



**YNH PROPERTY BHD**  
(Incorporated in Malaysia)

(561986-V)

Interim Financial Statements  
31 December 2024

**Condensed Consolidated Profit or Loss and Other Comprehensive Income**  
**For the Six Months Period Ended 31 December 2024**

	Note	3 months ended		6 months ended	
		31.12.2024	31.12.2023	31.12.2024	31.12.2023
		RM	RM	RM	RM
Revenue		300,330,639	14,347,148	326,669,576	77,087,345
Cost of sales		(280,981,304)	(6,983,719)	(299,926,699)	(53,409,930)
Gross profit		19,349,335	7,363,429	26,742,877	23,677,415
Other income		17,001,830	7,190,950	29,268,215	18,384,121
Administrative expenses		(9,757,641)	(13,550,020)	(22,390,669)	(26,338,467)
Selling and marketing expenses		(390,886)	(109,984)	(1,090,650)	(1,177,892)
Other operating expenses		(17,240,322)	(5,256,499)	(19,968,989)	(9,785,023)
		(27,388,849)	(18,916,503)	(43,450,308)	(37,301,382)
Profit from operations		8,962,316	(4,362,124)	12,560,784	4,760,154
Finance costs	17	(10,961,806)	(13,552,609)	(25,399,930)	(24,604,801)
(Loss)/Profit before tax		(1,999,490)	(17,914,733)	(12,839,146)	(19,844,647)
Income tax expense	18	1,314,559	(486,000)	(2,505,441)	(2,736,000)
(Loss)/Profit for the period		(684,931)	(18,400,733)	(15,344,587)	(22,580,647)
Other comprehensive income					
-Foreign currency translation difference		34,352	-	34,249	132
Total comprehensive income for the period		(650,579)	(18,400,733)	(15,310,338)	(22,580,647)
Loss per share (sen)					
Basic	25 (a)	(1.27)	(4.63)	(5.19)	(6.56)
Diluted	25 (b)	(1.27)	(4.63)	(5.19)	(6.56)

The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 30 June 2024 and the accompanying explanatory notes attached to the financial statements.

**YNH PROPERTY BHD**

(Incorporated in Malaysia)

**Condensed Consolidated Statement of Financial Position****As at 31 December 2024**

	Note	As at 31.12.2024 RM	As at 30.06.2024 RM
<b>NON-CURRENT ASSETS</b>			
Property, plant and equipment	8	66,123,296	85,980,012
Right of use		34,801,991	38,319,274
Deferred tax assets		102,150,605	102,063,810
Investment properties		129,663,911	267,185,346
Goodwill on consolidation		17,626,036	17,626,036
Inventories		858,971,780	940,647,818
		<u>1,209,337,619</u>	<u>1,451,822,296</u>
<b>CURRENT ASSETS</b>			
Inventories		655,318,969	778,917,622
Trade and other receivables	9(a)	176,284,537	133,731,590
Other current assets		45,529,842	36,023,759
Assets held for sales		153,947,801	-
Current tax assets		2,749,473	2,102,600
Cash and short term deposits		81,022,828	43,183,059
		<u>1,114,853,450</u>	<u>993,958,630</u>
<b>TOTAL ASSETS</b>		<u>2,324,191,069</u>	<u>2,445,780,926</u>

**Condensed Consolidated Statement of Financial Position as at 31 December 2024**  
**(Contd.)**

	<b>Note</b>	<b>As at 31.12.2024 RM</b>	<b>As at 30.06.2024 RM</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to equity holders of the Company</b>			
Share capital		528,999,579	528,999,579
Perpetual securities		345,915,827	345,915,827
Treasury shares		(970,158)	(970,157)
Other reserves		26,559,248	26,524,999
Retained earnings		199,985,037	227,284,294
Total equity		<u>1,100,489,533</u>	<u>1,127,754,542</u>
<b>Non-Current Liabilities</b>			
Deferred tax liabilities		12,289,720	21,591,309
Long term liabilities	20	<u>202,578,031</u>	<u>383,531,477</u>
		<u>214,867,751</u>	<u>405,122,786</u>
<b>CURRENT LIABILITIES</b>			
Trade and other payables		344,801,996	306,236,433
Contract liabilities		121,821,685	97,994,023
Provisions	22	67,058	67,058
Borrowings	20	466,285,197	453,986,719
Lease liabilities		11,133,525	1,228,643
Current tax liabilities		64,724,324	53,390,722
		<u>1,008,833,785</u>	<u>912,903,598</u>
<b>TOTAL LIABILITIES</b>		<u>1,223,701,536</u>	<u>1,318,026,384</u>
<b>TOTAL EQUITY AND LIABILITIES</b>		<u>2,324,191,069</u>	<u>2,445,780,926</u>
NTA per share (RM)		<u>2.05</u>	<u>2.10</u>
Net asset per share (RM)		<u>2.08</u>	<u>2.13</u>

The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 30 June 2024 and the accompanying explanatory notes attached to the financial statements.

**YNH PROPERTY BHD**  
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**Condensed Consolidated Statement of Changes in Equity**  
**For the financial Period Ended 31 December 2024**

	Attributable to Equity Holders of the Company						
	Share capital RM	Perpetual capital securities RM	Translation Reserve RM	Capital Reserve RM	Treasury Shares RM	Retained profits RM	Total RM
<b>Opening balance at 1 July 2023</b>	528,999,579	345,915,827	(47,616)	26,578,054	(970,157)	292,713,385	1,193,189,072
<b><u>Comprehensive income</u></b>							
(Loss)/Profit for the year						(22,580,647)	(22,580,647)
<b><u>Other comprehensive income</u></b>							
Foreign currency translation difference			132				132
Coupon payment						(11,905,300)	(11,905,300)
<b>Closing balance at 31 December 2023</b>	528,999,579	345,915,827	(47,484)	26,578,054	(970,157)	258,227,438	1,158,703,257
<b>Opening balance at 1 July 2024</b>	528,999,579	345,915,827	(53,055)	26,578,054	(970,157)	227,284,294	1,127,754,542
<b><u>Comprehensive income</u></b>							
(Loss)/Profit for the year	-		-	-	-	(15,344,587)	(15,344,587)
<b><u>Other comprehensive income</u></b>							
Foreign currency translation difference	-	-	34,249	-	-	-	34,249
Coupon payment	-	-	-	-	-	(11,954,670)	(11,954,670)
<b>Closing balance at 31 December 2024</b>	528,999,579	345,915,827	(18,806)	26,578,054	(970,157)	199,985,037	1,100,489,534

The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 30 June 2024 and the accompanying explanatory notes attached to the financial statements.

**YNH PROPERTY BHD**  
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**Condensed Consolidated Statement of Cash Flow**  
**For the financial Period Ended 31 December 2024**

	<b>6 months ended 31.12.2024 RM</b>	<b>12 months ended 30.06.2024 RM</b>
Loss before taxation	<u>(12,839,146)</u>	<u>(49,675,864)</u>
Net cash (used in)/from operating activities	121,289,068	91,660,919
Net cash from/(used in) investing activities	96,844,951	11,384,753
Net cash from/(used in) financing activities	<u>(137,896,878)</u>	<u>(96,801,849)</u>
<b>Net increase/(decrease) in cash and cash equivalents</b>	80,237,141	7,657,195
<b>Cash and cash equivalents at beginning of financial period</b>	984,138	(6,673,057)
<b>Cash and cash equivalents at end of financial period</b>	<u>81,221,279</u>	<u>984,138</u>

Cash and cash equivalents at end of financial period comprise the following:

Fixed deposits	942,818	1,128,348
Less: pledged fixed deposits	<u>(942,818)</u>	<u>(1,128,348)</u>
	-	-
* Cash and bank balances	81,022,828	42,052,901
Bank overdraft (included within borrowings in Note 20)	198,450	(41,068,763)
	<u>81,221,278</u>	<u>984,138</u>

- \* Included in cash at banks of the Group are amounts of RM 1,308,450 held pursuant to Section 7A of the Housing Development (Control and Licensing) Act 1966 and therefore restricted from use in other operations.

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statements for the year ended 30 June 2024 and the accompanying explanatory notes attached to the financial statements.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**1. BASIS OF PREPARATION**

The quarterly condensed financial report has been prepared in accordance with:

- (i) The requirement of the Malaysian Financial Reporting Standards ("MFRS") Standard 134: Interim Financial Reporting; and
- (ii) Paragraph 9.22 of the Listing Requirements of the Bursa Malaysia Securities Berhad and should be read in conjunction with the audited annual financial statements for the year ended 30 June 2024 and the accompanying explanatory notes attached to the quarterly condensed financial report. These explanatory notes attached to the quarterly condensed financial report provide an explanation of events and transactions that are significant to the understanding of the changes in the financial position and performance of the Group since the year ended 30 June 2024. The significant accounting policies adopted for the quarterly condensed financial report are consistent with those of the audited financial statements for the financial year ended 30 June 2024.

**2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS**

The auditors' report on the financial statements for the year ended 30 June 2024 was qualified.

During the previous financial period ended 30 June 2023, the Group was subject to queries and investigations by regulatory authorities regarding joint venture and turnkey contracts entered into for development work with joint venture parties or landowners.

In response, the predecessor auditors had requested the Group to undertake extended procedures for these joint venture and turnkey contracts. The Group agreed to conduct a special review of these transactions and had engaged independent law firms to examine if there is any potential involvement of related parties and non-compliance with applicable laws and regulations.

In the current financial year, in conjunction with the ongoing regulatory investigations, management has performed an internal assessment on the independent law firms' results. Additionally, a professional services firm was appointed to undertake an additional special independent review of these contracts.

As of the date of audit report, despite extensive audit procedures performed by auditors to address these developments, the outcome of the regulatory authorities' investigations remains unknown, and the special independent review by the Group is still pending completion. Hence, the auditors were unable to obtain sufficient appropriate audit evidence to determine the possible consequential effects thereof, if any, on valuation and related disclosure for the aforementioned inventories and other receivables in the Group's financial statements.

**3. COMMENTS ABOUT SEASONAL OR CYCLICAL FACTORS**

The Group's performance is not materially affected by seasonal or cyclical factors.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**4. UNUSUAL ITEMS DUE TO THEIR NATURE, SIZE OR INCIDENCE**

There were no unusual items due to their nature, size or incidence affecting assets, liabilities, equity, net income or cash flows during the financial period ended 31 December 2024 except as disclosed in Note 10 of the interim financial statements.

**5. CHANGES IN ESTIMATES**

The Group has not submitted any financial forecast or projections to any authority during the current quarter and prior financial year ended 31 December 2024. There were no changes in estimates that have had a material effect in the current quarter results.

**6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES**

Details of the movement of debt and equity securities during the financial period ended 31 December 2024 are as follows:

**(a) Treasury Shares**

There is no purchase of treasury shares during the current quarter of the financial period ended 30 September 2024. Total treasury shares repurchased cumulatively as at 31 December 2024 is 512,512 ordinary shares, representing a cumulative 0.10% of the total paid up share capital of the company as at 31 December 2024. The shares repurchased are being held as treasury shares in accordance with Section 127 of the Companies Act 2016. There is no repurchase of treasury share subsequent to the interim financial period ended 31 December 2024.

**(b) Capital Management**

The Group's objectives of managing capital are to safeguard the group's ability to continue in operation as a going concern in order to provide fair returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

For capital management purposes, the Group consider shareholders' equity to be the key component in the Group's capital structure. The Group monitors capital based on gearing ratio. The ratio is calculated on total debts divided by total equity. The Group's strategy is to maintain a gearing ratio below 100%. Currently the Company is engaging in a few corporate exercise to dispose its inventories as mentioned in note 10 to the interim financial statements. Upon completion of these corporate exercise, the Board is confident that the Company will be able to further reduce its gearing position.



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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**6. CAPITAL MANAGEMENT, DEBT AND EQUITY SECURITIES (Contd.)**

**(b) Capital Management (Contd.)**

The gearing ratio as at 31 December 2024, are as follows:

	<b>31.12.2024</b>	<b>30.06.2024</b>
	<b>RM</b>	<b>RM</b>
Total borrowing	668,863,228	835,377,701
Lease liabilities	11,133,525	3,369,138
Less: Cash and bank balances	(81,022,828)	(43,183,059)
Net debts	<u>598,973,925</u>	<u>795,563,780</u>
Equity attributable to the owners of parents	<u>1,100,489,533</u>	<u>1,127,754,542</u>
Gearing ratio	<u>54%</u>	<u>71%</u>

The details of the issuance and repayment of debts and equity instrument in the current quarter ended 31 December 2024 are as follows:

	<b>31.12.2024</b>
	<b>RM</b>
Term loan drawdown	30,000,000
Coupon payment	(11,954,670)
Term loan and revolving credit repayment	(155,942,213)

**7. DIVIDEND PAID**

No dividend was paid for the financial period ended 31 December 2024.

**8. CARRYING AMOUNT OF REVALUED ASSETS**

The valuation of property, plant and equipment and investment properties have been brought forward without amendment from the financial statements for the year ended 31 December 2024.

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**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024****9(a) TRADE AND OTHER RECEIVABLES**

	As at 31.12.2024	As at 30.06.2024
	RM	RM
Trade receivables	60,955,295	53,344,373
Less: Provision for impairment	(10,747,411)	(10,747,411)
	50,207,884	42,596,962
Other receivables	126,076,653	91,434,628
	176,284,537	134,031,590

Trade receivables are generally on credit terms ranging from 14 days to 180 days. Credit terms for the sales of commercial properties range from 14 days to 270 days.

Included in trade receivables are:

- (i) an amount of RM Nil owing by certain directors of the Company
- (ii) an amount of RM Nil owing by persons related to directors.

The amounts owing by directors and persons related to directors are in respect of purchase of properties from the Group and is under normal credit terms granted to customers.

**10. STATUS OF CORPORATE PROPOSAL**

- (a) The Board of Directors of YNH Property Berhad (“YNH” or “**Company**”) wishes to announce that the Company proposes to undertake a debt financing exercise via a proposed asset-backed securitization which will involve, among others, the disposal of the following properties by its wholly-owned subsidiaries (“**Properties**”) to a special purpose vehicle:

(i) a retail shopping mall known as “163 Retail Park” bearing the address No. 8, Jalan Kiara, Mont Kiara, 50480 Kuala Lumpur, Wilayah Persekutuan and erected on the freehold land held under title bearing particulars Geran Mukim 8842, Lot 67384, Mukim Batu, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan KL by D’Kiara Place Sdn Bhd; and

(ii) a two-storey retail shopping mall known as “AEON Seri Manjung”, bearing the address AEON Seri Manjung Store & Shopping Centre, Pusat Perniagaan Manjung Point 3, 32040 Seri Manjung, Perak Darul Ridzuan and erected on freehold land held under title bearing particulars H.S.(D) 34532, PT 15074, Mukim Lumut, Daerah Manjung, Negeri Perak by YNH Hospitality Sdn Bhd.

The total consideration for the Proposed Disposal is intended to be satisfied by the purchaser from proceeds received from its issuance of medium term notes under a proposed asset-backed medium term notes programme of up to RM500.0 million in nominal value (“**Proposed ABS Issue**”). The date of the Extra-ordinary Meeting is set at 1st March 2023.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**10. STATUS OF CORPORATE PROPOSAL (contd.)**

The Proposed Disposal and Proposed ABS Issue is terminated due to non fulfillment of certain condition precedents.

Subsequent to the termination of the Proposed ABS Issue, D’Kiara Place Sdn Bhd, a wholly-owned subsidiary of the Company had on 26 January 2024 entered into a Sale and Purchase Agreement (“**SPA**” or “**this Agreement**”) with RHB Trustees Berhad [As Trustee of Sunway Real Estate Investment Trust], for the disposal of a seven-storey retail shopping center known as “163 Retail Park” for a total cash consideration of RM215.0 million.

The Board also wishes to announce that Sunway REIT Management Sdn. Bhd. (Registration No. 200801005046 (806330-X)) (*being the management company of Sunway REIT, who is the beneficial owner of this SPA, and RHBT entered this SPA solely in its capacity as trustee of Sunway REIT and not in its personal capacity*) had on 23 September 2024 received notification from its solicitors notified that the Conditions Precedent of the SPA have been satisfied on 23 September 2024 and accordingly, the unconditional date of the SPA is 23 September 2024 (“**Unconditional Date**”). The disposal of 163 Retail park is completed in the current quarter of the financial year.

- (b) The Company has on 16 May 2023, announce that Kar Sin Berhad (“**Vendor**”), a wholly-owned subsidiary of YNH entered into a Sale and Purchase Agreement (“**SPA**”) with

Imbuan Sempurna Sdn. Bhd., the Registered Proprietor;  
Great Wall Park Sdn. Bhd., the First Beneficial Owner;  
Sunway Living Space Sdn Bhd, the Purchaser

for the proposed disposal of all that freehold vacant land held under the individual title H.S.(D) 47941 P.T. 48632 in the Mukim of Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 20,630.474 square meters (approximately 5.098 acres) for a total consideration of RM170.00 million only. The disposal agreement also contains an additional consideration in which the Company will receive an additional RM50 million if YNH successfully obtains a New Development Order (NDO) within one year from the date of the SPA. The NDO would include the approval by the relevant authorities for a development with a minimum plot ratio of seven (7) on the net land area.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**10. STATUS OF CORPORATE PROPOSAL (contd.)**

- (b) YNH, the Vendor and Sunway Living Space Sdn Bhd, the Purchaser had on 10 August 2023 mutually agreed to extend the Conditional Period (as defined in the Sale and Purchase Agreement dated 12 May 2023) for a further two (2) months, thereby extending the last day of the Conditional Period to 12 October 2023.

The Board of Directors of YNH wishes to announce that Kar Sin Berhad ("the Vendor") had on 10 November 2023 executed a Supplemental Agreement in respect of the Sale and Purchase Agreement dated 12 May 2023 ("**Supplemental SPA**") with the following parties to vary certain terms and conditions of the SPA including a further extension of the Conditional Period (herein referred to as "**3rd Extension of Time**") in relation to the Proposed Disposal. YNH and Sunway Living Space Sdn Bhd had on 9 February 2024 mutually agreed to extend the Conditional Period for a further three (3) months after expiry of the 3rd Extension of Time of three (3) months period, thereby extending the last day of the Conditional Period to 12 May 2024 for YNH to fulfill all Conditions Precedent of the SPA (regard as "4th Extension of Time").

On 13 May 2024, YNH has entered into a Supplemental Agreement to extend the Conditional Period for an additional period of one (1) year following the expiration of the Further Extended Due Date (i.e. 12 May 2024), to extend the Time Frame to Obtain the New Development Order for an additional period of One (1) year from the expiration of the Time Frame to obtain the New Development Order and others terms of the agreement.

- (c) The Board wishes to announce that a Sale and Purchase Agreement has been entered into between Kar Sin Bhd and YNH Hospitality Sdn Bhd, both the wholly-owned subsidiary of the Company, with RHB Trustees Berhad [As Trustee of Sunway Real Estate Investment Trust], on 20 January 2025 for the disposal of Aeon Mall Seri Manjung for a total consideration of RM138.0 million.

The Disposal represents an opportunity for the Group to unlock the value of and monetise its investments in the Property. The Disposal will also enable the Group to raise proceeds of RM138,000,000 to be utilised for the purpose, which includes for repayment of outstanding loan and working capital. The utilisation of the said proceeds is expected to contribute positively to the future cash flow of the Group when it materialises.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**11. CHANGES IN COMPOSITION OF THE GROUP**

There is no change in the composition of the Group since the last financial year until the date of this interim report.

**12. CHANGES IN CONTINGENT LIABILITIES AND CONTINGENT ASSETS**

There is no contingent liabilities and contingent assets for the period ended 31 December 2024 and the date of this interim financial report.

**13. CAPITAL COMMITMENTS**

There is no capital commitment as at 31 December 2024.

**14. PERFORMANCE REVIEW**

	3 months ended		changes		6 months ended		changes	
	31.12.2024	31.12.2023	RM	%	31.12.2024	31.12.2023	RM	%
	RM	RM			RM	RM		
Revenue	300,330,639	14,347,148	285,983,491	1993%	326,669,576	77,087,345	249,582,231	324%
(Loss)/Profit from operations	8,962,316	(4,362,124)	13,324,440	305%	12,560,784	4,760,154	7,800,630	164%
(Loss)/Profit before tax	(1,999,490)	(17,914,733)	15,915,243	89%	(12,839,146)	(19,844,647)	7,005,501	35%
(Loss)/ Profit for the period	(684,931)	(18,400,733)	17,715,802	96%	(15,344,587)	(22,580,647)	7,236,060	32%

The Group's cumulative turnover for the current financial period ended 31 December 2024 is recorded at RM326,669,576 . The Group recorded a loss before taxation of RM12,839,146 for the six months period ended 31 December 2024. Revenue for the current financial year mainly derive from the disposal of 163 Retail Park, progressive profit recognition from Solasta Dutamas (Mont Kiara), sales of inventories from Manjung Point Seksyen II (Seri Manjung).

	Current Quarter RM	Immediate Preceding Quarter RM	Changes	
			RM	%
Revenue	300,330,639	26,338,937	273,991,702	1040%
(Loss)/ Profit from operations	8,962,316	3,598,468	5,363,848	149%
(Loss)/Profit before tax	(1,999,490)	(10,839,656)	8,840,166	82%
(Loss)/Profit for the period	(684,931)	(14,659,656)	13,974,725	95%

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**14. PERFORMANCE REVIEW (Contd.)**

On a quarter to quarter basis, the current quarter registered a loss after taxation of RM684,931 compared to a loss after taxation of RM14,659,656 in the previous quarter. The improvement is mainly due to the completion of disposal of 163 Retail Park (Kuala Lumpur) and disposal of Hotel Sfera (Seri Manjung) in the current quarter of the financial year.

**15. OFF BALANCE SHEET FINANCIAL INSTRUMENTS**

There was no off balance sheet financial instruments as at the date of this report.

**16. COMMENTARY ON PROSPECTS**

The Group has, in the previous year, launched Solasta Dutamas, a high end residential development project, located at Mont Kiara, Kuala Lumpur. The project consist of 1,159 units of tastefully built condominium, with distinctive and opulent design and styling. Solasta Dutamas project has received encouraging response from potential purchasers. Solasta Dutamas project has a gross development value of RM750 million and is expected to contribute positively to the Group for the next three financial years.

Another prestigious project planned for the future by YNH group is the Menara YNH development, located on one of the most exclusive addresses in Kuala Lumpur city center, in the Golden Triangle area where most prestigious 5 star hotels and upmarket office spaces are found. The commercial development sits on a 130,826 sq ft (approximately 3 acres) of land with a wide frontage of 320 feet along Jalan Sultan Ismail. The location of Menara YNH also offers easy accessibility and close proximity to efficient public transport facilities such as the Putra Light Rail Transport and the K.L Monorail station. It is also located within walking distance to all major hotels and shopping centers. This Menara YNH has a GDV of approximately RM2.1 billion. Approved development order had already been obtained for this development, comprising office tower and shopping mall.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**16. COMMENTARY ON PROSPECTS (Contd.)**

The Group has intention to keep 50% of the Menara YNH referred above as investment property and it will be used as the Group's future corporate headquarter.

The Group has also entered into a series of joint venture projects for the development of a few pieces of land strategically located near Mont' Kiara, Hartamas, Kuala Lumpur city center, Ipoh city and Seri Manjung town. These developments are at planning stage and have an estimated gross development value of RM1.8 billion and are expected to contribute to the Group's earnings for the next 15 to 20 years.

The Group had successfully completed the construction of AEON Mall Seri Manjung in year 2012 and Pantai Specialist Centre at Seri Manjung in November 2013. The presence of AEON Mall Seri Manjung Shopping Centre and Pantai Specialist Centre will further enhance the value of the balance 700 acres of undeveloped landbanks in the Manjung Point Township.

The Company had also in the 4th quarter of 2008 acquired 95 acres of strategic development land bank in Genting Highlands. The Genting land bank is located strategically next to the Genting Highland Resort and was acquired for RM16.05 million. The advantage of this land bank is that the purchase consideration is very low and it comes with infrastructure. The land has already been converted to building title. The proximity to the existing Genting Highland Resort is an advantage as the proposed development will complement the existing infrastructure. Other plus point for this development is that it is located in a cool environment and yet is 45 minutes from the KL city center as the existing highway is already completed from the KL city center to the existing resort.

The proposed development for this 95 acres land bank comprises commercial, bungalows, condominium, retail and etc. for both local and foreign investors. The estimated gross development value for this future development is RM1.96 billion and expected to contribute to the Group's earnings in the next 20 years.

YNH wishes to announce that Kar Sin Bhd, a wholly-owned subsidiary of the Company had on 24 April 2024 entered into a Development Agreement with New York Empire Sdn Bhd and Chin Hin Property (Segambut) Sdn Bhd ("**CHPS**" or "**Developer**"), for granting the Development Rights to the Developer to implement and complete the development of all that parcel of freehold land held under Geran Mukim 54, Lot 448, Kepong Rly Line 8th Mile, Mukim Batu, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur measuring approximately 26,253.121 square metres (6.49 acres) into a residential development.

The entry of the development agreement which involves the granting of Development Rights with Guaranteed Beneficiary Owner's Entitlement of RM52.0 million and Additional Beneficiary Owner's Entitlement (if applicable) ("Total Entitlement"), allows the Company to quickly generate cash or capital from the Land without engaging in the development process.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**17. FINANCE COSTS**

This is arrived at after charging:

**6 months ended  
31.12.2024  
RM**

Revolving credit interest	6,603,584
Term loan interest	8,723,029
Interest on medium term notes	9,348,835
Overdraft interest	724,482
	<hr/>

**18. INCOME TAX EXPENSE**

	<b>3 months ended 31.12.2024 RM</b>	<b>3 months ended 31.12.2023 RM</b>	<b>6 months ended 31.12.2024 RM</b>	<b>6 months ended 31.12.2023 RM</b>
Tax expense for the period:				
Malaysian income tax	(2,899,108)	(224,031)	(6,719,108)	(2,474,031)
Deferred tax	4,213,667	(261,969)	4,213,667	(261,969)
	<hr/>	<hr/>	<hr/>	<hr/>
	1,314,559	(486,000)	(2,505,441)	(2,736,000)

A reconciliation of income tax expense applicable to profit before taxation at the statutory income tax rate to income tax expense at the effective income tax rate of the Group is as follow:

	<b>6 months ended 31.12.2024 RM</b>
(Loss)/Profit before tax	<hr/> (12,839,146)
Taxation at applicable statutory tax rate	-
Expenses not deductible for tax purposes	(4,483,108)
Income not taxable	-
Others timing differences	1,977,667
Tax expense for the quarter/year	<hr/> (2,505,441)



**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**19. SALES OF UNQUOTED INVESTMENTS AND PROPERTIES**

There were no sales of unquoted investments and no other sales of properties for the financial year ended 31 December 2024 except for the sales of development properties in the ordinary course of business.

**20. LOAN AND BORROWINGS**

	As at 2nd quarter ended 31.12.2024					
	Long term		Short term		Total borrowings	
	USD denomination	RM denomination	USD denomination	RM denomination	USD denomination	RM denomination
<b>Secured</b>						
Secured-Finance lease liabilities	-	-	-	-	-	-
Secured-Medium term notes	-	-	-	-	-	-
Secured-Term loan & medium term notes		202,578,031	-	287,463,062	-	490,041,093
Secured-Bank overdraft and revolving credit	-	-	-	178,822,135	-	178,822,135

The weighted average interest of borrowings is 6.84 % and all loan and borrowings are based on floating interest rate.

**21. PROFIT FORECAST**

The disclosure requirements for explanatory notes for the variance of actual profit after tax and minority interest and forecast profit after tax and minority interest and for the shortfall in profit guarantee are not applicable.

**22. PROVISIONS**

	As at 31.12.2024 RM	As at 30.06.2024 RM
Opening	67,058	135,379
Provision during the period/year	-	417,071
Utilization/ written back during the period/year	-	(485,392)
Closing	67,058	67,058

The provisions represent amount allocated for defect and liabilities warranty for housebuyers.

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**23. CHANGES IN MATERIAL LITIGATION**

There is no material litigation involve the group as at the date of this interim report.

**24. DIVIDEND PAYABLE**

No dividend payable for the financial year ended 31 December 2024.

**25. EARNING PER SHARE**

(a) **Basic**

Basic earning per share is calculated by dividing the net profit for the period by the weighted average number of ordinary shares in issue during the period.

	3 months ended 31.12.2024	3 months ended 31.12.2023	6 months ended 31.12.2024	6 months ended 31.12.2023
	RM	RM	RM	RM
Net profit for the period	(684,931)	(18,400,733)	(15,344,587)	(22,580,647)
Distribution to holders of perpetual securities	(6,043,014)	(6,043,014)	(12,086,027)	(12,086,027)
Loss attributable to ordinary equity holders	(6,727,945)	(24,443,747)	(27,430,614)	(34,666,674)
Weighted average number of ordinary shares in issue	528,487,067	528,487,067	528,487,067	528,487,067
Basic loss per share (sen)	(1.27)	(4.63)	(5.19)	(6.56)

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**25. EARNING PER SHARE (Contd.)**

**(b) Diluted**

There is no dilution effect in calculating earning per shares because there is no Employee Share Scheme in effect during the current financial year. As such , the diluted earning per share is similar with basic earning per shares.

	3 months ended 31.12.2024 RM	3 months ended 31.12.2023 RM	6 months ended 31.12.2024 RM	6 months ended 31.12.2023 RM
Net profit for the period	(684,931)	(18,400,733)	(15,344,587)	(22,580,647)
Distribution to holders of perpetual securities	(6,043,014)	(6,043,014)	(12,086,027)	(12,086,027)
Loss attributable to ordinary equity holders	(6,727,945)	(24,443,747)	(27,430,614)	(34,666,674)
Weighted average number of ordinary shares in issue	528,487,067	528,487,067	528,487,067	528,487,067
Adjusted weighted number of ordinary shares in issue	528,487,067	528,487,067	528,487,067	528,487,067
Diluted loss per share (sen)	(1.27)	(4.63)	(5.19)	(6.56)

**26. RELATED PARTY TRANSACTIONS**

The Group's related party transactions cumulative period-to-date ended 31 December 2024 are as follows:

Party	Transaction	31.12.2024 RM
Transaction with non-group members	Rental of equipment and transportation payable, purchase of construction material, rental of land and properties and entitlement payable	938,220
	Rental of properties and equipment received	544,616

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024**

**26. RELATED PARTY TRANSACTIONS (Contd.)**

Party	Transaction	31.12.2024
		RM
Transaction with person connected with Directors	Legal services and disbursement paid	
	(including stamp duty etc.)	1,768,316
	Sales of properties	1,590,000

The Group's Directors personal compensation for the period under review are as follows:

	31.12.2024
	RM
Type of compensation	
Salaries and allowances (including employer EPF portion)(Non-Executive directors)	68,400
Salaries and allowances (including employer EPF portion)(Executive directors)	6,513,306
	<u>6,513,306</u>

**27. SUBSEQUENT EVENT**

There is no material subsequent event from the end of the current quarter to the date of the interim financial statements.

**28. AUTHORISATION FOR ISSUE**

The interim financial statements were authorized for issue by the Board of Directors in accordance with a resolution of the Directors.

**YNH PROPERTY BHD**

(Incorporated in Malaysia)

**NOTES TO THE INTERIM FINANCIAL STATEMENTS - 31 DECEMBER 2024****29. SEGMENTAL REPORTING**

	Property Development & Construction		Hotel & Hospitality		Consolidated	
	31.12.2024 RM	31.12.2023 RM	31.12.2024 RM	31.12.2023 RM	31.12.2024 RM	31.12.2023 RM
<b>Revenue</b>						
External customers	326,669,576	74,212,474	-	2,874,871	326,669,576	77,087,345
<b>Results</b>						
Interest income	52,014	11,258	-	-	52,014	11,258
Dividend income	-	-	-	-	-	-
Depreciation	1,848,725	1,278,940	467,294	932,155	2,316,018	2,211,095
Finance cost	25,399,930	25,171,360	-	(566,559)	25,399,930	24,604,801
Profit/(loss) before taxation	(46,052,648)	(20,469,080)	33,213,502	624,433	(12,839,146)	(19,844,647)
<b>Segment assets</b>	2,151,528,832	2,261,882,537	172,662,237	167,799,236	2,324,191,069	2,429,681,773
<b>Segment liabilities</b>	1,193,521,045	1,231,234,434	30,180,491	39,744,082	1,223,701,536	1,270,978,516