	13
Term loans		**15,346**	14,333	**295**	284
Sukuk Wakalah		**6,520**	5,395	**6,520**	5,395
Amount owing to related parties		**2,887**	2,520	**-**	-
Unwinding of discount on provisions		**12**	31	**-**	-
Lease liabilities	20(b)	**219**	262	**7**	7
Finance charges on deferred payment arrangement with contractor	41(b)	**4,114**	2,357	**-**	-
Amortisation of transaction costs		**653**	1,460	**167**	126
		30,369	26,729	**7,177**	5,964
Less: Finance charges capitalised in:					
Property, plant and equipment	15(c)	**(384)**	(284)	**(295)**	(284)
Investment properties	16(b)	**(1,329)**	(1,340)	**-**	-
Inventories - land held for property development	18(a)(i)	**(5,684)**	(6,267)	**-**	-
Inventories - property development costs	18(b)(ii)	**(2,409)**	(1,519)	**-**	-
		(9,806)	(9,410)	**(295)**	(284)
		20,563	17,319	**6,882**	5,680

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

9. PROFIT/(LOSS) BEFORE TAX

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

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Auditors' remuneration:					
- auditors of the Company:					
- audit fee		**535**	491	**102**	96
- non-audit fee		**58**	49	**38**	19
Depreciation of:					
- property, plant and equipment	15	**5,139**	5,406	**996**	1,010
- investment properties	16	**415**	473	**19**	42
- right-of-use assets	20	**1,414**	1,275	**69**	70
Directors' remuneration	39(a)	**5,459**	5,241	**4,812**	4,413
Impairment losses on:					
- investment in subsidiaries	12	**-**	-	**-**	345
- investment in associates	13	**-**	2	**-**	-
- property, plant and equipment	15	**294**	577	**-**	-
- investment properties	16	**11**	373	**11**	100
- right-of-use assets	20	**332**	259	**-**	-
Allowance for impairment losses on:					
- other receivables	25	**60**	-	**60**	-
- amount owing by subsidiaries	27	**-**	-	**734**	3,552
Inventories write-down to net realisable value:					
- land held for property development	18(a)	**-**	4,563	**-**	-
- completed units	18(c)	**-**	476	**-**	-
- medical supplies		**3**	-	**-**	-
Property, plant and equipment written-offs/adjustments	15	**-**	4	**-**	4
Provision for release of bumiputra quota	38(b)	**11,572**	1,316	**-**	-
Unrealised loss on foreign exchange		**879**	-	**877**	-
Waiver of debts on other payables		**(80)**	(5,028)	**-**	-
Fair value loss on:					
- other investment		**-**	25	**-**	-
- biological assets	21	**2**	97	**-**	-
- short-term investment		**61**	1,593	**-**	1,433
Gain on disposal of:					
- property, plant and equipment		**(406)**	(116)	**(196)**	(18)
- investment properties		**-**	(6,797)	**-**	(6,797)
- assets classified as held for sale		**-**	(900)	**-**	(900)
Gain on recognition of lease receivables	20	**-**	(107)	**-**	-

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

9. PROFIT/(LOSS) BEFORE TAX (CONT'D)

Profit/(Loss) before tax is arrived at after charging/(crediting): (Cont'd)

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Gain on derecognition of lease liabilities		**(501)**	(1,256)	**-**	-
Staff costs (including other key management personnel as disclosed in Note 39(b)):					
- salaries, overtime, bonus, allowances and other benefits		**22,288**	17,984	**15,483**	13,658
- defined contribution plan		**2,439**	1,755	**1,748**	1,555
Recovery of bad debts written off		**-**	(10)	**-**	-
Reversal of allowance for impairment losses on amount owing by subsidiaries	27	**-**	-	**-**	(567)
Reversal of written down to net realisable value of land held for property development	18(a)	**-**	(559)	**-**	-

10. TAX (EXPENSE)/CREDIT

	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Current tax:				
- for the financial year	**(17,992)**	(15,056)	**-**	(1,276)
- over/(under)provision in the previous financial year	**446**	(492)	**347**	-
	(17,546)	(15,548)	**347**	(1,276)
Deferred tax (Note 19):				
- relating to originating and recognition of temporary differences	**593**	2,480	**171**	(322)
- over/(under)provision in the previous financial year	**1,411**	(1,223)	**(104)**	-
	2,004	1,257	**67**	(322)
Real property gains tax	**-**	(697)	**-**	(697)
Total income tax (expense)/credit	**(15,542)**	(14,988)	**414**	(2,295)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

10. TAX (EXPENSE)/CREDIT (CONT'D)

A reconciliation of income tax (expense)/credit applicable to the profit/(loss) before taxation at the statutory tax rate to income tax (expense)/credit at the effective tax rate of the Group and of the Company is as follows:

	The Group		The Company	
	2022 RM'000	**2021 RM'000**	**2022 RM'000**	**2021 RM'000**
Profit/(Loss) before tax	**34,881**	38,003	**(6,305)**	35,741
Tax (expense)/credit at the statutory tax rate of 24% (2021: 24%)	**(8,371)**	(9,121)	**1,513**	(8,578)
Tax effects of:				
Non-taxable income	**649**	3,918	**394**	9,716
Non-deductible expenses	**(8,864)**	(6,513)	**(1,736)**	(3,294)
Share of results in associates	**(23)**	(10)	**-**	-
Net deferred tax assets not recognised during the financial year	**(790)**	(850)	**-**	-
Utilisation of deferred tax assets previously not recognised	**-**	-	**-**	558
Real property gains tax	**-**	(697)	**-**	(697)
Over/(Under)provision in the previous financial year				
- current tax	**446**	(492)	**347**	-
- deferred tax	**1,411**	(1,223)	**(104)**	-
Tax (expense)/credit	**(15,542)**	(14,988)	**414**	(2,295)

11. EARNINGS PER SHARE ("EPS")

(a) Basic earnings per share

	The Group	
	2022	**2021**
Profit attributable to Owners of the Company (RM'000)	**16,551**	21,379
Number of ordinary shares in issue at 30 September ('000)	**895,917**	895,917
Basic EPS (sen)	**1.85**	2.39

(b) Diluted earnings per share

No diluted earnings per share have been presented as there were no diluted potential ordinary shares outstanding as at 30 September 2022 and 30 September 2021.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES

	The Company 2022 RM'000	2021 RM'000
Unquoted ordinary shares		
At cost:		
At the beginning of the year	**106,330**	97,892
Addition during the financial year	-	8,438
At the end of the year	**106,330**	106,330
Accumulated impairment losses		
At the beginning of the year	**(22,886)**	(22,541)
Charge for the year (Note 9)#	-	(345)
At the end of the year	**(22,886)**	(22,886)
	83,444	83,444
Unquoted preference shares		
At cost:		
At the beginning and end of the year	**154,375**	154,375
Total	**237,819**	237,819

Note:

The Company conducted an impairment review of its investment in subsidiary companies principally based on the directors' estimation of fair value less costs to sell of these subsidiary companies by reference to valuation carried out by an independent firm of professional valuers. The review gave rise to the recognition of impairment losses of investment in subsidiary companies of RM345,000 in prior year (categorised as level 3 in the fair value hierarchy) which was recognised in profit or loss and other comprehensive income. The impairment losses arose mainly due to the inactivity of these subsidiary companies or following a decline in the value of their properties and recoverable amounts.

These investment in subsidiaries mainly belonged to the Group's "Property Development" and "Investment Holding and Others" reportable segments.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

Details of the subsidiaries are as follows:

Name of Subsidiaries	Proportion of ownership interest and voting power held by the Group 2022 %	2021 %	Principal Activities	Principal Place of Business
Maica Wood Industries Sdn. Bhd.	**99.78**	99.78	Investment holding^	Malaysia
Sunsuria East Sdn. Bhd. ("SETSB") [(a)(i)]	**70**	-	Property development^	Malaysia
Sunsuria North Sdn. Bhd. ("SNSB")	**100**	100	Investment holding and property investment	Malaysia
Sunsuria Residence Sdn. Bhd.	**100**	100	Property development	Malaysia
Sunsuria Arena Sdn. Bhd. ("Arena")	**100**	100	Investment holding	Malaysia
Sunsuria Symphony Sdn. Bhd. ("SSSB")	**100**	100	Investment holding	Malaysia
Sunsuria Facility Management Sdn. Bhd.	**100**	100	Service management and investment holding	Malaysia
Sunsuria Nusantara Sdn. Bhd. ("SNTSB")	**99.02**	99.02	Property development	Malaysia
Sunsuria Gateway Sdn. Bhd. ("SGSB")	**99.99**	99.99	Investment holding	Malaysia
Sunsuria Forum Sdn. Bhd. ("SFSB")	**95.63**	95.63	Property development	Malaysia
Sunsuria Builders Sdn. Bhd. ("SBSB")	**100**	100	Investment holding	Malaysia
Sunsuria Education Sdn. Bhd. ("SEDSB")	**100**	100	Education^	Malaysia
Library Mall Development Sdn. Bhd. ("LMDSB")	**100**	100	Investment holding	Malaysia

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

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

Name of Subsidiaries	Proportion of ownership interest and voting power held by the Group 2022 %	2021 %	Principal Activities	Principal Place of Business
BRS Medicare Ventures Sdn. Bhd. ("BMVSB")	**70**	70	Integrated healthcare centre^^	Malaysia
Bangsar Hill Park Development Sdn. Bhd. ("BHPDSB") [(b)(i)]	**51**	51	Property development	Malaysia
Sunsuria IAT (M) Sdn. Bhd. ("SIATSB")	**51**	51	Automobile related business^	Malaysia
Subsidiary of SSSB				
Sunsuria City Sdn. Bhd. ("SCSB")	**99.99**	99.99	Property development	Malaysia
Sunsuria Australia Pty Ltd ("SAPL")#	**100**	100	Investment holding	Australia
Sunsuria Everrich Sdn. Bhd. ("SESB") [(a)(xi)]	**53**	99.99	Investment holding and property development	Malaysia
Concept Innocity Sdn. Bhd. ("CISB") [(a)(iii)]	**70**	-	Property development	Malaysia
Intra House (London) Developments Ltd ("IHLD") [(a)(v)]#	**75**	-	Property development	United Kingdom
Subsidiary of SGSB				
Sunsuria Genlin Development Sdn. Bhd. ("SGDSB")	**69.99**	69.99	Property development	Malaysia
Subsidiary of SNSB				
Consolidated Factoring (M) Sdn. Bhd. ("CFSB")	**100**	100	Factoring business^	Malaysia

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

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

Name of Subsidiaries	Proportion of ownership interest and voting power held by the Group 2022 %	2021 %	Principal Activities	Principal Place of Business
Subsidiaries of Arena				
Sunsuria Landscape & Nursery Sdn. Bhd.	**69.99**	69.99	Landscape and nursery	Malaysia
Sunsuria City Amenities Sdn. Bhd. ("SCASB")	**100**	100	Proprietors of restaurants, food and beverage businesses	Malaysia
Future Seeds Global Sdn. Bhd. ("FSGSB")	**100**	100	Trading^	Malaysia
Sunsuria Healthcare Sdn. Bhd. ("SHSB")	**100**	100	Trading of pharmeceutical and medical goods	Malaysia
Sunsuria (HK) Limited ("SHKL")#	**100**	100	Investment holding	Hong Kong
Sunsuria Shield Sdn. Bhd. ("SSDSB") [(a)(iv)]	**100**	100	Trading of healthcare related products	Malaysia
Subsidiary of LMDSB				
Dreamsphere Sdn. Bhd. ("DSB")	**100**	100	Investment holding^	Malaysia
Subsidiary of SFSB				
Greenworth Sdn. Bhd. ("GSB")	**95.63**	95.63	Parking and services	Malaysia
Subsidiary of SBSB				
Sunsuria Asas Sdn. Bhd. ("SASB")	**51**	51	Construction	Malaysia
Subsidiary of SHSB				
Sunsuria Care Sdn. Bhd. (formerly known as Sunsuria Healthpods Sdn. Bhd.) ("SCRSB")	**100**	100	Trading of healthcare related products^	Malaysia

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

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

Name of Subsidiaries	Proportion of ownership interest and voting power held by the Group 2022 %	2021 %	Principal Activities	Principal Place of Business
Subsidiary of SHSB (Cont'd)				
Sunsuria Healthcare Pte Ltd#	**100**	100	Trading of pharmeceutical and medical goods^	Singapore
Subsidiaries of SCASB				
Cloudcubes Sdn. Bhd. ("CSB") [(a)(ii)]	**100**	80	Food and beverage^^^	Malaysia
Aspen Esplanade Sdn. Bhd. ("AESB")	**100**	100	IT Service Provider^	Malaysia
Kemudi Semarak Sdn. Bhd. ("KSSB") [(a)(xii)]	**100**	100	Food and beverage^^	Malaysia
Aspire Century Sdn. Bhd. ("ACSB") [(a)(ix)]	**100**	60	Food and beverage^^	Malaysia
Vibrant Blossom Sdn. Bhd. ("VBSB") [(a)(x)]	**100**	80	Food and beverage^^	Malaysia
Subsidiary of SHKL				
Sunsuria Guangxi Real Estate Development Co., Ltd. ("SGX") [(a)(vii)]#	**51**	-	Construction^	Guang Xi, China
Subsidiary of SESB				
Tapah Land Development Sdn. Bhd. ("TLDSB") [(a)(viii)]#	**34.45**	-	Property development	Malaysia
Subsidiary of SAPL				
Crescent East Pty. Ltd. ("CEPL") [(a)(vi)]#	**88.24**	-	Property development	Australia

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

Notes:

The financial statements of these companies are exempted from audit for financial year ended 30 September 2022 and 30 September 2021.

^ Dormant/inactive as at 30 September 2022 and 30 September 2021.

^^ Ceased operation during the current financial year ended 30 September 2022.

^^^ Ceased operation in previous financial year ended 30 September 2021, dormant/inactive as at 30 September 2022.

(a) During the financial year, the Group completed the following acquisitions, subscriptions and incorporations of companies:

(i) On 1 October 2021, the Company had incorporated a new subsidiary, SETSB comprises 10 ordinary shares at an issue price of RM1 each. The Company had subscribed for 7 ordinary shares at the issue share price of RM1 each with a purchase consideration settled through cash amounted to RM7. In consequence thereof, SETSB becomes a 70%-owned direct subsidiary of the Company.

(ii) On 13 October 2021, SCASB, a wholly-owned indirect subsidiary of the Company, had acquired 20% ordinary shares of CSB from Tan Hong Thai at RM2,000 of which the consideration of RM2,000 has been paid by cash. In consequence thereof, CSB becomes a wholly-owned indirect subsidiary of the Company.

(iii) On 25 November 2021, SSSB, a wholly-owned subsidiary of the Company had incorporated a new subsidiary, CISB, comprises 10 ordinary shares at an issue price of RM1 each. SSSB had subscribed for 7 ordinary shares at the issue share price of RM1 each with a purchase consideration settled through cash amounted to RM7. In consequence thereof, CISB becomes a 70%-owned indirect subsidiary of the Company.

(iv) On 7 December 2021, Arena, a wholly-owned subsidiary of the Company had acquired 100% ordinary shares of SSDSB from SHSB at RM1 of which the consideration of RM1 has been paid by cash.

(v) On 10 January 2022, SSSB, a wholly-owned subsidiary of the Company, had incorporated a new subsidiary in the United Kingdom, IHLD, comprises 100 ordinary shares at an issue price of GBP 1 each. SSSB had subscribed for 75 ordinary shares at the issue share price of GBP 1 each with a purchase consideration settled through cash amounted to GBP 75. In consequence thereof, IHLD becomes a 75%-owned indirect subsidiary of the Company.

(vi) On 6 April 2022, CEPL was incorporated in the Australia as a wholly-owned subsidiary of SAPL. SAPL is a wholly-owned subsidiary of SSSB, who in turn is a wholly owned subsidiary of the Company.

(vii) On 25 April 2022, SGX was incorporated in Guang Xi, China as a 51%-owned subsidiary of SHKL. SHKL is a wholly-owned subsidiary of Arena, who in turn is a wholly-owned subsidiary of the Company.

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

(a) During the financial year, the Group completed the following acquisitions, subscriptions and incorporations of companies (Cont'd):

(viii) On 17 May 2022, SSSB, a wholly-owned subsidiary of the Company, had incorporated a new company, TLDSB comprises 100 ordinary shares at an issue price of RM1 each. SSSB had subscribed for 35 ordinary shares at the issue price of RM1 each with a purchase consideration settled through cash amounted to RM35. Subsequently on 1 July 2022, SESB, an indirect subsidiary of the Company, had acquired 30% and 35% ordinary shares of TLDSB from Datuk Seri Kalimullah Hassan Bin Masheerul Hassan and SSSB respectively. The total purchase consideration of RM65 was settled by way of cash. In consequence thereof, TLDSB becomes a 34.45%-owned indirect subsidiary of the Company.

(ix) On 1 June 2022, SCASB, a wholly-owned indirect subsidiary of the Company, had acquired 15% and 25% ordinary shares of ACSB from Lim Guat Lee and Serimas Bakti Sdn. Bhd. respectively. The total purchase consideration of RM2 was settled by way of cash. In consequence thereof, ACSB becomes a wholly-owned indirect subsidiary of the Company.

(x) On 1 June 2022, SCASB, a wholly-owned indirect subsidiary of the Company, had acquired 20% ordinary shares of VBSB from Chew Poh Huat. The total purchase consideration of RM1 was settled by way of cash. In consequence thereof, VBSB becomes a wholly-owned indirect subsidiary of the Company.

(xi) On 5 July 2022, SSSB, a wholly-owned subsidiary of the Company, had acquired 5% and 48% ordinary shares of SESB from SGSB and SCSB respectively. The total consideration of RM2 was settled by way of cash. Subsequently, on 5 July 2022, SCSB had disposed 47% ordinary shares in SESB to Datuk Seri Kalimullah Hassan Bin Masheerul Hassan for RM1 in cash. In consequence thereof, SESB becomes a 53%-owned indirect subsidiary of the Company.

(xii) On 13 October 2021, KSSB, a wholly-owned indirect subsidiary of the Company, allotted 9,999 shares of which SCASB has subscribed 7,999 ordinary shares whereas Tan Hong Thai subscribed for 2,000 ordinary shares. Subsequently on 1 June 2022, SCASB had acquired 2,000 ordinary shares from Tan Hong Thai. The total purchase consideration of RM1 was settled by way of cash. In consequence thereof, KSSB is now a wholly-owned indirect subsidiary of the Company.

(b) In the previous financial year, the Company:

(i) Acquisition of a subsidiary - BHPDSB

On 2 October 2020, the Company had entered into a conditional shares subscription and shareholders' agreement to subscribe 4,488,520 new ordinary shares in BHPDSB, representing 51% interest of the enlarged issued share capital of BHPDSB, at an issue price of RM1.88 per share for subscription consideration of RM8,438,418 which was satisfied in cash. The acquisition was completed on 8 February 2021 ("date of acquisition"). In consequence thereof, BHPDSB is now a 51%-owned direct subsidiary of the Company.

BHPDSB is principally involved in property development activities with its main development is currently in Bangsar, Kuala Lumpur. The acquisition provided the Group with opportunity to participate in developments projects in Bangsar, Kuala Lumpur which are expected to facilitate the continuing growth of the Group's core business in property development by enhancing the gross development value for the Group's property development projects.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

(b) In the previous financial year, the Company: (Cont'd)

(i) Acquisition of a subsidiary - BHPDSB (Cont'd)

The amounts recognised in respect of the identifiable assets acquired and liabilities assumed are as set out in the table below:

	At Date of Carrying amount RM'000	Acquisition Fair value recognised RM'000
Assets		
Plant and equipment	442	442
Right-of-use assets	3,773	3,773
Investment properties	6,728	7,000
Inventories - land held for property development	158,127	163,755
Deferred tax assets	6,279	3,522
Inventory - property development costs	156,907	162,494
Contract costs	749	749
Trade receivables	9,158	9,158
Other receivables, deposits and prepayments	3,165	3,165
Current tax assets	2	2
Cash & cash equivalents	10,048	10,048
	355,378	364,108
Liabilities		
Loans and borrowings	177,190	177,190
Lease liabilities	3,673	3,673
Trade payables	2,274	2,274
Other payables, deposits received and accruals	3,950	3,950
Amount due to corporate shareholders	153,703	153,703
Amount due to related parties	324	324
Contract liabilities	12,888	12,888
	354,002	354,002

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

(b) In the previous financial year, the Company (Cont'd):

(i) Acquisition of a subsidiary - BHPDSB (Cont'd)

	Note	At Date of Acquisition RM'000
Total identifiable assets acquired and liabilities assumed		10,106
Less: Non-controlling interest, based on their proportionate interest in recognised amounts of assets and liabilities of the acquiree		(4,952)
Add: Goodwill on acquistion	17	3,284
Total purchase consideration		8,438
Less: cash and cash equivalent balances acquired		(10,048)
Net cash inflow arising on acquisition		(1,610)

None of the goodwill was expected to be deductible for income tax purposes.

The goodwill was attributable mainly to the skills and technical talent of BHPDSB's workforce and the synergies expected to be achieved from integrating the Company into the Group's existing property development and construction businesses.

Acquisition related costs had been charged out as administrative and other expenses amounted to RM772,000.

From the date of acquisition, the subsidiary's contributed revenue and loss after tax amounted to RM7,169,000 and RM4,373,000 respectively for previous financial year.

If the acquisition of the subsidiary had been completed on the first day of the financial year, it would have contributed revenue and loss after tax amounted to RM7,465,000 and RM5,248,000 respectively for previous financial year.

(c) Subsequent to financial year end, on 24 November 2022, SCRSB, a wholly-owned indirect subsidiary of the Company, had incorporated a wholly-owned subsidiary, Sunsuria Chem Sdn. Bhd. with 2 ordinary shares which representing 100% of total paid up capital for a total cash consideration of RM2. In consequence thereof, Sunsuria Chem Sdn. Bhd. becomes a wholly-owned indirect subsidiary of the Company. Sunsuria Chem Sdn. Bhd. is principally engaged in trading of medical and pharmaceutical goods or products and remains dormant since its incorporation.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

(d) The material non-controlling interests ("NCI") at the end of the reporting period comprise the following:

	Proportion of ownership interest and voting power held by non-controlling interests		The Group	
	2022 %	2021 %	2022 RM'000	2021 RM'000
SFSB	**4.37**	4.37	**1,097**	726
SASB	**49**	49	**14,799**	12,969
BHPDSB	**49**	49	**3,521**	2,663
SESB	**47**	0.01	**(2,353)**	-
Other subsidiaries with immaterial NCI			**(28)**	(538)
			17,036	15,820

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

(e) The summarised financial information (before intra-group elimination) for the subsidiaries that have non-controlling interests that are material to the Group are as follows:

2022	SFSB RM'000	SASB RM'000	BHPDSB RM'000	SESB RM'000
At 30 September				
Non-current assets	119,400	8,997	148,638	-
Current assets	276,815	80,347	268,126	1,073
Non-current liabilities	(4,819)	(6,952)	(160,873)	-
Current liabilities	(374,128)	(52,190)	(257,774)	(6,079)
Net assets/(liabilities)	17,268	30,202	(1,883)	(5,006)

2022	SFSB RM'000	SASB RM'000	BHPDSB RM'000	SESB RM'000
Financial Year Ended 30 September				
Revenue	151,419	154,842	67,190	-
(Loss)/Profit after taxation for the financial year	(4,596)	3,734	1,113	(12)
Total comprehensive (loss)/income	(4,596)	3,734	1,113	(12)
Total comprehensive income/(loss) attributable to non-controlling interests	374	1,829	857	(2)
Net cash flows from/(for) operating activities	48,260	(4,337)	60,902	(14)
Net cash flows (for)/from investing activities	(18,706)	(86)	(14,644)	-
Net cash flows (for)/from financing activities	(17,971)	3,146	(33,001)	(5)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

12. INVESTMENT IN SUBSIDIARIES (CONT'D)

(e) The summarised financial information (before intra-group elimination) for the subsidiaries that have non-controlling interests that are material to the Group are as follows: (Cont'd)

2021	SFSB RM'000	SASB RM'000	BHPDSB RM'000
At 30 September			
Non-current assets	100,711	8,164	180,469
Current assets	233,314	57,468	186,773
Non-current liabilities	(30,170)	(7,240)	(177,624)
Current liabilities	(281,991)	(31,924)	(192,614)
Net assets/(liabilities)	21,864	26,468	(2,996)
Financial Year Ended 30 September			
Revenue	44,951	118,112	7,169
(Loss)/Profit after taxation for the financial year	(5,846)	4,249	(4,373)
Total comprehensive (loss)/income	(5,846)	4,249	(4,373)
Total comprehensive (loss)/income attributable to non-controlling interests	(249)	2,082	(2,288)

2021	SFSB RM'000	SASB RM'000	BHPDSB RM'000
Net cash flows from/(for) operating activities	10,866	(2,838)	(23,252)
Net cash flows (for)/from investing activities	(23,770)	56	8,278
Net cash flows (for)/from financing activities	(1,773)	2,816	17,029

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

13. INVESTMENT IN ASSOCIATES

	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Unquoted ordinary shares in Malaysia				
At cost:				
At the beginning of the year	**1,192**	1,162	**672**	672
Addition during the financial year	**-**	30	**-**	-
At the end of the year	**1,192**	1,192	**672**	672
Share of post-acquisition losses:				
At the beginning of the year	**(52)**	(10)	**-**	-
For the financial year	**(97)**	(42)	**-**	-
At the end of the year	**(149)**	(52)	**-**	-
Accumulated impairment losses:				
At the beginning of the year	**(578)**	(576)	**(78)**	(78)
Charge for the year (Note 9)	**-**	(2)	**-**	-
At the end of the year	**(578)**	(578)	**(78)**	(78)
	465	562	**594**	594

The details of the associates are as follows:

Name of Associates	Effective Equity Interest 2022 %	Effective Equity Interest 2021 %	Principal Activities	Principal Place of Business
Citic Sunsuria Sdn. Bhd. ("Citic") (a)^*	**49**	49	Construction	Malaysia
Mahakota Sdn. Bhd. ("Mahakota") (b)^*	**25.42**	25.42	Woodworks manufacturer and dealer in timber and wood	Malaysia
Tadika M Champs Sdn. Bhd. ("M Champs") (c)^*	**30**	30	Education	Malaysia

All of the above associates are accounted for using the equity method in these consolidated financial statements as set out in the Group's accounting policies in Note 4.8.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

13. INVESTMENT IN ASSOCIATES (CONT'D)

Notes:

(a) The financial year end date of Citic is 31 December. This was the reporting date established when that entity was incorporated.

(b) The financial year end date of Mahakota is 31 May. This was the reporting date established when that entity was incorporated.

(c) The financial year end date of M Champs is 31 December. This was the reporting date established when that entity was incorporated.

^ For the purpose of applying equity method of accounting, the unaudited financial statements of the respective entities with different year end (31 December/31 May) have been used and appropriate adjustments have been made to account for significant transaction from year end to 30 September 2022.

* The Group recognised its share of results in the associates based on the unaudited financial statements of the associate as the share of results is not material to the Group. The financial statements of the above associates are audited by auditors other than the auditors of the Company.

The summarised financial information below represents amounts in associates' financial statements prepared in accordance with MFRSs:

	Citic RM'000	Mahakota RM'000	M Champs RM'000
2022			
At 30 September			
Non-current assets	103	3,538	1
Current assets	116,189	4,351	85
Non-current liabilities	(86,880)	-	-
Current liabilities	(32,045)	(3,879)	(1)
Net (liabilities)/assets	(2,633)	4,010	85
Financial Year Ended 30 September			
Revenue	103,872	1,262	-
Profit/(Loss) after taxation for the financial year	1,184	(367)	(9)
Total comprehensive income/(loss)	1,184	(367)	(9)
Total comprehensive loss attributable to owners of associates	#	(94)	(3)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

13. INVESTMENT IN ASSOCIATES (CONT'D)

The summarised financial information below represents amounts in associates' financial statements prepared in accordance with MFRSs: (Cont'd)

	Citic RM'000	Mahakota RM'000	M Champs RM'000
2021			
At 30 September			
Non-current assets	29	3,703	94
Current assets	43,585	5,883	-
Non-current liabilities	(23,746)	-	-
Current liabilities	(23,685)	(5,209)	-
Net (liabilities)/assets	(3,817)	4,377	94
Financial Year Ended 30 September			
Revenue	51,348	68	-
Profit/(Loss) after taxation for the financial year	1,426	(158)	(6)
Total comprehensive income/(loss)	1,426	(158)	(6)
Total comprehensive loss attributable to owners of associates	#	(40)	(2)

\# Share of losses of the associate has been recognised to the extent of the Group's investment.

Reconciliation of unrecognised share of losses of Citic as follows:

	2022 RM'000	2021 RM'000
At the beginning of the year	**975**	1,673
Reversal	**(580)**	(698)
At the end of the year	**395**	975

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

13. INVESTMENT IN ASSOCIATES (CONT'D)

Reconciliation of the above summarised financial information to the carrying amount of the interest in associates recognised in the consolidated financial statements:

	Citic RM'000	Mahakota RM'000	M Champs RM'000	Total RM'000
2022				
Net (liabilities)/assets of associates	**(2,633)**	**4,010**	**85**	**1,462**
% of effective equity interest	**49.00%**	**25.42%**	**30.00%**	**-**
Group share of net (liabilities)/assets	**(1,291)**	**1,018**	**25**	**(248)**
Impairment losses	**-**	**(576)**	**(2)**	**(578)**
Gain on derecognition as a former subsidiary	**896**	**-**	**-**	**896**
Accumulated share of losses not recognised	**395**	**-**	**-**	**395**
Carrying amount of the Group's interest in the associates	**-**	**442**	**23**	**465**
2021				
Net (liabilities)/assets of associates	(3,817)	4,377	94	654
% of effective equity interest	49.00%	25.42%	30.00%	-
Group share of net (liabilities)/assets	(1,871)	1,112	28	(731)
Impairment losses	-	(576)	(2)	(578)
Gain on derecognition as a former subsidiary	896	-	-	896
Accumulated share of losses not recognised	975	-	-	975
Carrying amount of the Group's interest in the associates	-	536	26	562

14. OTHER INVESTMENT

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Investment in golf club memberships	**159**	159	**159**	159

Investment in transferable golf club memberships are classified as financial assets at fair value through profit or loss. Details of the fair value information are disclosed in Note 45.4.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

15. PROPERTY, PLANT AND EQUIPMENT

The Group

At cost	At the beginning of the year RM'000	Additions RM'000	Disposal/ Written-offs/ Adjustments RM'000	Acquisition of a subsidiary [Note 12(b)(i)] RM'000	Transfer from investment properties (Note 16) RM'000	Transfer from property development costs [Note 18(b)] RM'000	Transfer from land held for property development costs [Note 18(a)] RM'000	At the end of the year RM'000
2022								
Freehold land	**1,331**	**-**	**(69)**	**-**	**4,769**	**-**	**6,251**	**12,282**
Buildings	**21,814**	**2**	**-**	**-**	**-**	**-**	**-**	**21,816**
Plant and machinery	**322**	**61**	**-**	**-**	**-**	**-**	**-**	**383**
Furniture, fittings and equipment	**14,547**	**1,191**	**(1,175)**	**-**	**-**	**-**	**-**	**14,563**
Motor vehicles	**3,180**	**-**	**219**	**-**	**-**	**-**	**-**	**3,399**
Renovation	**4,981**	**450**	**(1,104)**	**-**	**-**	**-**	**-**	**4,327**
Signboard	**2,320**	**10**	**(29)**	**-**	**-**	**-**	**-**	**2,301**
Sculpture	**65**	**-**	**-**	**-**	**-**	**-**	**-**	**65**
Virtual show unit	**172**	**-**	**-**	**-**	**-**	**-**	**-**	**172**
Capital work in progress	**2,943**	**1,289**	**-**	**-**	**8,910**	**-**	**-**	**13,142**
	51,675	**3,003**	**(2,158)**	**-**	**13,679**	**-**	**6,251**	**72,450**
2021								
Freehold land	1,331	-	-	-	-	-	-	1,331
Buildings	21,642	-	172	-	-	-	-	21,814
Plant and machinery	298	24	-	-	-	-	-	322
Furniture, fittings and equipment	13,485	912	-	150	-	-	-	14,547
Motor vehicles	3,121	-	(210)	269	-	-	-	3,180
Renovation	4,501	484	(4)	-	-	-	-	4,981
Signboard	2,281	16	-	23	-	-	-	2,320
Sculpture	65	-	-	-	-	-	-	65
Virtual show unit	172	-	-	-	-	-	-	172
Capital work in progress	2,464	284	-	-	-	195	-	2,943
	49,360	1,720	(42)	442	-	195	-	51,675

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

The Group (Cont'd)

Accumulated depreciation	At the beginning of the year RM'000	Charge for the year (Note 9) RM'000	Disposal/ Written-offs/ Adjustments RM'000	Transfer from investment properties (Note 16) RM'000	At the end of the year RM'000
2022					
Freehold land	-	-	-	-	-
Buildings	(8,214)	(2,016)	-	(33)	(10,263)
Plant and machinery	(178)	(70)	-	-	(248)
Furniture, fittings and equipment	(8,203)	(1,644)	294	-	(9,553)
Motor vehicles	(2,422)	(492)	(219)	-	(3,133)
Renovation	(1,672)	(519)	237	-	(1,954)
Signboard	(1,612)	(351)	5	-	(1,958)
Sculpture	(26)	(13)	-	-	(39)
Virtual show unit	(134)	(34)	-	-	(168)
	(22,461)	(5,139)	317	(33)	(27,316)
2021					
Freehold land	-	-	-	-	-
Buildings	(6,031)	(2,011)	(172)	-	(8,214)
Plant and machinery	(116)	(62)	-	-	(178)
Furniture, fittings and equipment	(6,417)	(1,786)	-	-	(8,203)
Motor vehicles	(2,085)	(505)	168	-	(2,422)
Renovation	(1,130)	(542)	-	-	(1,672)
Signboard	(1,159)	(453)	-	-	(1,612)
Sculpture	(13)	(13)	-	-	(26)
Virtual show unit	(100)	(34)	-	-	(134)
	(17,051)	(5,406)	(4)	-	(22,461)

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

The Group (Cont'd)

Accumulated impairment losses	At the beginning of the year RM'000	Charge for the year (Note 9) RM'000	Disposal/ Written-offs/ Adjustments RM'000	Transfer from investment properties (Note 16) RM'000	At the end of the year RM'000
2022					
Buildings	**(43)**	**-**	**-**	**-**	**(43)**
Furniture, fittings and equipment	**(966)**	**(148)**	**868**	**-**	**(246)**
Renovation	**(1,325)**	**(145)**	**867**	**-**	**(603)**
Signboard	**(37)**	**(1)**	**24**	**-**	**(14)**
	(2,371)	**(294)**	**1,759**	**-**	**(906)**
2021					
Buildings	-	-	-	(43)	(43)
Furniture, fittings and equipment	(633)	(333)	-	-	(966)
Renovation	(1,093)	(232)	-	-	(1,325)
Signboard	(25)	(12)	-	-	(37)
	(1,751)	(577)	-	(43)	(2,371)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

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

The Group (Cont'd)

	2022 RM'000	2021 RM'000
Net carrying amount		
Freehold land	**12,282**	1,331
Buildings	**11,510**	13,557
Plant and machinery	**135**	144
Furniture, fittings and equipment	**4,764**	5,378
Motor vehicles	**266**	758
Renovation	**1,770**	1,984
Signboard	**329**	671
Sculpture	**26**	39
Virtual show unit	**4**	38
Capital work in progress	**13,142**	2,943
	44,228	26,843

The Company

	At the beginning of the year RM'000	Additions RM'000	Disposal/ Written-offs/ Adjustments RM'000	At the end of the year RM'000
At cost				
2022				
Furniture, fittings and equipment	**5,821**	**323**	**-**	**6,144**
Motor vehicles	**2,369**	**-**	**(530)**	**1,839**
Renovation	**1,583**	**58**	**-**	**1,641**
Capital work in progress	**10,459**	**295**	**-**	**10,754**
	20,232	**676**	**(530)**	**20,378**
2021				
Furniture, fittings and equipment	5,605	216	-	5,821
Motor vehicles	2,579	-	(210)	2,369
Renovation	1,581	6	(4)	1,583
Capital work in progress	10,175	284	-	10,459
	19,940	506	(214)	20,232

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

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

The Company (Cont'd)

	At the beginning of the year RM'000	Charge for the year (Note 9) RM'000	Disposal/ Written-offs/ Adjustments RM'000	At the end of the year RM'000
Accumulated depreciation				
2022				
Furniture, fittings and equipment	**(3,339)**	**(547)**	**-**	**(3,886)**
Motor vehicles	**(1,946)**	**(289)**	**486**	**(1,749)**
Renovation	**(660)**	**(160)**	**-**	**(820)**
	(5,945)	**(996)**	**486**	**(6,455)**
2021				
Furniture, fittings and equipment	(2,820)	(519)	-	(3,339)
Motor vehicles	(1,780)	(334)	168	(1,946)
Renovation	(503)	(157)	-	(660)
	(5,103)	(1,010)	168	(5,945)

	2022 RM'000	2021 RM'000
Net carrying amount		
Furniture, fittings and equipment	**2,258**	2,482
Motor vehicles	**90**	423
Renovation	**821**	923
Capital work in progress	**10,754**	10,459
	13,923	14,287

(a) Included in the property, plant and equipment of the Group and of the Company at the end of the reporting period were motor vehicles with a total carrying amount of RM78,000 (2021: RM357,000) and RM7,000 (2021: RM202,000) respectively, which were acquired under hire purchase terms. The assets under hire purchase have been pledged as security for the related hire purchase borrowings of the Group and of the Company as disclosed in Note 35(a).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

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

(b) Included in property, plant and equipment were freehold land and capital work in progress of the Group and of the Company with carrying amount of RM25,424,000 (2021: RM4,245,000) and RM10,754,000 (2021: RM10,459,000) respectively which have been pledged to licensed banks as security for banking facilities as disclosed in Note 35(b).

(c) Included in the property, plant and equipment of the Group and of the Company were interest expenses capitalised during the financial year amounted to RM384,000 (2021: RM284,000) and RM295,000 (2021: RM284,000) respectively.

(d) In prior year, the Group had made an impairment assessment in relation to the property, plant and equipment under food and beverage due to poor performance as a result of further extension of movement control order. During the year, the Group has ceased the operation of the food and beverage and healthcare business whereby all the property, plant and equipment has been fully impaired.

These assets are used in the Group's "Healthcare" and "Investment Holding and Others" reportable segment. The assessment led to the recognition of an impairment loss of RM294,000 (2021: RM577,000), which has been recognised in "Administrative and Other Expenses" line item of the statements of profit or loss and other comprehensive income.

In prior year, the recoverable amounts determined based on their value in use amounted to RMNil, lower than their carrying amount at year end of RM577,000. The discount rate used in prior year measuring value in use was 11% per annum.

(e) The Group and the Company acquired property, plant and equipment through cash payments:

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Total additions of property, plant and equipment		**3,003**	1,720	**676**	506
Less: interest capitalised	8	**(384)**	(284)	**(295)**	(284)
Total costs of property, plant and equipment acquired via cash payments		**2,619**	1,436	**381**	222

(f) Adjustment on the cost of the group's freehold land amounting RM69,000 was arose from the settlement agreement among Sime Darby Property (Serenia City) Sdn. Bhd., Sunsuria City Sdn. Bhd. and Sunsuria Development Sdn. Bhd. as disclosed in Note 47.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

16. INVESTMENT PROPERTIES

The Group

	Note	Freehold land RM'000	Long-term leasehold land RM'000	Buildings RM'000	Freehold properties RM'000	Carpark RM'000	Total RM'000
At cost:							
At 1 October 2020		91,299	875	3,113	93,696	23,756	212,739
Additions during the financial year		-	-	-	29,997	-	29,997
Acquisition of a subsidiary	12(b)(i)	7,000	-	-	-	-	7,000
Disposal during the financial year		-	(875)	(2,350)	-	-	(3,225)
Adjustment		(219)	-	172	219	-	172
Transfer from property development costs	18(b)	-	-	-	316	-	316
At 30 September 2021/1 October 2021		**98,080**	**-**	**935**	**124,228**	**23,756**	**246,999**
Additions during the financial year		**-**	**-**	**-**	**16,962**	**-**	**16,962**
Adjustments on land cost #		**(5,587)**	**-**	**-**	**-**	**-**	**(5,587)**
Transfer to property, plant and equipment	15	**(4,769)**	**-**	**-**	**(8,910)**	**-**	**(13,679)**
Transfer from land held for property development	18(a)	**3,654**	**-**	**-**	**8,910**	**-**	**12,564**
At 30 September 2022		**91,378**	**-**	**935**	**141,190**	**23,756**	**257,259**
Accumulated depreciation:							
At 1 October 2020		-	364	40	262	456	1,122
Depreciation during the financial year	9	-	4	70	174	225	473
Disposal during the financial year		-	(368)	(235)	-	-	(603)
Adjustment		-	-	172	-	-	172
At 30 September 2021/1 October 2021		**-**	**-**	**47**	**436**	**681**	**1,164**
Depreciation during the financial year	9	**-**	**-**	**52**	**138**	**225**	**415**
Transfer to property, plant and equipment	15	**-**	**-**	**(33)**	**-**	**-**	**(33)**
At 30 September 2022		**-**	**-**	**66**	**574**	**906**	**1,546**

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

16. INVESTMENT PROPERTIES (CONT'D)

The Group (Cont'd)

	Note	Freehold land RM'000	Long-term leasehold land RM'000	Buildings RM'000	Freehold properties RM'000	Carpark RM'000	Total RM'000
Accumulated impairment losses:							
At 1 October 2020		-	-	450	17,152	12,508	30,110
Charge for the year*	9	272	-	101	-	-	373
Transfer to property, plant and equipment	15	-	-	(43)	-	-	(43)
At 30 September 2021/1 October 2021		**272**	**-**	**508**	**17,152**	**12,508**	**30,440**
Charge for the year*	9	**-**	**-**	**11**	**-**	**-**	**11**
At 30 September 2022		**272**	**-**	**519**	**17,152**	**12,508**	**30,451**
Net carrying amount:							
2022		**91,106**	**-**	**350**	**123,464**	**10,342**	**225,262**
2021		97,808	-	380	106,640	10,567	215,395

Arose from the adjustments on land cost due to settlement agreement among Sime Darby Property (Serenia City) Sdn. Bhd., Sunsuria City Sdn. Bhd. and Sunsuria Development Sdn. Bhd. as disclosed in Note 47.

* A total impairment loss of RM11,000 (2021: RM373,000) representing the write-down of the Group's investment properties to their recoverable amounts, was recognised in "Administrative and Other Expenses" line item of the statements of profit or loss and other comprehensive income. The total recoverable amount determined based on their fair value less costs to sell approach is amounted to RM350,000 (2021: RM7,107,000) lower than their net carrying amount of RM361,000 (2021: RM7,480,000).

These investment properties mainly belonged to the Group's "Property Development" and "Investment Holding and Others" reportable segments.

16. INVESTMENT PROPERTIES (CONT'D)

The Company

	Note	Long-term leasehold land RM'000	Buildings RM'000	Total RM'000
At cost:				
At 1 October 2020		873	3,275	4,148
Disposal during the financial year		(873)	(2,350)	(3,223)
At 30 September 2021/1 October 2021/ 30 September 2022		**-**	**925**	**925**
Accumulated depreciation:				
At 1 October 2020		362	234	596
Depreciation during the financial year	9	4	38	42
Disposal during the financial year		(366)	(235)	(601)
At 30 September 2021/1 October 2021		**-**	**37**	**37**
Depreciation during the financial year	9	**-**	**19**	**19**
At 30 September 2022		**-**	**56**	**56**
Accumulated impairment losses:				
At 1 October 2020		-	408	408
Charge for the year*	9	-	100	100
At 30 September 2021/1 October 2021		-	**508**	**508**
Charge for the year*	9	-	**11**	**11**
At 30 September 2022		-	**519**	**519**
Net carrying amount:				
2022		**-**	**350**	**350**
2021		-	380	380

* A total impairment loss of RM11,000 (2021: RM100,000) representing the write-down of the Company's investment properties to their recoverable amounts, was recognised in "Administrative and Other Expenses" line item of the statements of profit or loss and other comprehensive income. The total recoverable amounts determined based on their fair value less costs to sell approach is amounted to RM350,000 (2021: RM380,000), lower than their net carrying amount of RM361,000 (2021: RM480,000).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

16. INVESTMENT PROPERTIES (CONT'D)

(a) The carrying amount of certain investment properties have been pledged to licensed banks as security for banking facilities granted to the Group as disclosed in Note 35. Details are as follows:

	The Group	
	2022 RM'000	2021 RM'000
Freehold land	**91,106**	97,808
Freehold properties	**116,202**	99,239
	207,308	197,047

(b) Included in investment properties of the Group is interest expenses capitalised during the financial year amounted to RM1,329,000 (2021: RM1,340,000).

(c) Rental income generated from the rental of investment properties of the Group and of the Company during the financial year amounted to RM632,000 (2021: RM909,000) and RMNil (2021: RM414,000) respectively.

(d) Direct operating expenses from investment properties which generated rental income to the Group and the Company during the financial year amounted to RM775,000 (2021: RM913,000) and RM7,000 (2021: RM230,000) respectively.

(e) The fair value of investment properties are analysed as follows:

	2022 RM'000	2021 RM'000
The Group		
Freehold land	**117,591**	117,591
Buildings	**350**	380
Freehold properties (exclude under construction**)	**15,000**	13,500
Carpark	**11,000**	11,000
The Company		
Buildings	**350**	380

** Fair value of the freehold properties under construction with carrying amount of RM116,202,000 (2021: RM99,239,000) are unable to be determined reliably as there are uncertainties in estimating their fair value at this juncture.

The fair value of the investment properties are classified as a Level 3 in respect of fair value hierarchy. The fair value is determined by external, independent property valuers, having appropriate recognised professional qualifications and recent experience in the location and category of property being valued. The valuers provide the fair value of the Group's investment properties annually.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

16. INVESTMENT PROPERTIES (CONT'D)

There were no transfers between Levels 1, 2 and 3 in previous and current years.

The following table shows the significant unobservable input used in the valuation model:

Valuation Technique	Significant Unobservable inputs	Relationship of Unobservable Inputs and Fair Value
Comparison Method	Adjustment factors to prices of comparable properties	The higher of the sale price of comparable land & buildings, the higher the fair value.
Investment Method	Estimated rental rate per square foot per month	The higher the estimated rental rate per square foot per month, the higher the fair value.
	Estimated outgoings per square foot per month	The lower the estimated outgoings per square foot per month, the higher the fair value.
	Void Rate	The lower the void rate, the higher the fair value.
	Term Yield Rate	The higher the term yield rate, the higher the fair value.
	Capitalisation/Discount rate	The lower the capitalisation/discount rate, the higher the fair value.

17. GOODWILL

	Note	The Group 2022 RM'000	2021 RM'000
At cost:			
At 30 September		**21,514**	18,230
Acquisition of a subsidiary	12(b)(i)	**-**	3,284
Carrying amount		**21,514**	21,514
Accumulated impairment losses:			
At 30 September		**(6,777)**	(6,777)
Net carrying amount		**14,737**	14,737

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

17. GOODWILL (CONT'D)

(a) The net carrying amounts of goodwill allocated to each cash-generating unit ("CGU") are as follows:

	The Group 2022 RM'000	The Group 2021 RM'000
Property development - SFSB	**11,453**	11,453
Property development - BHPDSB	**3,284**	3,284
	14,737	14,737

(b) The Group tests goodwill annually for impairment, or more frequently if there are indications that goodwill might be impaired. The recoverable amounts of SFSB and BHPDSB as CGU were determined based on value in use calculation which uses cash flow projections based on financial budgets approved by the directors covering a five-year period and seven-year period respectively taking consideration of the project completion period. The key assumptions used by management in setting the financial budgets were as follows:

	Average Gross Margin		Growth Rate		Discount Rate	
	2022 %	2021 %	2022 %	2021 %	2022 %	2021 %
SFSB	**25**	25	Refer (ii)		**12.85**	13.10
BHPDSB	**43**	48	Refer (ii)		**16.04**	16.98

(i) Budgeted gross margin: The basis used to determine the value assigned to the budgeted gross margins is the average gross margin achievable.

(ii) Growth rate:

SFSB
Based on the expected projection of sales generated from Forum I and II projects.

BHPDSB
Based on the expected projection of sales generated from Bangsar Hill Park project.

(iii) Discount rate (pre-tax): The discount rate used is computed based on the unlevered weighted average cost of capital of the respective CGU.

The values assigned to the key assumptions represent management's assessment of future trends in the cash-generating units and are based on both external sources and internal historical data.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

17. GOODWILL (CONT'D)

(c) Sensitivity analysis

SFSB and BHPDSB

The directors believe that there is no reasonable possible change in the above key assumptions applied that is likely to materially cause the respective cash-generating unit's carrying amounts to be exceeded its recoverable amounts.

18. INVENTORIES

	Note	The Group 2022 RM'000	The Group 2021 RM'000
Non-current			
Land held for property development	(a)	**635,827**	681,662
Current			
Property development costs	(b)	**414,721**	308,750
Others:			
Completed development units	(c)	**74,813**	137,080
Raw materials		**3,794**	2,036
Medical supplies		**3**	280
		78,610	139,396
		493,331	448,146
Total		**1,129,158**	1,129,808

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

18. INVENTORIES (CONT'D)

(a) Land held for property development

	Note	The Group 2022 RM'000	The Group 2021 RM'000
At the beginning of the year		**681,662**	533,497
Additions during the financial year		**52,252**	17,664
Disposal during the financial year	6	**-**	(29,293)
Write-down to net realisable value	9	**-**	(4,563)
Reversal of write-down to net realisable value	9	**-**	559
Acquisition of a subsidiary	12(b)(i)	**-**	163,755
Adjustments on land cost #		**(28,404)**	-
Transfer to property, plant and equipment	15	**(6,251)**	-
Transfer to investment properties	16	**(12,564)**	-
Transfer (to)/from property development costs	18(b)	**(50,868)**	43
At the end of the year		**635,827**	681,662
Represented by:			
Freehold land, at cost		**461,169**	451,029
Leasehold land, at cost		**93,636**	126,491
Development costs, at cost		**67,237**	90,920
Development costs, at net realisable value		**13,785**	13,222
		635,827	681,662

\# Arose from the adjustments on land cost due to settlement agreement among Sime Darby Property (Serenia City) Sdn. Bhd., Sunsuria City Sdn. Bhd. and Sunsuria Development Sdn. Bhd. as disclosed in Note 47.

(i) Included in land held for property development of the Group is interest expenses capitalised during the financial year amounted to RM5,684,000 (2021: RM6,267,000).

(ii) The land held for property development of the Group with total carrying amount RM599,207,000 (2021: RM665,319,000) have been pledged to a licensed banks as security for banking facilities granted to the Group as disclosed in Note 35(b).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

18. INVENTORIES (CONT'D)

(b) Property development costs

	Note	The Group 2022 RM'000	2021 RM'000
Land costs			
At the beginning of the year		**224,857**	119,856
Cost incurred during the financial year		**91,393**	5
Acquisition of a subsidiary	12(b)(i)	**-**	125,574
Transfer from/(to) land held for property development	18(a)	**32,889**	(43)
Adjustments on land cost #		**(564)**	-
Reversal of completed projects		**(18,385)**	(20,535)
At the end of the year		**330,190**	224,857
Development costs			
At the beginning of the year		**265,536**	231,480
Cost incurred during the financial year		**174,824**	121,194
Acquisition of a subsidiary	12(b)(i)	**-**	37,904
Transfer from land held for property development	18(a)	**17,979**	-
Reversal of completed projects		**(108,468)**	(125,042)
At the end of the year		**349,871**	265,536
Total property development costs incurred		**680,061**	490,393
Costs recognised in profit or loss			
Cumulative costs recognised at the beginning of the year		**(181,643)**	(109,397)
Acquisition of a subsidiary	12(b)(i)	**-**	(984)
Reversal of completed projects		**126,853**	145,577
Cost recognised during the financial year	6	**(210,379)**	(136,089)
Transfer to property, plant and equipment	15	**-**	(195)
Transfer to investment properties	16	**-**	(316)
Transfer to inventories	18(c)	**(171)**	(80,239)
Cumulative costs recognised at the end of the year		**(265,340)**	(181,643)
Net carrying amount of property development costs		**414,721**	308,750

\# Arose from the adjustments on land cost due to settlement agreement among Sime Darby Property (Serenia City) Sdn. Bhd., Sunsuria City Sdn. Bhd. and Sunsuria Development Sdn. Bhd. as disclosed in Note 47.

(i) The land under development of the Group with a carrying amount of RM398,658,000 (2021: RM308,343,000) has been pledged to licensed banks for banking facilities granted to the Group as disclosed in Note 35(b).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

18. INVENTORIES (CONT'D)

(b) Property development costs (Cont'd)

(ii) Included in property development costs of the Group is interest expense capitalised during the financial year amounted to RM2,409,000 (2021: RM1,519,000).

(c) Completed development units

	Note	The Group 2022 RM'000	The Group 2021 RM'000
At the beginning of the year		**137,080**	62,430
Cost of completed properties sold	6	**(61,986)**	(5,113)
Written down to net realisable value	9	**-**	(476)
Transfer from property development costs	18(b)	**171**	80,239
Adjustments on land cost #		**(452)**	-
At the end of the year		**74,813**	137,080

Arose from the adjustments on land cost due to settlement agreement among Sime Darby Property (Serenia City) Sdn. Bhd., Sunsuria City Sdn. Bhd. and Sunsuria Development Sdn. Bhd. as disclosed in Note 47.

Included in inventories are completed units with a carrying amount of RM7,758,000 (2021: RM7,758,000) pledged to licensed banks for banking facilities granted to the Group as disclosed in Note 35(b).

19. DEFERRED TAX ASSETS/(LIABILITIES)

	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Deferred tax assets	**12,895**	15,959	**-**	-
Deferred tax liabilities	**(91,599)**	(96,667)	**(255)**	(322)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

19. DEFERRED TAX ASSETS/(LIABILITIES) (CONT'D)

The components of deferred tax assets and deferred tax liabilities prior to offsetting are as follows:

The Group

	As at 1.10.2021 RM'000	Recognised in Profit or Loss (Note 10) RM'000	As at 30.9.2022 RM'000
Deferred Tax Assets			
Temporary differences arising from:			
Provision for costs	5,804	2,133	7,937
Property development costs	12,707	(8,424)	4,283
Lease liabilities	971	(210)	761
Others	197	83	280
Unabsorbed capital allowance	234	160	394
Unutilised tax losses	9,111	(177)	8,934
	29,024	(6,435)	22,589
Offset	(13,065)	3,371	(9,694)
Net deferred tax assets	15,959	(3,064)	12,895
Deferred Tax Liabilities			
Temporary differences arising from:			
Property development costs	(108,404)	8,166	(100,238)
Accelerated of capital allowance over depreciation of property, plant and equipment	(398)	35	(363)
Right-of-use assets	(930)	238	(692)
	(109,732)	8,439	(101,293)
Offset	13,065	(3,371)	9,694
Net deferred tax liabilities	(96,667)	5,068	(91,599)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

19. DEFERRED TAX ASSETS/(LIABILITIES) (CONT'D)

The components of deferred tax assets and deferred tax liabilities prior to offsetting are as follows: (Cont'd)

The Group (Cont'd)

	As at 1.10.2020 RM'000	Recognised in Profit or Loss (Note 10) RM'000	Acquisition of a Subsidiary (Note 12(b)(i)) RM'000	As at 30.9.2021 RM'000
Deferred Tax Assets				
Temporary differences arising from:				
Provision for costs	5,633	171	-	5,804
Property development costs	9,236	3,471	-	12,707
Lease liabilities	559	(486)	898	971
Others	96	95	6	197
Unabsorbed capital allowance	80	106	48	234
Unutilised tax losses	4,695	(1,774)	6,190	9,111
	20,299	1,583	7,142	29,024
Offset	(11,013)	(2,052)	-	(13,065)
Net deferred tax assets	9,286	(469)	7,142	15,959
Deferred Tax Liabilities				
Temporary differences arising from:				
Property development costs	(105,333)	(314)	(2,757)	(108,404)
Accelerated of capital allowance over depreciation of property, plant and equipment	(84)	(314)	-	(398)
Right-of-use assets	(222)	155	(863)	(930)
Others	(147)	147	-	-
	(105,786)	(326)	(3,620)	(109,732)
Offset	11,013	2,052	-	13,065
Net deferred tax liabilities	(94,773)	1,726	(3,620)	(96,667)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

19. DEFERRED TAX ASSETS/(LIABILITIES) (CONT'D)

The components of deferred tax assets and deferred tax liabilities prior to offsetting are as follows: (Cont'd)

The Company

	As at 1.10.2020 RM'000	Recognised in Profit or Loss (Note 10) RM'000	As at 30.9.2021/ 1.10.2021 RM'000	Recognised in Profit or Loss (Note 10) RM'000	As at 30.9.2022 RM'000
Deferred Tax Assets					
Temporary differences arising from:					
Lease liabilities	-	48	**48**	**(14)**	**34**
Unabsorbed capital allowance	-	-	**-**	**102**	**102**
Unutilised tax losses	-	-	**-**	**54**	**54**
	-	48	**48**	**142**	**190**
Offset	-	(48)	**(48)**	**(142)**	**(190)**
Net deferred tax assets	-	-	**-**	**-**	**-**
Deferred Tax Liabilities					
Temporary differences arising from:					
Accelerated of capital allowance over depreciation of property, plant and equipment	-	(322)	**(322)**	**(89)**	**(411)**
Right-of-use assets	-	(48)	**(48)**	**14**	**(34)**
	-	(370)	**(370)**	**(75)**	**(445)**
Offset	-	48	**48**	**142**	**190**
Net deferred tax liabilities	-	(322)	**(322)**	**67**	**(255)**

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

19. DEFERRED TAX ASSETS/(LIABILITIES) (CONT'D)

The deferred tax assets have been recognised on the basis of the Group's and of the Company's previous history of recording profits and to the extent that is probable that future taxable profits will be available against which temporary differences can be utilised.

No deferred tax assets are recognised in the statements of financial position on the following items:

	The Group	
	2022 RM'000	2021 RM'000
Temporary differences arising from (before offsetting):		
- impairment loss on trade receivables	**28**	28
- provision for costs	**374**	380
- right-of-use assets	-	(362)
- lease liabilities	**322**	830
Unabsorbed capital allowances	**7,103**	6,846
Unutilised tax losses	**43,480**	40,294
Unutilised reinvestment allowance	**3,260**	3,260
	54,567	51,276

The comparative figures of the Group has been revised to reflect the previous year's final tax submission.

No deferred tax assets are recognised in respect of the above items as they are not probable that taxable profits of the Group will be available against which the deductible temporary differences can be utilised.

The Malaysia Finance Bill 2021 gazetted on 31 December 2021 stated that the time frame to carry forward unutilised tax losses for year of assessment 2019 and subsequent years of assessment be extended from seven to ten consecutive years of assessment. Unutilised tax losses accumulated up to year of assessment 2018 can now be carried forward for ten consecutive years of assessment until year of assessment 2028.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

19. DEFERRED TAX ASSETS/(LIABILITIES) (CONT'D)

Expiry date of the unutilised tax losses and unutilised reinvestment allowance are summarised as follows:

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Deferred tax assets recognised on unutilised tax losses:				
Expire in year of assessment 2028	**1,742**	1,742	**-**	-
Expire in year of assessment 2029	**2,084**	7,114	**-**	-
Expire in year of assessment 2030	**5,537**	19,739	**-**	-
Expire in year of assessment 2031	**8,017**	9,368	**-**	-
Expire in year of assessment 2032	**19,845**	-	**225**	-
	37,225	37,963	**225**	-
No deferred tax assets recognised on unutilised tax losses:				
Expire in year of assessment 2028	**25,073**	25,077	**-**	-
Expire in year of assessment 2029	**1,880**	1,880	**-**	-
Expire in year of assessment 2030	**6,149**	6,149	**-**	-
Expire in year of assessment 2031	**7,168**	7,188	**-**	-
Expire in year of assessment 2032	**3,210**	-	**-**	-
	43,480	40,294	**-**	-
No deferred tax assets recognised on unused reinvestment allowance:				
Expire in year of assessment 2025	**3,260**	3,260	**-**	-

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

20. RIGHT-OF-USE ASSETS

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Net carrying amount					
At the beginning of the year					
Equipment		**215**	71	**202**	54
Land		**788**	-	**-**	-
Buildings		**2,888**	1,354	**-**	25
		3,891	1,425	**202**	79
Additions					
Equipment		**25**	193	**8**	193
Buildings		**889**	49	**-**	-
		914	242	**8**	193
Disposal					
Equipment		**(9)**	-	**-**	-
Buildings		**(23)**	(15)	**-**	-
		(32)	(15)	**-**	-
Depreciation charges					
Equipment		**(76)**	(49)	**(69)**	(45)
Land		**(270)**	(175)	**-**	-
Buildings		**(1,068)**	(1,051)	**-**	(25)
	9	**(1,414)**	(1,275)	**(69)**	(70)
Impairment loss					
Buildings	9	**(332)**	(259)	**-**	-
Acquisition of a subsidiary					
Land		**-**	963	**-**	-
Buildings		**-**	2,810	**-**	-
	12(b)(i)	**-**	3,773	**-**	-
Net carrying amount					
At the end of the year					
Equipment		**155**	215	**141**	202
Land		**518**	788	**-**	-
Buildings		**2,354**	2,888	**-**	-
		3,027	3,891	**141**	202

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

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

(a) In prior year, the Group had made an impairment assessment in relation to the right-of-use assets under food and beverage due to poor performance as a result of further extension of movement control order. During the year, the Group has ceased the operation of the food and beverage and healthcare business whereby all the right-of-use assets have been fully impaired.

These assets are used in the Group's "Healthcare" and "Investment Holding and Others" reportable segment. The assessment led to the recognition of an impairment loss of RM332,000 (2021: RM259,000), which has been recognised in "Administrative and Other Expenses" line item of the statements of profit or loss and other comprehensive income.

In prior year, the recoverable amounts determined based on their value in use amounted to RMNil, lower than its carrying amounts of RM259,000. The discount rate used in prior year in measuring value in use was 11% per annum.

(b) The following table shows the breakdown of the lease expense between amounts charged/(credited) to operating profit and amounts charged to finance costs:

		The Group		The Company	
	Note	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Depreciation of right-of-use assets		**1,414**	1,275	**69**	70
Short-term lease expense		**1,492**	1,206	**1,214**	1,197
Low-value assets lease expense		**52**	4	**12**	2
Gain on recognition of lease receivables	9	**-**	(107)	**-**	-
Charge to operating profit		**2,958**	2,378	**1,295**	1,269
Interest expenses related to lease liabilities	8	**219**	262	**7**	7
Charge to profit before taxation		**3,177**	2,640	**1,302**	1,276

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

21. BIOLOGICAL ASSETS

The Group

	Note	Grass RM'000	Shrub RM'000	Tree RM'000	Total RM'000
At 1 October 2020		51	30	30	111
Fair value loss	9	(51)	(26)	(20)	(97)
At 30 September 2021/ 1 October 2021		**-**	**4**	**10**	**14**
Fair value loss	9	**-**	**(1)**	**(1)**	**(2)**
At 30 September 2022		**-**	**3**	**9**	**12**

The biological assets of the Group comprise grass, shrub and tree prior to maturity. The fair value measurement of the biological assets is determined by using the present value of net cash flows expected to be generated from the sale of grass, shrub and tree, less harvesting, transport and other costs to sell and is categorised within Level 3 of the fair value hierarchy. There were no transfer between three levels of the fair value hierarchy during the financial year.

22. CONTRACT ASSETS/(LIABILITIES)

The Group issues progress billing to purchaser when the billing milestones are attained. The Group recognises revenue when performance obligation is satisfied. There is not considered to be a significant financing component in construction contracts with customers as the period between the recognition of revenue under the cost-to-cost method and the milestone payment is always less than one year. The Group's contract assets and contract liabilities relating to the sales of properties as of each reporting period can be summarised as follows:

	Note	The Group 2022 RM'000	2021 RM'000
Contract assets		**176,232**	189,414
Contract liabilities		**(62,649)**	(24,946)
		113,583	164,468
At the beginning of the year		**164,468**	103,015
Acquisition of a subsidiary	12(b)(i)	**-**	(12,888)
Revenue recognised during the year		**399,748**	236,043
Progress billings during the year		**(459,976)**	(166,597)
Consideration payable to customers		**9,343**	4,895
At the end of the year		**113,583**	164,468

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

22. CONTRACT ASSETS/(LIABILITIES) (CONT'D)

The transaction price allocated to the performance obligations that are unsatisfied (or partially satisfied) as at 30 September 2022 is RM978,814,000 (2021: RM562,188,000) where the Group expects to recognise it as revenue over the next 3 (2021: 4) years.

There is no allowance for impairment losses recognised on contract assets in the reporting period.

23. CONTRACT COSTS

	The Group	
	2022 RM'000	2021 RM'000
Cost to obtain contracts	**36,489**	22,222

Cost to obtain contracts relate to incremental sales person and agent commission for obtaining property sales contracts which are expected to be recovered. These costs are subsequently expensed off as cost of sales by reference to the performance completed to date, consistent with the revenue recognition pattern.

During the financial year, the total cost to obtain contracts recognised by the Group as cost of sales in profit or loss amounted to RM17,024,000 (2021: RM9,292,000) as disclosed in Note 6.

The Group applied the practical expedient in para 94 of MFRS 15 and recognised the incremental costs of obtaining contracts as an expense when incurred, if the amortisation period of the assets is one year or less.

There was no impairment loss in relation to the costs capitalised.

24. TRADE RECEIVABLES

	The Group	
	2022 RM'000	2021 RM'000
Retention sum held by contract customer	**358**	365
Stakeholders' sum	**21,383**	17,073
Trade receivables	**43,004**	37,402
Allowance for impairment losses	**(29)**	(29)
	42,975	37,373
	64,716	54,811

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

24. TRADE RECEIVABLES (CONT'D)

(a) Stakeholders' sum represents retention sum held by solicitors upon handing over of vacant possession to individual purchasers of development properties. These amounts will be paid in the range from 12 months to 24 months after the delivery of vacant possession together with interest earned.

(b) The Group's normal trade credit terms for current trade receivables range from 14 to 30 (2021: 14 to 30) days. Other credit terms are assessed and approved on a case-by-case basis.

(c) Trade receivables that are past due but not impaired are mainly related to the progress billings to be settled by the purchasers or the purchasers' end financiers. However, these debts are expected to be realised in full without material losses in the ordinary course of business as majority of the customers are with financing facilities obtained from reputable end financiers and the legal title to the properties sold remains with the Group until the purchase consideration is fully settled/paid.

(d) The Group has no significant concentration of credit risk that may arise from exposures to a single debtor or groups of debtors.

(e) The Group recognises allowance for impairment losses based on expected credit losses ("ECL") model using the simplified approach, which measures the impairment losses at an amount equal to lifetime ECL.

(f) The retention sum held by contract customer is unsecured, interest free and is expected to be received upon expiry of the defect liability period, in the financial years ending 30 September 2023 (2021: 30 September 2022).

Movement in the allowance for impairment losses:

	The Group	
	2022 RM'000	**2021 RM'000**
Allowance for impairment losses:		
At the beginning and end of the year	**29**	29

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

24. TRADE RECEIVABLES (CONT'D)

The aging analysis of trade receivables past due but not impaired is as follows:

	The Group	
	2022 RM'000	2021 RM'000
Not past due	**23,525**	7,166
Past due:		
- less than 30 days ^	**4,109**	5,233
- 31 to 60 days	**4,492**	6,109
- 61 to 150 days	**3,793**	7,794
- more than 151 days	**7,056**	11,071
Total	**42,975**	37,373

Note:

^ Represents debts fall within the month of September.

25. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Other receivables:				
Non-interest bearing	**31,151**	3,908	**1,172**	1,207
Allowance for impairment losses	**(1,450)**	(1,390)	**(1,131)**	(1,071)
	29,701	2,518	**41**	136
Other assets	**16,426**	8,026	**-**	-
Goods and services tax recoverable	**19**	278	**-**	-
Advances to payables	**3,951**	2,648	**-**	-
Deposits	**12,808**	9,683	**378**	1,578
Prepayments	**7,811**	5,171	**5**	66
Deferred expenses ^	**1,846**	1,991	**1,846**	1,846
	72,562	30,315	**2,270**	3,626

^ Deferred expenses of the Group and of the Company are transaction costs that are directly attributable to the acquisition or issuance of financial liabilities prior to its issuance. These transaction costs are minus from the fair value of the financial liabilities at initial measurement. At subsequent measurement, the transaction costs are amortised and charged out to profit or loss as finance costs.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

25. OTHER RECEIVABLES, DEPOSITS AND PREPAYMENTS (CONT'D)

Movement in the allowance for impairment losses:

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Allowance for impairment losses:					
At the beginning of the year		**(1,390)**	(1,390)	**(1,071)**	(1,071)
Charge for the year	9	**(60)**	-	**(60)**	-
At the end of the year		**(1,450)**	(1,390)	**(1,131)**	(1,071)

Other assets of the Group are the costs for consideration payable to customers to be accounted for as a reduction of revenue, when the Group recognises revenue for the transfer of the related goods or services to the customers.

Included in other receivables are RM21,500,000 of outstanding settlement sum receivable from Sime Darby Property (Serenia City) Sdn. Bhd. arising from settlement agreement entered with SCSB and Sunsuria Development Sdn. Bhd. as disclosed in Note 47.

26. LEASE RECEIVABLES

	Note	The Group 2022 RM'000	The Group 2021 RM'000
At the beginning of the year		**32**	204
New leases entered into during the financial year		**-**	231
Lease payments received during the financial year		**(32)**	(416)
Finance income	7	**-**	13
At the end of the year		**-**	32
Current		**-**	32
Total undiscounted lease payments receivable		**-**	32
Less: Unearned finance income		**-**	-
Net investment in the lease		**-**	32
Finance income on net investment in finance lease		**-**	(13)

The Group entered into sublease arrangements as an intermediate lessor to re-lease its right-of-use assets to its related companies.

The re-leased right-of-use assets are completed properties leased by the Group under sales and leaseback arrangement. The completed properties were initially sold to the lessor and leased back by the Group as part of the guarantee rental rebate package offered to the purchasers. The average term of finance leases entered into is 2 years. Generally, these lease contracts do not include extension or early termination options.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

26. LEASE RECEIVABLES (CONT'D)

The Group is not exposed to foreign currency risk as a result of the lease arrangements, as all leases are denominated in Ringgit Malaysia. Residual value risk on completed properties under lease is not significant, because of the existence of a secondary market with respect to the properties.

The Group's finance lease arrangements do not include variable payments.

The directors of the Company estimate the loss allowance on finance lease receivables at the end of the reporting period at an amount equal to lifetime ECL. None of the finance lease receivables at the end of the reporting period is past due and taking into account the future prospects of the industries in which the lessees operate, the directors of the Company consider that no finance lease receivables is impaired.

27. AMOUNT OWING BY/(TO) SUBSIDIARIES

The Company

	2022			2021		
	Interest Bearing RM'000	Non-Interest Bearing RM'000	Total RM'000	Interest Bearing RM'000	Non-Interest Bearing RM'000	Total RM'000
Amount owing by:						
Non-current:						
- Non-trade						
Principal	-	50,630	50,630	-	34,274	34,274
Impairment	-	(3,570)	(3,570)	-	(3,570)	(3,570)
	-	47,060	47,060	-	30,704	30,704
	-	47,060	47,060	-	30,704	30,704
Current:						
- Trade	-	37,341	37,341	-	41,818	41,818
- Non-trade						
Principal	97,204	334,171	431,375	81,090	366,834	447,924
Interest	4,692	-	4,692	1,375	-	1,375
Impairment	-	(18,205)	(18,205)	-	(17,471)	(17,471)
	101,896	315,966	417,862	82,465	349,363	431,828
	101,896	353,307	455,203	82,465	391,181	473,646
Total	101,896	400,367	502,263	82,465	421,885	504,350

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

27. AMOUNT OWING BY/(TO) SUBSIDIARIES (CONT'D)

The Company (Cont'd)

	2022 Interest Bearing RM'000	2022 Non-Interest Bearing RM'000	2022 Total RM'000	2021 Interest Bearing RM'000	2021 Non-Interest Bearing RM'000	2021 Total RM'000
Amount owing to:						
Current:						
- Non-trade	**-**	**(5,958)**	**(5,958)**	-	(6,010)	(6,010)

Movement in the allowance for impairment losses:

	Note	The Company 2022 RM'000	The Company 2021 RM'000
Allowance for impairment losses:			
At the beginning of the year		**21,041**	19,799
Charge for the year	9	**734**	3,552
Reversal	9	**-**	(567)
Write-off		**-**	(1,743)
At the end of the year		**21,775**	21,041

(a) The trade and non-trade balances are unsecured, interest-free and repayable on demand, except certain non-trade balances are interest bearing. The amounts owing are to be settled in cash.

(b) The non-trade interest bearing amounts at the end of the reporting period bore the following interest rates:

	2022 %	2021 %
Interest rate per annum	**3.42 to 4.43**	3.42 to 3.53

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

28. AMOUNT OWING BY/(TO) RELATED PARTIES

	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Amount owing by:				
- Trade	**1,667**	1,633	**-**	-
- Non-trade	**13**	-	**13**	-
	1,680	1,633	**13**	-
Amount owing to:				
- Non-trade	**(81,225)**	(81,680)	**-**	-

(a) The amount owing by related parties are unsecured, interest-free and repayable on demand. The amounts owing are to be settled in cash.

(b) Related parties refer to companies substantially owned by a director or a close family member of a director of the Company.

(c) The amount owing to related parties represent unsecured advances which are repayable on demand bears interest at 4.24% (2021: 3.44%) per annum. The amounts owing are to be settled in cash.

29. AMOUNT OWING BY/(TO) ASSOCIATE

The Group

	2022 Interest Bearing RM'000	2022 Non-Interest Bearing RM'000	2022 Total RM'000	2021 Interest Bearing RM'000	2021 Non-Interest Bearing RM'000	2021 Total RM'000
Amount owing by:						
Trade	**-**	**6,364**	**6,364**	-	6,069	6,069
Amount owing to:						
Trade						
- Principal	**(84,464)**	**-**	**(84,464)**	(23,964)	-	(23,964)
- Retention sum	**-**	**(8,591)**	**(8,591)**	-	(6,956)	(6,956)
	(84,464)	**(8,591)**	**(93,055)**	(23,964)	(6,956)	(30,920)
Total	**(84,464)**	**(2,227)**	**(86,691)**	(23,964)	(887)	(24,851)

NOTES TO THE FINANCIAL STATEMENTS
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29. AMOUNT OWING BY/(TO) ASSOCIATE (CONT'D)

(a) The amount owing by associate are unsecured, interest-free and repayable on demand. The amounts owing are to be settled in cash.

(b) The retention sum are unsecured, interest-free and are expected to be paid upon expiring of the defect liability period which will be ended in financial year 2025 (2021: 2025).

(c) The amount owing to associate are unsecured, interest bearing and repayable on demand. The amounts owing are to be settled in cash.

(d) The balance for amount owing to associate bore the following interest rates:

	2022 %	2021 %
Interest rate per annum	**3.78**	3.21

30. SHORT-TERM INVESTMENT

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Financial assets at fair value through profit or loss: - Money market fund	**34,628**	109,181	**21,128**	106,540

Investment in money market fund represents investment in highly liquid money market instruments, which are readily convertible to known amount of cash and are subject to an insignificant risk of changes in value.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

31. FIXED DEPOSITS WITH LICENSED BANKS

	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Fixed deposits with licensed banks	**29,817**	26,880	**24,861**	23,541

(a) The fixed deposits with licensed banks of the Group and of the Company at the end of the reporting period bore effective interest rates ranging from 1.60% to 2.15% (2021: 1.50% to 1.70%) per annum and 1.60% to 1.95% (2021: 1.50% to 1.70%) per annum respectively. The fixed deposits have maturity periods ranging from 1 day to 12 months (2021: 1 day to 12 months) for the Group and for the Company.

(b) The amount of fixed deposits pledged with licensed banks as security for banking facilities granted to the Group and the Company as disclosed in Note 35 is as follows:

	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Fixed deposits pledged for:				
- bank guarantee	**12,100**	11,718	**12,025**	11,718
- invoice financing	**124**	-	**-**	-
- revolving credit	**11,358**	10,904	**11,117**	10,904
- term loan	**3,149**	3,097	**-**	-
- Sukuk Wakalah	**1,719**	919	**1,719**	919
	28,450	26,638	**24,861**	23,541

32. CASH AND BANK BALANCES

	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Cash and bank balances	**120,591**	29,277	**91,073**	10,528
Housing development accounts	**127,640**	93,438	**-**	-
	248,231	122,715	**91,073**	10,528

Bank accounts held under housing development accounts are maintained pursuant to Section 7A of the Housing Development (Control and Licensing) Act 1966. The amount is held at call with banks and is available only to the subsidiaries involved in the property development activities.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

33. ORDINARY SHARE CAPITAL

	The Group and The Company			
	2022 Number of shares RM'000	2021 Number of shares RM'000	2022 Amount RM'000	2021 Amount RM'000
Ordinary Shares:				
At the beginning and end of the year	**895,917**	895,917	**640,288**	640,288

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company, and are entitled to one vote per share at meetings of the Company.

34. RESERVES

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Capital reserve	(a)	**815**	815	**1,800**	1,800
Foreign currency translation reserve	(b)	**(8)**	-	**-**	-
Retained earnings	(c)	**407,211**	389,083	**122,354**	128,245
		408,018	389,898	**124,154**	130,045

(a) Capital reserve

Capital reserve arose from the profit on disposal of investment in a subsidiary.

(b) Foreign currency translation reserve

Foreign currency translation reserve is used to record foreign currency translation differences arising from the translations of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency. It is also used to record the foreign currency translation differences arising from monetary items which form part of the Group's net investment in foreign operations, where the monetary item is denominated in either the functional currency of the reporting entity or the foreign operation.

(c) Retained earnings

At the end of the reporting period, the entire retained earnings of the Company are available for distribution as dividends under the single-tier income tax system.

NOTES TO THE FINANCIAL STATEMENTS
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35. BORROWINGS

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Non-current					
Hire purchase payables		**26**	104	**-**	17
Term loans		**361,304**	370,180	**7,018**	7,544
Sukuk Wakalah*		**114,715**	114,560	**114,715**	114,560
Total non-current		**476,045**	484,844	**121,733**	122,121
Current					
Hire purchase payables		**74**	244	**13**	185
Term loans		**14,032**	44,949	**538**	-
Invoice financing		**3,583**	-	**-**	-
Total current		**17,689**	45,193	**551**	185
Total		**493,734**	530,037	**122,284**	122,306
Total borrowings					
Hire purchase payables	(a)	**100**	348	**13**	202
Term loans	(b)	**375,336**	415,129	**7,556**	7,544
Invoice financing	(b)	**3,583**	-	**-**	-
Sukuk Wakalah*	(c)	**114,715**	114,560	**114,715**	114,560
		493,734	530,037	**122,284**	122,306

* Net of transaction costs of RM285,000 (2021: RM440,000).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

35. BORROWINGS (CONT'D)

(a) Hire purchase payables

	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Minimum hire purchase payments:				
- not later than 1 year	**76**	253	**13**	191
- later than 1 year and not later than 5 years	**26**	106	**-**	17
	102	359	**13**	208
Less: Future finance charges	**(2)**	(11)	**-**	(6)
Present value of hire purchase payables	**100**	348	**13**	202

(i) The hire purchase payables of the Group and of the Company are secured by the Group's and the Company's motor vehicles under hire purchase borrowing as disclosed in Note 15.

(ii) The hire purchase payables of the Group and of the Company bore effective interest rates ranging from 4.15% to 4.52% (2021: 4.15% to 4.52%) per annum at the end of reporting period. The interest rates are fixed at the inception of the hire purchase agreement.

(b) Term loans and invoice financing

As at reporting date, the Group and the Company have the following credit facilities from licensed banks:

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
Floating rate term loans					
I	(i)	**121,606**	155,889	**-**	-
II	(ii)	**-**	7,660	**-**	-
III	(iii)	**-**	51,033	**-**	-
IV	(iv)	**7,556**	7,544	**7,556**	7,544
V	(vi)	**7,245**	7,240	**-**	-
VI	(vii)	**172,502**	185,763	**-**	-
VII	(viii)	**66,427**	-	**-**	-
		375,336	415,129	**7,556**	7,544
Floating rate invoice financing					
VIII	(vi)	**3,583**	-	**-**	-
		378,919	415,129	**7,556**	7,544

35. BORROWINGS (CONT'D)

(b) Term loans and invoice financing (Cont'd)

The interest rate profile of the term loans and invoice financing are summarised below:

	The Group		The Company	
	2022	2021	2022	2021
	%	%	%	%
Floating rate term loans and invoice financing				
I	**4.63**	4.13	**-**	-
II	**4.27**	3.71	**-**	-
III	**4.70**	3.82	**-**	-
IV	**4.27**	3.69	**4.27**	3.69
V and VIII	**4.03**	3.89	**-**	-
VI	**4.41**	3.86	**-**	-
VII	**4.42**	-	**-**	-

(i) Term Loan I

Term loan I including the following:

Term Loan 1
The Term Loan is repayable over 10 years by 47 monthly principal repayments of RM4,017,000 each with 1 final month principal repayment of RM4,001,000 commencing on the 73rd month from the date of the first drawdown, or by application of redemption sum pursuant to the redemption units to be developed on the Property.

Term Loan 2
The Term Loan is repayable over 10 years by 71 monthly principal repayments of RM970,000 each with 1 final month principal repayment of RM1,130,000 commencing on the 49th month from the date of reinstatement, or by application of redemption sum pursuant to the redemption units to be developed on the Property.

Term loan I is secured by:

- a facility agreement;
- a legal charge over 10 parcels of freehold land held under title GRN 337202, 337203, 337204, 332588, 335776, 335777, 335779, 333882, H.S.(D) 56107 PT 69199 and H.S.(D) 56108 PT 69200 situated in Mukim Dengkil, District of Sepang, State of Selangor ("Property A") as disclosed in Notes 15, 16 and 18 respectively;
- a general debenture creating a fixed and floating charge over the subsidiary's undertaking, assets, rights and properties, both present and future whatsoever and wheresoever situated (including but not limited to the Property and all development projects to be undertaken by the subsidiary on the Property A);

35. BORROWINGS (CONT'D)

(b) Term loans and invoice financing (Cont'd)

(i) Term Loan I (Cont'd)

- placement of fixed deposits for the funds in the Debt Service Reserve Account ("DSRA") as disclosed in Note 31, which the DSRA shall cover minimum 3 months' interest payment; and
- a corporate guarantee of the Company.

(ii) Term Loan II

Term loan II including the following:

Term Loan 1, Term Loan 2 and Bridging Loan
The Term Loan is repayable over 3 years by 35 monthly principal repayments of RM1,300,000 each with 1 final month principal repayment of RM500,000 commencing at the end of 13th month from the date of the first drawdown, or from redemption rate of 25% of the selling price of each unit sold under the Project. The amount drawdown has been fully repaid during the financial year.

Term loan II is secured by:

- a facility agreement;
- a legal charge over 1 parcel of freehold development land held under title GRN 333880, situated in Mukim Dengkil, District of Sepang, State of Selangor ("Project Land") as disclosed in Note 18;
- a debenture for RM46,000,000 by way of fixed and floating charge over all the present and future assets of a subsidiary in relation to the Project Land;
- assignment of surplus proceeds of the Project Land captured in Housing Development Account;
- assignment of all performance bonds/guarantees/warranties (if any) given by contractors/ suppliers to a subsidiary in relation to the Project Land;
- assignment of all applicable insurance policies in respect of the Project Land (if any), where the Bank is to be endorsed as loss payee; and
- a corporate guarantee of the Company.

35. BORROWINGS (CONT'D)

(b) Term loans and invoice financing (Cont'd)

(iii) Term Loan III

Term loan III including the following:

Term Loan 1
Term Loan 1 comprises of facility amounted to RM75,000,000.

The Term Loan 1 was repayable with an amount of RM35,000,000 prior to the presentation of discharge of charge over the parcel of land where Forum 1 project was located or within 15 months commencing from the date of first drawdown. The amount had been fully repaid during the financial year ended 30 September 2019.

The remaining amount of RM40,000,000 was either repayable over 29 monthly principal repayments of RM1,300,000 each with 1 final month principal repayment of RM2,300,000 commencing on the 19th month from the date of first drawdown and/or by redemption of each unit sold under Forum 2 Project of each unit. The amount had been fully repaid during the financial year ended 30 September 2021.

Term Loan 2
The Term Loan 2 is repayable by redemption of units sold under the project or 29 monthly repayment of RM2,300,000 each and a final repayment of RM3,300,000 commencing on the 25th month from the date of its first drawdown, whichever is earlier. The amount has been fully repaid during the financial year by way of early redemption on the units sold.

Term Loan 3
The Term Loan 3 is repayable by redemption of units sold under the project or 35 monthly repayment of RM1,500,000 each and a final repayment of RM2,500,000 commencing on the 13th month from the date of its first drawdown, whichever is earlier. The amount drawdown has been fully repaid during the financial year by way of early redemption on the units sold.

Term loan III is secured by:

- a facility agreement;
- a legal charge over freehold land partly located at Lot No. 86616 GRN 334463, Mukim Bukit Raja, District of Petaling, Negeri Selangor ("Project Land") as disclosed in Notes 16 and 18 respectively;
- a corporate guarantee of the Company;
- a general debenture creating a fixed and floating charge over the subsidiary's undertaking, assets, rights and properties, both present and future whatsoever and wheresoever situated (including but not limited to the Project) and all development projects to be undertaken by the subsidiary on the Project Land);
- assignment and legal charge over the Designated Accounts;
- assignment of rights and benefits arising from the construction contracts and contractor's performance bond in favour of the subsidiary in respect of the Project; and
- assignment of the subsidiary's interest, rights, titles and benefits from all insurance policies taken in respect of the Project whereby the Lender is to be endorsed as the loss payee.

35. BORROWINGS (CONT'D)

(b) Term loans and invoice financing (Cont'd)

(iv) Term Loan IV

Term loan IV including the following:

<u>Term Loan 1</u>
The Term Loan is repayable over 12 years by 144 monthly principal repayments of RM75,200 each commencing on the full release of Term Loan 1, or by Availability Period, whichever is earlier.

<u>Term Loan 2</u>
The Term Loan is repayable over 12 years by 144 monthly principal repayments of RM75,200 each commencing on the full release of Term Loan 2, or by Availability Period, whichever is earlier.

<u>Term Loan 3</u>
The Term Loan is repayable over 12 years by 144 monthly principal repayments of RM102,100 each commencing on the full release of Term Loan 3, or by Availability Period, whichever is earlier.

Term loan IV is secured by:

- a facility agreement;
- first party first legal charge over Lot No. CO-37-01, CO-38-01 and CO-39-01, Block CO located at Jalan Setia Dagang AL U13/AL Setia Alam Seksyen U13, 40170 Shah Alam, Selangor to be erected on part of land held under Master Title Geran 334463, Lot 86616, Mukim Bukit Raja, Daerah Petaling, Negeri Selangor upon issuance of strata title;
- deed of Assignment (Interim security); and
- Power of Attorney (Interim security).

(v) Revolving Credit and Bank Guarantee

The facilities are secured by:

- a facility agreement;
- third party first legal charge over 4 parcels of freehold development land, completed units of the Group, held under title PT 36975, 36976, 36977 and 36983 located within Bukit Raja, District of Petaling, Selangor as disclosed in Note 18; and
- redemption sum pledged as fixed deposit as disclosed in Note 31.

There is no outstanding as of 30 September 2022.

35. BORROWINGS (CONT'D)

(b) Term loans and invoice financing (Cont'd)

(vi) Term Loan V and Invoice Financing

The Term Loan V is repayable by 131 equal monthly principal installments of RM149,000 each and 1 final installment of RM76,000, the first instalment to commence on the 1st day of the 37th month following the date of first drawdown and to be concurrent with the interest payment.

The Invoice Financing is repayable within 90 days upon maturity notwithstanding the Bank's right to demand repayment at any time at its sole discretion.

Term loan V and invoice financing are secured by:

- a facility agreement;
- assignment of the Company's interest, rights, titles and benefits with respect to 16 units of freehold office units, held under Geran 334463, Lot 86516 in Mukim Bukit Raja, District of Petaling, State of Selangor Darul Ehsan as disclosed in Note 16;
- Overdraft ("OD") by way of Memorandum of Deposit (MOD) in the following manner:
  - a) pledge of fixed deposit via 2.5% retention over each contract (Limit RM2mil); and
  - b) other pledge that may be required;
- OD/Invoice Financing, by way of 1st party deed of assignment with the contract values of no less than RM473,363,532, subsequent assignments over other contracts (if any), proceeds shall be credited into designated escrow account in favour of the Bank (via assignment over designated escrow account and all monies standing in it);
- Bank Guarantee by way of an MOD through 30% fixed deposit and other pledge of fixed deposit may be required to be deposited from time to time; and
- Corporate guarantee of the Company.

(vii) Term Loan VI

The Term Loan VI includes Term Loan 1, Term Loan 2, Term Loan 3, Term Loan 4, Term Loan 5, Term Loan 6 and Term Loan 7 which shall be repaid through redemption of individual units or reduction schedule, whichever is earlier.

Term loan VI is secured by:

- a facility agreement;
- cash deposits agreement;
- All monies charge over 4 parcels of land held under title GRN 31910, PT 50001, 50002 and 50003, situated in Bandar Kuala Lumpur, Daerah Kuala Lumpur, negeri Wilayah Persekutuan as disclosed in Notes 16 and 18 respectively;
- Debenture with fixed and floating charge over all present and future assets of a subsidiary's development project; and
- Proportionate guarantee by the former director of the subsidiary and the Company.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

35. BORROWINGS (CONT'D)

(b) Term loans and invoice financing (Cont'd)

(viii) Term Loan VII

The Term Loan VII is repayable by 179 equal monthly principal installments of RM371,112 each and 1 final installment of RM370,952, the first instalment to commence on the 1st day of the 25th month following the date of first drawdown and to be concurrent with the interest payment.

Term loan VII is secured by:

- a first party first open monies legal charge over a piece of agricultural leasehold land held under HS(D)5732, PT10568, Mukim Ijok, Daerah Kuala Selangor, Negeri Selangor together with any profits, costs, miscellaneous charges or compensation charges levied on the facility as disclosed in Note 18; and
- a corporate guarantee of the Company.

(c) Sukuk Wakalah

On 7 October 2020, the Company has established a Rated Islamic Medium Terms Notes ("Sukuk Wakalah") Programme of up to RM500 million in nominal value under the Shariah Principle of Wakalah Bi Al-Istithmar. The Sukuk Wakalah allows for the issuance of Sukuk Wakalah from time to time, provided that the aggregate outstanding nominal value of Sukuk Wakalah shall not exceed RM500 million at any point in time.

The tenure of the Sukuk Wakalah Programme shall be up to thirty (30) years from the date of first issuance of the Sukuk Wakalah. At the end of the reporting period, the Sukuk Wakalah Programme has been assigned a rating of $A+_{IS}$ (2021: $A+_{IS}$) by Malaysian Rating Corporation Berhad.

Pursuant to the Sukuk Wakalah Programme, the Company had issued the following:

Tranche	Series	Date of Issuance	RM'000	Yield-to-maturity (per annum)	Tenure (year)
1	1	2 December 2020	75,000	5.60%	3
1	2	2 December 2020	40,000	5.80%	3
			115,000		

The proceeds from the issuance of the Sukuk Wakalah shall be utilised by the Company for the following Shariah-compliant purpose:

(i) finance the capital expenditure, working capital requirements and/or investments as well as for general corporate purposes of the Group which shall be Shariah-compliant;

(ii) refinance the existing financing/borrowings and future financing of the Group; and

(iii) pay all fees and expenses in connection with the Sukuk Wakalah Programme.

Issuance of Sukuk Wakalah subsequent to year end is disclosed in Note 48(a).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

36. LEASE LIABILITIES

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Non-current	**2,290**	3,428	**70**	136
Current	**1,346**	1,135	**72**	66
	3,636	4,563	**142**	202
Maturity analysis:				
- not later than 1 year	**1,676**	1,322	**76**	74
- later than 1 year and not later than 5 years	**2,379**	3,665	**72**	141
Less: unexpired finance charges	**(419)**	(424)	**(6)**	(13)
	3,636	4,563	**142**	202

The incremental borrowing rates applied to the lease liabilities are:

	The Group		The Company	
	2022 %	2021 %	2022 %	2021 %
Interest rate per annum	**3.69 - 5.67**	3.69 - 5.67	**3.69 - 5.67**	3.69 - 5.67

37. TRADE PAYABLES

	The Group	
	2022 RM'000	2021 RM'000
Trade payables	**4,804**	9,006
Retention sum payables	**13,180**	11,241
Accrued costs	**54,947**	33,214
	72,931	53,461

(a) The normal trade credit terms granted to the Group range from 30 to 75 days (2021: 30 to 75 days).

(b) The retention sum payables are unsecured, interest-free and are expected to be paid upon expiry of the defect liability period, ranging from the financial years ending 30 September 2023 to 2026 (2021: 2022 to 2026).

(c) Included in accrued cost are construction cost payable to associate of RM9,095,000 (2021 : RM6,776,000).

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

38. OTHER PAYABLES, DEPOSITS RECEIVED, ACCRUALS AND PROVISIONS

		The Group		The Company	
		2022	2021	2022	2021
	Note	RM'000	RM'000	RM'000	RM'000
Other payables*		**8,293**	2,874	**375**	170
Deposits received		**2,794**	2,430	**50**	46
Accruals#		**59,427**	33,987	**3,699**	3,771
Advances received		**31,074**	41,842	**-**	-
Provisions:					
- Foreseeable losses	(a)	**5,580**	2,244	**-**	-
- Release of bumiputra quota	(b)	**43,272**	31,700	**-**	-
		150,440	115,077	**4,124**	3,987

* In previous year, the Group recognised waiver of debts amounted to RM5,028,000 from other payables upon termination of projects. Resultantly, the development costs of the land held for property development had been written down by RM3,233,000.

\# Included in accruals are RM934,000 of major infrastructure works to be completed by Sunsuria City Sdn. Bhd. for XMU Jiageng Education Development Sdn. Bhd. as disclosed in Note 47.

(a) Provision for foreseeable losses

Provision is recognised for the estimated shortfall between the cost and the gross development value for the construction of certain housing development. The corresponding asset is recognised as common development costs.

Movement of the provision for foreseeable losses is as follows:

	The Group	
	2022	2021
	RM'000	RM'000
At beginning of year	**2,244**	-
Provision made during the financial year	**3,336**	2,244
At end of year	**5,580**	2,244

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

38. OTHER PAYABLES, DEPOSITS RECEIVED, ACCRUALS AND PROVISIONS (CONT'D)

(b) Provision for release of bumiputra quota

Provision is recognised for the estimated payment to the authority for the release of bumiputra unit to non-bumiputra units.

Movement of the provision for release of bumiputra quota is as follows:

	Note	The Group 2022 RM'000	The Group 2021 RM'000
At beginning of year		**31,700**	30,384
Provision made during the financial year	9	**11,572**	1,316
At end of year		**43,272**	31,700

39. KEY MANAGEMENT PERSONNEL COMPENSATION

The key management personnel of the Group and of the Company include executive directors and non-executive directors of the Company and certain members of senior management of the Group and of the Company.

The key management personnel compensation during the financial year are as follows:

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
(a) Directors					
Directors of the Company					
Short-term employee benefits:					
- fees		**192**	192	**192**	192
- salaries, bonuses and other benefits		**3,034**	2,422	**3,034**	2,422
Defined contribution benefits		**361**	290	**361**	290
		3,587	2,904	**3,587**	2,904

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

39. KEY MANAGEMENT PERSONNEL COMPENSATION (CONT'D)

The key management personnel compensation during the financial year are as follows: (Cont'd)

	Note	The Group 2022 RM'000	The Group 2021 RM'000	The Company 2022 RM'000	The Company 2021 RM'000
(a) Directors (Cont'd)					
Directors of the Subsidiaries					
Short-term employee benefits:					
- fees		-	369	-	246
- salaries, bonuses and other benefits		**1,718**	1,775	**1,117**	1,130
Defined contribution benefits		**154**	193	**108**	133
		1,872	2,337	**1,225**	1,509
Total directors' remuneration	9	**5,459**	5,241	**4,812**	4,413
Estimated monetary value of benefits-in-kind:					
- directors of the Company		**49**	30	**49**	30
- directors of the subsidiaries		**20**	21	**-**	-
		69	51	**49**	30
(b) Other Key Management Personnel					
Short-term employee benefits		**1,774**	1,808	**1,774**	1,808
Defined contribution benefits		**215**	213	**215**	213
Total compensation for other key management personnel		**1,989**	2,021	**1,989**	2,021
Estimated monetary value of benefits-in-kind		**34**	36	**34**	36

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

40. EMPLOYEES' SHARE OPTION SCHEME ("ESOS")

The ESOS of the Company is governed by the by-laws approved by the shareholders at the Extraordinary General Meeting held on 29 March 2019 and is administered by the ESOS Committee in accordance with the ESOS By-Laws. The ESOS was established on 4 September 2019 for a period of five (5) years and may be extended or renewed (as the case may be) for another five (5) years in accordance to the ESOS By-Laws.

The maximum number of the Company's shares under the ESOS should not exceed in aggregate 10% of the issued and paid-up ordinary share capital (excluding treasury shares) of the Company at any point of time during the duration of the scheme period. Other principal features of the ESOS are as follows:

(a) Eligibility to participate in the ESOS

In respect of the directors and employee of the Company, the employee must fulfill the following criteria:

(i) is at least eighteen (18) years of age and is not an undischarged bankrupt nor subject to any bankruptcy proceedings;

(ii) a director has been appointed as a director of the Company or any company in the Group for a minimum period of one (1) year;

(iii) a permanent employee who has been confirmed and served for at least continuous period of one (1) year or a contract employee who has served for at least a period of one (1) year on a cumulative basis under the current and/or previous contract; and

(iv) has fulfilled any other criteria and/or falls within such category as may be determined by the ESOS Committee from time to time.

(b) Option Price

Subject to any adjustments in accordance with the By-Laws and pursuant to the Bursa Malaysia Securities Berhad ("Bursa Securities") Main Market Listing Requirements ("MMLR"), the Option Price shall be determined by the Board upon recommendation of the ESOS Committee which will be based on the 5-day Weighted Average Price ("WAP") of the Company's shares, as quoted on Bursa Securities, immediately preceding the date of offer, with a discount of not more than 10%, or such other percentage of discount as may be permitted by Bursa Securities and/or any other relevant authorities from time to time during the duration of the ESOS.

(c) Termination of the ESOS

Subject to compliance with the Main Market Listing Requirements of Bursa Securities and any other relevant authorities, the ESOS may be terminated by the Company at any time before its expiry without obtaining the approvals from the grantees or its shareholders provided that the Company makes an announcement immediately to Bursa Securities.

During the financial year, the Company has not granted ESOS options to the eligible persons under the ESOS.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

41. RELATED PARTY DISCLOSURES

(a) Identities of Related Parties

Parties are considered to be related to the Group if the Group or the Company have the ability, directly or indirectly, to control or jointly control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group or the Company and the party are subject to common control.

In addition to the information detailed elsewhere in the financial statements, the Group and the Company have related party relationships with its directors, key management personnel and entities within the same group of companies.

(b) Significant Related Party Transactions and Balances

Other than those disclosed elsewhere in the financial statements, the Group and the Company also carried out the following significant transactions with the related parties which are determined on a basis as negotiated between the said companies during the financial year:

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Subsidiaries				
Advances to	**-**	-	**26,726**	94,164
Collection received on behalf of	**-**	-	**669**	466
Dividend received/receivable	**-**	-	**-**	30,484
Interest received/receivable	**-**	-	**3,315**	1,767
Management fee received/receivable	**-**	-	**25,788**	26,077
Payment on behalf of	**-**	-	**74,985**	17,060
Rental charged	**-**	-	**6**	31
Disposal of property, plant and equipment	**-**	-	**240**	-
Associate				
Rental of premises	**110**	131	**110**	131
Construction service rendered by	**93,259**	43,014	**-**	-
Retention sum payable to	**7,360**	4,779	**-**	-
Back charged of clerk of work to	**201**	112	**-**	-
Finance charges on deferred payment arrangement with contractor	**4,114**	2,357	**-**	-
Construction revenue received/receivable	**84,510**	54,185	**-**	-
Management fee	**1**	1	**-**	-
Payment on behalf by	**-**	116	**-**	-
Payment on behalf of	**5**	5	**-**	-

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

41. RELATED PARTY DISCLOSURES

(b) Significant Related Party Transactions and Balances (Cont'd)

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Companies substantially owned by certain directors and/or their close family members				
Carpark rental paid/payable	**98**	102	**98**	102
Payment on behalf of	**16**	12	**16**	12
Rental of premises paid/payable	**1,148**	1,227	**1,106**	1,161
Rental of motor vehicles paid/payable	**-**	5	**-**	5
Sales of properties	**-**	4,080	**-**	-
Finance costs paid/payable	**2,887**	2,520	**-**	-
Construction cost paid/payable	**9,291**	2,790	**-**	-
Management fee paid/payable	**5,349**	7,199	**-**	-
Staff cost	**1,745**	1,108	**-**	-

42. OPERATING SEGMENTS

Operating segments are prepared in a manner consistent with the internal reporting provided to the Executive Chairman as its chief operating decision maker in order to allocate resources to segments and to assess their performance on quarterly basis. For management purposes, the Group is organised into business units based on their products and services provided.

The Group is organised into three main business segments as follows:

- Property development
  - undertakes the development of commercial and residential properties.

- Construction
  - undertakes the construction activities.

- Healthcare
  - trading of pharmaceutical and medical goods, healthcare related products and operation of integrated healthcare centre.

- Investment holding and others
  - investment activities, provision of management services and others.

(a) The Executive Chairman assesses the performance of the reportable segments based on their profit before interest expenses and taxation. The accounting policies of the reportable segments are the same as the Group's accounting policies.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

42. OPERATING SEGMENTS (CONT'D)

(b) Each reportable segment assets is measured based on all assets (including goodwill) of the segment other than investment in associates and tax-related assets.

(c) Each reportable segment liabilities is measured based on all liabilities of the segment other than tax-related liabilities.

(d) Assets, liabilities and expenses which are common and cannot be meaningfully allocated to the reportable segments are presented under unallocated items. Unallocated items comprise mainly corporate assets (primarily the Company's headquarters) and head office expenses.

Business Segments

2022	Property development RM'000	Construction RM'000	Healthcare RM'000	Investment holding and others RM'000	Total RM'000
Revenue					
External revenue	399,748	551	791	1,112	402,202
Inter-segment revenue	3,253	156,455	138	25,999	185,845
	403,001	157,006	929	27,111	588,047
Consolidation adjustments					(185,845)
Consolidated revenue					402,202
Results					
Segment profit/(loss)	88,861	(478)	(2,538)	(30,304)	55,541
Finance costs					(20,563)
Share of results in associates					(97)
Consolidated profit before taxation					34,881
Segment profit/(loss) includes the following:					
Investment income	2,630	163	7	2,113	4,913
Finance costs	(13,616)	(47)	(14)	(6,886)	(20,563)
Waiver of debts on other payables	-	-	-	80	80
Gain on disposal of property, plant and equipment	-	-	(1)	407	406
Gain on derecognition of lease liabilities	1	-	-	500	501

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

42. OPERATING SEGMENTS (CONT'D)

Business Segments (Cont'd)

2022	Property development RM'000	Construction RM'000	Healthcare RM'000	Investment holding and others RM'000	Total RM'000
Segment profit/(loss) includes the following: (Cont'd)					
Depreciation of:					
- property, plant and equipment	(3,534)	(238)	(88)	(1,279)	(5,139)
- investment properties	(138)	-	-	(277)	(415)
- right-of-use assets	(1,165)	-	(82)	(167)	(1,414)
Allowance for impairment losses on other receivables	-	-	-	(60)	(60)
Provision for release of bumiputra quota	(11,572)	-	-	-	(11,572)
Impairment loss on:					
- property, plant and equipment	-	-	(269)	(25)	(294)
- investment properties	-	-	-	(11)	(11)
- right-of-use assets	-	-	(293)	(39)	(332)
Inventories write-down to net realisable value:					
- medical supplies	-	-	(3)	-	(3)
Fair value loss on					
- biological assets	-	(2)	-	-	(2)
- short-term investment	(61)	-	-	-	(61)
Unrealised loss on foreign exchange	-	-	2	(881)	(879)
Assets					
Segment assets	1,904,819	20,694	261	161,528	2,087,302
Unallocated assets:					
- investment in associates					465
- deferred tax assets					12,895
- current tax assets					17,909
Consolidated total assets					2,118,571

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

42. OPERATING SEGMENTS (CONT'D)

Business Segments (Cont'd)

2022	Property development RM'000	Construction RM'000	Healthcare RM'000	Investment holding and others RM'000	Total RM'000
Additions to non-current assets other than financial instruments and deferred tax assets are:					
- property, plant and equipment (Note 15)	**976**	**219**	**-**	**1,808**	**3,003**
- investment properties (Note 16)	**16,291**	**671**	**-**	**-**	**16,962**
Liabilities					
Segment liabilities	**771,726**	**57,829**	**1,051**	**127,064**	**957,670**
Unallocated liabilities:					
- deferred tax liabilities					**91,599**
- tax payable					**3,960**
Consolidated total liabilities					**1,053,229**
2021					
Revenue					
External revenue	263,465	2,886	853	1,474	268,678
Inter-segment revenue	3,358	121,010	160	80,991	205,519
	266,823	123,896	1,013	82,465	474,197
Consolidation adjustments					(205,519)
Consolidated revenue					268,678
Results					
Segment profit/(loss)	74,234	(1,475)	(447)	(16,948)	55,364
Finance costs					(17,319)
Share of results in associates					(42)
Consolidated profit before taxation					38,003

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

42. OPERATING SEGMENTS (CONT'D)

Business Segments (Cont'd)

2021	Property development RM'000	Construction RM'000	Healthcare RM'000	Investment holding and others RM'000	Total RM'000
Segment profit/(loss) includes the following:					
Investment income	1,424	188	2	3,514	5,128
Finance costs	(11,574)	-	(17)	(5,728)	(17,319)
Recovery of bad debts written off	-	-	-	10	10
Waiver of debts on other payables	5,028	-	-	-	5,028
Gain on disposal of:					
- assets classified as held for sale	-	-	-	900	900
- property, plant and equipment	-	-	-	116	116
- investment properties	-	-	-	6,797	6,797
Gain on recognition of lease receivables	-	-	-	107	107
Gain on derecognition of lease liabilities	-	-	-	(1,256)	(1,256)
Reversal of written down to net realisable value land held for property development	559	-	-	-	559
Depreciation of:					
- property, plant and equipment	(3,667)	(221)	(80)	(1,438)	(5,406)
- investment properties	(174)	-	-	(299)	(473)
- right-of-use assets	(1,083)	-	(100)	(92)	(1,275)
Provision for release of bumiputra quota	(1,316)	-	-	-	(1,316)
Impairment loss on:					
- investment in associates	-	-	-	(2)	(2)
- property, plant and equipment	-	-	-	(577)	(577)
- investment properties	-	-	-	(373)	(373)
- right-of-use assets	-	-	-	(259)	(259)

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

42. OPERATING SEGMENTS (CONT'D)

Business Segments (Cont'd)

2021	Property development RM'000	Construction RM'000	Healthcare RM'000	Investment holding and others RM'000	Total RM'000
Segment profit/(loss) includes the following: (Cont'd)					
Inventories write-down to net realisable value:					
- land held for property development	(4,563)	-	-	-	(4,563)
- completed units	(476)	-	-	-	(476)
Property, plant and equipment written-offs/adjustments	-	-	-	(4)	(4)
Fair value loss on					
- other investment	-	-	-	(25)	(25)
- biological assets	-	(97)	-	-	(97)
- short-term investment	(160)	-	-	(1,433)	(1,593)
Assets					
Segment assets	1,744,110	9,699	1,336	198,974	1,954,119
Unallocated assets:					
- investment in associates					562
- deferred tax assets					15,959
- current tax assets					13,729
Consolidated total assets					1,984,369
Additions to non-current assets other than financial instruments and deferred tax assets are:					
- property, plant and equipment (Note 15)	168	69	435	1,048	1,720
- investment properties (Note 16)	29,749	248	-	-	29,997
Liabilities					
Segment liabilities	673,363	39,650	1,128	126,543	840,684
Unallocated liabilities:					
- deferred tax liabilities					96,667
- tax payable					1,012
Consolidated total liabilities					938,363

42. OPERATING SEGMENTS (CONT'D)

Geographical Segments

Information about geographical location of segment assets has not been reported separately as the Group operates principally within Malaysia. Segment revenue based on geographical location of customers is analysed as follows:

	The Group	
	2022 RM'000	2021 RM'000
Malaysia	**402,202**	268,678

Major Customers

There is no single customer that contributed 10% or more to the Group's revenue.

43. CAPITAL COMMITMENT

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Contracted but not provided for				
Construction of investment properties	**89,042**	79,943	**-**	-
Construction of property, plant and equipment	**10,623**	11,405	**10,623**	11,405
	99,665	91,348	**10,623**	11,405

44. DIVIDENDS

	The Group and The Company RM'000
In respect of the financial year ended 30 September 2021:	
Single tier interim dividend of RM0.02 per share on 895,917,302 ordinary shares declared on 26 February 2021 and paid on 31 March 2021	17,918

The directors do not recommend any final dividend in respect of the current financial year.

45. FINANCIAL INSTRUMENTS

The Group's and the Company's activities are exposed to interest rate risk, credit risk and liquidity risk. The Group's and the Company's overall financial risk management policy focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Group's and the Company's financial performance.

45.1 Financial risk management policies

The Group's and the Company's policies in respect of the major areas of treasury activity are as follows:

(a) Market Risk

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The Group's and the Company's fixed interest bearing assets are primarily fixed deposits with licensed banks as disclosed in Note 31. The Group and the Company consider the risk of significant changes to interest rates on those deposits to be unlikely.

The Group's and the Company's exposure to interest rate risk arises mainly from long-term borrowings with variable rates. The risk is managed by the Group by maintaining an appropriate mix between fixed and floating rate borrowings.

The Group's and the Company's exposure to interest rate risk based on the carrying amounts of the financial instruments at the end of the reporting period is disclosed in Note 35.

Interest Rate Risk Sensitivity Analysis

The following table details the sensitivity analysis to a reasonably possible change in the interest rates at the end of the reporting period, with all other variables held constant.

The sensitivity analyses below have been determined based on the exposure to interest rates for financial instruments at the end of the reporting period. For floating rate liabilities, the analysis is prepared assuming the amount of liability outstanding at the reporting date was outstanding for the whole year. A 100 basis point increase or decrease is used when reporting interest rate risk internally to key management personnel and represents managements' assessment of the reasonably possible change in interest rates.

NOTES TO THE FINANCIAL STATEMENTS
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45. FINANCIAL INSTRUMENTS (CONT'D)

45.1 Financial risk management policies (Cont'd)

(a) Market Risk (Cont'd)

Interest Rate Risk Sensitivity Analysis (Cont'd)

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Effects on profit/(loss) after taxation				
Increase of 100 basis points	**(2,880)**	(3,155)	**(57)**	(57)
Decrease of 100 basis points	**2,880**	3,155	**57**	57
Effects on total equity				
Increase of 100 basis points	**(2,880)**	(3,155)	**(57)**	(57)
Decrease of 100 basis points	**2,880**	3,155	**57**	57

(b) Credit Risk

The Group's and the Company's exposure to credit risk, or the risk of counterparties defaulting, arises mainly from trade and other receivables. The Group manages its exposure to credit risk by the application of credit approvals, credit limits and monitoring procedures on an ongoing basis. For other financial assets (including short-term investment and cash and bank balances), the Group and the Company minimise credit risk by dealing exclusively with high credit rating counterparties.

In determining whether credit risk on a financial asset has increased significantly since initial recognition, the Group and the Company use aging analysis to monitor the credit quality of a financial asset. The Group and the Company assess whether the credit risk on a financial asset has increased significantly on an individual or collective basis.

For individual basis evaluation, any receivables having significant balances past due more than 90 days, which are deemed to have higher credit risk, are monitored individually and determined to be impaired at the end of the reporting period relate to debtors that are in significant financial difficulties and have defaulted on payments. For collective basis evaluation, financial assets are grouped on the basis of similar risk characteristics.

The Group and the Company measure the loss allowance for receivables at an amount equal to lifetime expected credit loss ("ECL"). The expected credit losses on receivables are estimated by reference to past default experience of the debtor and an analysis of the debtor's current financial position, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date.

45. FINANCIAL INSTRUMENTS (CONT'D)

45.1 Financial risk management policies (Cont'd)

(b) Credit Risk (Cont'd)

There has been no change in the estimation techniques or significant assumptions made during the current financial reporting.

The Company provides unsecured financial guarantees to banks in respect of banking facilities granted to certain subsidiaries. The Company monitors the results of the subsidiaries and repayments made by the subsidiaries on ongoing basis.

(i) Credit Risk Concentration Profile

The Group is not exposed to any significant concentration of credit risk in the form of receivables due from a single debtor or from group of debtors.

(ii) Exposure to Credit Risk

At the end of the reporting period, the maximum exposure to credit risk is represented by the carrying amount of each class of financial assets recognised in the statements of financial position of the Group and of the Company after deducting any allowance for impairment losses (where applicable).

The Company is exposed to credit risk in relation to unsecured financial guarantees given to banks in respect of loans granted to certain subsidiaries. The Company monitors the results of the subsidiaries and their repayment on an on-going basis. The maximum exposure to credit risks amounts to RM455,827,000 (2021: RM431,959,000) representing the maximum amount the Company could pay if the guarantee is called on as disclosed in Note 45.1(c). As at the reporting date, there was no loss allowance for impairment as determined by the Company for the financial guarantee.

The financial guarantees have not been recognised since the fair value on initial recognition was not material due to directors regard the value of the credit enhancement to be minimal and the likelihood of default to be low.

(c) Liquidity Risk

Liquidity risk arises mainly from general funding and business activities. The Group practises prudent risk management by maintaining sufficient cash balances and the availability of funding through certain committed credit facilities.

45. FINANCIAL INSTRUMENTS (CONT'D)

45.1 Financial risk management policies (Cont'd)

(c) Liquidity Risk (Cont'd)

Maturity Analysis

The following table sets out the maturity profile of the financial liabilities at the end of the reporting period based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on the rates at the end of the reporting period):

The Group	Weighted Average Effective Interest Rate %	Carrying Amount RM'000	Contractual Undiscounted Cash Flows RM'000	Within 1 Year RM'000	1 - 5 Years RM'000	Over 5 Years RM'000
2022						
Trade payables	-	72,931	72,931	72,931	-	-
Other payables, deposits received and accruals	-	101,588	101,588	101,588	-	-
Amount owing to related parties	4.24	81,225	84,669	84,669	-	-
Amount owing to associate						
- Non-interest bearing	-	8,591	8,591	8,591	-	-
- Interest bearing	3.78	84,464	87,657	87,657	-	-
Hire purchase payables	4.15 to 4.52	100	102	76	26	-
Term loans	4.03 to 4.70	375,336	448,703	28,756	313,578	106,369
Invoice financing	4.03	3,583	3,727	3,727	-	-
Sukuk Wakalah	5.60 to 5.80	114,715	129,424	6,520	122,904	-
Lease liabilities	3.69 to 5.67	3,636	4,055	1,676	2,379	-
		846,169	941,447	396,191	438,887	106,369

45. FINANCIAL INSTRUMENTS (CONT'D)

45.1 Financial risk management policies (Cont'd)

(c) Liquidity Risk (Cont'd)

Maturity Analysis (Cont'd)

The following table sets out the maturity profile of the financial liabilities at the end of the reporting period based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on the rates at the end of the reporting period): (Cont'd)

The Group (Cont'd)	Weighted Average Effective Interest Rate %	Carrying Amount RM'000	Contractual Undiscounted Cash Flows RM'000	Within 1 Year RM'000	1 - 5 Years RM'000	Over 5 Years RM'000
2021						
Trade payables	-	53,461	53,461	53,461	-	-
Other payables, deposits received and accruals	-	81,133	81,133	81,133	-	-
Amount owing to related parties	3.44	81,680	84,490	84,490	-	-
Amount owing to associate						
- Non-interest bearing	-	6,956	6,956	6,956	-	-
- Interest bearing	3.21	23,964	24,733	24,733	-	-
Hire purchase payables	4.15 to 4.52	348	359	253	106	-
Term loans	3.69 to 4.13	415,129	446,506	52,205	338,627	55,674
Sukuk Wakalah	5.60 to 5.80	114,560	135,944	6,520	129,424	-
Lease liabilities	3.69 to 5.67	4,563	4,987	1,322	3,665	-
		781,794	838,569	311,073	471,822	55,674

45. FINANCIAL INSTRUMENTS (CONT'D)

45.1 Financial risk management policies (Cont'd)

(c) Liquidity Risk (Cont'd)

Maturity Analysis (Cont'd)

The following table sets out the maturity profile of the financial liabilities at the end of the reporting period based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on the rates at the end of the reporting period): (Cont'd)

The Company	Weighted Average Effective Interest Rate %	Carrying Amount RM'000	Contractual Undiscounted Cash Flows RM'000	Within 1 Year RM'000	1 - 5 Years RM'000	Over 5 Years RM'000
2022						
Other payables, deposits received and accruals	-	4,124	4,124	4,124	-	-
Amount owing to subsidiaries	-	5,958	5,958	5,958	-	-
Hire purchase payables	4.15 to 4.52	13	13	13	-	-
Term loans	4.27	7,556	8,374	862	7,512	-
Sukuk Wakalah	5.60 to 5.80	114,715	129,424	6,520	122,904	-
Lease liabilities	3.69 to 5.67	142	148	76	72	-
Financial guarantee contracts	-	-	455,827	455,827	-	-
		132,508	603,868	473,380	130,488	-

45. FINANCIAL INSTRUMENTS (CONT'D)

45.1 Financial risk management policies (Cont'd)

(c) Liquidity Risk (Cont'd)

Maturity Analysis (Cont'd)

The following table sets out the maturity profile of the financial liabilities at the end of the reporting period based on contractual undiscounted cash flows (including interest payments computed using contractual rates or, if floating, based on the rates at the end of the reporting period): (Cont'd)

The Group (Cont'd)	Weighted Average Effective Interest Rate %	Carrying Amount RM'000	Contractual Undiscounted Cash Flows RM'000	Within 1 Year RM'000	1 - 5 Years RM'000	Over 5 Years RM'000
2021						
Other payables, deposits received and accruals	-	3,987	3,987	3,987	-	-
Amount owing to subsidiaries	-	6,010	6,010	6,010	-	-
Hire purchase payables	4.15 to 4.52	202	208	191	17	-
Term loans	3.69	7,544	8,640	285	8,355	-
Sukuk Wakalah	5.60 to 5.80	114,560	135,944	6,520	129,424	-
Lease liabilities	3.69 to 5.67	202	215	74	141	-
Financial guarantee contracts	-	-	431,959	431,959	-	-
		132,505	586,963	449,026	137,937	-

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

45. FINANCIAL INSTRUMENTS (CONT'D)

45.2 Capital Risk Management

The Group manages its capital to ensure that entities within the Group will be able to maintain an optimal capital structure so as to support its businesses and maximise shareholders value. To achieve this objective, the Group may make adjustments to the capital structure in view of changes in economic conditions, such as adjusting the amount of dividend payment, returning of capital to shareholders or issuing new shares.

The Group manages its capital based on debt-to-equity ratio that complies with debt covenants and regulatory, if any. The debt-to-equity ratio is calculated as net debt divided by total equity. Capital includes equity attributable to the owners of the parent and non-controlling interest. The debt-to-equity ratio of the Group at the end of the reporting period was as follows:

	The Group	
	2022 RM'000	**2021 RM'000**
Hire purchase payables	**100**	348
Term loans	**375,336**	415,129
Invoice financing	**3,583**	-
Sukuk Wakalah	**114,715**	114,560
	493,734	530,037
Less: Short-term investment	**(34,628)**	(109,181)
Less: Fixed deposits with licensed banks	**(29,817)**	(26,880)
Less: Cash and bank balances	**(248,231)**	(122,715)
Net debt	**181,058**	271,261
Total equity	**1,065,342**	1,046,006
Debt-to-equity ratio/Net gearing ratio	**0.17**	0.26

There was no change in the Group's approach to capital management during the financial year.

The Group and the Company are also required to comply with certain loan covenants, failing which, the banks may call an event of default. The Group has complied with these requirements.

NOTES TO THE FINANCIAL STATEMENTS
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45. FINANCIAL INSTRUMENTS (CONT'D)

45.3 Classification of financial instruments

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Financial Assets				
Fair Value Through Profit or Loss				
Other investment	**159**	159	**159**	159
Short-term investment	**34,628**	109,181	**21,128**	106,540
Amortised Costs				
Trade receivables	**64,716**	54,811	**-**	-
Other receivables and deposits	**42,509**	12,201	**419**	1,714
Amount owing by subsidiaries	**-**	-	**502,263**	504,350
Amount owing by related parties	**1,680**	1,633	**13**	-
Amount owing by associate	**6,364**	6,069	**-**	-
Fixed deposits with licensed banks	**29,817**	26,880	**24,861**	23,541
Cash and bank balances	**248,231**	122,715	**91,073**	10,528
Financial Liabilities				
Amortised Costs				
Trade payables	**72,931**	53,461	**-**	-
Other payables, deposits received and accruals	**101,588**	81,133	**4,124**	3,987
Amount owing to subsidiaries	**-**	-	**5,958**	6,010
Amount owing to related parties	**81,225**	81,680	**-**	-
Amount owing to associate	**93,055**	30,920	**-**	-
Hire purchase payables	**100**	348	**13**	202
Term loans	**375,336**	415,129	**7,556**	7,544
Invoice financing	**3,583**	-	**-**	-
Sukuk Wakalah	**114,715**	114,560	**114,715**	114,560

45.4 Fair Value Information

The fair values of the financial assets and financial liabilities of the Group and of the Company which are maturing within the next 12 months approximated their carrying amounts due to the relatively short-term maturity of the financial instruments or repayable on demand terms.

The fair values of the Group's term loans that carry floating interest rates approximated their carrying amounts as they are repriced to market interest rates on or near the reporting date.

NOTES TO THE FINANCIAL STATEMENTS
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45. FINANCIAL INSTRUMENTS (CONT'D)

45.4 Fair Value Information (Cont'd)

The fair values of hire purchase payables and Sukuk Wakalah that carry fixed interest rates are determined by discounting the relevant future contractual cash flows using current market interest rates for similar instruments at the end of the reporting period.

The financial guarantees have not been recognised in the financial statements since the fair value on initial recognition was not material as the financial guarantees provided by the Company did not contribute towards credit enhancement of the subsidiaries' borrowings in view of the securities pledged by the subsidiaries.

The following table sets out the fair value profile of financial instruments that are carried at fair value at the end of the reporting period:

	The Group		The Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Level 1				
Financial asset at FVTPL:				
Short-term investment#	**34,628**	109,181	**21,128**	106,540
Level 3				
Financial asset at FVTPL:				
Other investment^	**159**	159	**159**	159

\# The fair value of short-term investment is determined at their quoted closing prices at the end of the reporting period.

^ The fair values of unquoted investment in transferable golf club memberships are determined by reference to recent market transactions and replacement cost of identical assets.

The following table sets out the fair value profile of financial instruments that are not carried at fair value at the end of the reporting period:

	Carrying amount		Fair value	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Level 2				
Financial liabilities:				
Sukuk Wakalah	**114,715**	114,560	**112,193**	112,344

During the reporting year ended 30 September 2022, there were no transfers between the hierarchy fair value measurement.

46. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

The table below details changes in the Group's and the Company's liabilities arising from financing activities, including both cash and non-cash changes. Liabilities arising from financing activities are those for which cash flows were, or future cash flows will be, classified in the Group's and the Company's statements of cash flows as cash flows from/(for) financing activities.

The Group

	Hire purchase payable (Note 35) RM'000	Term loans (Note 35) RM'000	Invoice financing (Note 35) RM'000	Sukuk Wakalah (Notes 35) RM'000	Lease liabilities (Note 36) RM'000
At 1 October 2020	379	250,897	-	-	4,796
Proceeds	-	48,121	-	115,000	-
Repayment	(209)	(59,561)	-	-	(2,826)
Transaction cost paid	-	(228)	-	(552)	-
Non-cash transactions	-	(1,112)	-	112	(1,080)
Acquisition of a subsidiary	178	177,012	-	-	3,673
At 30 September 2021/ 1 October 2021	**348**	**415,129**	**-**	**114,560**	**4,563**
Proceeds	**-**	**123,160**	**8,403**	**-**	**-**
Repayment	**(248)**	**(163,136)**	**(4,820)**	**-**	**(1,308)**
Transaction cost paid	**-**	**(315)**	**-**	**-**	**-**
Non-cash transactions	**-**	**498**	**-**	**155**	**381**
At 30 September 2022	**100**	**375,336**	**3,583**	**114,715**	**3,636**

46. RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES (CONT'D)

The Company

	Hire purchase payable (Note 35) RM'000	Term loans (Note 35) RM'000	Invoice financing (Note 35) RM'000	Sukuk Wakalah (Notes 35) RM'000	Lease liabilities (Note 36) RM'000
At 1 October 2020	6,007	379	7,718	-	82
Proceeds	3	-	-	115,000	-
Repayment	-	(177)	-	-	(73)
Transaction cost paid	-	-	(188)	(552)	-
Non-cash transactions	-	-	14	112	193
At 30 September 2021/ 1 October 2021	**6,010**	**202**	**7,544**	**114,560**	**202**
Repayment	**(52)**	**(189)**	**-**	**-**	**(68)**
Non-cash transactions	**-**	**-**	**12**	**155**	**8**
At 30 September 2022	**5,958**	**13**	**7,556**	**114,715**	**142**

NOTES TO THE FINANCIAL STATEMENTS
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47. SIGNIFICANT EVENT DURING THE YEAR

Pursuant to a Settlement Agreement dated 22 June 2022 made between SCSB, an indirect subsidiary of the Company, Sime Darby Property (Serenia City) Sdn. Bhd. ("SDP Serenia") and Sunsuria Development Sdn. Bhd. ("SDSB"), SCSB, SDP Serenia and SDSB have mutually agreed to settle and resolve on a full and final basis, all outstanding claims, obligations, sums (whether already payable or otherwise) and matters under and pursuant to Serenia SPA and Xiamen SPA including all related disputes, issues and differences pertaining to the major infrastructure works ("MIW") and outstanding MIW, all late payment interest and the GST payment (collectively "Matters").

SCSB, SDP Serenia and SDSB shall collectively be referred to as the "Parties".

The Settlement Agreement is in relation to the land acquired by:

(i) SCSB from SDP Serenia in accordance to sale and purchase agreements dated 6 August 2013 (supplemented by the Supplementary Agreement dated 20 June 2015 and the Letter of Variation dated 3 February 2016), 20 June 2014 (supplemented by Supplementary Agreement dated 20 June 2015 and the Letter of Variation dated 3 February 2016) and 4 September 2014 (supplemented by the Supplementary Agreement dated 20 June 2015 and the Letter of Variation dated 3 February 2016) (collectively, the "Serenia SPA"); and

(ii) SDSB from SDP Serenia in accordance to sale and purchase agreement dated 6 August 2013 ("Xiamen SPA"). Pursuant to a letter of nomination dated 3 January 2014, the land purchased from SDP Serenia under the Xiamen SPA ("Xiamen University Land") has been transferred to and registered in the name of XMU Jiageng Education Development Sdn. Bhd. ("XMU").

In accordance to the Serenia SPA and Xiamen SPA, SDP Serenia shall complete the MIW at its cost and expense and maintain the MIW until the same are surrendered to the authorities.

Pursuant to the Settlement Agreement, the Parties have agreed to inter alia, the following:

(i) SDP Serenia shall pay to SCSB an aggregate sum of Ringgit Malaysia Forty Three Million (RM43,000,000.00) only as settlement sum ("Settlement Sum") in four (4) tranches in the equal sum of Ringgit Malaysia Ten Million Seven Hundred and Fifty Thousand (RM10,750,000.00) only each in the following manner:

for tranche 1: a sum of Ringgit Malaysia Ten Million Seven Hundred and Fifty Thousand (RM10,750,000.00) only to SCSB on or before 30 June 2022;

for tranche 2: a sum of Ringgit Malaysia Ten Million Seven Hundred and Fifty Thousand (RM10,750,000.00) only to SCSB on or before 30 September 2022;

for tranche 3: a sum of Ringgit Malaysia Ten Million Seven Hundred and Fifty Thousand (RM10,750,000.00) only to SCSB on or before 31 December 2022; and

for tranche 4: a sum of Ringgit Malaysia Ten Million Seven Hundred and Fifty Thousand (RM10,750,000.00) only to SCSB on or before 31 March 2023;

47. SIGNIFICANT EVENT DURING THE YEAR (CONT'D)

Pursuant to the Settlement Agreement, the Parties have agreed to inter alia, the following: (Cont'd)

(ii) SDP Serenia and its affiliates, subsidiaries and parent corporation(s) shall be released and discharged from all obligations, covenants, responsibilities and liabilities of whatsoever nature, and all actions, proceedings, claims and demands of whatsoever nature, in respect of any matter relating directly or indirectly in connection with the Serenia SPA, Xiamen SPA or any property being the subject matter of any of the Serenia SPA or the Xiamen University Land, including the Matters;

(iii) SDP Serenia and its affiliates, subsidiaries and parent corporation(s) shall be released and discharged from all obligations, covenants, responsibilities and liabilities of whatsoever nature in respect of the Completed MIW, Outstanding MIW and the Withheld Completed MIW (save and except for the Outstanding Water Tank Works (Module No. 2)) under the Serenia SPA or the Xiamen SPA. In this regard, the Parties agree that SCSB shall timely and duly, at its own costs, take over all obligations of the Outstanding MIW including (i) to timely and duly submit all applications to obtain the necessary approvals of the Appropriate Authorities in respect of the Outstanding MIW and the Withheld Completed MIW, if yet to be obtained, and (ii) to timely and duly construct and complete the Outstanding MIW. For the avoidance of doubt, SCSB shall be responsible (i) to timely and duly rectify, repair, make good, maintain and handover to the Appropriate Authorities all the Outstanding MIW and the Withheld Completed MIW (save and except for the Outstanding Water Tank Works (Module No. 2)), (ii) to timely and duly comply with all requirements and conditions imposed by the Appropriate Authorities and law in respect of the Outstanding MIW and the Withheld Completed MIW (save and except for the Outstanding Water Tank Works (Module No. 2)), (iii) to timely and duly take over, maintain and comply with all approvals of the Appropriate Authorities in respect of the Outstanding MIW and the Withheld Completed MIW (save and except for the Outstanding Water Tank Works (Module No. 2)) ("MIW Approvals");

(iv) SCSB and SDSB shall be released and discharged from all obligations, covenants, responsibilities and liabilities of whatsoever nature under the Serenia SPA or the Xiamen SPA including but not limited to all late payment interest and GST payment; and

(v) SCSB further agrees, covenants and undertakes that they shall take over the Outstanding MIW from SDP Serenia from the date of the Settlement Agreement at its own costs and expenses save for the Outstanding Water Tank Works (Module No. 2).

Pursuant to the Tri Partite Agreement dated 21 June 2022 made between SCSB, SDSB and XMU, SDSB and XMU have agreed that SDP Serenia and/or SCSB is not required to pay any sum to SDSB and XMU.

Out of the total settlement sum of RM43,000,000, SCSB has received RM21,500,000 from SDP Serenia during the current financial year, with remaining RM21,500,000 recognised as other receivables as disclosed in Note 25. The remaining amount is to be settled through two separate tranches of RM10,750,000 each on or before 31 December 2022 and 31 March 2023 respectively. The settlement sum has been allocated to each parcel of land and adjusted against the land cost of the respective land. The financial effects are disclosed in Notes 6, 15(f), 16, 18 and 38 accordingly.

Subsequent to the financial year end, on 27 December 2022, SCSB has received RM10,750,000 from SDP Serenia.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2022

48. SUBSEQUENT EVENTS

(a) On 14 October 2022, the Company made the second issuance of Sukuk Wakalah amounting to RM66,000,000 in nominal value under the Sukuk Wakalah Programme. The Sukuk Wakalah issued has a tenure of three years and will mature on 14 October 2025.

(b) On 2 December 2022, TLDSB, an indirect subsidiary of the Company, entered into three sale and purchase agreements with Symphony Hills Sdn. Bhd., for the proposed acquisition of seventeen pieces of leasehold lands, situated in Mukim Batang Padang and Mukim Bidor, both in the District of Batang Padang, State of Perak for a total purchase consideration of RM75,520,000.

The proposed acquisition enabled the Group to increase its land banks and expand its existing property development activities.

During the current financial year ended 30 September 2022, TLDSB has paid RM1,548,000 being earnest deposit prior to the execution of these agreements.

LIST OF GROUP'S PROPERTIES

AS AT 30 SEPTEMBER 2022

No.	Date of Acquisition	Property Address/Location	Description	Existing Use	Tenure/ Approximate Age of Building	Land Area (sq meters)	Total RM'000
1	02.10.2019	Unit 31-1, Sunsuria Avenue, Persiaran Mahogani, Kota Damansara	Commercial Lot	Office	Leasehold land with lease period expiring 21.2.2107/11 years	37.0	220
2	02.10.2019	Unit 31-2, Sunsuria Avenue, Persiaran Mahogani, Kota Damansara	Commercial Lot	Office	Leasehold land with lease period expiring 21.2.2107/11 years	37.0	130
3	07.08.2015	No. 11-G, Garden Wing, Sunsuria Avenue, Persiaran Mahogani, Kota Damansara	Commercial Lot	Office	Leasehold land with lease period expiring 21.2.2107/11 years	74.0	728
4	07.08.2015	No. 3-6, Sunsuria Avenue,Persiaran Mahogani, Kota Damansara	Commercial Lot	Office	Leasehold land with lease period expiring 21.2.2107/11 years	108.0	655
5	11.06.2015	GRN 337202, Lot 124035, GRN 337203, Lot 124036, GRN 337204, Lot 124037, Mukim Dengkil, Daerah Sepang, Selangor	Land for investment properties, land & commercial building and land held for property development	Investment properties under construction, shop, development land and sales gallery/ office	Freehold/ 4 years	413,024.0	295,585
6	11.06.2015	GRN 332588, Lot 115624 Mukim Dengkil, Daerah Sepang, Selangor	Land held for property development	Development land	Freehold	194,533.0	129,462
7	11.06.2015	GRN 335776, Lot 121629, GRN 335777, Lot 121630, GRN 335779, Lot 121638 Mukim Dengkil, Daerah Sepang, Selangor	Land held for property development	Development land	Freehold	71,354.0	66,668
8	11.06.2015	GRN 333879, Lot 115616, Mukim Dengkil, Daerah Sepang, Selangor	Land held for property development	Development land	Freehold	137,027.0	67,698
9	11.06.2015	GRN 335296, Lot 119114, HSD 44451, PT59441, Mukim Dengkil, Daerah Sepang, Selangor	Land held for property development	Development land	Freehold	12,909.0	16,235

LIST OF GROUP'S PROPERTIES
AS AT 30 SEPTEMBER 2022

No.	Date of Acquisition	Property Address/Location	Description	Existing Use	Tenure/ Approximate Age of Building	Land Area (sq meters)	Total RM'000
10	09.05.2016	GRN 333882, Lot 115623, Mukim Dengkil, Daerah Sepang, Selangor	Land held for property development	Development land	Freehold	34,236.0	29,956
11	25.03.2016	GRN 334463 Lot 86616, Jalan Setia Dagang AL, U13/ AL, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor	Land for investment properties	Investment properties under construction	Freehold	7,184.0	107,458
12	25.06.2018	GRN 334463 Lot 86616, Jalan Setia Dagang AL, U13/ AL, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor	Land and building for investment properties	Supermarket/ kiosk	Freehold	1,199.0	7,262
13	27.09.2018	GRN 334463 Lot 86616, Jalan Setia Dagang AL, U13/ AL, Setia Alam, Seksyen U13, 40170 Shah Alam, Selangor	Land and building for investment properties	Car park space	Freehold	9,909.0	10,342
14	30.05.2019	Lot 223, Section 96, Town of Kuala Lumpur	Land for investment properties	Bunglow lot (land)	Freehold	562.5	6,728
15	26.8.2015	Lot No PT 50001, PT 50002 and PT 50003,Section 96 (formerly under Lot 365, Section 96), Town of Kuala Lumpur	Land held for property development	Development land	Leasehold with lease period expiring 13.10.2119	38,993.0	134,278
16	03.01.2022	H.S.(D) 39313, PT 2897, Mukim Bandar, Daerah Kuala Langat, Negeri Selangor Darul Ehsan	Land held for property development	Development land	Freehold	1,947,191.4	20,386

ANALYSIS OF SHAREHOLDINGS

AS AT 30 DECEMBER 2022

SHARE CAPITAL

Issued Share Capital : 895,917,302 ordinary shares
Voting Rights : One vote for each ordinary share held

DISTRIBUTION OF SHAREHOLDINGS

Size of Shareholdings	No. of Shareholders	%	No. of Shares	%
1 - 99	270	8.13	8,273	0.00
100 - 1,000	466	14.04	286,963	0.03
1,001 - 10,000	1,655	49.86	7,147,428	0.80
10,001 - 100,000	734	22.12	24,242,408	2.71
100,00 - 44,795,864*	190	5.72	303,452,450	33.87
44,795,865 and Above**	4	0.12	560,779,780	62.59
TOTAL:	3,319	100.00	895,917,302	100.00

Remark: * Less than 5% of issued shares
** 5% and above of issued shares

THIRTY (30) LARGEST SHAREHOLDERS

	Name of Shareholders	No. of Shares Held	%
1.	CIMSEC NOMINEES (TEMPATAN) SDN BHD CIMB FOR TER EQUITY SDN BHD (PB)	182,557,376	20.38
2.	CIMSEC NOMINEES (TEMPATAN) SDN BHD CIMB FOR TER CAPITAL SDN BHD (PB)	167,000,532	18.64
3.	CIMSEC NOMINEES (TEMPATAN) SDN BHD CIMB FOR TER LEONG YAP (PB)	165,921,872	18.52
4.	RUBY TECHNIQUE SDN BHD	45,300,000	5.06
5.	CIMSEC NOMINEES (TEMPATAN) SDN BHD CIMB FOR TAN KIM HEUNG (PB)	27,000,000	3.01
6.	CIMSEC NOMINEES (TEMPATAN) SDN BHD CIMB BANK FOR TAN WEI HOONG (PB)	22,000,000	2.46
7.	LAI MING CHUN @ LAI POH LIN	20,000,000	2.23
8.	TER CAPITAL SDN. BHD.	16,308,300	1.82
9.	CIMSEC NOMINEES (TEMPATAN) SDN BHD CIMB BANK FOR TAN WEI WEN (PB)	15,000,000	1.67
10.	CIMSEC NOMINEES (TEMPATAN) SDN BHD CIMB BANK FOR TAN TIAN MENG (PB)	14,828,800	1.66

ANALYSIS OF SHAREHOLDINGS
AS AT 30 DECEMBER 2022

	Name of Shareholders	No. of Shares Held	%
11.	BINTANG SARI SDN BHD	10,000,000	1.12
12.	MAYBANK NOMINEES (TEMPATAN) SDN BHD MAYBANK PRIVATE WEALTH MANAGEMENT FOR LAI MING CHUN @ LAI POH LIN (PW-M00801) (421104)	10,000,000	1.12
13.	LIM KUANG SIA	9,657,600	1.08
14.	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR KOH KIN LIP (8058900)	9,210,000	1.03
15.	CIMSEC NOMINEES (TEMPATAN) SDN BHD CIMB FOR LAI MING CHUN @ LAI POH LIN (PB)	8,008,000	0.89
16.	TAN WEI WEN	8,000,000	0.89
17.	WONG YUEN TECK	7,600,000	0.85
18.	LEE TOON HIAN	7,255,800	0.81
19.	CGS-CIMB NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR KOH KIN LIP (MY0502)	7,070,000	0.79
20.	AFFIN HWANG NOMINEES (TEMPATAN) SDN. BHD. PLEDGED SECURITIES ACCOUNT FOR CHENG HENG JEM (M09)	7,000,000	0.78
21.	TAN WEI HOONG	6,000,000	0.67
22.	CHONG CHIN HUANG	4,430,000	0.49
23.	CIMSEC NOMINEES (TEMPATAN) SDN BHD EXEMPT AN FOR CIMB COMMERCE TRUSTEE BERHAD FOR PEARSON TRUST (PB)	4,233,200	0.47
24.	ATTRACTIVE FEATURES SDN. BHD.	4,000,000	0.45
25.	VYONNE LOO SZEE SHYUEN	3,737,870	0.42
26.	LION-PARKSON FOUNDATION	3,200,000	0.36
27.	TER LEONG YAP	2,918,000	0.32
28.	THK CAPITAL SDN. BHD.	2,800,000	0.31
29.	PUBLIC NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR SIM LEONG THUN (E-SS2)	2,553,200	0.28
30.	GAN BOON KHIM	2,528,700	0.28
TOTAL		**796,119,250**	**88.86**

ANALYSIS OF SHAREHOLDINGS
AS AT 30 DECEMBER 2022

SUBSTANTIAL SHAREHOLDERS (AS PER THE REGISTER OF SUBSTANTIAL SHAREHOLDERS)

			No. of Shares Held		
	Name of Shareholders	Direct	%	Indirect	%
1.	Ter Equity Sdn Bhd	182,557,376	20.38	-	-
2.	Tan Sri Datuk Ter Leong Yap	168,839,872	18.85	368,666,208(1)	41.15
3.	Ter Capital Sdn Bhd	183,308,832	20.46	-	-
4.	Ruby Technique Sdn Bhd	45,300,000	5.06	-	-
5.	CBG Holdings Sdn Bhd	-	-	45,300,000(2)	5.06
6.	Farsathy Holdings Sdn Bhd	-	-	45,300,000(2)	5.06
7.	Chia Seong Pow	1,200,000	0.13	45,300,000(3)	5.06
8.	Chia Song Kun	-	-	49,300,000(4)	5.50
9.	Chia Seong Fatt	-	-	46,050,000(5)	5.14

Notes:

(1) Deemed interested by virtue of his interest in Ter Equity Sdn Bhd, Ter Capital Sdn Bhd and THK Capital Sdn Bhd pursuant to Section 8 of the Companies Act 2016.

(2) Deemed interested by virtue of its shareholdings in Ruby Technique Sdn Bhd pursuant to Section 8 of the Companies Act 2016.

(3) Deemed interested by virtue of his shareholdings in Farsathy Holdings Sdn Bhd pursuant to Section 8 of the Companies Act 2016.

(4) Deemed interested by virtue of his shareholdings in CBG Holdings Sdn Bhd and Attractive Features Sdn Bhd, being a related company of Ruby Technique Sdn Bhd, pursuant to Section 8 of the Companies Act 2016.

(5) Deemed interested by virtue of his shareholdings in Farsathy Holdings Sdn Bhd pursuant to Section 8 of the Companies Act 2016 and his spouse's direct interest in the Company.

DIRECTOR'S INTEREST IN SHARES (AS PER THE DIRECTORS' SHAREHOLDINGS)

			No. of Shares Held		
	Name of Shareholders	Direct	%	Indirect	%
1.	Tan Sri Datuk Ter Leong Yap	168,839,872	18.85	368,666,208*	41.15
2.	Datin Loa Bee Ha	-	-	14,828,800^	1.66
3.	Tan Pei Geok	1,830,000	0.20	-	-
4.	Dato' Quek Ngee Meng	243,300	0.03	-	-

* Deemed interested by virtue of his interest in Ter Equity Sdn Bhd, Ter Capital Sdn Bhd and THK Capital Sdn Bhd pursuant to Section 8 of the Companies Act 2016.

^ Deemed interested by virtue of the shareholdings held by her spouse, Dato' Tan Tian Meng pursuant to Section 59(11)(C) of the Companies Act 2016.

NOTICE OF 54TH ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Fifty-Fourth Annual General Meeting (**"54th AGM"**) of Sunsuria Berhad will be conducted in a virtual manner for the purpose of considering and if thought fit, passing with or without modifications the resolutions setting out in this notice.

Day and Date	:	Wednesday, 15 March 2023
Time	:	10.00 a.m.
Broadcast Venue	:	Tricor Business Centre, Gemilang Room Unit 29-01, Level 29, Tower A Vertical Business Suite, Avenue 3, Bangsar South No. 8, Jalan Kerinchi 59200 Kuala Lumpur, Malaysia
Meeting Platform	:	TIIH Online website at https://tiih.online

AGENDA

AS ORDINARY BUSINESS

1. To receive the Audited Financial Statements for the financial year ended 30 September 2022 together with the Reports of the Directors and Auditors thereon. *(Please refer to explanatory note 1)*

2. To approve the payment of Directors' fees of RM216,000 for the period from 15 March 2023 to the next Annual General Meeting ("AGM") of the Company to be held in 2024. Resolution 1

3. To re-elect the Director, Dato' Quek Ngee Meng who retires by rotation pursuant to Clause 114 of the Company's Constitution, and who being eligible, has offered himself for re-election. Resolution 2

4. To re-appoint Messrs Deloitte PLT as Auditors of the Company to hold office until the conclusion of the next AGM and to authorise the Directors to fix their remuneration. Resolution 3

AS SPECIAL BUSINESS

To consider and if thought fit, to pass the following resolutions:

Ordinary Resolutions

5. AUTHORITY TO ALLOT AND ISSUE SHARES PURSUANT TO SECTIONS 75 AND 76 OF THE COMPANIES ACT 2016 Resolution 4

"THAT subject always to the Companies Act 2016, the provisions of the Constitution of the Company and the approvals from the relevant authorities, where such approval is necessary, the Directors be and are hereby empowered pursuant to Sections 75 and 76 of the Companies Act 2016 (the "Act"), to allot and issue shares in the Company from time to time to such persons and upon such terms and conditions for such purposes as the Directors may in their absolute discretion, deem fit including in pursuance of offers, agreements or options to be made or granted by Directors while this approval is in force and that the Directors be and are hereby further authorised to make or grant offers, agreements or options in respect of shares in the Company including those which would or might require shares in the Company to be issued after the expiration of the approval hereof, provided that the aggregate number of shares to be issued pursuant to this resolution does not exceed ten percent (10%) of the total issued share capital of the Company for the time being, AND THAT the Directors be and are hereby also empowered to obtain the approval for the listing of and quotation for the additional shares so issued on Bursa Malaysia Securities Berhad AND FURTHER THAT such authority shall continue to be in force until the conclusion of the next AGM of the Company.

NOTICE OF 54TH ANNUAL GENERAL MEETING

6. TO APPROVE THE PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE AND PROPOSED NEW SHAREHOLDERS' MANDATE FOR NEW RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE Resolution 5

"THAT subject to the Companies Act 2016 (the "Act") and Bursa Malaysia Securities Berhad Main Market Listing Requirements, other applicable laws, guidelines, rules and regulations, and the approval of the relevant government and/or regulatory authorities (where applicable), approval be and is hereby given to the Company and/or its subsidiaries to enter into recurrent related party transactions of a revenue or trading nature with related parties ("Recurrent Related Party Transactions") as set out in Section 2.3.3 and 2.3.4 of Part A of the Circular to Shareholders dated 31 January 2023 ("the Circular"), subject further to the following:

(i) the Recurrent Related Party Transactions are entered into in the ordinary course of business which are necessary for the day-to-day operations and are on terms which are not more favourable to the related parties than those generally available to the public, and the Recurrent Related Party Transactions are undertaken on arm's length basis and on normal commercial terms which are not to the detriment of the non-interested shareholders of the Company;

(ii) the shareholders' mandate is subject to annual renewal and this shareholders' mandate shall commence immediately upon passing of this ordinary resolution and continue to be in full force until:

(a) the conclusion of the next AGM of the Company following the AGM at which this shareholders' mandate is approved, at which time it will lapse, unless by a resolution passed at the next AGM, such authority is renewed; or

(b) the expiration of the period within which the next AGM after the date is required to be held pursuant to Sections 340(1) and (2) of the Act (but shall not extend to such extension as may be allowed pursuant to Section 340(4) of the Act); or

(c) this shareholders' mandate is revoked or varied by a resolution passed by the shareholders of the Company in a general meeting,

whichever is the earlier;

AND THAT the Directors of the Company and/or any one of them be and are/is hereby authorised to complete and do all such acts, deeds and things as they consider necessary or expedient in the best interest of the Company, including executing all such documents as may be required or necessary and with full powers to assent to any modifications, variations and/or amendments as the Directors of the Company in their discretion deem fit and expedient to give effect to the Recurrent Related Party Transactions contemplated and/or authorised by this Ordinary Resolution."

NOTICE OF 54TH ANNUAL GENERAL MEETING

7. PROPOSED RENEWAL OF SHAREHOLDERS' MANDATE FOR AUTHORITY TO THE COMPANY TO PURCHASE ITS OWN SHARES OF UP TO TEN PER CENT (10%) OF THE TOTAL ISSUED SHARES ("PROPOSED RENEWAL OF SHARE BUY-BACK AUTHORITY") Resolution 6

"THAT subject to the Companies Act 2016 (the "Act"), the Constitution of the Company, the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Exchange") and the requirements of any other relevant authority, the approval be and is hereby given to the Company to purchase such number of ordinary shares in the Company ("Sunsuria Shares") as may be determined by the Directors of the Company from time to time through the Exchange and to take all such steps as are necessary (including the opening and maintaining of a central depositories account under the Securities Industry (Central Depositories) Act, 1991) and to enter into any agreements, arrangements and guarantees with any party or parties to implement, finalise and give full effect to the aforesaid purchase with full powers to assent to any conditions, modifications, revaluations, variations and/or amendments (if any) as may be impose by the relevant authorities from time to time and to do all such acts and things as the Directors may deem fit, necessary and expedient in the interest of the Company, subject further to the following:

(i) the maximum number of ordinary shares purchased which may be purchased and held by the Company shall be equivalent to ten per cent (10%) of the total issued shares of the Company;

(ii) the maximum funds allocated by the Company for the purpose of purchasing its shares shall not exceed the total retained earnings of the Company; and

(iii) the authority shall commence immediately upon passing of this ordinary resolution and will continue to be in force until:

(a) the conclusion of the next Annual General Meeting ("AGM") of the Company, at which time the authority will lapse, unless by ordinary resolution passed at that meeting of members, the authority is renewed, either unconditionally or subject to conditions; or

(b) the expiration of the period within which the next AGM after that date it is required by law to be held; or

(c) revoked or varied by ordinary resolution passed by the shareholders of the Company in a general meeting;

whichever is the earlier;

AND THAT upon completion of the purchase(s) of the Sunsuria Shares or any part thereof by the Company, authority be and is hereby given to the Directors of the Company in their absolute discretion to deal with any Sunsuria Shares so purchased in the following manner:

(i) cancel all or part of the Sunsuria Shares so purchased; and/or

(ii) retain all or part of the Sunsuria Shares as treasury shares (of which may be dealt with in accordance with Section 127(7) of the Act); or

(iii) retain part thereof as treasury shares and subsequently cancelling the balance; or

in any other manner as prescribed by the Act, rules, regulations and orders made pursuant to the Act and the requirements of the Exchange and any other relevant authority for the time being in force."

8. To consider any other business of which due notice shall have been given in accordance with the Companies Act 2016.

NOTICE OF 54TH ANNUAL GENERAL MEETING

BY ORDER OF THE BOARD

ENG KIM HAW (MIA 10061) (SSM PC NO. 202208000364)
KHOO MING SIANG (MAICSA 7034037) (SSM PC NO. 202208000150)
Secretaries

Petaling Jaya
Date: 31 January 2023

NOTES:

1. The 54th AGM will be conducted in a virtual manner through live streaming from the broadcast venue and online remote voting via Remote Participation and Voting ("RPV") facilities provided by Tricor Investor & Issuing House Services Sdn. Bhd. ("Tricor") via its TIIH Online website at https://tiih.online ("TIIH online"). Please follow the procedures provided in the Administrative Notes for the 54th AGM in order to register, participate and vote remotely via the RPV facilities.

2. The broadcast venue of the 54th 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 present at the broadcast venue. No shareholders/proxy(ies) from the public should be present physically present at the broadcast venue.

3. A member of the Company entitled to participate and vote at the meeting is entitled to appoint not more than two (2) proxies to participate and vote in his stead. The members may submit questions to the Board of Directors through the TIIH Online platform prior to the 54th AGM or use the TIIH Online to transmit questions to Board of Directors via RPV facilities during live streaming. A proxy may but need not be a member of the Company.

4. Since the 54th AGM will be conducted virtually in its entirely, a Member entitled to participate and vote at the Meeting may appoint Chairman of the 54th AGM as his/her proxy and indicate the voting instruction in the Form of Proxy.

5. Members whose names appear on the Record of Depositors as at 8 March 2023 ("General Meeting Record of Depositors") shall be eligible to attend and vote remotely at the 54th AGM via the RPV facilities or appoint proxy(ies) to attend and vote on his/her behalf.

6. Where a member of the Company is an authorised nominee as defined under The Securities Industry (Central Depositories) Act, 1991, it may appoint at least one (1) proxy but not more than two (2) proxies in respect of each Securities Account it holds with ordinary shares of the Company standing to the credit of the said Securities Account.

7. Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for the omnibus account, there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. Where an exempt authorised nominee appoints two (2) or more proxies, the appointment shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy.

8. Where a member or the authorised nominee appoints two (2) proxies, he shall specify the proportion of his shareholdings to be represented by each proxy in the instrument appointing the proxies, failing which the appointment shall be invalid.

9. The instrument appointing a proxy in the case of an individual, shall be in writing under the hand of the 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.

NOTICE OF 54TH ANNUAL GENERAL MEETING

10. The appointment of proxy may be made in a hardcopy form or by electronic means, not less than forty-eight (48) hours before the time for holding the 54th AGM or at any adjournment thereof, as follows:

    i) In Hardcopy Form

    In the case of an appointment made in hard copy form, the proxy form must be deposited with the Share Registrar of the Company, Tricor, at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia 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, Malaysia.

    ii) By Electronic Form

    The proxy form can be electronically lodged with the Share Registrar of the Company, Tricor, via TIIH Online. Kindly refer to the Procedure for Electronic Submission of Proxy Form.

11. A member who has appointed a proxy to attend and vote remotely at the meeting via the RPV Facilities must request his/her proxy to register himself/herself for the RPV Facilities not less than 48 hours before the time set for holding the meeting or any adjournment thereof. Please follow the procedures provided in the Administrative Notes.

12. Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolutions at the 54th AGM of the Company shall be put to vote by way of poll.

EXPLANATORY NOTES:

1. Audited Financial Statements for the financial year ended 30 September 2022

The Audited Financial Statements are laid in accordance with Section 340(1)(a) of Companies Act 2016 ("the Act") for discussion only under Agenda 1 and do not require members' approval. Hence, this item is not put forward for voting.

2. Resolution 1 – Payment of Directors' Fees

Pursuant to Clause 121 of the Company's Constitution, any fees payable to the directors of the Company shall be approved at a general meeting.

Based on the annual review of the Directors' remuneration conducted by the Nomination and Remuneration Committee ("NRC"), the Board had, at its meeting held on 28 November 2022, agreed to recommend meeting allowance to the Non-Executive Directors ("NEDs") as follows:

Board / Committee	Position	Existing Fee Structure (RM)	Proposed Meeting Allowance
Board	Member	48,000	RM2,000 per meeting
Audit	Chairman Member	24,000 12,000	

Shareholders' approval is hereby sought under Resolution 1 on the payment of NEDs' fees for the period from 15 March 2023 until the next Annual General Meeting ("AGM") of the Company to be held in year 2024.

Any NEDs who are shareholders of the Company will abstain from voting on Resolution 1 concerning the remuneration to the NEDs at the Fifty-Fourth Annual General Meeting ("54th AGM").

The remuneration of each Director is set out in the Corporate Governance Overview Statement.

NOTICE OF 54TH ANNUAL GENERAL MEETING

3. **Resolution 2 – Re-election of Director**

   Clause 114 of the Company's Constitution expressly stated that at every AGM, at least one-third (1/3) of the Directors for the time being shall retire from office and that all Directors shall retire from office once at least in each three (3) years. A retiring Director shall be eligible for re-election.

   Dato' Quek Ngee Meng, being eligible, has offered himself for re-election at the 54th AGM pursuant to Clause 114 of the Constitution.

   The NRC and Board had considered and were satisfied that the retiring Independent Non-Executive Director, Dato' Quek Ngee Meng, has maintained his independence in the financial period under review.

   The Board recommends the re-election of Dato' Quek Ngee Meng at the 54th AGM.

4. **Resolution 3 – Re-appointment of Auditors**

   The Audit Committee ("AC") at its meeting held on 28 November 2022, had undertaken an annual assessment of the suitability and effectiveness of the external audit process, and the performance, suitability and independence of the external auditors, Messrs Deloitte PLT ("Deloitte") as prescribed under the Paragraph 15.21 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

   The AC was satisfied with the suitability of Deloitte based on the quality of audit, performance, competency and sufficiency of resources the external audit team provided to the Company and its subsidiaries. The AC was also satisfied in its review that the provisions of non-audit services by Deloitte during the period under review did not impair Deloitte's objectivity and independence.

   The Board had, at its meeting held on 28 November 2022, approved the AC's recommendation for the shareholders' approval to be sought at the 54th AGM on the re-appointment of Deloitte as external auditors of the Company to hold office until the conclusion of the next AGM. Deloitte has indicated their willingness to continue their services until the conclusion of the next AGM.

5. **Resolution 4 – Authority to Allot and Issue Shares pursuant to Sections 75 and 76 of the Companies Act 2016**

   The Ordinary Resolution proposed under Agenda 5 is a renewal of the general mandate ("General Mandate") and empowering the Directors of the Company pursuant to Sections 75 and 76 of the Act to issue and allot new shares in the Company from time to time at such price provided that the aggregate number of shares issued pursuant to the General Mandate does not exceed 10% of the issued share capital of the Company for the time being. The General Mandate, unless earlier revoked or varied by the Company at a general meeting, will expire at the conclusion of the next AGM of the Company.

   As at the date of this Notice, no new shares were issued pursuant to the mandate granted to the Directors at 53rd AGM held on 16 March 2022 which will lapse at the conclusion of the 54th AGM.

   The General Mandate will provide flexibility and expediency to the Company for any possible fund-raising activities including but not limited to further placing of shares, to facilitate business expansion or strategic merger and acquisition opportunities involving equity deals or part equity or to fund future investment project(s) or for working capital requirements.

6. **Resolution 5 – Proposed Shareholders' Mandate**

   The Ordinary Resolution proposed under Agenda 6, if passed, will provide the Company and/or its subsidiaries a mandate to enter into RRPT of a revenue or trading nature with the Related Parties in compliance with Paragraph 10.09 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The mandate, unless revoked or varied by the Company at a meeting of members, will expire at the next AGM of the Company.

   Please refer to the Circular to Shareholders dated 31 January 2023 for further information.

NOTICE OF 54TH ANNUAL GENERAL MEETING

7. Resolution 6 – Proposed Renewal of Share Buy-Back Authority

The Ordinary Resolution proposed under Agenda 7, if passed, will provide the mandate for the Company to purchase up to 10% of the total number of issued ordinary shares of the Company. This authority, unless revoked or varied at a general meeting, will expire at the conclusion of the next AGM of the Company.

STATEMENT ACCOMPANYING NOTICE OF ANNUAL GENERAL MEETING

(Pursuant to Paragraph 8.27(2) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad)

1. There were no Directors standing for election (excluding Directors standing for a re-election) at the 54th AGM.

2. Please refer to Explanatory Note 5 for information relating to general mandate for issue of securities.

PERSONAL DATA PRIVACY

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the Annual General Meeting ("AGM") and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents) for the purpose of the processing and administration by the Company (or its agents) of proxies and representatives appointed for the AGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the AGM (including any adjournment thereof), and in order for the Company (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "Purposes"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees and undertakes that the member shall indemnify the Company and/or to keep the Company fully indemnified and save the Company harmless against all and/or any actions, demands, claims, losses, costs, proceedings and damages (including all legal fees and costs) which the Company may suffer or incur in any manner howsoever arising from or as a result of the member's breach of the aforementioned warranty.

ADMINISTRATIVE NOTES FOR 54TH ANNUAL GENERAL MEETING

Date and Time	Wednesday, 15 March 2023 at 10.00 a.m.
Broadcast Venue	Tricor Business Centre, Gemilang Room, Unit 29-01, Level 29, Tower A Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi 59200 Kuala Lumpur, Malaysia

MODE OF MEETING

The Fifty-Fourth Annual General Meeting (**"54th AGM"**) of the Company will be conducted virtually through live streaming from the broadcast venue.

The Broadcast Venue 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 present at the main venue of the meeting. Shareholders/proxies will not be allowed to attend the 54th AGM of the Company in person at the broadcast venue on the day of the 54th AGM of the Company. However, Shareholders/proxies shall register their attendance to participate the 54th AGM of the Company remotely by using the Remote Participation and Voting facilities (**"RPV Facilities"**) provided by our Share Registrar, Tricor Investor & Issuing House Services Sdn Bhd (**"TIIH"**), via its website at https://tiih.online (**"TIIH Online"**).

PROCEDURES FOR RPV FACILITIES

Shareholders, proxies or authorised representatives who wish to participate the 54th AGM of the Company using the RPV Facilities are to follow the requirements and procedures summarised below:

Procedure		**Action**
Before the Day of the 54th AGM of the Company		
(a)	Register as a user with TIIH Online	• Using your computer, access the website at 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 working day and you will be notified via email. • 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.
(b)	Submit your registration for RPV Facilities	• Registration is open from Tuesday, 31 January 2023 up to 10.00 a.m. on the day of the 54th AGM of the Company. Shareholders, proxies, authorised representatives or attorney(s) are required to pre-register their attendance for the 54th AGM of the Company to ascertain their eligibility to participate the AGM of the Company using the RPV Facilities. • Login with your user ID and password and select the corporate event: **"(REGISTRATION) SUNSURIA BERHAD 54TH 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.

ADMINISTRATIVE NOTES FOR 54TH ANNUAL GENERAL MEETING

Procedure		**Action**
Before the Day of the 54th AGM of the Company (Cont'd)		
(b)	Submit your registration for RPV Facilities (cont'd)	• 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 of the Company as at 8 March 2023, the system will send you an e-mail after 13 March 2023 to approve your registration for remote participation and the procedures to use the RPV Facilities are detailed therein. In the event your registration is not approved, you will also be notified via email. ***Note:** Please ensure to allow sufficient time required for the approval as a new user of TIIH Online as well as the registration for RPV Facilities in order that you can login to TIIH Online and participate the 54th AGM of the Company remotely*
On the day of the 54th AGM of the Company		
(c)	Login to TIIH Online	• Login with your user ID and password for remote participation at the AGM of the Company at any time from 9.00 a.m. i.e. 1 hour before the commencement of the AGM of the Company on Wednesday, 15 March 2023 at 10.00 a.m.
(d)	Participate through live streaming	• Select the corporate event: **"(LIVE STREAM MEETING) SUNSURIA BERHAD 54TH AGM"** to engage in the proceedings of the AGM of the Company remotely. • If you have any question for the Chairman / Board of Directors of the Company (**"Board"**), you may use the query box to transmit your question. The Chairman / Board will endeavor to respond to questions submitted by you during the 54th AGM of the Company. If there is time constraint, the responses will be e-mailed to you at the earliest possible, after the meeting.
(e)	Online remote voting	• Voting session commences from Wednesday, 15 March 2023 at 10.00 a.m. until a time when the Chairman announces the end of the voting session of the AGM of the Company. • Select the corporate event: **"(REMOTE VOTING) SUNSURIA BERHAD 54TH 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 Central Depository System (**"CDS"**) account that represents your shareholdings. • Indicate your votes for the resolutions that are tabled for voting. • Confirm and submit your votes.
(f)	End of remote participation	• Upon the announcement by the Chairman on the closure of the 54th AGM of the Company, the live streaming will end.

ADMINISTRATIVE NOTES FOR 54TH ANNUAL GENERAL MEETING

Notes to users of the RPV Facilities:

1. *Should your registration for RPV Facilities be approved, we will make available to you the rights to join the live streamed meeting and to vote remotely. Your login to TIIH Online on the day of the 54th AGM of the Company will indicate your presence at the virtual meeting.*

2. *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.*

3. *In the event you encounter any issue with logging-in, connection to the live streamed meeting or online voting on the day of the 54th AGM of the Company, kindly call TIIH's helpline at 011-40805616 / 011-40803168 / 011-40803169 / 011-40803170 or e-mail to tiih.online@my.tricorglobal.com for assistance.*

APPOINTMENT OF PROXY(IES) OR AUTHORISED REPRESENTATIVE(S)

Shareholders who appoint proxy(ies) or authorised representative(s) to participate, speak and vote at the 54th AGM of the Company via RPV Facilities must ensure that the duly executed proxy forms are deposited in a hard copy form or by electronic means to TIIH no later than Monday, 13 March 2023 at 10.00 a.m.

The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner:

(i) In Hardcopy Form

In the case of an appointment made in hard copy form, the proxy form must be deposited with the Share Registrar of the Company at 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 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, Malaysia.

Any authority pursuant to which such an appointment is made by a power of attorney must be deposited with the Share Registrar of the Company at 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 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, Malaysia not later than Monday, 13 March 2023 at 10.00 a.m. to participate at the 54th AGM of the Company via RPV Facilities. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.

For a corporate member who has appointed an authorised representative, please deposit the ORIGINAL certificate of appointment with the Share Registrar of the Company at 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 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, Malaysia not later than Monday, 13 March 2023 at 10.00 a.m. to participate at the 54th AGM of the Company via RPV Facilities. The certificate of appointment should be executed in the following manner:

(i) If the corporate member has a common seal, the certificate of appointment should be executed under seal in accordance with the constitution of the corporate member.

(ii) If the corporate member does not have a common seal, the certificate of appointment should be affixed with the rubber stamp of the corporate member (if any) and executed by:

(a) at least two (2) authorised officers, of whom one shall be a director; or
(b) any director and/or authorised officers in accordance with the laws of the country under which the corporate member is incorporated.

ADMINISTRATIVE NOTES FOR 54TH ANNUAL GENERAL MEETING

APPOINTMENT OF PROXY(IES) OR AUTHORISED REPRESENTATIVE(S) (CONT'D)

(ii) By Electronic Form

All shareholders can have the option to submit Proxy Form electronically via Tricor's TIIH Online and the steps to submit are summarised below:-

Procedure	Action
i. Steps for Individual Shareholders	
(a) 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.
(b) 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: **SUNSURIA BERHAD 54th 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	
(a) 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.
(b) Proceed with submission of form of proxy	■ Login to TIIH Online at https://tiih.online ■ Select the corporate exercise name: **"SUNSURIA BERHAD 54TH 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: **"SUNSURIA BERHAD 54TH 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.

ADMINISTRATIVE NOTES FOR 54TH ANNUAL GENERAL MEETING

POLL VOTING

The voting at the 54th AGM of the Company will be conducted by poll in accordance with Paragraph 8.29A of Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The Company has appointed Tricor as poll administrator to conduct the poll by way of electronic voting (e-voting).

Shareholders or proxy(ies) or authorised representative(s) can proceed to vote on the resolutions at any time from 10.00 a.m. on Wednesday, 15 March 2023 but before the end of the voting session which will be announced by the Chairman. Kindly refer to item (e) of the above Procedures for RPV Facilities for guidance on how to vote remotely from TIIH Online.

Upon completion of the voting session for the 54th AGM of the Company, the scrutineers will verify the poll results followed by the Chairman's declaration whether the resolutions are duly passed.

PRE-MEETING SUBMISSION OF QUESTION TO THE BOARD

Shareholders may submit questions for the Board in advance of the 54th AGM of the Company via TIIH Online by selecting **"e-Services"** to login, pose questions and submit electronically no later than Monday, 13 March 2023 at 10.00 a.m. The Board will endeavour to answer the questions received at the 54th AGM of the Company.

NO RECORDING OR PHOTOGRAPHY

Unauthorised recording and photography are strictly prohibited for the 54th AGM of the Company.

ENQUIRY

If you have any enquiries on the above, please contact the following persons during office hours on Mondays to Fridays from 9.00 a.m. to 5.30 p.m. (except on public holidays):

Tricor Investor & Issuing House Services Sdn Bhd

General Line	:	03-2783 9299
Fax Number	:	03-2783 9222
Email	:	is.enquiry@my.tricorglobal.com
Contact Person	:	Mr. Lim Jia Jin +603-2783 9246 /Email: Jia.Jin.Lim@my.tricorglobal.com
		Ms. Siti Zalina Osmin +603-2783 9247 /Email: Siti.Zalina@my.tricorglobal.com
		Ms. Lim Lay Kiow +603-2783 9232 /Email: Lay.Kiow.Lim@my.tricorglobal.com

Personal Data Privacy

By registering for the remote participation and voting meeting and/or submitting the instrument appointing a proxy(ies) and/or representative(s), the member of the Company has consented to the use of such data for purposes of processing and administration by the Company (or its agents); and to comply with any laws, listing rules, regulations and/or guidelines. The member agrees that he/she will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the shareholder's breach of warranty.

SUNSURIA BERHAD
Company No. 196801000641 (8235-K)
(Incorporated in Malaysia)

I/We,____
(Full name in block capitals)

NRIC No./Company No.____________________of____________________
(Address)

____being a Member of

SUNSURIA BERHAD, hereby appoint______________________________
(Full name in block capitals)

NRIC No./Company No.____________________of____________________
(Address)

______________________________and,________________________
(Full name in block capitals)

NRIC No./Company No.____________________of____________________
(Address)

______________________________ or failing him/her, *the Chairman of the meeting as *my/our proxy to vote for *me/us on *my/our behalf at the Fifty-Fourth Annual General Meeting of Sunsuria Berhad ("the Company") that will be conducted virtually through live streaming from the Broadcast Venue at Tricor Business Centre, Gemilang Room, Unit 29-01, Level 29, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia, on Wednesday, 15 March 2023, at 10.00 a.m. and, at any adjournment thereof.

(Please indicate with a "X" or "√" in the boxes provided on how you wish your vote to be casted. If you do not do so, the proxy will vote or abstain from voting at his/her discretion)

RESOLUTION		FOR	AGAINST
Ordinary Resolution 1	Approval of Directors' Fees of RM216,000 for the period from 15 March 2023 to the next Annual General Meeting of the Company to be held in 2024.		
Ordinary Resolution 2	Re-election of Dato' Quek Ngee Meng as Director pursuant to Clause 114 of the Company's Constitution.		
Ordinary Resolution 3	Re-Appointment of Messrs Deloitte PLT as Auditors.		
Ordinary Resolution 4	Proposed Authority to allot and issue shares pursuant to Sections 75 and 76 of the Companies Act 2016.		
Ordinary Resolution 5	Proposed Shareholders' Mandates as specified in the Circular to Shareholders dated 31 January 2023.		
Ordinary Resolution 6	Proposed Renewal of Share Buy-Back Authority.		

* Strike out whichever is not valid

Signed this__________ day of __________ 2023

____

Signature/Common Seal of Member

The proportions of shareholdings to be represented by *my/*our proxies are as follows:-

No. of shares		
CDS Account No.:		
Telephone No.		
Proportion of holdings to be represented by each proxy	Proxy 1	Proxy 2
	%	%

NOTES:

1. Members whose names appear on the Record of Depositors as at 8 March 2023 ("General Meeting Record of Depositors") shall be eligible to attend, speak and vote at the Fifty-Fourth Annual General Meeting ("54th AGM").

2. A member may appoint not more than two (2) proxies to attend, speak and vote in his stead. A proxy may but need not be a member of the Company.

3. Where a member of the Company is an authorised nominee as defined under The Securities Industry (Central Depositories) Act, 1991, it may appoint at least one (1) proxy but not more than two (2) proxies in respect of each Securities Account it holds with ordinary shares of the Company standing to the credit of the said Securities Account.

4. Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for the omnibus account, there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. Where an exempt authorised nominee appoints two (2) or more proxies, the appointment shall be invalid unless he specifies the proportions of his holdings to be represented by each proxy.

5. Where a member or the authorised nominee appoints two (2) proxies, he shall specify the proportion of his shareholdings to be represented by each proxy in the instrument appointing the proxies, failing which the appointment shall be invalid.

6. The instrument appointing a proxy in the case of an individual, shall be in writing under the hand of the 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.

7. The instrument appointing a proxy shall be deposited at the Share Registrar of the Company, Tricor Investors & 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 not less than forty-eight (48) hours before the time for holding the meeting or adjournment thereof.

8. The proxy form may be made in hard copy or by electronic means, not less than forty-eight (48) hours before the time for holding the 54^{th} AGM or any adjournment thereof, as follows:

   In Hardcopy Form
   The proxy form must be deposited at the Share Registrar of the Company, Tricor Investors & 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.

   By Electronic Form
   The proxy form can be electronically lodged with the Share Registrar of the Company, Tricor, via TIIH Online. Kindly refer to the Procedure for Electronic Submission of Proxy Form.

PERSONAL DATA PRIVACY
By submitting an instrument appointing a proxy(ies) and/or representative(s), the member accepts and agrees to the personal data privacy terms set out in the Notice of AGM dated 31 January 2023.

Please fold here

STAMP

The 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
Malaysia

Please fold here

SUNSURIA
Building Today Creating Tomorrow

SUNSURIA BERHAD
Registration No.: 196801000641 (8235-K)

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