

INTERIM FINANCIAL REPORT THIRD QUARTER | ENDED 31 ST MARCH 2025



TITIJAYA LAND BERHAD

Registration No. 201201024624 (1009114-M)

N-16-01, Penthouse, Level 16 First Subang, Jalan SS15/4G 47500 Subang Jaya Selangor Darul Ehsan Malaysia

Tel : 603-8022 9999 Fax : 603-8022 9888

www.titijaya.com.my

CONTENTS

- CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME UNAUDITED
- 2-3 CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION UNAUDITED
 - CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY UNAUDITED
- 5-6 CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
 UNAUDITED
- **7-14** EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL PERIOD 31 MARCH 2025 (UNAUDITED) (1)

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.01.2025	01.01.2024	01.07.2024	01.07.2023
	TO	TO	TO	TO
	31.03.2025	31.03.2024	31.03.2025	31.03.2024
	RM'000	RM'000	RM'000	RM'000
Revenue	41,743	61,634	128,111	199,052
Costs of sales	(31,458)	(48,700)	(98,145)	(159,262)
Gross Profit	10,285	12,934	29,966	39,790
Other Income	1,425	15,502	9,307	21,265
Selling and distribution expenses	(1,016)	(514)	(2,415)	(1,287)
Administrative expenses	(4,190)	(5,028)	(11,497)	(13,423)
Other expenses	(1,024)	(2,598)	(7,084)	(6,271)
Operating Profit	5,480	20,296	18,277	40,074
Finance income	180	694	1,088	1,731
Finance costs	(2,635)	(3,473)	(5,819)	(6,861)
Share of results of associates, net of tax	-	-	-	-
Profit before tax	3,025	17,517	13,546	34,944
Income tax expense	(1,514)	(3,873)	(2,060)	(8,614)
Net profit for the period	1,511	13,644	11,486	26,330
Other comprehensive income for				
the financial period				
Total comprehensive income for the	1,511	13,644	11,486	26,330
financial period				
Profit/(Loss) attributable to:				
- Owners of the Company	1,564	14,179	10,806	21,164
- Non-controlling interests	(53)	(535)	680	5,166
	1,511	13,644	11,486	26,330
Profit per share (sen) attributable				
to owners of the Company				
- Basic ⁽²⁾	0.12	1.06	0.82	1.58
- Diluted ⁽³⁾	0.12	1.06	0.82	1.58

⁽¹⁾ The unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to these interim financial statements.

⁽²⁾ Based on weighted average number of ordinary shares in issue (as detailed in Note B11.

⁽³⁾ Based on weighted average number of ordinary shares in issue (as detailed in Note B11.

$\begin{array}{c} \textbf{CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS 31 MARCH 2025 (UNAUDITED)} \\ ^{(1)} \end{array}$

	UNAUDITED	AUDITED
	As At	As At
	31.03.2025	30.06.2024
	RM'000	RM'000
Non-current assets		
Property, plant and equipment	128,318	129,455
Inventories - Property held for development	1,291,852	1,284,281
Investment properties	208,496	225,086
Goodwill on consolidation	2,063	2,063
Trade receivables	23,269	23,269
Deferred tax assets	2,913	4,840
Total non-current assets	1,656,911	1,668,994
Current assets		
Inventories - Property under development	394,738	362,304
Inventories - Completed properties	39,931	53,190
Trade and other receivables	97,632	178,316
Contract assets	20,443	21,910
Contract costs	5,623	5,576
Current tax assets	21,907	16,133
Cash and short-term deposits	114,089	165,306
Total current assets	694,363	802,735
TOTAL ASSETS	2,351,274	2,471,729

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 MARCH 2025 (UNAUDITED) (CONTINUED) $^{(1)}$

	UNAUDITED	AUDITED
	As At	As At
	31.03.2025	30.06.2024
	RM'000	RM'000
EQUITY AND LIABILITIES		
Equity		
Share capital	790,019	790,019
Other reserves	(47,426)	(47,426)
Treasury Shares	(2,528)	(1,079)
Retained earnings	500,167	489,361
Equity attributable to equity holders		
of the Company	1,240,232	1,230,875
Non-controlling interests	91,111	90,431
Total equity	1,331,343	1,321,306
Non-current liabilities		
Trade and other payables	168,969	168,969
Loans and borrowings	222,319	201,113
Deferred tax liabilities	79,517	83,051
Total non-current liabilities	470,805	453,133
Current liabilities		
Trade and other payables	419,474	484,520
Contract liabilities	93,973	106,760
Loans and borrowings	35,556	104,673
Current tax liabilities	123	1,337
Total current liabilities	549,126	697,290
Total liabilities	1,019,931	1,150,423
TOTAL EQUITY AND LIABILITIES	2,351,274	2,471,729
Net assets per share attributable to owners of the Company (RM)	0.94 ⁽¹⁾	0.93

⁽¹⁾ The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to these interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD 31 MARCH 2025 (UNAUDITED) (1)

			Reserve				
			arising from			Non-	
	Share Capital RM'000	Treasury Shares RM'000	Reverse Acquisition RM'000	Retained Earnings RM'000	Sub-total RM'000	Controlling Interest RM'000	Total Equity RM'000
Group							
As at 30 June 2023	844,604	(27,897)	(47,426)	433,747	1,203,028	89,258	1,292,286
Cancellation of treasury shares during the year	(54,585)	27,462	-	27,123	-	-	-
Changes in ownership interests of subsidiaries	-	-	-	4,378	4,378	(4,948)	(570)
Non-controlling interests arising from acquisition of a new subsidiary	-	-	-	=	-	59	59
Step acquisition from associate to subsidiary	-	_	-	-	-	9,022	9,022
Changes in financial liabilities of a subsidiary	-	-	-	-	-	(6,314)	(6,314)
Purchase of treasury shares during the year	-	(644)	-	-	(644)	-	(644)
Profit for the financial year, representing comprehensive income	-	-	-	24,113	24,113	3,354	27,467
Balance at 30 June 2024	790,019	(1,079)	(47,426)	489,361	1,230,875	90,431	1,321,306
Purchase of treasury shares during the period	-	(1,449)	-	-	(1,449)	-	(1,449)
Profit for the financial period, representing comprehensive income	-	-	-	10,806	10,806	680	11,486
Balance at 31 March 2024	790,019	(2,528)	(47,426)	500,167	1,240,232	91,111	1,331,343

⁽¹⁾ The unaudited Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to these interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR FINANCIAL PERIOD 31 MARCH 2025 (UNAUDITED) $^{\rm (1)}$

	01.07.2024 TO	01.07.2023 TO
	31.03.2025 RM'000	31.03.2024 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit Before Tax	13,546	34,944
Adjustments for:		
Non cash item	3,316	1,460
Operating Profit Before Working Capital Changes	16,862	36,404
Net changes in working capital		
Inventories - property under development and held for development	(14,667)	12,416
Inventories - completed properties	13,260	54,797
Contract liabilities	(12,787)	(51,657)
Receivables and others	82,103	10,327
Payables	(65,047)	18,933
Net Cash Generated from Operations	19,724	81,220
Net tax refund/(paid)	(10,654)	1,264
Net Operating Cash Flows	9,070	82,484
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(1,657)	(3,737)
Proceed from disposal of investment properties	16,895	-
Net proceed from disposal of subsidiaries	-	(904)
Interest received	1,088	1,731
Investment properties costs incurred	(21,433)	(42,469)
Receivables arising from disposal of a subsidiary	-	(40,597)
Investment in an associate	-	(15)
Acquisition of a subsidiary, net of cash required	-	30
Net Investing Cash Flows	(5,107)	(85,961)
CASH FLOW FROM FINANCING ACTIVITIES		
Dividend paid	-	(10,007)
Changes in hire purchase payables	(346)	(221)
Purchase of treasury shares	(1,449)	(645)
Redemption of Ordinary Shares	-	(600)
Redemption of Class A Shares	-	(39,400)
Changes in bank borrowings	(47,566)	34,581
Interest paid	(5,819)	(5,090)
Withdrawal/(Placement) of fixed deposits	(3,620)	2,396
Net Financing Cash Flows	(58,800)	(18,986)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR FINANCIAL PERIOD 31 MARCH 2025 (UNAUDITED) (CONTINUED) $^{(1)}$

	01.07.2024 TO 31.03.2025 RM'000	01.07.2023 TO 31.03.2024 RM'000
NET CHANGE IN CASH AND CASH EQUIVALENTS	(54,837)	(22,463)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL PERIOD	150,957	160,943
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL PERIOD	96,120	138,480
Cash and cash equivalents at end of financial period comprises:		
Cash and bank balances	101,363	142,828
Short term deposits	12,726	12,254
	114,089	155,082
Less: Fixed deposit pledged to licensed banks	(16,517)	(16,517)
Less: Deposits with maturity more than 3 months	(1,452)	(85)
	96,120	138,480

⁽¹⁾ The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to these interim financial statements

A EXPLANATORY NOTES

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRSs") 134: *Interim Financial Reporting* issued by the Malaysian Accounting Standard Board, and paragraph 9.22 of Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial statements should be read in conjunction with the Group's annual audited financial statements for the year ended 30 June 2024 and the explanatory notes attached therein.

These explanatory notes attached to these interim financial statements 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 the financial year ended 30 June 2024.

A2. Accounting Policies

The significant accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual financial statements of the Group for the financial year ended 30 June 2024.

The Group has also adopted the following new standard/amendments/improvements to MFRSs which are mandatory for the financial periods beginning on or after 1 January 2024:

- Amendments to MFRS 7 Financial Instruments: Disclosures
- Amendments to MFRS 16 Leases
- Amendments to MFRS 101 Presentation of Financial Statements
- Amendments to MFRS 107 Statement of Cash Flows

The adoption of the new MFRSs, amendments to MFRSs and IC Interpretations did not have any material impact on the financial position and results of the Group.

A3. Auditors' Report on Preceding Annual Financial Statements

There was no audit qualification reported in the Auditors' Report on the financial statements for the financial year ended 30 June 2024.

A4. Seasonality or Cyclicality of Operations

The Group's operations were not significantly affected by any seasonal or cyclical factors.

A5. Unusual Items

There were no significant items affecting the assets, liabilities, equity, net income or cash flows for the current financial period-to-date.

A6. Changes in Estimates

There were no changes in the estimates that have had a material effect in the current quarter and current financial period-to-date results.

A7. Debt and Equity Securities

Save for the following, there was no issuance, cancellation, resale or repayment of debt and equity securities during the current financial period under review.

Repurchase of shares

During the financial period, the Company has repurchased 4,990,800 of its ordinary shares from the open market price at average RM 0.2460 per shares.

As at 31 March 2025, the Company held a total of 10,182,400 or RM 2,528,017.35 treasury shares at average price of RM 0.2483 per share.

A EXPLANATORY NOTES (CONTINUED)

A8. Dividend Paid

There was no dividend paid in the current quarter under review.

A9. Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment has been brought forward, without amendment from the previous audited financial statements.

A10. Material Events subsequent to the End of the Interim Year

There were no material events subsequent to the end of the financial year reported that have not been reflected in the financial statement.

A11. Changes in Composition of the Group

On 23 October 2024, Titijaya Venture Sdn Bhd, a wholly owned subsidiary of the Company had acquired 6,000 ordinary shares, of the share capital of Asas Dinasti Sdn Bhd ("ASSB") for a consideration of RM6,000. Following the acquisition, ASSB is now a 100% subsidiary of the Company from previous 40% associate of the Company.

Other than this, there was no change in the Composition of the Group.

A12. Changes in Contingent Liabilities and Contingent Assets

Contingent Liabilities

	As At	As At
	31.03.2025	30.06.2024
	RM'000	RM'000
Corporate guarantees for credit facilities granted to subsidiaries	266,199	234,389

Contingent Assets

The Group does not have any material contingent assets to be disclosed as at 31 March 2025.

A13. Significant Related Party Transactions

There was no significant related party transaction in the current quarter under review.

A EXPLANATORY NOTES (CONTINUED)

A14. Segmental Information

The segmental analysis for the financial period ended 31 March 2025 was as follows.

Analysis by Operating Divisions:-

	Property Development RM'000	Hospitality, Investment Holding & others RM'000	Total RM'000
Segment profit	11,115	2,431	13,546
Included in the measure of segment profit are:- Revenue from external customers Inter-segment revenue Elimination Total revenue	108,537 2,755 (2,755) 108,537	19,574 10,642 (10,642) 19,574	128,111 13,397 (13,397) 128,111
Finance income Finance costs	742 (3,271)	346 (2,548)	1,088 (5,819)
Not included on the measure of segment profit but provided to the Management:-			
Tax expense	(2,920)	860	(2,060)
Segment assets	2,045,216	306,058	2,351,274
Segment liabilities	1,625,255	(605,324)	1,019,931

B1. Review of Group Performance

	INDIVIDUAL	INDIVIDUAL QUARTER		E QUARTER
	01.01.2025	01.01.2024	01.07.2024	01.07.2023
	ТО	TO	ТО	ТО
	31.03.2025	31.03.2024	31.03.2025	31.03.2024
	RM'000	RM'000	RM'000	RM'000
Revenue				
Property Development	33,449	60,297	108,537	197,446
Other Operations	8,294	1,337	19,574	1,606
	41,743	61,634	128,111	199,052
Profit / (Loss) before tax				
Property Development	4,311	22,359	11,115	41,955
Other Operations	(1,286)	(4,842)	2,431	(7,011)
	3,025	17,517	13,546	34,944

Performance of the third quarter against the same quarter in the preceding year (Q3 FY2025 vs Q3 FY2024)

(a) Property Development

The Group's recorded revenue of RM33.4 million for the current quarter which is significant decreased by 45% or RM26.8 million as compared to the revenue of RM60.3 million registered in the previous year's corresponding quarter mainly due to completed projects approximately more than 95% sold out in overall and new project development at initial stage and it is mainly attributable by the sales of completion properties namely The Riv @ KL Sentral and Park Residensi @ Cheras and on-going projects namely The Shore @ Kota Kinabalu. Revenue in current quarter mainly attributable by the on-going projects namely Seiring @ Bukit Subang, The Ria @ KL Sentral and Zone Innovation Park 2 @ Klang. In tandem with the lower revenue generated from respective projects, this has resulted in a lower profit before tax compared to the preceding quarter.

(b) Hospitality & Other Operations

Revenue was primarily generated by both the hotel at Citadines Waterfront @ Kota Kinabalu and commencement of the lease for the logistics facility at Bayan Lepas Waterfront, Pulau Pinang. The hotel began its operations in February 2024 whereas the lease commenced on during the quarter and have been generating revenue since then, resulting in a significant increase in revenue during the quarter. In tandem with the revenue generated during the quarter, profit before tax was generated after deduction of operating expenses, staff payroll, and staff-related costs.

Performance of the third quarter cumulative year against the same year in the preceding year (Q3 YTD FY2025 vs Q3 YTD FY2024)

(a) Property Development

The Group's recorded revenue of RM108.54 million for the current financial period which decreased significantly by 45% or RM88.91 million as compared to the revenue of RM197.45 million registered in the previous year's primarily due to completed projects approximately more than 95% sold out in overall and new project development at initial stage and it is mainly attributable by the sales of completion properties namely Neu Suites @ Off Jalan Ampang and The Riv @ KL Sentral. Revenue in current financial year mainly attributable by the on-going projects namely Seiring @ Bukit Subang, Dahlia & Daniel @ Klang and Zone Innovation Park 2 @ Klang. In tandem with the lower revenue generated from respective projects, this has resulted in a lower profit before tax compared to the previous year's preceding cumulative quarter.

(b) Other Operations

Revenue was primarily generated by both the hotel at Citadines Waterfront @ Kota Kinabalu and commencement of the lease for the logistics facility at Bayan Lepas Waterfront, Pulau Pinang. The hotel began its operations in February 2024 whereas the lease commenced on during the quarter and have been generating revenue since then, resulting in a significant increase in revenue during the financial period. In tandem with the revenue generated during the financial period, profit before tax was generated after deduction of operating expenses, staff payroll, and staff-related costs.

B2. Material Changes in the Quarterly Results compared to the Results of the Preceding Quarter

	INDIVIDUA	INDIVIDUAL QUARTER		
	01.01.2025	01.10.2024		
	TO	TO		
	31.03.2025	31.12.2024	CHANGES	
	RM'000	RM'000	RM'000	
Revenue	41,743	46,328	(4,585)	
Gross Profit	10,285	9,908	377	
Profit before interest and tax	5,480	8,202	(2,722)	
Profit before tax	3,025	6,863	(3,838)	
Profit after tax	1,511	7,651	(6,140)	
Profit attributable to owners of the Company	1,564	7,214	(5,650)	
1				

Overall, new project developments in the initial stages, namely Zone Innovation Park 2 @ Klang, contributed similar revenue in the current quarter compared to the preceding quarter. However, due to the absence of one-off income from the gain on disposal of a piece of land that was subdivided into several titles in Klang, the operating profit is lower compared to the preceding quarter.

B3. Prospects and progress on previously announced financial estimate

(a) Prospects

The operating environment is expected to remain uncertain, shaped by ongoing global economic headwinds, including softening demand, persistent inflationary pressures, tightening monetary policies, and evolving geopolitical dynamics. In light of these challenges, the Group will continue to exercise prudence in its decision-making, maintaining a cautious stance across its business segments. In response to this volatile landscape, the Group continues to pursue strategic opportunities aligned with its growth objectives, supported by a sound and resilient financial position. This includes exploring new markets, partnerships, and innovation-led initiatives that could support future expansion and value creation.

As of 31 March 2025, the Group's initial on-going projects, with a total Gross Development Value of approximately RM1.1 billion which should contribute positively to the Group's earnings over the next two to three years.

The Group anticipates that its hotel in Kota Kinabalu, Sabah, will be fully operational by the final quarter of the financial year. This asset is expected to contribute positively to the Group's overall performance, supported by a commendable occupancy rate. In addition, the completion and commencement of the lease for the logistics facility at Bayan Lepas Waterfront, Pulau Pinang, during the financial year marks a significant milestone. This facility is projected to generate stable and recurring rental income over the years, enhancing the Group's revenue visibility and strengthening its asset portfolio.

In the final quarter of the financial year, the Group will launch the 264 Seiring @ Bukit Subang, affordable apartment project. This initiative promoting sustainable development of affordable housing and echo government's effort in supporting homeownership.

(b) Progress and steps to achieve financial estimate, forecast, projection and internal targets

There was no financial estimate previously announced by the Group.

B4. Statement of the Board of Directors' opinion on achievability of financial estimate, forecast, projection and internal targets previously announced

Not applicable.

B5. Financial estimate, forecast or projection

No profit forecast has been issued by the Group previously in any public document.

B6. Dividend

The Board of Directors does not recommend any interim dividend for the current financial period 31 March 2025.

B7. Notes to the Condensed Consolidated Statement of Profit and Other Comprehensive Income

The profit before tax has been arrived at after charging / (crediting):-

	INDIVIDUAL	INDIVIDUAL QUARTER		'E QUARTER
	01.01.2025 TO 31.03.2025	01.01.2024 TO 31.03.2024	01.07.2024 TO 31.03.2025	01.07.2023 TO 31.03.2024
	RM'000	RM'000	RM'000	RM'000
After charging:				
Depreciation of property, plant and equipment	929	277	2,794	723
Depreciation of investment properties	1,129	245	1,619	735
Directors' remuneration	618	436	1,550	1,265
Interest expenses	2,635	3,473	5,819	6,861
Expenses relating to low value assets	180	188	385	309
Staff costs	2,795	2,878	6,873	7,204
Unwinding of discount on payables	-	279	-	837
After crediting:				
Interest income on short-term deposits	-	(811)	(1,158)	(1,827)
Other interest income	(180)	117	70	96
Gain on disposal of an investment property	-	-	(5,829)	-
Gain on disposal of subsidaries	-	-	-	(5,176)
Rental income	(4,120)	(557)	(8,941)	(1,536)

There is no exception item for the current financial quarter under review.

B8. Income tax expense

	INDIVIDUAL	QUARTER	CUMULATIVE QUARTER		
	01.01.2025	01.01.2024	01.07.2024	01.07.2023	
	TO	TO	ТО	ТО	
	31.03.2025	31.03.2024	31.03.2025	31.03.2024	
	D) #1000	D3.0000	D1#000	D1 #10.00	
	RM'000	RM'000	RM'000	RM'000	
Current tax expense	(1,944)	2,908	2,253	8,257	
Deferred taxation	1,179	965	(1,682)	357	
Real property gain tax	2,279	ı	1,489	-	
	1,514	3,873	2,060	8,614	

The Group's effective tax rate for the current financial period is higher than the statutory tax rate of 24% by the Inland Revenue Board mainly due to certain expenses are not tax deductible, non-recognition of deferred tax on tax losses in preceding quarter.

B9. Status of Corporate Proposal

There were no material transactions or events subsequent to the current quarter ended 31 March 2025 until 16 May 2025 (the latest practicable date which is not earlier than 7 calendar days from the date of issue of this quarterly report).

B10. Group Loans and Borrowings and Debt Securities

The Group's total loans and borrowings and debt securities as were as follows:-

	31.03.2025 RM'000	30.06.2024 RM'000
Non-current:		
Bank borrowings	221,574	200,140
Finance lease liabilities	745	973
	222,319	201,113
Current:		
Bank borrowings	35,249	104,249
Finance lease liabilities	307	424
	35,556	104,673
Total loans and borrowings	257,875	305,786

All borrowings were denominated in Ringgit Malaysia.

B11. Earnings per Share

Basic Earnings Per Share

The basic earnings per share for the current quarter and financial period-to-date are computed as follows:

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.01.2025 TO 31.03.2025	01.01.2024 TO 31.03.2024	01.07.2024 TO 31.03.2025	01.07.2023 TO 31.03.2024
Profit attributable to owners of the company (RM'000)	1,564	14,179	10,806	21,164
Weighted average number of ordinary shares in issue ('000)	1,316,204		1,317,721	1,336,372
Basic earning per share (sen)	0.12	1.06	0.82	1.58

Diluted earnings per ordinary share is not applicable as the Company does not have any convertible instruments.