

UNITED MALACCA BERHAD 191001000010 (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023****CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

	Individual Quarter 3 Months Ended 31 January		Cumulative Quarter 9 Months Ended 31 January	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Revenue	161,630	147,789	469,198	406,511
Cost of sales	(132,607)	(98,769)	(368,285)	(276,355)
Gross profit	29,023	49,020	100,913	130,156
Other income	1,753	1,180	5,075	6,343
Administrative expenses	(5,593)	(5,476)	(17,784)	(17,200)
Other expenses	(8,472)	(3,892)	(14,016)	(48)
Operating profit	16,711	40,832	74,188	119,251
Interest expense	(2,066)	(1,432)	(5,367)	(4,254)
Profit before tax	14,645	39,400	68,821	114,997
Taxation	(4,976)	(9,216)	(21,170)	(26,961)
Profit for the period	9,669	30,184	47,651	88,036
Other comprehensive income:				
Item that will be subsequently reclassified to profit or loss:				
Exchange differences on translation of foreign operations	(14,157)	(827)	(12,410)	5,449
	(14,157)	(827)	(12,410)	5,449
Total comprehensive (loss)/income for the period	(4,488)	29,357	35,241	93,485
Profit/(loss) for the period attributable to:				
Owners of the Company	12,712	30,239	52,724	87,180
Non-controlling interests	(3,043)	(55)	(5,073)	856
	9,669	30,184	47,651	88,036
Total comprehensive income/(loss) for the period attributable to:				
Owners of the Company	1,142	29,546	42,507	91,746
Non-controlling interests	(5,630)	(189)	(7,266)	1,739
	(4,488)	29,357	35,241	93,485
Earnings per share attributable to owners of the Company:				
Basic (sen)	6.06	14.42	25.13	41.56
Diluted (sen)	6.06	14.42	25.13	41.56

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 April 2022 and the accompanying explanatory notes attached to the interim financial statements.

UNITED MALACCA BERHAD 191001000010 (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023****CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	As at End of Current Quarter 31 January 2023	As at Preceding Financial Year End 30 April 2022
	RM'000	RM'000
ASSETS		
Non-Current Assets		
Property, plant and equipment	652,669	671,298
Right-of-use assets	806,780	788,442
Goodwill on consolidation	82,474	82,474
Intangible asset	218	234
Other asset	3,315	3,501
Other receivables	20,897	15,647
	<u>1,566,353</u>	<u>1,561,596</u>
Current Assets		
Inventories	46,386	52,329
Biological assets	11,241	15,939
Trade and other receivables	67,396	72,574
Short term funds	36,448	75,103
Cash and bank balances	87,198	58,161
	<u>248,669</u>	<u>274,106</u>
TOTAL ASSETS	<u>1,815,022</u>	<u>1,835,702</u>
EQUITY AND LIABILITIES		
Equity		
Share capital	255,375	255,375
Other reserve	(16,243)	(6,026)
Retained earnings	1,173,811	1,152,552
Equity attributable to owners of the Company	<u>1,412,943</u>	<u>1,401,901</u>
Non-controlling interests	31,648	38,914
Total equity	<u>1,444,591</u>	<u>1,440,815</u>
Non-Current Liabilities		
Bank borrowings	33,000	43,044
Lease liabilities	7,646	7,026
Retirement benefit obligation	1,056	1,037
Deferred tax liabilities	193,095	196,272
	<u>234,797</u>	<u>247,379</u>
Current Liabilities		
Bank borrowings	74,283	74,344
Lease liabilities	1,233	925
Trade and other payables	59,358	63,626
Tax payable	760	8,613
	<u>135,634</u>	<u>147,508</u>
Total liabilities	<u>370,431</u>	<u>394,887</u>
TOTAL EQUITY AND LIABILITIES	<u>1,815,022</u>	<u>1,835,702</u>
Net assets per share attributable to owners of the Company (RM)	<u>6.74</u>	<u>6.68</u>

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 April 2022 and the accompanying explanatory notes attached to the interim financial statements.

UNITED MALACCA BERHAD 191001000010 (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023****CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 JANUARY 2023**

	Attributable to Owners of the Company			Total RM'000	Non- Controlling Interests RM'000	Total Equity RM'000
	Share Capital RM'000	Non- distributable Other Reserve RM'000	Distributable Retained Earnings RM'000			
<u>Period Ended 31 January 2023</u>						
Balance at 1 May 2022	255,375	(6,026)	1,152,552	1,401,901	38,914	1,440,815
Total comprehensive (loss)/income for the year	-	(10,217)	52,724	42,507	(7,266)	35,241
Transaction with owners:						
Dividends	-	-	(31,465)	(31,465)	-	(31,465)
	-	-	(31,465)	(31,465)	-	(31,465)
Balance at 31 January 2023	255,375	(16,243)	1,173,811	1,412,943	31,648	1,444,591

UNITED MALACCA BERHAD 191001000010 (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023****CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE PERIOD ENDED 31 JANUARY 2023 - CONT'D**

	Attributable to Owners of the Company				Non-Controlling Interests	Total Equity
	Share Capital	Non-distributable Other Reserve	Distributable Retained Earnings	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
<u>Period Ended 31 January 2022</u>						
Balance at 1 May 2021	255,375	(16,387)	1,069,714	1,308,702	32,723	1,341,425
Total comprehensive income for the year	-	4,566	87,180	91,746	1,739	93,485
Transaction with owners:						
Dividends	-	-	(25,172)	(25,172)	-	(25,172)
	-	-	(25,172)	(25,172)	-	(25,172)
Balance at 31 January 2022	255,375	(11,821)	1,131,722	1,375,276	34,462	1,409,738

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 April 2022 and the accompanying explanatory notes attached to the interim financial statements.

UNITED MALACCA BERHAD 191001000010 (1319 - V)

(Incorporated in Malaysia)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023****CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 JANUARY 2023**

	Period Ended 31 January 2023	Period Ended 31 January 2022
	RM'000	RM'000
Operating Activities		
Profit before tax	68,821	114,997
Adjustments for:		
Depreciation of property, plant and equipment	36,547	36,174
Depreciation of right-of-use assets	11,154	10,946
Fair value changes on biological assets (net)	4,588	(1,697)
Gain on disposal of property, plant and equipment	(436)	(13)
Interest expense	5,367	4,254
Interest income	(1,850)	(538)
Property, plant and equipment written off	60	48
Realised fair value gains on short term funds	(303)	(418)
Unrealised fair value gains on short term funds	(313)	-
Unrealised foreign exchange loss/(gain)	9,366	(2,065)
Operating cash flows before changes in working capital	133,001	161,688
<u>Changes in working capital:</u>		
Inventories	4,745	(7,271)
Trade and other receivables	(3,290)	(5,734)
Trade and other payables	(3,381)	(5,215)
Cash flows from operations	131,075	143,468
Interest received	1,721	535
Interest paid	(5,297)	(4,230)
Taxes refunded	-	603
Taxes paid	(30,942)	(10,380)
Net cash flows from operating activities	96,557	129,996
Investing Activities		
Additions of right-of-use assets	(36,687)	(312)
Proceeds from disposal of property, plant and equipment	1,179	133
Purchase of property, plant and equipment	(32,207)	(27,204)
Net withdrawals/(placements) of short term funds	39,271	(54,806)
Net cash flows used in investing activities	(28,444)	(82,189)

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE PERIOD ENDED 31 JANUARY 2023 - CONT'D**

	Period Ended 31 January 2023	Period Ended 31 January 2022
	RM'000	RM'000
Financing Activities		
Dividends paid	(31,465)	(25,172)
Repayment of term loan	(6,286)	(4,127)
Payment of principal portion of lease liabilities	(758)	(525)
Net cash flows used in financing activities	(38,509)	(29,824)
Net change in cash and bank balances	29,604	17,983
Effect of foreign exchange rate changes	(567)	253
Cash and bank balances at beginning of year	58,161	33,204
Cash and bank balances at end of year	87,198	51,440
Cash and bank balances comprise:		
Cash on hand and at banks	10,693	11,664
Short-term deposits with licensed financial institutions	76,505	39,776
	87,198	51,440

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 April 2022 and the accompanying explanatory notes attached to the interim financial statements.

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS

A. EXPLANATORY NOTES PURSUANT TO MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134: INTERIM FINANCIAL REPORTING AND BURSA LISTING REQUIREMENTS

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with the requirements of MFRS 134: Interim Financial Reporting and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad.

The interim financial statements should be read in conjunction with the annual audited financial statements of the Group for the year ended 30 April 2022. These explanatory notes attached to the 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 April 2022.

A2. Changes in Accounting Policies

The accounting policies and methods of computation applied by the Group in the interim financial statements are consistent with those applied in the latest audited financial statements for the financial year ended 30 April 2022 except for the adoption of the following amended standards effective for the financial year beginning 1 May 2022:

Description	Effective for annual periods beginning on or after
• Annual Improvements to MFRSs 2018 - 2020	1 January 2022
• Amendments to MFRS 3: <i>Reference to the Conceptual Framework</i>	1 January 2022
• Amendments to MFRS 116: <i>Proceeds before Intended Use</i>	1 January 2022
• Amendments to MFRS 137: <i>Cost of Fulfilling a Contract</i>	1 January 2022

The adoption of the above amended standards do not have any material impact on the financial statements of the Group.

A3. Seasonal or Cyclical Nature of Operations

Production of oil palm fresh fruit bunches ("FFB") is influenced by weather.

The FFB production of the Group for the nine months ended 31 January 2023 was higher than that of the corresponding period in the preceding year by 12% or 36,212 tonnes.

For Malaysian operations, FFB production for the nine months ended 31 January 2023 grew by 15% or 37,079 tonnes from the corresponding period in the preceding year due to increase in yield from Peninsular estates.

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A3. Seasonal or Cyclical Nature of Operations - Cont'd

For Indonesian operations, FFB production for the nine months ended 31 January 2023 declined marginally by 2% or 867 tonnes from the corresponding period in the preceding year as the FFB harvesting activities were affected by high rainfall and high turnover of harvesters.

A4. Unusual Items Affecting Assets, Liabilities, Equity, Net Income or Cash Flows

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the period ended 31 January 2023.

A5. Material Changes in Estimates

There were no material changes in estimates that have a material effect against results in the current quarter and current financial year-to-date ended 31 January 2023.

A6. Changes in Debt and Equity Securities

There were no issuance, repurchase and repayment of debt and equity securities during the period ended 31 January 2023.

A7. Dividends Paid

The dividends paid during the period ended 31 January 2023 were as follows:

	RM'000
(a) In respect of financial year ended 30 April 2022	
Second interim single-tier dividend of 5 sen and a special single-tier dividend of 5 sen per share, on 209,769,201 ordinary shares, paid on 19 August 2022	20,977
(b) In respect of financial year ending 30 April 2023	
First interim single-tier dividend of 5 sen per share, on 209,769,201 ordinary shares, paid on 20 January 2023	10,488
	<u>31,465</u>

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A8. Segmental Information

(a) Business Segments

	Current Quarter Ended 31 January 2023	Cumulative 9 Months Ended 31 January 2023
	RM'000	RM'000
Segment Revenue		
Plantation revenue	180,937	541,395
Elimination of inter-companies' sales	(19,307)	(72,197)
External sales	<u>161,630</u>	<u>469,198</u>
Segment Profit/(Loss)		
Plantations:		
- Malaysian operations	22,409	88,374
- Indonesian operations (Kalimantan)	(1,657)	(10,422)
- Indonesian operations (Sulawesi)	(47)	(143)
Investment holding	(6,060)	(8,988)
Profit before tax	<u>14,645</u>	<u>68,821</u>
Taxation	(4,976)	(21,170)
Profit for the period	<u>9,669</u>	<u>47,651</u>
		As at End of Current Quarter 31 January 2023
		RM'000
Segment Assets		
Plantations		1,691,227
Investment holding		123,795
Consolidated total assets		<u>1,815,022</u>
Segment Liabilities		
Plantations		262,997
Investment holding		107,434
Consolidated total liabilities		<u>370,431</u>

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A8. Segmental Information - Cont'd

(b) Geographical Segments

	Current Quarter Ended 31 January 2023	Cumulative 9 Months Ended 31 January 2023
	RM'000	RM'000
Segment Revenue		
Malaysia	118,738	382,045
Indonesia	42,892	87,153
Consolidated total revenue	<u>161,630</u>	<u>469,198</u>
Segment Profit/(Loss)		
Malaysia	28,096	88,926
Indonesia	(13,451)	(20,105)
Profit before tax	14,645	68,821
Taxation	(4,976)	(21,170)
Profit for the period	<u>9,669</u>	<u>47,651</u>
		As at End of Current Quarter 31 January 2023
		RM'000
Segment Assets		
Malaysia		1,289,332
Indonesia		525,690
Consolidated total assets		<u>1,815,022</u>
Segment Liabilities		
Malaysia		291,282
Indonesia		79,149
Consolidated total liabilities		<u>370,431</u>

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A9. Material Events Subsequent to the End of the Interim Period

There were no material events from the current quarter ended 31 January 2023 to the date of this announcement that had not been reflected in this interim financial statements except for the following:

Extension of leasehold land in Machap Estate

The Group has obtained the final approval from the Melaka State Authority for the Group's application to extend the lease tenure of three pieces of leasehold land in Machap Estate, measuring about 315 hectares, for another 99 years for a premium sum of RM36.7 million.

As of 31 January 2023, the premium sum of RM36.7 million has been paid by the Group.

A10. Changes in the Composition of the Group

There were no changes in the composition of the Group during the period ended 31 January 2023.

A11. Changes in Contingent Liabilities and Contingent Assets

At the date of this report, no contingent liabilities and contingent assets had arisen since the end of preceding financial year 30 April 2022.

A12. Capital Commitments

At the end of the current quarter, the Group has the following capital commitments:

	RM'000
Capital expenditure approved and contracted for:	
Additions of bearer plants	1,258
Purchase of other property, plant and equipment	18,626
	<u>19,884</u>
Capital expenditure approved but not contracted for:	
Additions of bearer plants	21,872
Purchase of other property, plant and equipment	21,456
	<u>43,328</u>
	<u>63,212</u>

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

A13. Related Party Disclosures

In addition to the inter-companies' sales as disclosed in Note A8(a), the Group had the following transactions and balances with related parties during the current quarter and current financial year-to-date ended 31 January 2023:

(a) Transactions with Related Parties

	Current Quarter Ended 31 January 2023 RM'000	Cumulative 9 Months Ended 31 January 2023 RM'000
Companies in which certain directors of the Company are directors		
- Sale of FFB	-	575
- Purchase of fertiliser	618	3,301
	<hr/>	<hr/>
Company in which certain director of the Company is director of its Holding Company		
- Purchase of property, plant and equipment and related maintenance service	396	1,075
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(b) Balance with Related Parties

	As at End of Current Quarter 31 January 2023 RM'000
Company in which certain directors of the Company are directors	
- Trade payable	554
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Company in which certain director of the Company is director of its Holding Company	
- Other payable	396
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**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

**B. EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF
BURSA MALAYSIA SECURITIES BERHAD**

B1. Review of Performance

(a) Current Quarter vs. Preceding Year Corresponding Quarter

	Individual Quarter		
	Current Quarter Ended 31 January 2023	Preceding Year Corresponding Quarter Ended 31 January 2022	Variance
	RM'000	RM'000	%
Revenue	161,630	147,789	9%
Operating profit	16,711	40,832	-59%
Profit before tax	14,645	39,400	-63%
Profit after tax	9,669	30,184	-68%
Profit attributable to owners of the Company	12,712	30,239	-58%
Additional information: Segmental results (RM'000)			
Plantations:			
- Malaysian operations	22,409	36,966	-39%
- Indonesian operations (Kalimantan)	(1,657)	3,674	-145%
- Indonesian operations (Sulawesi)	(47)	(71)	34%
Investment holding	(6,060)	(1,169)	-418%
Profit before tax	14,645	39,400	-63%
Breakdown of profit/(loss) before tax (RM'000)			
Plantations:			
- Malaysian operations	36,132	49,831	-27%
- Indonesian operations (Kalimantan)	4,118	9,997	-59%
- Indonesian operations (Sulawesi)	(18)	(41)	56%
EBITDA	40,232	59,787	-33%
Depreciation	(15,965)	(15,946)	0%
Fair value changes on biological assets (net)	(2,377)	(2,212)	-7%
Investment income	903	512	76%
Net foreign exchange loss	(6,082)	(1,309)	-365%
Interest expense	(2,066)	(1,432)	-44%
Profit before tax	14,645	39,400	-63%

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B1. Review of Performance - Cont'd

(a) Current Quarter vs. Preceding Year Corresponding Quarter - Cont'd

	Individual Quarter		
	Current Quarter Ended 31 January 2023	Preceding Year Corresponding Quarter Ended 31 January 2022	Variance
Additional information (cont'd):			
<u>Planted area (hectare)</u>			
Mature area:			
- Malaysia	17,823	18,176	-2%
- Indonesia	6,073	5,827	4%
Total mature area	23,896	24,003	0%
Immature area:			
- Malaysia	1,126	703	60%
- Indonesia	1,791	2,027	-12%
Total immature area	2,917	2,730	7%
Total planted area	26,813	26,733	0%
<u>FFB production (tonne)</u>			
- Malaysia	100,663	77,999	29%
- Indonesia	19,588	10,970	79%
Total FFB production	120,251	88,969	35%
<u>FFB yield (tonne/hectare)</u>			
- Malaysia	5.64	4.29	31%
- Indonesia	3.23	1.88	71%
Group FFB yield	5.03	3.71	36%
<u>Average price for Malaysian operations (RM)</u>			
Average CPO price/tonne	4,061	4,851	-16%
Average PK price/tonne	2,031	4,036	-50%
<u>Average price for Indonesian operations (RM)</u>			
Average CPO price/tonne	3,240	4,116	-21%
Average PK price/tonne	1,548	3,134	-51%

During the current quarter ended 31 January 2023, the Group recorded a pre-tax profit of RM14.6 million which was 63% lower than RM39.4 million in the corresponding quarter of the preceding year.

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B1. Review of Performance - Cont'd

(a) Current Quarter vs. Preceding Year Corresponding Quarter - Cont'd

Comments on the business segments are as follows:

Plantations

Malaysian operations

During the current quarter ended 31 January 2023, the Malaysian operations recorded a plantation profit of RM22.4 million which was 39% lower than RM37.0 million in the corresponding quarter of the preceding year. Excluding depreciation, fair value changes on biological assets (net) and interest expense, the Malaysian operations recorded an Earnings Before Interest, Taxes, Depreciation and Amortisation ("EBITDA") of RM36.1 million which was 27% lower than RM49.8 million in the corresponding quarter of the preceding year.

Even though FFB production was higher by 29% or 22,664 tonnes, the lower EBITDA in the current quarter was mainly due to lower average CPO price of RM4,061/tonne (preceding year: RM4,851/tonne) and PK price of RM2,031/tonne (preceding year: RM4,036/tonne).

Indonesian operations (Kalimantan)

During the current quarter ended 31 January 2023, the Indonesian operations (Kalimantan) recorded a plantation loss of RM1.7 million compared with a plantation profit of RM3.7 million in the corresponding quarter of the preceding year. Excluding depreciation, fair value changes on biological assets (net) and interest expense, the Indonesian operations (Kalimantan) recorded an EBITDA of RM4.1 million which was 59% lower than RM10.0 million in the corresponding quarter of the preceding year.

Even though FFB production was higher by 79% or 8,618 tonnes, the lower EBITDA in the current quarter was mainly due to lower average CPO price of RM3,240/tonne (preceding year: RM4,116/tonne) and PK price of RM1,548/tonne (preceding year: RM3,134/tonne) as well as higher unit cost of production from the increase in material and labour costs.

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B1. Review of Performance - Cont'd

(a) Current Quarter vs. Preceding Year Corresponding Quarter - Cont'd

Investment Holding

Detailed breakdown of investment holding results is as follows:

	Individual Quarter		
	Current Quarter Ended 31 January 2023	Preceding Year Corresponding Quarter Ended 31 January 2022	Variance
	RM'000	RM'000	%
Interest income	703	270	160%
Fair value gains on short term funds	200	242	-17%
Interest expense	(881)	(372)	-137%
Net foreign exchange loss	(6,082)	(1,309)	-365%
	(6,060)	(1,169)	-418%

Investment loss of RM6.1 million in the current quarter was attributable to net foreign exchange loss of RM6.1 million and interest expense of RM0.9 million, net of interest income of RM0.7 million and fair value gains on short term funds of RM0.2 million.

Investment loss of RM1.2 million in the corresponding quarter of the preceding year was mainly attributable to net foreign exchange loss of RM1.3 million and interest expense of RM0.4 million, net of interest income of RM0.3 million and fair value gains on short term funds of RM0.2 million.

(b) Current Year-to-date vs. Preceding Year-to-date

	Cumulative Quarter		
	Current Year-to-date Ended 31 January 2023	Preceding Year-to-date Ended 31 January 2022	Variance
	RM'000	RM'000	%
Revenue	469,198	406,511	15%
Operating profit	74,188	119,251	-38%
Profit before tax	68,821	114,997	-40%
Profit after tax	47,651	88,036	-46%
Profit attributable to owners of the Company	52,724	87,180	-40%

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B1. Review of Performance - Cont'd

(b) Current Year-to-date vs. Preceding Year-to-date - Cont'd

	Cumulative Quarter		
	Current Year-to-date Ended 31 January 2023	Preceding Year-to-date Ended 31 January 2022	Variance
Additional information:			
<u>Segmental results (RM'000)</u>			
Plantations:			
- Malaysian operations	88,374	104,267	-15%
- Indonesian operations (Kalimantan)	(10,422)	8,594	-221%
- Indonesian operations (Sulawesi)	(143)	(210)	32%
Investment holding	(8,988)	2,346	-483%
Profit before tax	68,821	114,997	-40%
<u>Breakdown of profit/(loss) before tax (RM'000)</u>			
Plantations:			
- Malaysian operations	125,643	134,802	-7%
- Indonesian operations (Kalimantan)	7,788	26,617	-71%
- Indonesian operations (Sulawesi)	(52)	(122)	57%
EBITDA	133,379	161,297	-17%
Depreciation	(47,701)	(47,120)	-1%
Fair value changes on biological assets (net)	(4,588)	1,697	-370%
Investment income	2,466	956	158%
Net foreign exchange (loss)/gain	(9,368)	2,421	-487%
Interest expense	(5,367)	(4,254)	-26%
Profit before tax	68,821	114,997	-40%
<u>Planted area (hectare)</u>			
Mature area:			
- Malaysia	17,823	18,176	-2%
- Indonesia	6,073	5,827	4%
Total mature area	23,896	24,003	0%
Immature area:			
- Malaysia	1,126	703	60%
- Indonesia	1,791	2,027	-12%
Total immature area	2,917	2,730	7%
Total planted area	26,813	26,733	0%
<u>FFB production (tonne)</u>			
- Malaysia	284,227	247,148	15%
- Indonesia	43,747	44,614	-2%
Total FFB production	327,974	291,762	12%

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B1. Review of Performance - Cont'd

(b) Current Year-to-date vs. Preceding Year-to-date - Cont'd

	Cumulative Quarter		
	Current Year-to-date Ended 31 January 2023	Preceding Year-to-date Ended 31 January 2022	Variance
Additional information (cont'd):			
<u>FFB yield (tonne/hectare)</u>			
- Malaysia	15.80	13.59	16%
- Indonesia	7.20	7.66	-6%
Group FFB yield	13.63	12.15	12%
<u>Average price for Malaysian operations (RM)</u>			
Average CPO price/tonne	4,499	4,313	4%
Average PK price/tonne	2,387	3,079	-22%
<u>Average price for Indonesian operations (RM)</u>			
Average CPO price/tonne	3,348	3,553	-6%
Average PK price/tonne	2,053	2,270	-10%

During the current nine months ended 31 January 2023, the Group recorded a pre-tax profit of RM68.8 million which was 40% lower than RM115.0 million in the corresponding period of the preceding year.

Comments on the business segments are as follows:

Plantations

Malaysian operations

During the current nine months ended 31 January 2023, the Malaysian operations recorded a plantation profit of RM88.4 million which was 15% lower than RM104.3 million in the corresponding period of the preceding year. Excluding depreciation, fair value changes on biological assets (net) and interest expense, the Malaysian operations recorded an EBITDA of RM125.6 million which was 7% lower than RM134.8 million in the corresponding period of the preceding year.

Even though FFB production was higher by 15% or 37,079 tonnes, the lower EBITDA in the current nine months was mainly due to lower average PK price of RM2,387/tonne (preceding year: RM3,079/tonne) even though the average CPO price of RM4,499/tonne was marginally higher than RM4,313/tonne in the corresponding period of the preceding year and higher unit cost of production from the increase in material and labour costs.

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B1. Review of Performance - Cont'd

(b) Current Year-to-date vs. Preceding Year-to-date - Cont'd

Plantations - Cont'd

Indonesian operations (Kalimantan)

During the current nine months ended 31 January 2023, the Indonesian operations (Kalimantan) recorded a plantation loss of RM10.4 million compared with a plantation profit of RM8.6 million in the corresponding period of the preceding year. Excluding depreciation, fair value changes on biological assets (net) and interest expense, the Indonesian operations (Kalimantan) recorded an EBITDA of RM7.8 million which was 71% lower than RM26.6 million in the corresponding period of the preceding year.

Lower EBITDA in the current nine months was mainly due to higher unit cost of production from the increase in material and labour costs.

Investment Holding

Detailed breakdown of investment holding results is as follows:

	Cumulative Quarter		
	Current Year-to-date Ended 31 January 2023	Preceding Year-to-date Ended 31 January 2022	Variance
	RM'000	RM'000	%
Interest income	1,850	538	244%
Fair value gains on short term funds	616	418	47%
Interest expense	(2,086)	(1,031)	-102%
Net foreign exchange (loss)/gain	(9,368)	2,421	-487%
	(8,988)	2,346	-483%

Investment loss of RM9.0 million in the current nine months was attributable to net foreign exchange loss of RM9.4 million and interest expense of RM2.1 million, net of interest income of RM1.9 million and fair value gains on short term funds of RM0.6 million.

Investment income of RM2.3 million in the corresponding period of the preceding year was attributable to net foreign exchange gain of RM2.4 million, interest income of RM0.5 million and fair value gains on short term funds of RM0.4 million, net of interest expense of RM1.0 million.

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B2. Comparison with Preceding Quarter's Results

	Individual Quarter		
	Current Quarter Ended 31 January 2023	Preceding Quarter Ended 31 October 2022	Variance
	RM'000	RM'000	%
Revenue	161,630	140,128	15%
Operating profit	16,711	24,173	-31%
Profit before tax	14,645	22,387	-35%
Profit after tax	9,669	14,479	-33%
Profit attributable to owners of the Company	12,712	15,709	-19%
Additional information: <u>Segmental results (RM'000)</u>			
Plantations:			
- Malaysian operations	22,409	29,794	-25%
- Indonesian operations (Kalimantan)	(1,657)	(5,527)	70%
- Indonesian operations (Sulawesi)	(47)	(48)	2%
Investment holding	(6,060)	(1,832)	-231%
Profit before tax	14,645	22,387	-35%
<u>Breakdown of profit/(loss) before tax (RM'000)</u>			
Plantations:			
- Malaysian operations	36,132	40,307	-10%
- Indonesian operations (Kalimantan)	4,118	314	1211%
- Indonesian operations (Sulawesi)	(18)	(17)	-6%
EBITDA	40,232	40,604	-1%
Depreciation	(15,965)	(15,908)	0%
Fair value changes on biological assets (net)	(2,377)	597	-498%
Investment income	903	840	8%
Net foreign exchange loss	(6,082)	(1,960)	-210%
Interest expense	(2,066)	(1,786)	-16%
Profit before tax	14,645	22,387	-35%
<u>Planted area (hectare)</u>			
Mature area:			
- Malaysia	17,823	17,955	-1%
- Indonesia	6,073	6,073	0%
Total mature area	23,896	24,028	-1%
Immature area:			
- Malaysia	1,126	948	19%
- Indonesia	1,791	1,791	0%
Total immature area	2,917	2,739	6%
Total planted area	26,813	26,767	0%

**UNAUDITED INTERIM FINANCIAL STATEMENTS
FOR THE THIRD QUARTER ENDED 31 JANUARY 2023**

NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B2. Comparison with Preceding Quarter's Results - Cont'd

	Individual Quarter		
	Current Quarter Ended 31 January 2023	Preceding Quarter Ended 31 October 2022	Variance
Additional information (cont'd):			
<u>FFB production (tonne)</u>			
- Malaysia	100,663	101,982	-1%
- Indonesia	19,588	13,606	44%
Total FFB production	120,251	115,588	4%
<u>FFB yield (tonne/hectare)</u>			
- Malaysia	5.64	5.68	-1%
- Indonesia	3.23	2.24	44%
Group FFB yield	5.03	4.81	4%
<u>Average price for Malaysian operations (RM)</u>			
Average CPO price/tonne	4,061	3,985	2%
Average PK price/tonne	2,031	2,334	-13%
<u>Average price for Indonesian operations (RM)</u>			
Average CPO price/tonne	3,240	2,769	17%
Average PK price/tonne	1,548	1,882	-18%

During the current quarter ended 31 January 2023, the Group recorded a pre-tax profit of RM14.6 million which was 35% lower than RM22.4 million in the preceding quarter.

Comments on the business segments are as follows:

Plantations

Malaysian operations

During the current quarter ended 31 January 2023, the Malaysian operations recorded a plantation profit of RM22.4 million which was 25% lower than RM29.8 million in the preceding quarter. Excluding depreciation, fair value changes on biological assets (net) and interest expense, the Malaysian operations recorded an EBITDA of RM36.1 million which was 10% lower than RM40.3 million in the preceding quarter.

Lower EBITDA in the current quarter was mainly due to higher unit cost of production and lower average PK price of RM2,031/tonne (preceding quarter: RM2,334/tonne) even though the average CPO price of RM4,061/tonne was marginally higher than RM3,985/tonne in the preceding quarter.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B2. Comparison with Preceding Quarter's Results - Cont'd

Plantations - Cont'd

Indonesian operations (Kalimantan)

Plantation losses were recorded for both current and preceding quarters amounting to RM1.7 million and RM5.5 million respectively. Excluding depreciation, fair value changes on biological assets (net) and interest expense, the Indonesian operations (Kalimantan) recorded an EBITDA of RM4.1 million which was 1211% higher than RM0.3 million in the preceding quarter.

Higher EBITDA in the current quarter was mainly due to higher FFB production by 44% or 5,982 tonnes as well as higher average CPO price of RM3,240/tonne (preceding quarter: RM2,769/tonne).

Investment Holding

Detailed breakdown of investment holding results is as follows:

	Individual Quarter		
	Current Quarter Ended 31 January 2023	Preceding Quarter Ended 31 October 2022	Variance
	RM'000	RM'000	%
Interest income	703	728	-3%
Fair value gains on short term funds	200	112	79%
Interest expense	(881)	(712)	-24%
Net foreign exchange loss	(6,082)	(1,960)	-210%
	(6,060)	(1,832)	-231%

Investment loss of RM6.1 million in the current quarter was attributable to net foreign exchange loss of RM6.1 million and interest expense of RM0.9 million, net of interest income of RM0.7 million and fair value gains on short term funds of RM0.2 million.

Investment loss of RM1.8 million in the preceding quarter was attributable to net foreign exchange loss of RM2.0 million and interest expense of RM0.7 million, net of interest income of RM0.7 million and fair value gains on short term funds of RM0.1 million.

**UNAUDITED INTERIM FINANCIAL STATEMENTS
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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B3. Current Year Prospects

The Group expects FFB production to increase in the financial year ending 30 April 2023 ("FY 2023") due to higher yield performance.

Management expects an increase in operating costs due to higher logistics, material and labour costs.

Management's priority will be to improve the performance of Indonesian operations.

Assuming CPO prices remain at the current level, the Group expects satisfactory results for FY 2023.

B4. Variance of Actual Profit from Profit Forecast or Profit Guarantee

No profit forecast or profit guarantee was issued by the Group during the period ended 31 January 2023.

B5. Profit Before Tax

The following items have been charged/(credited) in arriving at profit before tax:

	Current Quarter Ended 31 January 2023	Cumulative 9 Months Ended 31 January 2023
	RM'000	RM'000
Depreciation of property, plant and equipment	12,238	36,547
Depreciation of right-of-use assets	3,727	11,154
Fair value changes on biological assets (net)	2,377	4,588
Fair value gains on short term funds:		
- realised	(7)	(303)
- unrealised	(193)	(313)
Gain on disposal of property, plant and equipment	(135)	(436)
Interest expense	2,066	5,367
Interest income	(703)	(1,850)
Net foreign exchange loss:		
- realised	10	2
- unrealised	6,072	9,366
Property, plant and equipment written off	13	60

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The other minimum disclosure items which are currently not applicable to the Group are as follows:

- Provision for and write off of receivables
- Provision for and write off of inventories
- Impairment of assets
- Gain or loss on derivatives
- Exceptional items

B6. Taxation

	Current Quarter Ended 31 January 2023	Cumulative 9 Months Ended 31 January 2023
	RM'000	RM'000
Current tax expense	4,253	22,045
Real property gain tax	-	12
Withholding tax	377	1,041
Deferred tax expense	346	(1,928)
	<u>4,976</u>	<u>21,170</u>

The effective tax rate for the current quarter and current financial year-to-date was higher than the statutory tax rate due to certain expenses which are not deductible.

B7. Status of Corporate Proposals

There is no corporate proposal announced by the Group or pending completion as at 27 March 2023.

**UNAUDITED INTERIM FINANCIAL STATEMENTS
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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B8. Group Borrowings and Debt Securities

At the end of the current quarter and preceding year corresponding quarter, the Group's borrowings were as follows:

As at End of Current Quarter 31 January 2023

	Foreign Currency	RM Equivalent RM'000
Secured:		
Long-term		
- Term loan (IDR million)	116,198	33,000
Short-term		
- Term loan (IDR million)	36,375	10,331
- Revolving credit (USD'000)	15,000	63,952
Total bank borrowings		107,283
Exchange rate used:	USD1	RM4.264
	IDR1,000	RM0.284

As at End of Preceding Year Corresponding Quarter 31 January 2022

	Foreign Currency	RM Equivalent RM'000
Secured:		
Long-term		
- Term loan (IDR million)	152,573	44,399
Short-term		
- Term loan (IDR million)	27,281	7,939
- Revolving credit (USD'000)	17,000	71,153
Total bank borrowings		123,491
Exchange rate used:	USD1	RM4.186
	IDR1,000	RM0.291

- (a) The USD revolving credit carries an interest rate based on the bank's cost of funds + 0.75% per annum.
- (b) The IDR term loan carries an interest rate based on the 1-month Jakarta Interbank Offered Rate ("JIBOR") + 3.45% per annum.
- (c) The Group does not hedge the USD and IDR borrowings in Ringgit Malaysia ("RM").

There was no debt security as at 31 January 2023.

**UNAUDITED INTERIM FINANCIAL STATEMENTS
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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B9. Material Litigation

There was no material litigation since the last reporting date as at 30 April 2022.

B10. Disclosure of Realised and Unrealised Profits/Losses

	As at End of Current Quarter 31 January 2023	As at Preceding Financial Year End 30 April 2022
	RM'000	RM'000
Total retained earnings of the Company and its subsidiaries:		
- realised	764,106	721,142
- unrealised	436,386	454,869
	<u>1,200,492</u>	<u>1,176,011</u>
Less: Consolidation adjustments	(26,681)	(23,459)
Total Group's retained earnings as per consolidated statement of financial position	<u>1,173,811</u>	<u>1,152,552</u>

B11. Earnings Per Share

(a) Basic earnings per share

Basic earnings per share are calculated by dividing profit for the period attributable to owners of the Company by the weighted average number of ordinary shares in issue during the period as follows:

	Current Quarter Ended 31 January 2023	Cumulative 9 Months Ended 31 January 2023
Profit for the period attributable to owners of the Company (RM'000)	12,712	52,724
Weighted average number of ordinary shares in issue ('000 unit)	209,769	209,769
Basic earnings per share (sen)	<u>6.06</u>	<u>25.13</u>

(b) Diluted earnings per share

The diluted earnings per ordinary share for the current quarter and current financial year-to-date ended 31 January 2023 are the same as the basic earnings per ordinary share as the Company has no potential dilutive ordinary shares.

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NOTES TO THE INTERIM FINANCIAL STATEMENTS - CONT'D

B12. Auditors' Report on Preceding Annual Financial Statements

There were no qualifications in the auditors' report of the Group's latest annual financial statements ended 30 April 2022.

B13. Dividend

No dividend has been declared in respect of the current quarter ended 31 January 2023.

B14. Authorised for Issue

The condensed consolidated interim financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Board on 27 March 2023.

By order of the Board,
Yong Yoke Hiong (SSM PC No. 201908001562) (MAICSA 7021707)
Pang Poh Chen (SSM PC No. 201908001514) (MAICSA 7069479)
Company Secretaries
Melaka, 27 March 2023