

**TRC SYNERGY BERHAD**
**Condensed Consolidated Statement of Comprehensive Income for the quarter ended 31 December 2023**

	Current quarter ended 31/12/23 RM	Comparative quarter ended 31/12/22 RM	12 months cumulative to 31/12/23 RM	12 months cumulative to 31/12/22 RM
Revenue	126,296,864	165,506,246	678,676,180	678,391,538
Cost of sales	(112,771,132)	(136,543,070)	(633,079,133)	(618,809,605)
<b>Gross Profit</b>	<b>13,525,732</b>	<b>28,963,176</b>	<b>45,597,047</b>	<b>59,581,933</b>
Other income	334,859	8,301,543	6,287,797	9,543,202
Realised foreign currency exchange gain	-	15,248	449,413	105,788
Unrealised foreign currency exchange gain	4,220,693	252,584	8,138,495	3,291,465
Administrative expenses	(9,686,643)	(15,767,029)	(33,573,149)	(37,355,317)
Distribution expenses	-	-	(6,700)	(162,575)
Reversal of allowance for expected credit loss on trade and other receivables	77,560	16,422,500	77,560	16,422,500
Allowance for expected credit loss on trade and other receivables	(1,395,225)	(7,770,106)	(1,395,225)	(7,770,106)
<b>Operating Profit</b>	<b>7,076,976</b>	<b>30,417,916</b>	<b>25,575,238</b>	<b>43,656,890</b>
Finance income	3,116,825	16,723,352	10,679,509	20,029,425
Finance costs	293,928	123,091	(4,921,313)	(4,667,939)
Share of profit of associate	81,828	67,858	992,475	318,744
Share of loss of joint venture	(207,051)	(326,185)	(112,486)	(834,722)
<b>Profit before taxation</b>	<b>10,362,506</b>	<b>47,006,032</b>	<b>32,213,423</b>	<b>58,502,398</b>
Taxation	(3,218,892)	(2,965,075)	(6,547,116)	(1,409,803)
<b>Net profit for the year</b>	<b>7,143,614</b>	<b>44,040,957</b>	<b>25,666,307</b>	<b>57,092,595</b>
<b>Other comprehensive income/(loss), net of tax</b>				
Revaluation gain on property, plant & equipment	27,453,184	-	27,453,184	-
Foreign currency translation differences for foreign operations	1,229,514	(214,851)	1,209,652	(2,024,255)
<b>Other comprehensive income/(loss) for the year net of tax</b>	<b>28,682,698</b>	<b>(214,851)</b>	<b>28,662,836</b>	<b>(2,024,255)</b>
<b>Total comprehensive income for the year</b>	<b>35,826,312</b>	<b>43,826,106</b>	<b>54,329,143</b>	<b>55,068,340</b>
<b>Net profit attributable to:</b>				
Equity holders of the Company	7,064,391	40,471,021	25,331,966	53,291,757
Non-controlling interests	79,223	3,569,936	334,341	3,800,838
<b>Net profit for the year</b>	<b>7,143,614</b>	<b>44,040,957</b>	<b>25,666,307</b>	<b>57,092,595</b>
<b>Total comprehensive income attributable to:</b>				
Equity holders of the Company	35,727,663	40,283,482	53,889,030	51,377,269
Non-controlling interests	98,649	3,542,624	440,113	3,691,071
<b>Total comprehensive Income for the year</b>	<b>35,826,312</b>	<b>43,826,106</b>	<b>54,329,143</b>	<b>55,068,340</b>
<b>EPS attributable to equity holders of the Company:</b>				
<b>Basic (sen)</b>	1.50	8.59	5.38	11.31
<b>Diluted (sen)</b>	1.50	8.59	5.38	11.31

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31st December 2022)

**TRC SYNERGY BERHAD**  
**Condensed Consolidated Statement of Financial Position as at 31 December 2023**

	As at 31/12/2023 RM	As at 31/12/2022 RM
<b>ASSETS</b>		
<b>NON-CURRENT ASSETS</b>		
Investment properties	11,957,516	9,812,581
Property, plant & equipment	217,495,180	180,760,931
Inventories	23,283,596	12,207,160
Investment in associates	1,481,090	488,615
Investment in joint venture	38,347,551	42,347,861
Other investments	66,000	66,000
Deferred tax assets	606,176	10,196,669
Right-of-use assets	8,618,513	8,136,020
	<u>301,855,622</u>	<u>264,015,837</u>
<b>CURRENT ASSETS</b>		
Inventories	35,616,327	53,069,007
Contract cost assets	(0)	84,895,246
Trade & other receivables	187,429,184	435,533,859
Contract assets	41,634,316	10,265,013
Deposits, cash & bank balances	413,831,812	277,694,957
Current tax asset	1,339,355	1,005,287
	<u>679,850,994</u>	<u>862,463,369</u>
<b>TOTAL ASSETS</b>	<u><b>981,706,616</b></u>	<u><b>1,126,479,205</b></u>
<b>EQUITY AND LIABILITIES</b>		
<b>EQUITY</b>		
Share Capital	240,456,670	240,456,670
Treasury Shares	(2,459,625)	(2,459,625)
Other reserves	37,357,341	8,800,277
Retained earnings	268,882,683	249,206,180
<b>Equity attributable to the equity holders of the Company</b>	<u>544,237,069</u>	<u>496,003,502</u>
Non-controlling Interests	8,836,178	8,451,620
<b>Total Equity</b>	<u>553,073,247</u>	<u>504,455,122</u>
<b>NON-CURRENT LIABILITIES</b>		
Provision	31,597,049	36,561,395
Borrowings	95,577,804	96,807,119
Deferred tax liabilities	4,694,548	2,340,973
	<u>131,869,401</u>	<u>135,709,487</u>
<b>CURRENT LIABILITIES</b>		
Provisions	23,651,886	7,216,200
Borrowings	6,531,746	62,698,132
Trade & other payables	139,600,685	195,146,063
Contract liabilities	123,220,939	214,007,007
Current tax liabilities	3,758,712	7,247,194
	<u>296,763,968</u>	<u>486,314,596</u>
<b>Total Liabilities</b>	<u>428,633,369</u>	<u>622,024,083</u>
	<u><b>981,706,616</b></u>	<u><b>1,126,479,205</b></u>
<b>Net assets per share attributable to the equity holders of the Company (RM)</b>	1.15	1.05

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31st December 2022)

TRC SYNERGY BERHAD  
Condensed Consolidated Statement of Changes in Equity for the year ended 31 December 2023

	Attributable to equity holders of the Company					Non-controlling Interests	Total Equity	
	Non-distributable		Distributable					
	Share Capital RM	Treasury Shares RM	Asset Revaluation Reserve RM	Foreign Currency Translation Reserve RM	Retained Profits RM	Sub-Total RM		
<b>At 1 January 2023</b>	240,456,670	(2,459,625)	11,844,680	(3,044,403)	249,206,181	496,003,503	8,451,620	504,455,123
Dividend Transaction with owner:	-	-	-	-	(5,655,464)	(5,655,464)	-	(5,655,464)
-Dividend of subsidiary	-	-	-	-	-	-	(55,555)	(55,555)
<i>Revaluation gain on property, plant and equipment</i>	-	-	27,453,184	-	-	27,453,184	-	27,453,184
<i>Foreign currency translation difference for foreign operations</i>	-	-	-	1,103,880	-	1,103,880	105,772	1,209,652
<b>Other comprehensive income for the year</b>	-	-	27,453,184	1,103,880	-	28,557,064	105,772	28,662,836
<i>Profit for the year</i>	-	-	-	-	25,331,966	25,331,966	334,341	25,666,307
<b>Total comprehensive income for the year</b>	-	-	27,453,184	1,103,880	25,331,966	53,889,030	440,113	54,329,143
<b>At 31 December 2023</b>	240,456,670	(2,459,625)	39,297,864	(1,940,523)	268,882,683	544,237,069	8,836,178	553,073,247
<b>At 1 January 2022</b>	240,456,670	(2,459,625)	11,844,679	(1,129,914)	201,569,887	450,281,697	4,760,549	455,042,246
Dividend	-	-	-	-	(5,655,464)	(5,655,464)	-	(5,655,464)
Revaluation during the year	-	-	-	-	-	-	-	-
<i>Foreign currency translation difference for foreign operations</i>	-	-	0	(1,914,488)	-	(1,914,488)	(109,767)	(2,024,255)
<b>Other comprehensive loss for the year</b>	-	-	0	(1,914,488)	-	(1,914,488)	(109,767)	(2,024,255)
<i>Profit for the year</i>	-	-	-	-	53,291,757	53,291,757	3,800,838	57,092,595
<b>Total comprehensive (loss)/income for the year</b>	-	-	0	(1,914,488)	53,291,757	51,377,269	3,691,071	55,068,340
<b>At 31 December 2022</b>	240,456,670	(2,459,625)	11,844,679	(3,044,402)	249,206,180	496,003,502	8,451,620	504,455,122

The Foreign Currency Translation Reserve represents currency translation differences on foreign currency net investments.

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31st December 2022)

**TRC SYNERGY BERHAD**
**Condensed Consolidated Statement of Cash Flows for the quarter ended 31 December 2023**

	12 months ended 31/12/2023 RM	12 months ended 31/12/2022 RM
<b>Cash flows from operating activities</b>		
Profit before tax	32,213,423	58,502,398
Adjustments for :		
Reversal of allowance for expected credit loss on trade and other receivables	(77,560)	(16,422,500)
Allowance for expected credit loss	1,395,225	7,770,108
Amortisation of investment in joint venture	915,040	66,815
Amortisation of right-of-use asset	1,739,020	1,932,106
Impairment loss on investment in associate	-	1,394,739
Depreciation of property, plant & equipment	9,850,418	12,686,791
Interest expense	7,716,293	7,540,687
Interest income	(10,679,509)	(20,029,425)
Share of profit of associate	(992,475)	(318,743)
Share of loss of joint venture	112,486	834,722
Fair value gain on investment property	(2,359,750)	-
Gain on disposal of right-of-use asset	(47,375)	(10,368)
Gain on disposal of property, plant & equipment	(3,335,335)	(1,012,058)
Loss on disposal of investment property	55,743	161,860
Unrealised gain on foreign currency exchange	(8,138,495)	(3,291,465)
Property, plant & equipment written off	5,007	63,186
<b>Operating profit before working capital changes</b>	<u>28,372,156</u>	<u>49,868,853</u>
<b>Working capital changes :-</b>		
Changes in inventories	17,452,680	79,098,170
Changes in contract assets/liabilities	(122,155,371)	(33,846,314)
Changes in contract cost assets	84,895,246	(69,050,963)
Changes in receivables	249,258,019	(32,466,876)
Changes in payables	(44,360,802)	(27,876,889)
Changes in land held for property development	(11,076,436)	(73,152)
<b>Cash generated from/(used in) operating activities</b>	<u>202,385,492</u>	<u>(34,347,171)</u>
Tax paid	(8,607,765)	(7,336,676)
Interest paid	(55,730)	(47,340)
Interest received	10,679,509	19,418,773
<b>Net cash generated from/(used in) operating activities</b>	<u>204,401,506</u>	<u>(22,312,414)</u>
<b>Cash flows from investing activities</b>		
Purchase of property, plant & equipment & right-of-use assets	(1,713,554)	(1,932,077)
Proceeds from disposal of property, plant & equipment	3,347,037	1,114,728
Proceeds from disposal of right-of-use asset	140,375	15,757
Net proceeds from disposal of investment property	164,257	318,140
Distribution of profit from joint venture	4,684,305	3,971,206
<b>Net cash generated from investing activities</b>	<u>6,622,420</u>	<u>3,487,754</u>
<b>Cash flows from financing activities</b>		
Withdrawal of pledged deposits	1,786,960	46,427,983
Repayment of short term borrowings	(60,896,183)	(2,604,286)
Payment of lease liability	-	(76,000)
Dividend paid	(5,655,464)	(5,655,464)
Dividend of subsidiary paid to non-controlling interests	(55,555)	-
Interest paid	(7,660,562)	(7,487,838)
<b>Net cash (used in)/generated from financing activities</b>	<u>(72,480,804)</u>	<u>30,604,395</u>
<b>Net increase in cash and cash equivalents</b>	138,543,122	11,779,735
<b>Effects of foreign exchange rate changes</b>	439,965	(20,058)
<b>Cash and cash equivalents at beginning of year</b>	147,563,544	135,803,867
<b>Cash and cash equivalents at end of year</b>	<u>286,546,631</u>	<u>147,563,544</u>
<b>Cash and cash equivalents at end of year comprise :</b>		
Cash and bank balances	126,494,327	33,729,608
Fixed deposits with licensed banks	40,909,063	89,101,378
Money market funds placed with fund managers	119,215,966	25,864,557
Bank overdrafts	(72,725)	(1,131,999)
	<u>286,546,631</u>	<u>147,563,544</u>

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the year ended 31st December 2022)

**TRC SYNERGY BERHAD**  
Company No. 199601040839 (413192-D)  
(Incorporated in Malaysia)

**QUARTERLY REPORT ON CONSOLIDATED RESULTS  
FOR THE FOURTH QUARTER ENDED 31<sup>ST</sup> DECEMBER 2023**  
(The figures have not been audited)

**Explanatory Notes**

**1. Accounting policies**

The Group has prepared the unaudited interim financial statements in accordance with the requirements of Malaysian Financial Reporting Standards ('MFRS') 134: "Interim Financial Reporting" issued by Malaysian Accounting Standard Board ('MASB') and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ('Bursa Malaysia').

The unaudited interim financial statements should be read in conjunction with audited financial statements of the Group for the financial year ended 31 December 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 year ended 31 December 2022.

The accounting policies adopted by the Group in this interim financial report are consistent with those adopted in the audited annual financial statements for the financial year ended 31 December 2022, except for the adoption of the following Amendments to MFRSs:

		Effective date
MFRS 17	Insurance Contracts	1 January 2023
Amendment to MFRS 17	Initial Application of MFRS 17 and MFRS 9-Comparative Information	1 January 2023
Amendment to MFRS 101	Disclosure of Accounting Policies	1 January 2023
Amendments to MFRS 108	Definition of Accounting Estimates	1 January 2023

The adoption of the above Amendments to MFRSs does not have significant financial impact to the Group and the Company.

**2. *Status of Financial Statements Qualification***

The auditors' report on the financial statements for the year ended 31 December 2022 was not subject to any qualification.

**3. *Seasonal or Cyclical Factors***

The Group's operations were not significantly affected by seasonal and cyclical factors for the financial period under review.

**4. *Items affecting assets, liabilities, equity, net income or cash flows that are unusual to the nature, size or incidence***

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows for the current quarter and financial year to date.

**5. *Changes in Estimates***

There were no changes in estimates that have a material effect in the current quarter.

**6. *Changes in Share Capital and Loan Stocks***

There were no changes in share capital and loan stocks for the quarter ended 31 December 2023.

**7. *Dividend paid***

The Company paid a single tier dividend of 1.20 sen per share amounting to RM5,655,464 in respect of the financial year ended 31 December 2022 on 14 July 2023.

## 8. *Segment Reporting*

Operating segment information for the current quarter is as follows:

	<b>Construction</b>	<b>Property</b>	<b>Hotel</b>			
	<b>activities</b>	<b>development</b>	<b>operations</b>	<b>Others</b>	<b>Elimination</b>	<b>Total</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>Revenue</b>						
<b>External revenue</b>	515,090	140,746	22,840	-		<b>678,676</b>
<b>Inter-segment revenue</b>	97,037	-	12,095	7,101	(116,233)	-
	612,127	140,746	34,935	7,101	(116,233)	<b>678,676</b>
<b>Results</b>						
<b>Segment operating profits</b>	17,282	4,327	(2,765)	6,869	( 138)	<b>25,575</b>
<b>Share of profits of associate</b>						992
<b>Share of loss of joint venture</b>						( 112)
<b>Finance income</b>						10,679
<b>Finance costs</b>						( 4,921)
<b>Profit before tax</b>						<b>32,213</b>
<b>Taxation</b>						(6,547)
<b>Net profit for the period</b>						<b>25,666</b>

## 9. *Valuation of property, plant & equipment*

During the year, the Group revalued its property, plant & equipment and investment property by independent professional valuers with a revaluation gain of RM38,917,048 and a fair value gain on investment property of RM2,359,750 respectively.

## 10. *Subsequent Events*

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

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

There were no changes in the composition of the Group for the quarter ended 31 December 2023.

**12. Contingent Liabilities and Assets**

There were no material changes in contingent liabilities and assets for the Group as at the date of this announcement.

**13. Capital Commitment**

The Group has the following commitment for the purchase of property, plant & equipment and Right-of-use asset for the year ended 31 December 2023:

	RM
Approved and contracted for	
Property, plant & equipment	1,135,383
Right-of-use asset	674,000
	-----
	1,809,383
	=====

**14. Related Party Transactions**

There was no material related party transaction during the quarter ended 31 December 2023.

**15. Review of performance of the Company and its Principal Subsidiaries**

The Group recorded a profit before tax of RM10,362,506 in the current quarter as compared with a profit before tax of RM47,006,032 in the corresponding quarter.

Higher revenue and gross profit margin reported in the corresponding quarter had partially contributed to the higher profit before tax being reported in that quarter.

The higher gross profit margin was largely attributed to the recognition of final account of a completed project that performed better than anticipated together with the revision of budgeted costs of certain projects that progressed nearing completion where profit margin can be measured with more certainty. These had resulted the recognition of additional profits in the corresponding quarter.

**15. Review of performance of the Company and its Principal Subsidiaries  
- continued**

In addition to the above, the substantially higher profit before tax of the corresponding quarter was also resulted from the settlement of the arbitration proceedings as below:

1. the recovery of liquidated ascertained damages expensed off previously of RM10,983,368, reflected under cost of sales;
2. the reversal of allowance for expected credit loss on receivables of RM16,422,500 and legal & other costs recovered of RM7,629,101, included under other income;
3. the allowance for expected credit loss on trade and other receivables amounting to RM7,770,106 and impairment of investment in associate of RM1,394,739 and the recognition of additional administrative expenses of RM4,778,133, recorded under administrative expenses; and
4. the recognition of interest income from receivable amounting to RM14,522,767 taken up under finance income.

The reduction in notional finance cost in relation to the provision of land cost of a property development project had resulted the negative finance costs being reported for both the quarters.

**16. Material changes in the Profit before tax for the Current Quarter as compared with the Immediate Preceding Quarter**

The Group recorded a profit before tax of RM10,362,506 in the current quarter as compared with a profit before tax of RM6,087,082 recorded in the immediate preceding quarter.

Higher gross profit margin and the recognition of unrealized foreign currency exchange gain in the current quarter in comparison to a unrealized foreign currency exchange loss reported in the immediate preceding quarter, had resulted a higher profit before tax being reported in the current quarter.

The impact of higher administrative expenses of the current quarter have been compensated with the higher other income reported in the immediate preceding quarter.

## **17. Prospects**

Amid a highly challenging global and domestic environment, the Malaysian Government is still confident of maintaining its economic growth forecast of 4.0% in 2023 based on good economic momentum seen so far especially after the launching of Malaysia Madani Economy by our Prime Minister on 27 July 2023 that focuses more on to restructure the economy to make Malaysia a leader among Asian Economies by positioning Malaysia as a globally competitive investment destination.

Based on the Department of Static of Malaysia (DoSM), our Malaysian economy is expected to grow by 3.4% in 4Q2023 against 3.3% in 3Q2023. Growth will continue to be supported by strong domestic demand amid improving employment and income in the labour market, further recovery in tourism activities and the higher construction activities are the factors that contributed to the economy growth in 4Q2023.

The Malaysian construction sector is expected to continue registering strong growth in the 4Q2023. The growth opportunities are underpinned by the government's expansionary fiscal spending on both large infrastructure and small-scale projects in private and public sector.

Despite near-term challenges in certain construction sectors, the medium to long-term growth story in Malaysia still remains intact especially with the roll-out of the mega infrastructural projects such as MRT Circle Line 3 ("MRT 3"), Penang light rail transit, the flood mitigation projects, the acceleration of ongoing projects, such as the East Coast Rail Link, 5G network rollout (digitalization project) and Rapid Transit System Link (RTS) project between Johore and Singapore and the Pan Borneo Highway that would spearhead the civil engineering subsector for the Malaysian Construction Industry.

With all these positive economic results in 4Q2023, the Group will benefit directly or indirectly from the spillover effect of the construction growth once the projects have been rollout by the Government due to the Group's vast experiences and extensive track record in the mega railway's infrastructure projects such as MRT 1 & 2 and LRT 2 & 3, construction of large infrastructure roads, bridges high rise buildings and Airport projects.

Therefore, for FY2023, the Group is cautiously optimistic about registering positive growth based on our existing order book and we shall remain focused on reinforcing our business fundamentals, strengthening our core capability and capacity in project implementation while continuing to manage our cost and our Group's prudent financial management.

## **18. Variance of Actual Profit against Estimated Profit**

The disclosure requirement for this section is not applicable to the Group.

**19. Income tax**

The tax expenses comprise the following:

	<u>Individual Quarter</u>		<u>Cumulative Quarter</u>	
	Current Year Quarter 31.12.2023 RM'000	Preceding Year Corresponding Quarter 31.12.2022 RM'000	Current Year To Date 31.12.2023 RM'000	Preceding Year Corresponding Period 31.12.2022 RM'000
Current taxation	179	6,363	8,368	11,500
Deferred taxation	3,150	( 3,660)	673	(9,958)
Prior year over provision	( 111)	262	( 2,494)	( 132)
	<u>3,218</u>	<u>2,965</u>	<u>6,547</u>	<u>1,410</u>
	=====	=====	=====	=====

The effective tax rate for the current year is lower than the statutory tax rate largely due to the availability of unabsorbed tax losses of a foreign subsidiary company.

**20. Profit on sale of investments and properties**

During the current year, a subsidiary company of the Group disposed off a leasehold building (investment property) with a loss of RM55,743.

**21. Quoted Securities**

The Company did not hold any quoted securities for the quarter ended 31 December 2023.

**22. Status of Corporate Proposal**

There was no outstanding corporate proposal.

23. ***Group Borrowings and Debt Securities***

Total borrowings of the Group as at 31 December 2023 are as follows:-

<b>Security</b>	<b>Type</b>	<b>Amount (RM'000)</b>
Secured	Short Term	6,532
Secured	Long Term	95,578
Unsecured	Long Term	-

Currency exposure profile of borrowings is as follows:-

<b>Currency</b>	<b>Secured Short Term RM'000</b>	<b>Secured Long Term RM'000</b>
Malaysian Ringgit	5,173	649
Australian Dollar	1,359	94,929

24. ***Off Statement of Financial Position Financial Instruments***

There were no off statement of financial position financial instruments as at the date of this announcement.

25. ***Material Litigation***

There is no material litigation pending as at 31 December 2023.

26. ***Dividends***

The directors have not recommended the payment of any dividend for the quarter ended 31 December 2023.

27. ***Earnings/(Loss) per share***

The basic earnings per share was calculated based on the net profit for the year attributable to equity holders of the Company of RM25,331,966 (2022: RM53,291,757) and on the weighted average number of ordinary shares in issue of 471,288,703 (2022: 471,288,703) shares.

The fully diluted earnings per share for the year have been computed using a weighted average number of shares of 471,288,703 (2022: 471,288,703).

28. *Notes to Statement of Comprehensive Income*

	Fourth quarter		Cumulative 12 months	
	31/12/2023 RM'000	31/12/2022 RM '000	31/12/2023 RM'000	31/12/2022 RM'000
Depreciation of property, plant and equipment	1,905	3,046	9,850	12,687
Property, plant and equipment written off	1	13	5	63
Amortisation of right-of-use asset	433	421	1,740	1,932
Allowance for expected credit loss	1,395	7,770	1,395	7,770
Impairment loss of investment in an associate	-	1,395	-	1,395
Amortisation of investment in joint venture	19	19	915	67
Loss on disposal of investment property	-	162	56	162
Gain on disposal of property, plant & equipment	( 334 )	( 391 )	( 3,335 )	( 1,012 )
Gain on disposal of right-of-use asset	-	-	( 47 )	( 10 )
Provision for & write- off of inventories	-	-	-	-
Fair value (loss)/gain on investment property	140	-	( 2,360 )	-

