GENERAL ANNOUNCEMENT::ANNOUNCEMENT BY SUBSIDIARY, GUOCOLAND (MALAYSIA) BERHAD ("GLM")

Issuer & Securities

Issuer/ Manager
GUOCOLAND LIMITED

Securities
GUOCOLAND LIMITED - SG1R95002270 - F17

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No

Announcement Details

Announcement Title
General Announcement

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New

Announcement Sub Title
Announcement by subsidiary, GuocoLand (Malaysia) Berhad ("GLM")

Announcement Reference
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Submitted By (Co./ Ind. Name)
Mary Goh Swon Ping

Designation
Group Company Secretary

Effective Date and Time of the event
14/11/2022 00:00:00

Description (Please provide a detailed description of the event in the box below)
Announcement of financial results for the 1st Quarter ended 30 September 2022 by GuocoLand Limited's subsidiary, GLM.

Attachments

GLM 1Q results ended 30Sep22 14Nov22.pdf

Total size =459K MB

Quarterly rpt on consolidated results for the financial period ended 30 Sep 2022

GUOCOLAND (MALAYSIA) BERHAD

Financial Year End	30 Jun 2023
Quarter	1 Qtr
Quarterly report for the financial period ended	30 Sep 2022
The figures	have not been audited

Attachments

Q1 2023 Results.pdf
427.2 kB

Default Currency | **Other Currency**

Currency: **Malaysian Ringgit (MYR)**

SUMMARY OF KEY FINANCIAL INFORMATION
30 Sep 2022

		INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
		CURRENT YEAR QUARTER	PRECEDING YEAR CORRESPONDING QUARTER	CURRENT YEAR TO DATE	PRECEDING YEAR CORRESPONDING PERIOD
		30 Sep 2022	30 Sep 2021	30 Sep 2022	30 Sep 2021
		$$'000	$$'000	$$'000	$$'000
1	Revenue	102,499	35,129	102,499	35,129
2	Profit/(loss) before tax	3,756	-7,665	3,756	-7,665
3	Profit/(loss) for the period	1,967	-7,813	1,967	-7,813
4	Profit/(loss) attributable to ordinary equity holders of the parent	1,573	-7,981	1,573	-7,981
5	Basic earnings/(loss) per share (Subunit)	0.24	-1.19	0.24	-1.19
6	Proposed/Declared dividend per share (Subunit)	0.00	0.00	0.00	0.00
		AS AT END OF CURRENT QUARTER		AS AT PRECEDING FINANCIAL YEAR END	
7	Net assets per share attributable to ordinary equity holders of the parent ($$)	1.9678		1.9655	

Definition of Subunit:

In a currency system, there is usually a main unit (base) and subunit that is a fraction amount of the main unit. Example for the subunit as follows:

Country	Base Unit	Subunit
Malaysia	Ringgit	Sen
United States	Dollar	Cent
United Kingdom	Pound	Pence

Announcement Info

Company Name	GUOCOLAND (MALAYSIA) BERHAD
Stock Name	GUOCO
Date Announced	14 Nov 2022
Category	Financial Results
Reference Number	FRA-14112022-00008

GuocoLand (Malaysia) Berhad (192001000022 (300-K))
A Member of the Hong Leong Group

QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2022

The figures have not been audited

CONDENSED CONSOLIDATED INCOME STATEMENT FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022

	Period-to-date ended	
	30.09.2022	**30.09.2021**
	RM'000	**RM'000**
Revenue	102,499	35,129
Cost of sales	(76,768)	(26,993)
Gross profit	25,731	8,136
Selling and marketing expenses	(1,608)	(435)
Administrative expenses	(14,652)	(13,165)
Other net operating income	368	1,348
Profit/(loss) from operations	9,839	(4,116)
Finance income	342	195
Finance costs	(7,094)	(6,242)
Share of results of associates and joint ventures	669	2,498
Profit/(loss) before tax	3,756	(7,665)
Income tax	(1,789)	(148)
Profit/(loss) for the period	**1,967**	**(7,813)**
Profit/(loss) attributable to:		
Owners of the parent	1,573	(7,981)
Non-controlling interests	394	168
Profit/(loss) for the period	**1,967**	**(7,813)**
Profit/(loss) per share attributable to owners of the parent:		
a) Basic (sen)	0.235	(1.191)
b) Diluted (sen)	0.235	(1.191)

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022 (cont'd)

	Period-to-date ended	
	30.09.2022	30.09.2021
	RM'000	RM'000
Profit/(loss) for the period, representing total comprehensive income/(loss) for the period	**1,967**	**(7,813)**
Total comprehensive income/(loss) attributable to:		
Owners of the parent	1,573	(7,981)
Non-controlling interests	394	168
Total comprehensive income/(loss) for the period	**1,967**	**(7,813)**

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2022

	Unaudited As at 30.09.2022 RM'000	Audited As at 30.06.2022 RM'000
Non-current assets		
Property, plant and equipment	309,511	312,253
Right-of-use assets	6,811	7,488
Investment properties	276,063	276,063
Land held for property development	109,488	109,488
Investments in associates	194,677	195,229
Investments in joint ventures	137,514	136,528
Other non-current asset	3,417	3,500
Goodwill	4,357	4,357
Deferred tax assets	14,198	14,229
	1,056,036	1,059,135
Current assets		
Inventories	810,018	812,597
Biological assets	339	516
Trade and other receivables	165,210	61,216
Contract assets	102,346	244,153
Contract cost assets	46,845	48,213
Other current assets	6,045	5,929
Tax recoverable	3,570	3,011
Cash and cash equivalents	132,560	103,309
	1,266,933	1,278,944
TOTAL ASSETS	2,322,969	2,338,079

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2022 (cont'd)

	Unaudited As at 30.09.2022 RM'000	Audited As at 30.06.2022 RM'000
EQUITY AND LIABILITIES		
Equity attributable to owners of the parent		
Share capital	385,318	385,318
Reserves	956,766	955,193
Equity funds	1,342,084	1,340,511
Shares held by ESS Trust	(23,883)	(23,883)
	1,318,201	1,316,628
Non-controlling interests	75,415	75,021
TOTAL EQUITY	1,393,616	1,391,649
Non-current liabilities		
Trade and other payables	752	648
Loans and borrowings	376,480	418,399
Lease liabilities	5,269	5,920
Deferred tax liabilities	15,330	16,867
	397,831	441,834
Current liabilities		
Trade and other payables	176,439	168,608
Contract liabilities	9,384	8,318
Loans and borrowings	342,779	319,768
Lease liabilities	2,145	2,178
Tax payable	775	5,724
	531,522	504,596
TOTAL LIABILITIES	929,353	946,430
TOTAL EQUITY AND LIABILITIES	2,322,969	2,338,079
Net assets per share attributable to ordinary owners of the parent (RM)	1.9678	1.9655

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.

GUOCOLAND (MALAYSIA) BERHAD (192001000022 (300-K))
QUARTERLY REPORT ON CONSOLIDATED RESULTS FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2022

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022

	← Attributable to owners of the parent →								
	← Non-Distributable →					Distributable			
	Share capital RM'000	Shares held by ESS Trust RM'000	Merger reserve RM'000	Exchange reserve RM'000	Other reserve RM'000	Retained profits RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Current period-to-date									
At 1 July 2022	385,318	(23,883)	(24,028)	106	27	979,088	1,316,628	75,021	1,391,649
Total comprehensive income for the period	-	-	-	-	-	1,573	1,573	394	1,967
At 30 September 2022	385,318	(23,883)	(24,028)	106	27	980,661	1,318,201	75,415	1,393,616

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022 (cont'd)

	← Attributable to owners of the parent →								
	← Non-Distributable →					Distributable			
	Share capital RM'000	Shares held by ESS Trust RM'000	Merger reserve RM'000	Exchange reserve RM'000	Other reserve RM'000	Retained profits RM'000	Total RM'000	Non-controlling interests RM'000	Total equity RM'000
Preceding year corresponding period									
At 1 July 2021	385,318	(23,883)	(24,028)	106	27	966,187	1,303,727	141,923	1,445,650
Total comprehensive income for the period	-	-	-	-	-	(7,981)	(7,981)	168	(7,813)
As At 30 September 2021	385,318	(23,883)	(24,028)	106	27	958,206	1,295,746	142,091	1,437,837

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.

The figures have not been audited

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022

	Period-to-date ended	
	30.09.2022	**30.09.2021**
	RM'000	**RM'000**
Cash flows from operating activities		
Profit/(loss) before tax	**3,756**	**(7,665)**
Adjustments for:		
Loss/(gain) on fair value on biological assets	177	(192)
Dividend income	-	(469)
Depreciation of property, plant and equipment	2,774	3,056
Depreciation of right-of-use assets	429	560
Allowance for impairment on trade and other receivables	83	146
Interest expense	7,094	6,242
Interest income	(342)	(195)
Unrealised profit arising from transactions with an associate and joint ventures	(160)	845
Share of results of associates and joint ventures	(669)	(2,498)
Operating profit/(loss) before working capital changes	13,142	(170)
Working capital changes:		
Inventories	2,579	(104,348)
Trade and other receivables	(103,264)	108,188
Contract assets	141,807	(23,387)
Contract cost assets	1,368	(127)
Trade and other payables	8,006	(18,782)
Contract liabilities	1,066	17,878
Joint ventures balances	(475)	(321)
Related company balances	(371)	3,611
Cash flow generated from/(used in) operations	63,858	(17,458)
Interest paid	(7,094)	(9,223)
Tax paid	(8,803)	(13,331)
Net cash flows generated from/(used in) operating activities	47,961	(40,012)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2022 (cont'd)

	Period-to-date ended	
	30.09.2022	**30.09.2021**
	RM'000	**RM'000**
Cash flows from investing activities		
Acquisitions of property, plant and equipment	(32)	(273)
Dividend income from an associate	395	705
Redemptions of other investments	-	5,135
Interest received	342	664
Net cash flows generated from investing activities	705	6,231
Cash flows from financing activities		
Bank borrowings drawdown	80,289	16,980
Repayment of bank borrowings	(99,197)	(10,659)
Repayment of principal portion of lease liabilities	(507)	(513)
Net cash flow (used in)/generated from financing activities	(19,415)	5,808
Net increase/(decrease) in cash and cash equivalents	29,251	(27,973)
Cash and cash equivalents at beginning of the financial period	103,309	88,518
Cash and cash equivalents at end of the financial period	132,560	60,545

Cash and cash equivalents comprise the following:

	30.09.2022	**30.09.2021**
	RM'000	**RM'000**
Deposits, cash and bank balances	132,560	60,545

The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 30 June 2022 and the accompanying explanatory notes attached to the interim financial statements.

The figures have not been audited

NOTES

1. Basis of preparation

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2022 ("FY2022"). The explanatory notes attached to the interim financial report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since FY2022.

The accounting policies and presentation adopted for this Unaudited Condensed Consolidated Interim Financial Information are mainly consistent with those of the Group's audited financial statements for FY2022.

The standards, amendments to MFRSs and interpretations that are issued but not yet effective up to the date of issuance of the Group's and of the Company's financial statements are disclosed below. The Group intend to adopt these standards, if applicable, when they become effective.

Effective for financial periods beginning on or after 1 January 2022:

Amendments to MFRS 1	First-time Adoption of MFRS-Subsidiary as a First-time Adopter
Amendments to MFRS 3	Reference to the Conceptual Framework
Amendments to MFRS 9	Financial Instruments - Fees in the '10 per cent' Test for Derecognition of Financial Liabilities
Amendments to MFRS 116	Property, Plant and Equipment - Proceeds before Intended Use
Amendments to MFRS 137	Onerous Contracts - Cost of Fulfilling a Contract
Amendments to MFRS 141	Agriculture - Taxation in Fair Value Measurements

The figures have not been audited

1. Basis of preparation (cont'd)

Effective for financial periods beginning on or after 1 January 2023:

MFRS 17	Insurance Contracts
Amendments to MFRS 17	Initial Application of MFRS 17 and MFRS 9 - Comparative Information
Amendments to MFRS 101	Classification of Liabilities as Current or Non-current
Amendments to MFRS 101	Disclosure of Accounting Policies
Amendments to MFRS 108	Definition of Accounting Estimates
Amendments to MFRS 112	Deferred Tax related to Assets and Liabilities arising from a Single Transaction

Effective date deferred to a date to be determined by MASB:

Amendments to MFRS 10	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The adoption of the above do not have any significant impact to the Group.

2. Qualification of audit report of the preceding annual financial statements

The audit report for the preceding annual financial statements was not subject to any qualification.

3. Seasonality or cyclicality of interim operations

The Group’s interim operations were not materially affected by any seasonal or cyclical factors for the current quarter under review.

4. Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the current financial period ended 30 September 2022.

5. Changes in estimates of amounts reported in prior interim periods of the current financial year or in prior financial years

There were no changes in estimates of amounts reported in prior financial years that have had a material effect in the current financial period.

The figures have not been audited

6. Issues, repurchases and repayments of debt and equity securities

There were no additional shares purchased by the trust set up for the Executive Share Scheme ("ESS Trust") during the current financial period under review. As at reporting date, a total of 30,578,100 shares of GuocoLand (Malaysia) Berhad ("GLM") were held by the ESS Trust.

Save as detailed above, there were no other issues, repurchases and repayments of debts and equity securities during the current financial period.

7. Dividend paid

No dividend was paid during the financial period ended 30 September 2022.

8. Segmental reporting

The Group's segmental report is as follows:

Financial Period Ended 30.09.2022

	Property development RM'000	Property investment RM'000	Hotel RM'000	Plantations RM'000	Others RM'000	Elimination RM'000	Consolidated RM'000
Revenue							
External sales	83,717	4,248	11,393	1,862	1,279	-	102,499
Inter-segment sales	-	29	-	-	5,203	(5,232)	-
Total revenue	83,717	4,277	11,393	1,862	6,482	(5,232)	102,499
Results							
Segment results	11,816	752	(1,221)	735	(2,337)	94	9,839
Interest income	146	24	8	45	460	(341)	342
Finance costs	(3,156)	(1,181)	(1,654)	-	(1,434)	331	(7,094)
Share of results of associates	(88)	(93)	-	49	-	-	(132)
Share of results of joint ventures	801	-	-	-	-	-	801
Income tax	(1,505)	(4)	-	(226)	(54)	-	(1,789)
Profit for the period							1,967

Segmental reporting by geographical location has not been prepared as the Group's operations are substantially carried out in Malaysia.

9. Valuations of property, plant and equipment and investment properties

The valuations of property, plant and equipment and investment properties were brought forward without any amendments from the previous annual financial statements.

10. Material events

There were no material subsequent events not reflected in the financial statements.

The figures have not been audited

11. Changes in the composition of the Group

There were no changes in the composition of the Group during the quarter under review, including business combinations, acquisition or disposal of subsidiaries and long-term investments, and restructuring.

12. Review of performance

Performance of the current quarter against the previous year corresponding quarter.

The Group reported revenue of RM102.5 million and profit before tax of RM3.8 million for the current quarter under review as compared to revenue of RM35.1 million and loss before tax of RM7.7 million in the previous corresponding quarter. The improved results were mainly attributable to higher contributions from the property development division and lower loss incurred by the hospitality division.

The property development division reported a better performance due to contributions from its ongoing projects in Emerald 9 and Emerald Hills in Cheras. The performance of the hospitality division has improved with higher occupancy and average room rates from the increase in tourist arrivals with the simplification of entry regulations into the country and enhanced local travel and business activities.

The Group incurred higher sales and marketing expenses as compared to the previous corresponding quarter mainly due to increased marketing activities for its ongoing projects. Administrative expenses were higher due to increased hotel operation cost consistent with the increase in hotel revenue. The share of results of associates and joint ventures reported a lower profit due to slower progress in our Rawang projects.

The finance cost incurred by the Group increased by RM0.9 million as compared to the previous year corresponding quarter arising from the increase in interest rate pursuant to the increase in overnight policy rate (OPR) set by Bank Negara Malaysia.

13. Material change in profit before tax for the current quarter compared with the immediate preceding quarter

The Group recorded a profit before tax in the current quarter of RM3.8 million as compared to RM39.7 million in the immediate preceding quarter (Q4 FY2022). The drop in the current quarter was mainly attributed to the lower contributions from the property development and plantation division.

14. Prospects

The Finance Minister of Malaysia in the recent Budget speech has projected a slowdown in GDP to 4% - 5% in 2023 as compared to 6.5% - 7% in 2022. Strong domestic demand, new infrastructure projects and a vibrant service sector will offset some of the risks from a global slowdown. Factors such as elevated building material pricing, inflation, rising interest rates, currency volatility and shortage of labour continue to pose challenges to the domestic property sector. The Group will continue to focus on monetising its inventories and progressing its development projects for timely completion. New product launches will be phased according to prevailing market conditions. The Group remains alert to opportunities to increase its landbank.

The figures have not been audited

15. Profit forecast/Profit guarantee

Not applicable.

16. Profit/(loss) before Tax for the period

Included in profit/(loss) for the financial period are:

	Period-to-date	
	30.09.2022	30.09.2021
	RM'000	RM'000
Allowance for impairment on trade and other receivables	83	146
Depreciation of property, plant and equipment	2,774	3,056
Depreciation of right-of-use assets	429	560
Loss/(gain) on fair value on biological assets	177	(192)

Other than the above items, there were no allowance for impairment and write off of inventories, impairment of assets and other exceptional items for the financial period ended 30 September 2022.

17. Taxation

Taxation comprises:

	Period-to-date	
	30.09.2022	30.09.2021
	RM'000	RM'000
Current taxation		
- Malaysian income tax	2,467	707
- Deferred taxation	69	(618)
Prior year		
- Malaysian income tax	(7)	59
- Deferred taxation	(740)	-
	1,789	148

The Group's effective tax rates for the current financial period were higher than the statutory tax rate as a result of the non-deductibility of certain expenses for tax purposes and losses incurred by certain subsidiary companies which were not available to set off against taxable profits in other companies within the Group.

The figures have not been audited

18. Corporate proposals

There is no other outstanding corporate proposal announced but not completed as at the date of this report other than as mentioned below:

On 13 October 2022, Hong Leong Investment Bank Berhad ("HLIB"), on behalf of GLM, had announced that the Company proposed to undertake the following:

(i) establish and implement a new Executive Share Scheme, which comprised the proposed executive share option scheme and the proposed executive share grant scheme of up to 10% of the Company's total number of issued ordinary shares ("Shares") (excluding treasury Shares) for the eligible executives and/or directors of GLM and its subsidiaries ("Proposed ESS"); and

(ii) allocation of Options and/or Grants to the Group Managing Director of GLM under or pursuant to the Proposed ESS ("Proposed Allocation").

(The Proposed ESS and the Proposed Allocation are collectively referred to as the "Proposals").

On 19 October 2022, HLIB, on behalf of GLM, had announced that Bursa Malaysia Securities Berhad ("Bursa Securities") had, on 19 October 2022, approved the listing of and quotation for such number of new Shares representing up to 10% of the total number of issued Shares (exclusing treasury Shares) to be issued under the Proposed ESS on the Main Market of Bursa Securities.

The Proposals are subject to GLM shareholders' approval to be sought at the Company's forthcoming annual general meeting to be convened on 2 December 2022.

19. Group's borrowings and debt securities

Particulars of the Group's borrowings as at 30 September 2022 are as follows:

	RM'000
Short term borrowings	
Secured	131,879
Unsecured	210,900
	342,779
Long term borrowings	
Secured	376,480
Total borrowings	719,259

The above borrowings are all denominated in Ringgit Malaysia.

20. Changes in material litigation

Not applicable.

The figures have not been audited

21. Dividend

The Board does not recommend any interim dividend for the financial period ended 30 September 2022.

22. Profit/(loss) per share

Basic EPS

The basic profit/(loss) per share are calculated based on the net profit/(loss) attributable to ordinary shareholders for the financial period divided by the weighted average number of ordinary shares:

	Period-to-date ended	
	30.09.2022	30.09.2021
Net profit/(loss) attributable to ordinary shareholders for the period (RM'000)	1,573	(7,981)
Weighted average number of shares ('000)	669,880	669,880
Basic profit/(loss) per share (sen)	0.235	(1.191)

Diluted EPS

The Group has no dilution in its EPS for the financial period under review as there are no dilutive potential ordinary shares.

23. Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the financial year ended 30 June 2022 was not subject to any qualification.

By Order of the Board
GuocoLand (Malaysia) Berhad

CHIN MIN YANN
LEE SOW YEANG
Company Secretaries

Kuala Lumpur
14 November 2022