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STATEMENT CA 2016 (LIMITED BY
SHARE/GUARANTEE)
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LANDASAN LUMAYAN BERJAYA SDN BHD.

Registration No. 202001042755 (1399076-D)
(Incorporated in Malaysia)

**REPORTS AND FINANCIAL STATEMENTS
FOR THE FINANCIAL YEAR ENDED
30 JUNE 2022**

These financial statements and reports of the Company with
~~Qualified~~/Unqualified Auditor's Report for the financial year
ended 30 June 2022 were circulated on 30 December 2022.



Tham Lai Heng Michelle

Tham Lai Heng Michelle
(SSM PC No.: 202008001622) (MAICSA 7013702)
Secretary

CHEW & ASSOCIATES
Chartered Accountants
(No. AF 0060)

LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)

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LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)

Directors' Report

The Directors hereby present their report together with the audited financial statements of the Company for the financial year ended 30 June 2022.

Principal Activity

The principal activities of the Company are river cleaning and property development.

Result

	RM
Loss for the financial year	<u>98,165</u>

There were no material transfers to or from reserves or provisions during the financial year.

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

Directors

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

Tan Sri Dato' Seri Vincent Tan Chee Yioun
Syed Ali Shahul Hameed
Datuk Abdul Rahim Bin Mohd Zin
Izham Bin Hashim
Syaiful Azmen Bin Nordin
Dato' Seri Amirudin Bin Shari
Vivienne Cheng Chi Fan (Appointed on 31 March 2022)
Abdul Jalil Bin Abdul Rasheed (Resigned on 31 March 2022)

Directors' Benefits

Neither at the end of the financial year, nor at any time during that period, did there subsist any arrangement to which the Company was a party, whereby the Directors might acquire benefits by means of the acquisition of shares in or debentures of the Company or any other body corporate.

Since the end of previous financial period, no Director has received or become entitled to receive a benefit by reason of a contract made by the Company or a related corporation with any 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.

The intermediate holding company of the Company, Berjaya Land Berhad, maintained a Directors' and Officers' Liability Insurance in respect of any legal action taken against the Directors and officers in the discharge of their duties while holding office for the Company. The Directors and officers shall not be indemnified by such insurance for any deliberate negligence, fraud, intentional breach of law or breach of trust proven against them.

Directors' Indemnity

There was no amount of insurance premium paid or payable for the Directors or officers of the Company in respect of their liability for any act or omission in their capacity as Directors or officers of the Company or in respect of costs incurred by them in defending or settling any claim or proceedings relating to any such liability for the financial year ended 30 June 2022.

Directors' Interests

According to the Register of the Directors' Shareholdings, none of the Directors in office at the end of the financial year had any interest in the shares of the Company during the financial year. The interests of the following Directors in the office at the end of the financial year in the shares, warrants, options and debentures of the related corporations during the financial year were as follows:

Related Companies

Berjaya Corporation Berhad ("BCorp")

	Number of Ordinary Shares			
	At 1.7.2021 or date of appointment	Bought	Sold	At 30.6.2022
Tan Sri Dato' Seri Vincent Tan Chee Yioun	1,317,372,298	144,621,702	422,017,000	1,136,635,265
		96,658,265 #	-	
@	14,949,106	12,806,049 #	-	@ 27,755,155
^	1,181,013,463	4,438,000	456,433,760	819,873,403
		47,670,000 *	8,750,000 +	
		51,935,700 #	-	
Vivienne Cheng Chi Fan	12,854	2,000 #	-	14,854

Directors' Interests (Cont'd)

Related Companies (Cont'd)

Berjaya Corporation Berhad ("BCorp") (Cont'd)

**Number of 5% Irredeemable Convertible Unsecured
Loan Stocks 2012/2022 of RM1.00 nominal value
("BCorp ICULS 2012/2022")**

	At 1.7.2021 or date of appointment	Bought	Sold	At 30.6.2022
Tan Sri Dato' Seri Vincent Tan Chee Yioun	96,658,265	-	96,658,265 #	-
@	30,925,849	-	18,119,800	-
		-	12,806,049 #	-
^	95,570,700	8,330,000	47,670,000 *	-
		-	51,935,700	-
		-	4,295,000 +	-
Vivienne Cheng Chi Fan	2,000	-	2,000 #	-

**Number of 2% Irredeemable Convertible Unsecured
Loan Stocks 2016/2026 of RM1.00 nominal value**

	At 1.7.2021	Bought	Sold	At 30.6.2022
Tan Sri Dato' Seri Vincent Tan Chee Yioun	102,627,780	-	-	102,627,780

Number of Warrants 2012/2022

	At 1.7.2021 or date of appointment	Bought	Sold	At 30.6.2022
Tan Sri Dato' Seri Vincent Tan Chee Yioun	211,082,731	-	211,082,731 **	-
@	1,500,000	-	1,500,000 **	-
^	150,420,100	-	6,000,000	-
		-	125,069,100 **	-
		-	19,351,000 +	-
Vivienne Cheng Chi Fan	2,000	-	2,000 **	-

Number of Warrants 2016/2026

	At 1.7.2021	Bought	Sold	At 30.6.2022
Tan Sri Dato' Seri Vincent Tan Chee Yioun	353,135,340	-	-	353,135,340

Directors' Interests (Cont'd)

Related Companies (Cont'd)

Berjaya Land Berhad

	Number of Ordinary Shares			
	At 1.7.2021	Bought	Sold	At 30.6.2022
Tan Sri Dato' Seri Vincent Tan Chee Yioun	97,442,000	-	21,549,600	75,892,400
^	4,149,570,372	1,800,000	156,600,000	^ 3,994,770,372

Sports Toto Berhad (formerly known as Berjaya Sports Toto Berhad)

	Number of Ordinary Shares			
	At 1.7.2021	Bought	Sold	At 30.6.2022
Tan Sri Dato' Seri Vincent Tan Chee Yioun	10,408,695	125,100		10,533,795
^	657,034,948	7,349,300	5,300,000	^ 659,084,248

Berjaya Food Berhad

	Number of Ordinary Shares			
	At 1.7.2021	Bought	Sold	At 30.6.2022
Tan Sri Dato' Seri Vincent Tan Chee Yioun	18,676,200	1,172,600	17,003,200	2,845,600
^	216,535,420	5,096,700	24,492,600	^ 197,139,520

REDtone Digital Berhad

	Number of Ordinary Shares			
	At 1.7.2021	Bought	Sold	At 30.6.2022
Tan Sri Dato' Seri Vincent Tan Chee Yioun	7,000,000	-	7,000,000	-
^	404,914,692	-	53,050,000	^ 351,864,692

Notes:

- + Ceased to be deemed interest pursuant to Section 8(4) of the Companies Act 2016.
- ^ Indirect interests pursuant to Section 8 of the Companies Act 2016.
- @ Indirect interests pursuant to Section 59(11)(c) of the Companies Act 2016.
- * Conversion of BCorp ICULS 2012/2022 on the basis of one (1) BCorp ICULS 2012/2022 for one (1) BCorp share.
- # Mandatory conversion of BCorp ICULS 2012/2022 on the basis of one (1) BCorp ICULS 2012/2022 for one (1) BCorp share upon its maturity on 22 April 2022.
- ** BCorp warrants 2012/2022 expired on 22 April 2022.

Directors' Remuneration

The Directors of the Company did not receive any remuneration from the Company during the financial year.

Significant Event During the Financial Year

Significant event during the financial year is disclosed in Note 14 to the financial statements.

Other Statutory Information

- (a) Before the statement of financial position and statement of profit or loss and other comprehensive income of the Company were made out, the Directors took reasonable steps to ensure that any current assets which were unlikely to realise their values as shown in the accounting records in the ordinary course of business had been written down to an amount which they might be expected so to realise.
- (b) At the date of this report, the Directors are not aware of any circumstances which would render the values attributed to the current assets in the financial statements of the Company misleading.
- (c) At the date of this report, the Directors are not aware of any circumstances not otherwise dealt with in this report or financial statements of the Company which would render any amount stated in the financial statements misleading.
- (d) As at the date of this report, there does not exist:
 - (i) any charge on the assets of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; or
 - (ii) any contingent liability of the Company which has arisen since the end of the financial year.
- (e) In the opinion of the Directors:
 - (i) 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 will or may affect the ability of the Company to meet its obligations as and when they fall due; and
 - (ii) 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 the operations of the Company for the financial year in which this report is made.

Auditors

The auditors, Messrs Chew & Associates, have expressed their willingness to continue in the office.

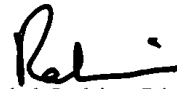
Auditors' remuneration is disclosed in Note 3 to the financial statements.

To the extent permitted by law, the Company had agreed to indemnify its auditors, Messrs Chew & Associates, as part of the terms of its audit engagement against claims by third parties arising from the audit. No payment has been made to indemnify Messrs Chew & Associates during the financial period and since the end of the financial year.

Signed on behalf of the Board in accordance with a resolution of the Directors dated 11 October 2022.



Syed Ali Shahul Hameed



Datuk Abdul Rahim Bin Mohd Zin

Statement by Directors

Pursuant to Section 251(2) of the Companies Act 2016

We, Syed Ali Shahul Hameed and Datuk Abdul Rahim Bin Mohd Zin, being two of the Directors of Landasan Lumayan Berjaya Sdn. Bhd., do hereby state that, in the opinion of the Directors, the accompanying financial statements set out on pages 12 to 28 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 Company as at 30 June 2022 and of the financial performance and the cash flows of the Company for the financial period then ended.

Signed on behalf of the Board in accordance with a resolution of the Directors dated 11 October 2022.



Syed Ali Shahul Hameed



Datuk Abdul Rahim Bin Mohd Zin

Statutory Declaration

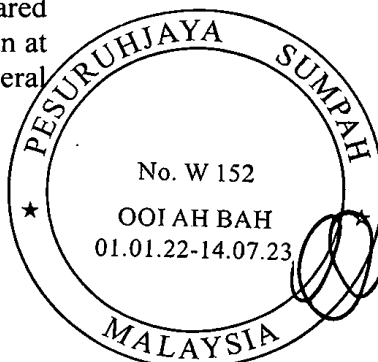
Pursuant to Section 251(1)(b) of the Companies Act 2016

I, Lee Oi Fun, primarily responsible for the financial management of Landasan Lumayan Berjaya Sdn. Bhd. do solemnly and sincerely declare that the accompanying financial statements set out on pages 12 to 28 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.

Subscribed and solemnly declared
by the abovenamed Lee Oi Fun at
Kuala Lumpur in the Federal
Territory on 11 October 2022


Lee Oi Fun

Before me,



No. 48- 1st Floor
Jalan Brunei Utara
Off Changkat Thambi Dollah, Pudu,
55100 Kuala Lumpur

Registration No. 202001042755 (1399076-D)

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022**

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Landasan Lumayan Berjaya Sdn. Bhd. which comprise the statement of financial position as at 30 June 2022, and the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to financial statements, including a summary of significant accounting policies, as set out on pages 12 to 28.

In our opinion, the financial statements give a true and fair view of the financial position of the Company as at 30 June 2022 and of its financial performance and cash flows for the 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 *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 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.

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 Directors' Report, but does not include the financial statements of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Company does not cover the Directors' Report and we do not and will not express any form of assurance conclusion thereon.



Registration No. 202001042755 (1399076-D)

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022**

Information Other than the Financial Statements and Auditors' Report Thereon (Cont'd)

In connection with our audit of the financial statements of the Company, our responsibility is to read the Directors' Report and, in doing so, consider whether the Directors' Report is materially inconsistent with the financial statements 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 the Directors' Report, 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 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 Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Company, the Directors are responsible for assessing 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 Company or to cease operations, or have no realistic alternative but to do so.

Auditors' Responsibilities to the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements 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.



Registration No. 202001042755 (1399076-D)

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022**

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

As part of an audit in accordance with the 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 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 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 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 Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements of the Company, including the disclosures, and whether the financial statements of the Company represent the underlying transactions and events in a manner that achieves fair presentation.

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.



Registration No. 202001042755 (1399076-D)

**INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2022**

Other Matters

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

Chew & Associates
No. AF 0060
Chartered Accountants

Kuala Lumpur, Malaysia
11 October 2022

Yeoh Sheong Lee
No. 03017/07/2024 J
Chartered Accountant

LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)

**Statement of Profit or Loss and Other Comprehensive Income
For The Financial Year Ended 30 June 2022**

		2022	23.12.2020 to
	Note	RM	30.6.2021
			RM
Administrative and other operating expenses		(89,666)	(8,323)
Loss from operation		(89,666)	(8,323)
Finance cost		(8,499)	-
Loss before tax	3	(98,165)	(8,323)
Taxation	4	-	-
Loss for the financial year/period, representing total comprehensive loss for the financial year/period		(98,165)	(8,323)

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)

Statement of Financial Position
As at 30 June 2022

	Note	2022 RM	2021 RM
ASSET			
Non-Current Assets			
Property, plant and equipment	6	4,853	-
Current Asset			
Inventories - property development cost	7	2,073,679	53,000
Cash and bank balances		1,051,513	-
TOTAL ASSET		<u>3,130,045</u>	<u>53,000</u>
EQUITY AND LIABILITIES			
Current Liabilities			
Trade payables		150,000	-
Other payables and accruals	8	6,572	500
Amount due to related companies	9	45	-
Amount due to immediate holding company	9	2,079,916	60,821
Total Liabilities		<u>2,236,533</u>	<u>61,321</u>
Equity			
Share capital	10	1,000,000	2
Accumulated losses		(106,488)	(8,323)
Total Equity		<u>893,512</u>	<u>(8,321)</u>
TOTAL EQUITY AND LIABILITIES		<u>3,130,045</u>	<u>53,000</u>

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)

Statement of Changes in Equity
For The Financial Year Ended 30 June 2022

	Share capital RM	Accumulated losses RM	Total RM
At 1st July 2021	2	(8,323)	(8,321)
Issuance of share	999,998	-	999,998
Total comprehensive income for the financial year	-	(98,165)	(98,165)
At 30 June 2022	<u>1,000,000</u>	<u>(106,488)</u>	<u>893,512</u>
At 23rd December 2020 (Date of Incorporation)	2	-	2
Total comprehensive income for the financial period	-	(8,323)	(8,323)
At 30 June 2021	<u>2</u>	<u>(8,323)</u>	<u>(8,321)</u>

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)

Statement of Cash Flows
For The Financial Year Ended 30 June 2022

	2022	23.12.2020 to 30.6.2021
	RM	RM
Cash Flows From Operating Activities		
Payments for development expenditure	(1,870,679)	(53,000)
Payments for operating expenses	(87,984)	(7,823)
Other receipts	4,557	-
Net cash used in operating activities	<u>(1,954,106)</u>	<u>(60,823)</u>
Cash Flows From Investing Activities		
Acquisition of property, plant and equipment	<u>(5,020)</u>	-
Net cash used in investing activity	<u>(5,020)</u>	-
Cash Flows From Financing Activities		
Issuance of share capital	999,998	2
Net change in related companies indebtedness (Note a)	45	-
Net change in immediate holding company indebtedness (Note a)	2,010,596	60,821
Net cash generated from financing activities	<u>3,010,639</u>	<u>60,823</u>
Net Change in Cash and Cash Equivalents	1,051,513	-
Cash and Cash Equivalents at Beginning of Financial Year/Period	<u>-</u>	<u>-</u>
Cash and Cash Equivalents at End of Financial Year/Period	<u>1,051,513</u>	<u>-</u>

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)

Statement of Cash Flows (Cont'd)
For The Financial Year Ended 30 June 2022

(a) Reconciliation of liabilities arising from financing activities:

	Amount due to related companies RM	Amount due to immediate holding company RM	Total RM
At 1 July 2021	-	60,821	60,821
Advances	45	2,010,596	2,010,641
Interest charged	-	8,499	8,499
At 30 June 2022	<u>45</u>	<u>2,079,916</u>	<u>2,079,961</u>
At 23 December 2020 (Date of Incorporation)	-	-	-
Advances	-	60,821	60,821
At 30 June 2021	<u>-</u>	<u>60,821</u>	<u>60,821</u>

The accompanying accounting policies and explanatory notes form an integral part of the financial statements.

LANDASAN LUMAYAN BERJAYA SDN. BHD.
(Incorporated in Malaysia)

Notes to the Financial Statements
30 June 2022

1. Corporate Information

The principal activities of the Company are river cleaning and property development.

The Company is a private limited liability company, incorporated and domiciled in Malaysia. The registered office is located at Lot 13-01A, Level 13 (East Wing), Berjaya Times Square, No. 1 Jalan Imbi, 55100 Kuala Lumpur.

The immediate, intermediate, ultimate holding companies of the Company are Berjaya Hartanah Berhad ("BHartanah"), Berjaya Land Berhad ("BLand") and Berjaya Corporation Berhad ("BCorp") respectively. All BHartanah, BLand and BCorp are incorporated in Malaysia and BLand and BCorp are listed on the Main Market of Bursa Malaysia Securities Berhad.

The financial statements were authorized for issue by the Board of Directors in accordance with a resolution of the Directors on 11 October 2022.

2. Significant Accounting Policies

2.1 Basis of Preparation

The financial statements of the Company have been prepared on a historical cost basis unless otherwise indicated in the accounting policies below and comply with Malaysian Financial Reporting Standards ("MFRSs"), International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

The financial statements are presented in Ringgit Malaysia ("RM") which is also the Company's functional currency.

2.2 Changes in Accounting Policies

The Amendments to MFRSs and Annual Improvements to MFRSs which are mandatory for companies with financial period beginning on or after 1 January 2021 do not give rise to any significant effects on the financial statements of the Company.

2.3 Standards and Interpretations Issued but Not Yet Effective

The Directors expect that the new MFRSs, Amendments to MFRSs, IC Interpretations and Annual Improvements to MFRSs which are issued but not yet effective for the financial year ended 30 June 2022 will not have a material impact on the financial statements of the Company in the period of initial application.

2. Significant Accounting Policies (Cont'd)

2.4 Summary of Significant Accounting Policies

(a) Plant and Equipment and Depreciation

All items of plant and equipment are initially recorded at cost. The cost of an item of plant and equipment is recognised as an asset if, and only if, it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

Subsequent to recognition, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Depreciation of plant and equipment is computed on a straight-line basis over the estimated useful lives of the assets as follows:

	<u>Rate</u>
Computer equipment	20%

The carrying values of plant and equipment are reviewed for impairment when events or changes in circumstances indicate that the carrying value may not be recoverable.

The residual values, useful life and depreciation method are reviewed at each financial year-end, and adjusted prospectively, if appropriate.

An item of plant and equipment is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss on derecognition of the asset is included in profit or loss in the year the asset is derecognised.

(b) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost, in the case of work-in-progress and finished goods, comprises raw materials, direct labour and an attributable proportion of production overheads. Cost is determined on the first-in first-out basis, the weighted average cost method, or by specific identification. Net realisable value represents the estimated selling price in the ordinary course of business less all estimated costs to completion and the estimated costs necessary to make the sale.

Property Inventories

Property acquired or being constructed for sale in the ordinary course of business, rather than to be held for rental or capital appreciation, is held as inventory and is measured at the lower of cost and net realisable value.

Cost includes the relevant cost of land and land use rights, development and construction costs and overheads, borrowing costs and other related costs. Net realisable value is the estimated selling price less all estimated costs to completion and the estimated costs necessary to make the sale.

2. Significant Accounting Policies (Cont'd)

2.4 Summary of Significant Accounting Policies (Cont'd)

(b) Inventories (Cont'd)

Property Development Costs

Inventory properties under construction are referred to as property development costs and comprise the cost of land, direct building costs and a share of development costs common to the entire development project where applicable. Once sold, the cost of these inventories is recognised in profit or loss as and when control passes to the respective customers, either over time or at one point in time.

(c) Cash and Cash Equivalents

Cash comprises cash in hand and at bank. Cash equivalents, which are short term, highly liquid investments that are readily convertible to known amounts subject to insignificant risk of change in value, against which the bank overdrafts, if any, are deducted.

(d) Financial Instrument

(i) Financial Liabilities

Initial recognition and measurement

Financial liabilities are recognised when, and only when, the entity becomes party to the contractual provisions of the instruments.

Financial liabilities are classified, at initial recognition, as financial liabilities at amortised cost.

The Company initially measures a financial liability at its fair value minus, in the case of a financial liability not at fair value through profit or loss, transaction costs that are directly attributable to the issue of the financial liability.

2. Significant Accounting Policies (Cont'd)

2.4 Summary of Significant Accounting Policies (Cont'd)

(d) Financial Instrument (Cont'd)

(i) Financial Liabilities (Cont'd)

Subsequent measurement

The Company measures the financial liabilities as described below:

Amortised cost

Financial liabilities are measured at amortised cost using the effective interest method, which allocates interest expenses at a constant rate over the term of the financial liabilities. The effective interest rate is calculated at initial recognition and is the rate that exactly discounts the estimated future cash flows (including all fees and points paid that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability to the amortised cost of a financial liability.

Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the effective interest rate amortisation process.

Derecognition

A financial liability is derecognised when the obligation under the liability expires, or is discharged or cancelled. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such a replacement or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in profit or loss.

(e) Equity Instruments

Ordinary shares are classified as equity. Dividends on ordinary shares are recognised in equity in the year in which they are approved for payment.

The transaction costs of an equity transaction are accounted for as a deduction from equity. Equity transaction costs comprise only those incremental external costs directly attributable to the equity transaction which would otherwise have been avoided.

2. Significant Accounting Policies (Cont'd)

2.4 Summary of Significant Accounting Policies (Cont'd)

(f) Employee Benefits

(i) Short Term Benefits

Wages, salaries, bonuses and social security contributions are recognised as an expense in the year in which the associated services are rendered by employees. Short term accumulating compensated absences such as paid annual leave are recognised when services are rendered by employees that increase their entitlement to future compensated absences. Short term non-accumulating compensated absences such as sick leave are recognised when the absences occur.

(ii) Defined Contributions Plans

Defined contribution plans are post-employment benefit plans under which the Company pays fixed contributions into separate entities or funds and will have no legal or constructive obligation to pay further contributions if any of the funds do not hold sufficient assets to pay all employee benefits relating to employee services in the current and preceding financial years. Such contributions are recognized as an expense in profit or loss as incurred. As required by law, companies in Malaysia make such contributions to the Employee Provident Fund ("EPF").

(g) Taxes

(i) Current Tax

Current tax is measured at the amount expected from or paid to the taxation authorities using tax rates and tax laws that are enacted or substantively enacted at the reporting date. Current tax is recognised in profit or loss.

(ii) Deferred Tax

Deferred tax is provided using the liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts.

Deferred tax liabilities are recognised for all temporary differences, except where the deferred tax liability arises from the initial recognition of an asset or liability, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

Deferred tax assets are recognised for all temporary differences, except where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss.

2. Significant Accounting Policies (Cont'd)

2.4 Summary of Significant Accounting Policies (Cont'd)

(g) Taxes (Cont'd)

(ii) Deferred Tax (Cont'd)

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are reassessed at each reporting date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be utilised.

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

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

3. Loss Before Tax

	2022 RM	23.12.2020 to 30.6.2021 RM
This is arrived at after charging:		
Staff costs	27,164	-
Depreciation of plant and equipment	167	-
Auditors' remuneration		
-current financial year/period	<u>1,200</u>	<u>500</u>

4. Taxation

There is no income tax charge for the current financial year as the Company has not commence business.

Domestic income tax is calculated at the Malaysian statutory income tax rate of 24% of the estimated assessable profit for the financial year.

A reconciliation of income tax expense applicable to loss before tax at the statutory income tax rate to income tax expense at the effective income tax rate of the Company is as follows:

	2022 RM	23.12.2020 to 30.6.2021 RM
Loss before tax	(98,165)	(8,323)
Tax at Malaysian statutory tax rate of 24% (2021: 24%)	(23,560)	(1,997)
Effect of expenses not deductible for tax purposes	23,560	1,997
Taxation for the financial year/period	-	-

5. Employee Benefits Expenses

	2022 RM	23.12.2020 to 30.6.2021 RM
Wages and salaries	24,202	-
Pension costs - defined contribution plan	2,808	-
Social security costs and employee insurance	154	-
	27,164	-

6. Property, Plant and Equipment

	Computer Equipment RM	Total RM
At 30 June 2022		
<u>Cost</u>		
At beginning of financial year	-	-
Addition	5,020	5,020
At end of financial year	<u>5,020</u>	<u>5,020</u>
<u>Accumulated depreciation</u>		
At beginning of financial year	-	-
Depreciation charge	167	167
At end of financial year	<u>167</u>	<u>167</u>
Net carrying amount	<u>4,853</u>	<u>4,853</u>

7. Inventories - Property Development Cost

	2022 RM	2021 RM
At beginning of financial year/period	53,000	-
Costs incurred during the financial year/period	<u>2,020,679</u>	<u>53,000</u>
At end of financial year/period	<u>2,073,679</u>	<u>53,000</u>

8. Other Payables and Accruals

	2022	2021
	RM	RM
Other payables	4,556	-
Accruals	2,016	500
	<u>6,572</u>	<u>500</u>

9. Amount Due to Related Companies and Immediate Holding Company

The amount due to related companies is unsecured, non-interest bearing and repayable on demand.

The amount due to immediate holding company is unsecured, repayable on demand and bears interest on an average rate of 7.05% per annum.

10. Share Capital

	Ordinary shares			
	2022	2021	2022	2021
	No. of shares	No. of shares	RM	RM
Issued and fully paid:				
At the beginning of the financial year/period	2	2	2	2
Issuance of shares	999,998	-	999,998	-
At the end of year/period	<u>1,000,000</u>	<u>2</u>	<u>1,000,000</u>	<u>2</u>

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

11. Related Party Disclosure

- (a) In addition to related party disclosure elsewhere in the financial statement, the Company's transactions with related parties during the financial year/period are as follows:

	2022 RM	23.12.2020 to 30.6.2021 RM
Interest payable to a immediate holding company	8,499	-

(b) Key Management Personnel

The key management personnel are the Directors of the Company. The key management personnel do not receive any remuneration from the Company.

12. Fair Value of Financial Instruments

Financial assets and financial liabilities are measured either at fair value or at amortised cost. The principal accounting policies in Note 2.4 describe how the classes of financial instruments are measured, and how income and expense, including fair value gains and losses, are recognised. The following table analyses the financial assets and liabilities in the statements of financial position by the class of financial instruments to which they are assigned, and therefore by the measurement basis:

	Note	2022 RM	2021 RM
<u>Financial assets</u>			
<u>At amortised cost</u>			
Cash and bank balances		1,051,513	-
		<u>1,051,513</u>	<u>-</u>
<u>Financial liabilities</u>			
<u>At amortised cost</u>			
Trade payables		150,000	-
Other payables and accruals	8	6,572	500
Amount due to related companies	9	45	-
Amount due to immediate holding company	9	2,079,916	60,821
		<u>2,236,533</u>	<u>61,321</u>

13. Financial Risk Management Objectives and Policies, and Capital Management

The Company's financial risk management policy seeks to ensure that adequate financial resources are available for the development of the Company's business whilst managing its market risk (including interest rate risk) liquidity risk and credit risk. The Company operates within clearly defined guidelines and the Company's policy is not to engage in speculative transactions.

(a) Market Risk

Market risk is the risk that the fair value or future cash flows of the Company's financial instruments will fluctuate because of changes in market prices.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of the Company's financial instruments will fluctuate because of changes in market interest rates. The Company's primary interest rate risk relates to interest-bearing debts which comprises the amount due to related companies.

At the reporting date, the interest rate profile of the interest-bearing financial instruments are as follows:

	2022 RM	2021 RM
<u>Floating rate instrument</u>		
Financial liability	<u>2,236,533</u>	<u>61,321</u>

Sensitivity analysis for floating rate instrument

A change of 25 basis points in interest rates at the reporting date would result in the loss before tax of the Company to be higher/lower by RM5,591 (2021: RM153), assuming that all other variables remain constant.

13. Financial Risk Management Objectives and Policies, and Capital Management (Cont'd)

(b) Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting financial obligations due to shortage of funds.

The Board of Directors reviews and agrees policies and procedures for the management of liquidity risk which influence the primary objective of the Company's capital management. The immediate holding company, Berjaya Hartanah Berhad has agreed to provide adequate financial support to the Company to meet its financial obligations as and when they fall due.

As at 30 June 2022, all of the Company's financial liabilities are repayable on demand or to be settled within the next twelve months. The Company does not have any external debts.

(c) Credit Risk

Credit risk is the risk of loss that may arise on outstanding financial instruments should a counterparty default on its obligations.

Credit risk is controlled by the application of credit approvals, limits and monitoring procedures. Credit risks are minimized and monitored by limiting the Company's association to business partners with high creditworthiness. Other receivables are monitored on an ongoing basis via Company management reporting procedures to reduce the Company's exposure to bad debts.

Exposure to Credit Risk

At reporting date, the Company's maximum exposure to credit risk is represented by the carrying amounts of the financial assets recorded on the statement of financial position. The major classes of the Company's financial assets are other receivables. The Company does not have any significant concentration of credit risks.

14. Significant Events during the Financial Year

On 30 Nov 2021, BLand, the intermediate holding company, announced that it had entered into a joint venture agreement with Landasan Lumayan Sdn. Bhd. and the Company was identified as the joint venture company, whereby BLand, through its subsidiary company, BHartanah holds a 55% stake in the Company. The intended principal activity of the Company is to undertake river cleaning, river rehabilitation and river development in Klang Valley.

LODGER INFORMATION

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