



**TELADAN GROUP BERHAD**

(Registration No.: 201901004975 (1314302-V))

Incorporated in Malaysia

**INTERIM FINANCIAL REPORT  
FOR THE THIRD (3<sup>RD</sup>) QUARTER ENDED  
30 SEPTEMBER 2024**

**TELADAN GROUP BERHAD**  
**(Registration No. 201901004975 (1314302-V))**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND  
OTHER COMPREHENSIVE INCOME FOR THE THIRD (3<sup>RD</sup>) QUARTER ENDED 30  
SEPTEMBER 2024<sup>(1)</sup>**

	Note	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
		Current Year Quarter 30.09.2024 RM'000	Preceding Year Corresponding Quarter 30.09.2023 RM'000	Current Year-To- Date 30.09.2024 RM'000	Preceding Year Corresponding Period 30.09.2023 RM'000
Revenue		80,668	68,560	234,242	202,792
Cost of sales		(64,394)	(54,266)	(190,912)	(155,268)
<b>Gross profit ("GP")</b>		16,274	14,294	43,330	47,524
Other operating income		491	661	1,694	1,909
Other operating expenses		(648)	(1,309)	(2,403)	(2,993)
Administrative expenses		(4,952)	(4,100)	(14,672)	(14,054)
Finance costs		(1,441)	(544)	(3,521)	(1,074)
<b>Profit before tax ("PBT")</b>	B12	9,724	9,002	24,428	31,312
Tax expense	B5	(1,858)	(1,398)	(6,351)	(7,369)
<b>Profit after tax ("PAT")</b>		7,866	7,604	18,077	23,943
<b>Net profit/(loss), representing total comprehensive income/(loss) attributable to:</b>					
- Equity holders of the Company		7,866	7,606	18,078	23,495
- Non-controlling interest		-	(2)	(1)	(2)
<b>Earnings per share ("EPS")</b>					
• Basic EPS (sen) <sup>(2)</sup>	B10	0.97	0.94	2.23	2.96
• Diluted EPS (sen) <sup>(3)</sup>	B11	0.85	0.80	1.94	2.53

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND  
OTHER COMPREHENSIVE INCOME FOR THE THIRD (3<sup>RD</sup>) QUARTER ENDED 30  
SEPTEMBER 2024<sup>(1)</sup> (CONT'D)**

**Notes:**

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income are disclosed in Note A1 and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.
- (2) Basic earnings per share ("EPS") is calculated based on the Company's weighted average number of ordinary shares takes into account the weighted average effects of the conversion of warrants to ordinary shares during the financial period under review.
- (3) The calculation of diluted EPS has taken into consideration of the adjustment of weighted average number of ordinary shares in issue during the period for the dilutive effect of all potential ordinary shares.

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**TELADAN GROUP BERHAD**  
**(Registration No. 201901004975 (1314302-V))**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2024<sup>(1)</sup>**

	<b>UNAUDITED</b>	<b>AUDITED</b>
	<b>As at 30.09.2024 RM'000</b>	<b>As at 31.12.2023 RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	34,794	33,939
Right-of-use assets	1,874	1,781
Inventories	275,806	338,000
Other receivables	8,701	8,714
Deferred tax assets	2,078	24
<b>Total non-current assets</b>	<b>323,253</b>	<b>382,458</b>
<b>Current Assets</b>		
Inventories	455,989	357,627
Trade and other receivables	46,604	53,784
Contract assets	61,240	16,293
Contract cost assets	33,282	32,697
Current tax assets	329	834
Short-term funds and deposits, cash and bank balances	53,219	83,728
<b>Total current assets</b>	<b>650,663</b>	<b>544,963</b>
<b>TOTAL ASSETS</b>	<b>973,916</b>	<b>927,421</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share capital	401,211	399,325
Merger reserve	(318,369)	(318,369)
Retained profits	456,688	438,669
Non-controlling interest	-	42
<b>Total Equity</b>	<b>539,530</b>	<b>519,667</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
Bank borrowings	268,341	296,215
Lease liabilities	491	582
Deferred tax liabilities	683	681
<b>Total non-current liabilities</b>	<b>269,515</b>	<b>297,478</b>
<b>Current liabilities</b>		
Trade and other payables	99,337	58,935
Contract liabilities	17	89
Bank borrowings	61,559	48,802
Lease liabilities	540	469
Current tax liabilities	3,418	1,981
<b>Total current liabilities</b>	<b>164,871</b>	<b>110,276</b>
<b>TOTAL LIABILITIES</b>	<b>434,386</b>	<b>407,754</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>973,916</b>	<b>927,421</b>
<b>NET ASSETS PER SHARE (RM)<sup>(2)</sup></b>	<b>0.66</b>	<b>0.64</b>

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS  
AT 30 SEPTEMBER 2024<sup>(1)</sup> (CONT'D)**

**Notes:**

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statement of Financial Position are disclosed in Note A1 and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.
- (2) Net assets per ordinary share is calculated based on the Company's weighted average number of ordinary shares of 811,969,736 (31 December 2023: 809,043,467).

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**TELADAN GROUP BERHAD**  
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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR  
THE THIRD (3<sup>RD</sup>) QUARTER ENDED 30 SEPTEMBER 2024 <sup>(1)</sup>**

	<b>Share capital RM'000</b>	<b>Merger reserve RM'000</b>	<b>Retained profits RM'000</b>	<b>Non- controlling interest RM'000</b>	<b>Total equity RM'000</b>
<b><u>Unaudited</u></b>					
<b>Balance as at 1.1.2024</b>	399,325	(318,369)	438,669	42	519,667
Total comprehensive income/(loss) for the financial period	-	-	18,078	(1)	18,077
Issuance of ordinary shares pursuant to warrant exercised	1,886	-	-	-	1,886
Changes in ownership interest in a subsidiary	-	-	(59)	(41)	(100)
<b>Balance as at 30.09.2024</b>	<b>401,211</b>	<b>(318,369)</b>	<b>456,688</b>	<b>-</b>	<b>539,530</b>
<b><u>Audited</u></b>					
<b>Balance as at 1.1.2023</b>	398,243	(318,369)	415,617	-	495,491
Total comprehensive income/(loss) for the financial year	-	-	27,101	(58)	27,043
Issuance of ordinary shares pursuant to conversion of warrant	1,082	-	-	-	1,082
Changes in ownership interest in a subsidiary	-	-	-	100	100
Dividends	-	-	(4,049)	-	(4,049)
Total transactions with owners of the Company for the financial year	1,082	-	(4,049)	100	(2,867)
<b>Balance as at 31.12.2023</b>	<b>399,325</b>	<b>(318,369)</b>	<b>438,669</b>	<b>42</b>	<b>519,667</b>

**Notes:**

- <sup>(1)</sup> The basis of preparation of the Unaudited Condensed Consolidated Statements of Changes in Equity are disclosed in Note A1 and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.

**TELADAN GROUP BERHAD**  
**(Registration No. 201901004975 (1314302-V))**

**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE THIRD (3<sup>RD</sup>) QUARTER ENDED 30 SEPTEMBER 2024<sup>(1)</sup>**

	<b>Current Year- To-Date 30.09.2024 RM'000</b>	<b>Preceding Corresponding Period 30.09.2023 RM'000</b>
<b>Cash Flows from Operating Activities</b>		
<b>Profit before tax</b>	<b>24,428</b>	<b>31,312</b>
Adjustments for:		
Depreciation of property, plant and equipment	1,114	507
Depreciation of right-of-use assets	536	705
Interest expense	3,473	918
Interest expense on lease liabilities	48	79
Interest income	(823)	(1,139)
Net gain on disposal of property, plant and equipment	(48)	(193)
Property, plant and equipment written off	-	1
Reassessment of lease liability	-	(15)
	<hr/>	<hr/>
<b>Operating profit before working capital changes</b>	<b>28,728</b>	<b>32,175</b>
<b>Change in working capital</b>		
Inventories	(42,521)	15,195
Trade and other receivables	7,014	(23,849)
Contract cost assets	48,425	8,986
Contract assets/liabilities	(45,019)	(7,305)
Trade and other payables	37,278	952
	<hr/>	<hr/>
	<b>5,177</b>	<b>(6,021)</b>
<b>Cash generated from operations</b>	<b>33,905</b>	<b>26,154</b>
Interest paid	(3,280)	(908)
Interest received	823	1,139
Tax paid	(6,501)	(6,437)
Tax refunded	40	197
	<hr/>	<hr/>
<b>Net cash generated from operating activities</b>	<b>24,987</b>	<b>20,145</b>
<b>Cash Flows from Investing Activities</b>		
Purchase of property, plant and equipment	(1,959)	(5,900)
Uplift/(Placement) of fixed deposits	1,183	(326)
Additions to inventories - land held for property development	(7,044)	(11,321)
Deposit paid for acquisition of development land	-	(5,570)
Proceeds from disposal of property, plant and equipment	54	998
Net cash outflow on acquisition of a subsidiary	-	(1,826)
	<hr/>	<hr/>
<b>Net cash used in investing activities</b>	<b>(7,766)</b>	<b>(23,945)</b>

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**UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE THIRD (3<sup>RD</sup>) QUARTER ENDED 30 SEPTEMBER 2024<sup>(1)</sup> (CONT'D)**

	<b>Current Year- To-Date 30.09.2024 RM'000</b>	<b>Preceding Corresponding Period 30.09.2023 RM'000</b>
<b>Cash Flows from Financing Activities</b>		
Interest paid	(10,005)	(10,874)
Interest paid on lease liabilities	(48)	(79)
Net proceeds from issuance of ordinary shares	1,886	1,005
Drawdown from borrowings	5,000	6,777
Payment of transaction costs on borrowings	(118)	(986)
Lease payment made before lease commencement date	(264)	-
Repayment of		
- borrowings	(42,644)	(36,497)
- lease liabilities	(401)	(559)
<b>Net cash used in financing activities</b>	<u>(46,594)</u>	<u>(41,213)</u>
<b>Net decrease in cash and cash equivalents</b>	(29,373)	(45,013)
<b>Cash and cash equivalents brought forward</b>	<u>61,657</u>	<u>113,146</u>
<b>Cash and cash equivalents carried forward</b>	<u>32,284</u>	<u>68,133</u>
<b>Cash and cash equivalents at the end of the financial period comprise the followings:</b>		
Cash and bank balances	30,972	49,439
Fixed deposits placed with licensed banks	18,940	23,054
Short-term investment	3,307	17,408
Balance as stated in the Statement of Financial Position	<u>53,219</u>	<u>89,901</u>
Less: Bank overdrafts	(1,995)	(1,915)
Less: Fixed deposits pledged with licensed banks	(18,795)	(19,712)
Less: Fixed deposits with maturity period of more than three months	(145)	(141)
Balance for Statement of Cash Flows purposes	<u>32,284</u>	<u>68,133</u>

**Notes:**

- (1) The basis of preparation of the Unaudited Condensed Consolidated Statements of Cash Flows are disclosed in Note A1 and should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2023 and the accompanying explanatory notes attached to this interim financial report.



**PART A - EXPLANATORY NOTES IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARDS (“MFRS”) 134, INTERIM FINANCIAL REPORTING**

**A1. Basis of preparation**

The interim financial report of TELADAN GROUP BERHAD (“TG” or “the Company”) and its subsidiaries (“the Group”) are unaudited and have been prepared in accordance with the requirements of Malaysian Financial Reporting Standards (“MFRS”) 134: *Interim Financial Reporting* and Paragraph 9.22 of Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

This interim financial report should be read in conjunction with the Group’s audited financial statements for the financial year ended 31 December 2023 and the accompanying notes attached to this interim financial report.

**A2. Summary of Significant Accounting Policies**

The significant accounting policies and presentation adopted for the interim financial statements are consistent with those adopted as disclosed in the audited report and combined financial statements for the financial year ended 31 December 2023, except for the adoption of the following amendments to MFRSs relevant to the current operations of the Group:

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

The adoption of the above amendments to MFRSs do not have any material impact to the financial position and performance of the Group.

**PART A - EXPLANATORY NOTES IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARDS (“MFRS”) 134, INTERIM FINANCIAL REPORTING (CONT’D)**

**A3. Auditors’ report on preceding annual financial statements**

The audited report and financial statements for the financial year ended 31 December 2023 was not subject to any qualification.

**A4. Seasonal or cyclical factors**

The business operations of the Group were not materiality affected by seasonal and cyclical effects.

**A5. Unusual items affecting assets, liabilities, equity, net income or cash flows**

There were no material exceptional items during the current financial quarter under review.

**A6. Material changes in Accounting Estimates**

There were no material exceptional items during the current financial quarter under review.

**A7. Debt and equity securities**

There were no issuance, cancellation, repurchase, resale and repayment of debt and equity securities for the current financial quarter except for the following:

Warrants

During the current financial period, the Company issued 1,028,400 new ordinary shares for cash at RM514,200 pursuant to the exercise of warrants. As at 30 September 2024, the outstanding unexercised number of warrants was 233,258,797.

**A8. Dividends paid**

There were no dividends paid during the financial quarter under review.

**A9. Valuation of property, plant and equipment**

There was no valuation of the property, plant and equipment in the current financial quarter under review.

**PART A - EXPLANATORY NOTES IN COMPLIANCE WITH MALAYSIAN FINANCIAL REPORTING STANDARDS (“MFRS”) 134, INTERIM FINANCIAL REPORTING (CONT’D)**

**A10. Capital commitments**

**UNAUDITED**  
**As at**  
**30.09.2024**  
**RM’000**

**Authorised and contracted for:**

- Land held for property development

43,689

**A11. Material Subsequent Events**

There were no material events subsequent to the end of the current financial quarter.

**A12. Changes in the composition of the Group**

Save as disclosed in A7, there were no other material changes in the composition of the Group for the current financial quarter under review.

**A13. Contingent assets and contingent liabilities**

There were no contingent assets and contingent liabilities as at the date of this interim report.

**A14. Related party transactions**

The significant related party transaction of the Group for the financial period ended 30 September 2024 is as follows:

**UNAUDITED**  
**RM’000**

**Transactions with a director:-**

Progress billing on sales of properties

18

**Transactions with a company that director has interest:-**

Provision of online investor relation services

9

**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD**

**B1. Review of Performance**

**(a) Results for current quarter**

	<b>INDIVIDUAL QUARTER</b>		<b>VARIANCE</b>	
	<b>UNAUDITED 3 months ended 30.09.2024 RM'000</b>	<b>UNAUDITED 3 months ended 30.09.2023 RM'000</b>	<b>RM'000</b>	<b>%</b>
Revenue	80,668	68,560	12,108	17.66
PBT	9,724	9,002	722	8.02

The Group recorded a revenue of RM80.67 million for the current financial quarter ended 30 September 2024 (Q3 2024) as compared to RM68.56 million in the same quarter ended 30 September 2023 (Q3 2023), an increase of RM12.11 million. This quarter's revenue was mainly derived from Taman Bertam Heights Phase 1A, 1B and 2A and Taman Impiana Kesang Phase 1 and 3. The increase in revenue is mainly due to increase in revenue recognised from Taman Bertam Heights Phase 1A and 2A, Taman Impiana Kesang Phase 3 and Taman Desa Bertam Phase 4B.

The Group registered a PBT of RM9.72 million in Q3 2024 compared to a PBT of RM9.00 million in Q3 2023, which represents an increase of RM0.72 million. The increase in PBT was mainly due to higher gross profit generated in Q3 2024.

**(b) Results for financial year-to-date**

	<b>CUMULATIVE QUARTER</b>		<b>VARIANCE</b>	
	<b>UNAUDITED 9 months ended 30.09.2024 RM'000</b>	<b>UNAUDITED 9 months ended 30.09.2023 RM'000</b>	<b>RM'000</b>	<b>%</b>
Revenue	234,242	202,792	31,450	15.51
PBT	24,428	31,312	(6,884)	(21.99)

The Group recorded a revenue of RM234.24 million for 9 months ended 30 September 2024 (Q3 YTD 2024), an increase of RM31.45 million from RM202.79 million for the 9 months ended 30 September 2023 (Q3 YTD 2023). The increase is mainly due to higher contributions from sales of on-going projects of Taman Bertam Heights Phase 1A and 2A, Taman Impiana Kesang Phase 1 and 3 and Taman Desa Bertam Phase 4B. However, the increase is partially offset by lower contributions from completed projects of Taman Desa Bertam Phase 3A and 3B and Bali Residences.

The Group registered a PBT of RM24.43 million in Q3 YTD 2024 compared to a PBT of RM31.31 million in Q3 YTD 2023, which represents a decrease of RM6.88 million. The decrease in PBT was mainly due to a decrease of gross profit margin and an increase in finance cost in Q3 YTD 2024.

**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B2. Comparison with immediate preceding quarter's results**

	<b>INDIVIDUAL QUARTER</b>		<b>VARIANCE</b>	
	<b>UNAUDITED Current Quarter 30.09.2024 RM'000</b>	<b>UNAUDITED Preceding Quarter 30.06.2024 RM'000</b>	<b>RM'000</b>	<b>%</b>
Revenue	80,668	78,242	2,426	3.10
PBT	9,724	6,765	2,959	43.74

The Group recorded revenue of RM80.67 million for the current financial quarter ended 30 September 2024 as compared to RM78.24 million in the preceding quarter ended 30 June 2024, an increase of RM2.43 million during the current financial quarter. The increase in revenue is mainly due to an increase in revenue recognised from the ongoing projects of Taman Bertam Heights Phase 1A and 2A and Taman Desa Bertam Phase 4B. However, the increase was partially offset by lower revenue contributed from Taman Impiana Kesang Phase 1 and Taman Bertam Heights Phase 1B and completed project of Taman Desa Bertam Phase 4A.

The Group registered a PBT of RM9.72 million in the current financial quarter under review, an increase of RM2.95 million from PBT of RM6.77 million in the preceding quarter. This increase is in line with the higher revenue generated in the current quarter.

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**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B3. Prospects and Outlook for Current Financial Year**

Malaysia's property development market is expected to see steady, albeit cautious growth with developers focusing on affordable housing, sustainability, and infrastructure-linked projects. The recent unveiling of the Budget 2025 continues to hold promising prospects for the property development market. The government plans to provide individual tax relief on housing loan interest payments to encourage home ownership. First-home buyers who buy homes worth up to RM500,000 will be eligible for a tax relief of up to RM7,000, while those who buy homes priced between RM500,000 to RM750,000 will be eligible for a tax relief of up to RM5,000. This tax relief can be claimed for three consecutive assessment years for sale and purchase agreements completed between 1 January 2025 and 31 December 2027.

In Q3FY24, Teladan Group Berhad ("Teladan" or "Group") launched properties worth an accumulated gross development value ("GDV") of RM125.3 million, namely Taman Gapam Perdana Phase 1B. Teladan reported an encouraging total property sale of RM221.5 million on a 9-month year-to-date (YTD) basis. This was mainly contributed by sales from completed, ongoing as well newly launched projects.

The performance is attributable to the positive market responses received for its ongoing projects, namely Taman Bertam Heights Phase 1B and 1A and Taman Impiana Kesang Phase 1, which have garnered a take-up rate of 98.9%, 99.8%, and 97.0% respectively.

Moving forward, Teladan plans to launch properties with an accumulated Gross Development Value ("GDV") of RM 377.7 million in FY2024 including German Technology Park Phase 1, the Managed Industrial Park which will feature semi-detached factories, terrace factories, industrial lots and centralised labour quarters. This project is expected to strengthen Malaysia-Germany economic ties and boost Melaka's position as a hub for industrial development.

Meanwhile, the Group's undeveloped landbanks remain strong. The Group has substantial undeveloped landbanks of approximately 837.9 acres as at 30 September 2024. This sizable land inventory allows the Group to continually explore new development opportunities and unlock significant commercial value over the long term.

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**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B4. Variance of Actual Profit from Forecast Profit**

Not applicable as no profit forecast was published.

**B5. Tax expense**

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>Unaudited Current Year- Quarter 30.09.2024 RM'000</b>	<b>Unaudited Preceding Year Corresponding Quarter 30.09.2023 RM'000</b>	<b>Unaudited Current Year- To-Date 30.09.2024 RM'000</b>	<b>Unaudited Preceding Year Corresponding Period 30.09.2023 RM'000</b>
Income tax :				
- Current year	2,917	2,576	7,906	7,608
- Prior years	497	(1,025)	497	(1,025)
Deferred tax :				
- Current year	(737)	(123)	(1,233)	816
- Prior years	(819)	(30)	(819)	(30)
<b>Total tax expense</b>	<b>1,858</b>	<b>1,398</b>	<b>6,351</b>	<b>7,369</b>
Effective tax rate (%)	19.11	15.53	26.00	23.53

**Notes:**

- (1) The applicable Malaysian income tax rate is 24% for the financial period ended 30 September 2024. The Company's effective tax rate for the current quarter is lower than the statutory tax rate mainly due to the recognition of deferred tax assets when it is probable that there will be sufficient taxable profits available in the future. On the other hand, the Company's effective tax rate for financial year under review is higher than the statutory tax rate primarily due to non-allowable expenses.
- (2) Income tax expenses are recognised based on management's estimate.

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**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B6 Status of Corporate Proposals**

Save as disclosed below, there were no corporate proposals announced but not completed as at the date of this report.

Proposed Acquisition

- (a) On 31 January 2023, the Company announced that Asal Harta Sdn Bhd (“AHSB”), a wholly-owned subsidiary of the Company, entered into a conditional Sale and Purchase Agreement (“SPA”) with Mega Mastika Sdn Bhd (“MMSB”) for the proposed acquisition of one piece of leasehold land measuring approximately 7.54 acres in area expiring on 28 November 2111, forming part of the Master Land held under PN 72035, Lot 11357, Kawasan Bandar XLIII (formerly known as PN 56725, Lot 11357, Kawasan Bandar XLII), Daerah Melaka Tengah, Negeri Melaka measuring 9.98 hectares in total land area for a total purchase consideration of RM48.54 million. The proposed acquisition is expected to be completed at the end of year 2024.
- (b) On 17 January 2024, the Company announced that AHSB agreed to grant MMSB a further extension of time for twelve (12) months to satisfy the Conditions Precedent (“Extension Sought”). Save for the Extension Sought, all other terms and conditions as stated in the SPA remain unchanged.

**B7. Bank borrowings**

	<b>UNAUDITED</b>	<b>AUDITED</b>
	<b>As at</b>	<b>As at</b>
	<b>30.09.2024</b>	<b>31.12.2023</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>Non-current:</b>		
Term loans	268,341	296,215
<b>Current:</b>		
Term loans	39,866	36,854
Revolving credits	19,698	10,000
Bank overdraft	1,995	1,948
	<u>61,559</u>	<u>48,802</u>
<b>Total bank borrowings</b>	<u>329,900</u>	<u>345,017</u>

The borrowings are denominated in Ringgit Malaysia.

**B8. Material litigation**

There were no material litigation involving the Group as at 30 September 2024.



**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B9. Dividend proposed**

On 19 November 2024, the Board of Directors declared a single-tier interim dividend of RM0.005 per ordinary share for the financial year ending 31 December 2024.

The entitlement date is on 4 December 2024 and the dividend is to be paid on 30 December 2024.

**B10. Basic earnings per share (“EPS”)**

The basic EPS for the current financial quarter and financial year to date are computed as follows:

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>Current Year-Quarter 30.09.2024</b>	<b>Preceding Year Corresponding Quarter 30.09.2023</b>	<b>Current Year-To-Date 30.09.2024</b>	<b>Preceding Year Corresponding Period 30.09.2023</b>
Net profit for the period (RM'000)	7,866	7,604	18,077	23,943
Weighted average number of ordinary shares for basic earning per ordinary share computation ('000)	813,086	809,419	811,970	808,823
Basic EPS (sen) <sup>(1)</sup>	0.97	0.94	2.23	2.96

**Notes:**

- (1) Basic EPS is calculated based on the Company’s weighted average number of ordinary shares, which takes into account the weighted average effects of the conversion of warrants to ordinary shares during the financial period under review.

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**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

**B11. Diluted EPS**

The diluted EPS for the current financial quarter and financial year to date are computed as follows:

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>Current Year-Quarter 30.09.2024</b>	<b>Preceding Year Corresponding Quarter 30.09.2023</b>	<b>Current Year-To-Date 30.09.2024</b>	<b>Preceding Year Corresponding Period 30.09.2023</b>
Net profit for the period (RM'000)	7,866	7,604	18,077	23,943
Weighted average number of ordinary shares for basic earnings per ordinary share computation ('000)	813,086	809,419	811,970	808,823
Effects of dilution from conversion of warrants to ordinary shares ('000)	114,698	136,429	120,651	138,124
Weighted average number of ordinary shares for diluted earnings per ordinary share computation ('000)	927,784	945,848	932,621	946,947
Diluted EPS (sen) <sup>(1)</sup>	0.85	0.80	1.94	2.53

**Notes:**

- <sup>(1)</sup> Diluted EPS is calculated based on the Company's weighted average number of ordinary shares outstanding during the financial period plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

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**PART B – EXPLANATORY NOTES PURSUANT TO CHAPTER 9, APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD (CONT'D)**

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

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

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>Current Year-Quarter 30.09.2024 RM'000</b>	<b>Preceding Year Corresponding Quarter 30.09.2023 RM'000</b>	<b>Current Year-To-Date 30.09.2024 RM'000</b>	<b>Preceding Year Corresponding Period 30.09.2023 RM'000</b>
Depreciation of property, plant and equipment	376	175	1,114	507
Depreciation of right-of-use assets	184	223	536	705
Interest expense	1,425	492	3,473	918
Interest expense on lease liabilities	16	24	48	79
Interest income	(287)	(426)	(823)	(1,139)
Net loss/(gain) on disposal of property, plant and equipment	1	(43)	(48)	(193)
Property, plant and equipment written off	-	1	-	1
Reassessment of lease liability	-	(15)	-	(15)

The above disclosure is prepared in accordance with paragraph 16 of Appendix 9B of the Main Market Listing Requirements (“MMLR”) issued by Bursa Malaysia Securities Berhad. Except for the above, the rest of the items required for disclosure pursuant to paragraph 16 of the MMLR are not applicable to the Group.

**BY ORDER OF THE BOARD**

**TELADAN GROUP BERHAD**

**19 NOVEMBER 2024**