



Merealisasikan Impian dan Aspirasi Rakyat
Realising Rakyat's Dreams and Aspirations



Residensi Matang Homes, Sarawak

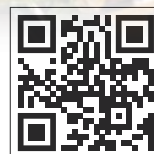
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Residensi Bandar Bukit Mahkota, Selangor



More information on our website
<https://www.pr1ma.my/>

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#PRIMAKita





Ringkasan 2023

Summary of 2023



Pencapaian PR1MA tahun 2023

Pada tahun 2023, Perbadanan PR1MA Malaysia telah menegaskan kembali dedikasinya yang kukuh untuk meningkatkan kualiti hidup rakyat Malaysia melalui sumbangan yang signifikan ke dalam pasaran perumahan mampu milik. Sepanjang tahun ini, sebanyak 4,308 unit telah berjaya dijual dengan Nilai Pembangunan Kasar (GDV) bernilai RM1.36 bilion. Kejayaan ini telah membawa peningkatan jumlah unit PR1MA yang terjual kepada 42,851 unit dan mencapai GDV kumulatif yang mengagumkan, iaitu sebanyak RM10.2 bilion.

Kutipan jualan tahunan juga mencatatkan prestasi yang cemerlang, dengan kutipan tahunan sehingga kini (YTD) sebanyak RM1.23 bilion setakat 31 Disember 2023. Menjelang akhir tahun, kutipan jualan kumulatif telah mencecah RM7.91 bilion. Ini menunjukkan kepercayaan dan keyakinan yang padu terhadap misi PR1MA dalam menyediakan rumah mampu milik dan berkualiti tinggi.

PR1MA Accomplishment in 2023

In 2023, PR1MA Corporation Malaysia reaffirmed its unwavering dedication to enhancing the quality of life for Malaysians by significantly contributing to the affordable housing market. During the year, 4,308 units were successfully sold, with a Gross Development Value (GDV) of RM1.36 billion. This accomplishment brought the total number of PR1MA units sold to 42,851, reaching an impressive cumulative GDV of RM10.2 billion.

The year's sales collection was equally remarkable, with a year-to-date (YTD) collection of RM1.23 billion as of 31 December 2023. By the end of the year, the cumulative sales collection reached RM7.91 billion, showcasing the solid trust and confidence in PR1MA's mission to provide affordable and high-quality homes.



Program Setahun Bersama Kerajaan MADANI di Bukit Jalil
Program Setahun Bersama Kerajaan MADANI at Bukit Jalil

Ringkasan 2023 Summary of 2023



Program Setahun Bersama Kerajaan MADANI di Bukit Jalil
Program Setahun Bersama Kerajaan MADANI at Bukit Jalil

Untuk lebih menonjolkan keupayaan PR1MA dalam memenuhi permintaan perumahan mampu milik, sebanyak 4,308 Perjanjian Jual Beli (SPA) telah dilaksanakan sepanjang tahun ini. Ini mencerminkan jumlah unit yang telah terjual dan menunjukkan kecekapan operasi serta komitmen PR1MA terhadap kepuasan pelanggan.

Salah satu kejayaan terbesar tahun ini adalah pencapaian jualan yang signifikan melalui beberapa projek utama. Residensi Bukit Gelugor Fasa 2 di Pulau Pinang menerajui pencapaian ini dengan hasil jualan yang mengagumkan sebanyak 1,310 unit, yang menyumbang sebanyak RM607.49 juta kepada GDV. Kejayaan ini diikuti dengan dekat oleh Residensi Bukit Gelugor Fasa 1, juga di Pulau Pinang, dengan penjualan sebanyak 1,172 unit dan GDV sebanyak RM351.60 juta. Selain itu, projek-projek lain seperti Residensi Larkin Indah dan Residensi Pelangi Indah di Johor, Residensi Rangu dan Residensi Borneo Cove di Sabah, serta Residensi Melaka Tengah 2 dan Residensi Klebang 2 di Melaka juga telah memberikan sumbangan yang signifikan kepada jumlah jualan tahunan secara kolektif.

Further highlighting PR1MA capability to address the demand for affordable housing, a total of 4,308 Sales and Purchase Agreements (SPAs) were executed during the year, mirroring the number of units sold and demonstrating PR1MA's operational efficiency and commitment to customer satisfaction.

Among the year's highlights were significant sales achievements across several key projects. Residensi Bukit Gelugor Phase 2 in Pulau Pinang led these achievements with an impressive sale of 1,310 units, contributing RM607.49 million to the GDV. This success was closely followed by Residensi Bukit Gelugor Phase 1, also in Pulau Pinang, with 1,172 units sold and a GDV of RM351.60 million. Additionally, projects such as Residensi Larkin Indah and Residensi Pelangi Indah in Johor, Residensi Rangu and Residensi Borneo Cove in Sabah, as well as Residensi Melaka Tengah 2 and Residensi Klebang 2 in Melaka, collectively contributed significantly to the year's total sales.

Ringkasan 2023 Summary of 2023



Pencapaian ini menekankan fokus berterusan PR1MA terhadap pengembangan ketersediaan rumah mampu milik di seluruh Malaysia, mengukuhkan komitmennya untuk meningkatkan taraf hidup rakyat Malaysia. Prestasi mantap Perbadanan pada tahun 2023 adalah bukti dedikasinya dalam memenuhi misi tersebut dan kepercayaan yang diberikan oleh masyarakat Malaysia terhadap tawarannya.

Memandang ke hadapan, projek-projek yang sedang berjalan dan yang akan datang, yang menjanjikan ribuan unit tambahan, mencerminkan komitmen PR1MA dalam menangani keperluan perumahan negara. Usaha ini juga bertujuan untuk memupuk pembangunan komuniti dan meningkatkan kesejahteraan sosial. Kejayaan pada tahun 2023 telah meletakkan asas yang kukuh untuk pertumbuhan yang mampan dan sumbangan bermakna kepada sektor perumahan di Malaysia pada masa hadapan.

These accomplishments underscore PR1MA continued focus on expanding the availability of affordable homes across Malaysia, strengthening its commitment to enhancing the living standards of Malaysians. The Corporation's robust performance in 2023 is a testament to its dedication to fulfilling its mission and the trust placed in its offerings by the Malaysian public.

Looking ahead, ongoing and upcoming projects promising thousands of additional units reflect PR1MA commitment to addressing the nation's housing needs. These efforts also aim to foster community development and enhance social well-being. The successes of 2023 set a solid foundation for sustained growth and meaningful contributions to Malaysia's housing sector in the future.

RINGKASAN 2023 SUMMARY OF 2023	RINGKASAN PROJEK PROJECTS SUMMARY	RINGKASAN JUALAN SALES SUMMARY
Jumlah Projek Total Projects 86 Projek/Projects	Unit Siap Keseluruhan Overall Units Completed 35,977 Unit/Units	Jumlah Unit Dibuka untuk Jualan Total Units Opened for Sales 49,881 Unit/Units
Jumlah Unit Total Units 53,646 Unit/Units	Unit dalam Pembinaan Units under Construction 14,016 Unit/Units	Unit Dijual Keseluruhan Overall Units Sold 42,851 Unit/Units
Nilai Pembangunan Kasar Gross Development Value RM14.0 Bilion/Billion	Unit dalam Perancangan Units under Planning 3,653 Unit/Units	Unit Dijual pada 2023 Units Sold in 2023 4,308 Unit/Units
Nilai Pembangunan Kasar Gross Development Value RM14.0 Bilion/Billion	Unit Siap pada 2023 Units Completed in 2023 6,929 Unit/Units	GDV Dijual pada 2023 GDV Sold in 2023 RM1.4 Bilion/Billion

Ringkasan 2023 Summary of 2023



YBM Tuan Nga Kor Ming bersama YBTM Tuan Akmal Nasrullah melawat reruai PR1MA di Program Setahun Bersama Kerajaan MADANI di Bukit Jalil
YBM Tuan Nga Kor Ming with YBTM Tuan Akmal Nasrullah visited PR1MA booth at Program Setahun Bersama Kerajaan MADANI at Bukit Jalil



Majlis Penyerahan Kunci di Residensi Kepayang, Perak
Key Handover Ceremony at Residensi Kepayang, Perak

Ringkasan Pembangunan bagi Tahun 2023

Development Summary in 2023

1. PERLIS

Bilangan Projek Number of Projects	1
Unit Siap Dibina Units Completed	231
Unit dalam Pembinaan Units under Construction	0
Unit dalam Perancangan Units in Planning	0

2. KEDAH

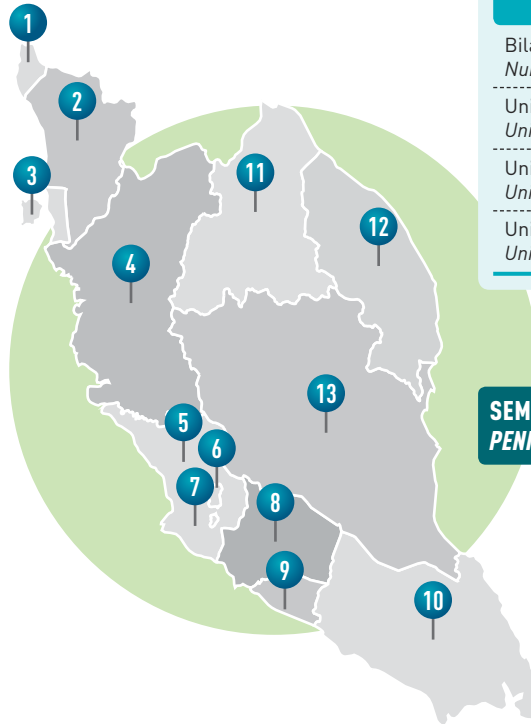
Bilangan Projek Number of Projects	8
Unit Siap Dibina Units Completed	3,839
Unit dalam Pembinaan Units under Construction	1,012
Unit dalam Perancangan Units in Planning	0

3. PULAU PINANG

Bilangan Projek Number of Projects	3
Unit Siap Dibina Units Completed	1,017
Unit dalam Pembinaan Units under Construction	2,850
Unit dalam Perancangan Units in Planning	0

4. PERAK

Bilangan Projek Number of Projects	15
Unit Siap Dibina Units Completed	7,631
Unit dalam Pembinaan Units under Construction	0
Unit dalam Perancangan Units in Planning	0



7. WILAYAH PERSEKUTUAN PUTRAJAYA

Bilangan Projek Number of Projects	1
Unit Siap Dibina Units Completed	560
Unit dalam Pembinaan Units under Construction	0
Unit dalam Perancangan Units in Planning	0

SEMANJUNG MALAYSIA/ PENINSULAR MALAYSIA

5. SELANGOR

Bilangan Projek Number of Projects	7
Unit Siap Dibina Units Completed	3,942
Unit dalam Pembinaan Units under Construction	1,105
Unit dalam Perancangan Units in Planning	0

8. NEGERI SEMBILAN

Bilangan Projek Number of Projects	3
Unit Siap Dibina Units Completed	1,504
Unit dalam Pembinaan Units under Construction	1,425
Unit dalam Perancangan Units in Planning	0

6. WILAYAH PERSEKUTUAN KUALA LUMPUR

Bilangan Projek Number of Projects	3
Unit Siap Dibina Units Completed	2,617
Unit dalam Pembinaan Units under Construction	920
Unit dalam Perancangan Units in Planning	0

9. MELAKA

Bilangan Projek Number of Projects	7
Unit Siap Dibina Units Completed	2,327
Unit dalam Pembinaan Units under Construction	2,187
Unit dalam Perancangan Units in Planning	0

Ringkasan Pembangunan bagi Tahun 2023 Development Summary in 2023

10. JOHOR

Bilangan Projek <i>Number of Projects</i>	6
Unit Siap Dibina <i>Units Completed</i>	3,305
Unit dalam Pembinaan <i>Units under Construction</i>	1,174
Unit dalam Perancangan <i>Units in Planning</i>	0

14. SARAWAK

Bilangan Projek <i>Number of Projects</i>	5
Unit Siap Dibina <i>Units Completed</i>	3,238
Unit dalam Pembinaan <i>Units under Construction</i>	0
Unit dalam Perancangan <i>Units in Planning</i>	702

15. SABAH

Bilangan Projek <i>Number of Projects</i>	10
Unit Siap Dibina <i>Units Completed</i>	3,461
Unit dalam Pembinaan <i>Units under Construction</i>	2,270
Unit dalam Perancangan <i>Units in Planning</i>	0

11. KELANTAN

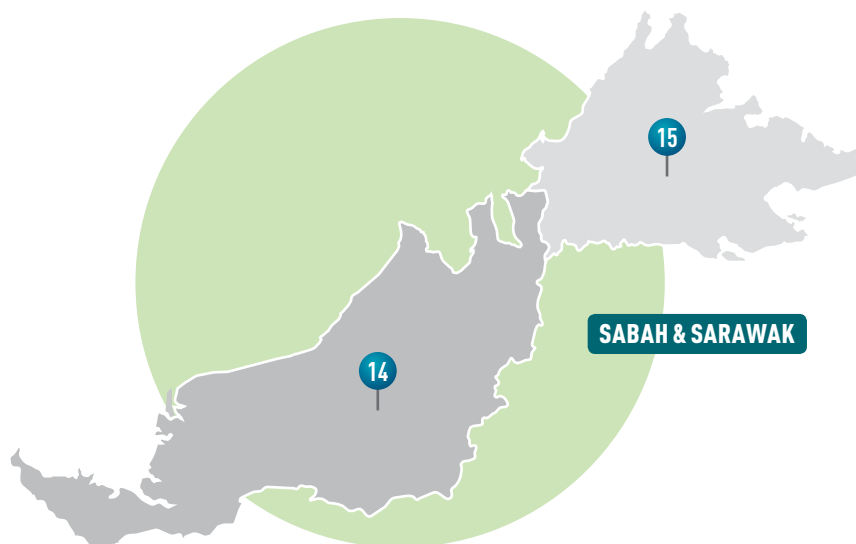
Bilangan Projek <i>Number of Projects</i>	7
Unit Siap Dibina <i>Units Completed</i>	965
Unit dalam Pembinaan <i>Units under Construction</i>	937
Unit dalam Perancangan <i>Units in Planning</i>	1,259

12. TERENGGANU

Bilangan Projek <i>Number of Projects</i>	0
Unit Siap Dibina <i>Units Completed</i>	0
Unit dalam Pembinaan <i>Units under Construction</i>	0
Unit dalam Perancangan <i>Units in Planning</i>	0

13. PAHANG

Bilangan Projek <i>Number of Projects</i>	10
Unit Siap Dibina <i>Units Completed</i>	1,340
Unit dalam Pembinaan <i>Units under Construction</i>	136
Unit dalam Perancangan <i>Units in Planning</i>	1,692



Jumlah Projek
Total Projects

86
Projek/Projects

Jumlah Unit
Total Units

53,646
Unit/Units

Unit Siap Dibina
Units Completed

35,977
Unit/Units
(67.1%)

Unit dalam Pembinaan
Units under Construction

14,016
Unit/Units
(26.1%)

Unit dalam Perancangan
Units in Planning

3,653
Unit/Units
(6.8%)

Ringkasan Jualan bagi Tahun 2023

Sales Summary in 2023

1. PERLIS

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	0
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	227
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	7

2. KEDAH

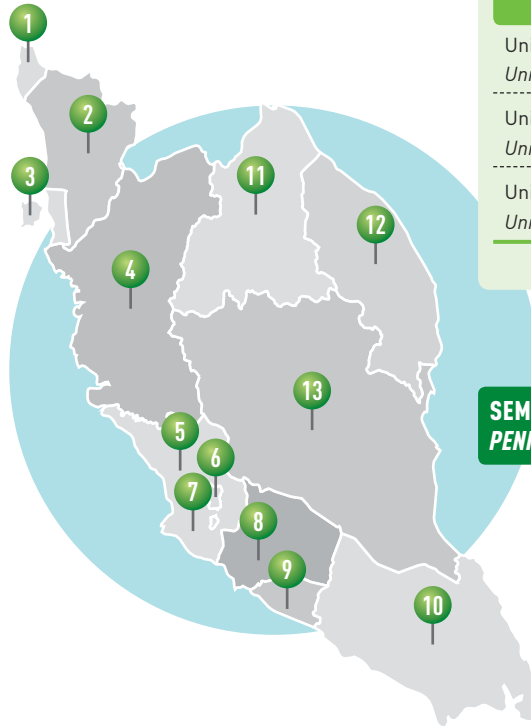
Unit Sedia untuk Dijual <i>Units Available for Sale</i>	15
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	4,831
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	46

3. PULAU PINANG

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	317
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	3,499
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	1,864

4. PERAK

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	824
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	6,661
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	471



7. WILAYAH PERSEKUTUAN PUTRAJAYA

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	0
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	560
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	0

SEMANJUNG MALAYSIA/ PENINSULAR MALAYSIA

5. SELANGOR

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	250
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	1,347
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	21

6. WILAYAH PERSEKUTUAN KUALA LUMPUR

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	639
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	3,582
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	111

8. NEGERI SEMBILAN

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	562
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	2,264
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	247

9. MELAKA

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	842
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	3,359
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	280

Ringkasan Jualan bagi Tahun 2023 Sales Summary in 2023

10. JOHOR

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	22
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	4,244
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	695

14. SARAWAK

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	8
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	3,224
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	12

15. SABAH

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	1,119
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	3,967
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	513

11. KELANTAN

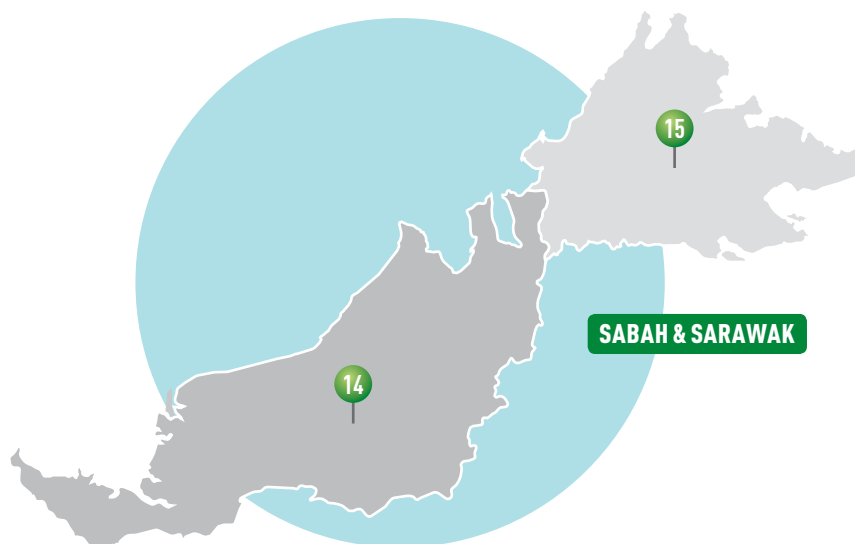
Unit Sedia untuk Dijual <i>Units Available for Sale</i>	393
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	1,036
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	20

12. TERENGGANU

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	0
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	0
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	0

13. PAHANG

Unit Sedia untuk Dijual <i>Units Available for Sale</i>	2
Unit Terjual dari 2016 - 2023 <i>Units Sold from 2016 - 2023</i>	1,324
Unit Terjual pada 2023 <i>Units Sold in 2023</i>	21



Unit Terjual pada 2023
Units Sold in 2023

4,308
Unit/Units

Unit Terjual dari 2016 - 2023
Units Sold from 2016 - 2023

42,851
Unit/Units



Agenda M40

M40 Agenda

PR1MA Menerajui Agenda Perumahan M40 PR1MA Leading M40 Housing Agenda

Golongan berpendapatan pertengahan (M40) di Malaysia lazimnya dilihat sebagai tunjang kestabilan ekonomi negara. Namun, kajian yang diterbitkan oleh Institut Penyelidikan Khazanah menunjukkan bahawa sebahagian besar isi rumah dalam kumpulan ini masih berada dalam keadaan ekonomi yang tidak stabil. Lebih 3.16 juta isi rumah M40 di Malaysia masih bergelut untuk memenuhi keperluan asas seperti makanan, perumahan dan pakaian. Daripada mencapai kehidupan yang lebih selesa, ramai yang terpaksa membuat pilihan sukar antara keperluan-keperluan asas ini.

Kemampuan memiliki rumah kekal menjadi salah satu cabaran paling mendesak bagi golongan M40. Bank Negara Malaysia melaporkan bahawa terdapat kekurangan ketara unit kediaman yang berharga di bawah RM250,000 di pasaran, manakala nisbah harga rumah kepada pendapatan negara melebihi 4.1, sekali gus menjadikan kebanyakan rumah dikategorikan sebagai sangat tidak mampu milik. Selain itu, Persatuan Pemaju Hartanah dan Perumahan Malaysia (REHDA) turut mengenal pasti isu pembiayaan akhir sebagai salah satu kekangan utama dalam pemilikan rumah.

Sebagai salah satu agensi peneraju perumahan Kerajaan di bawah agenda perumahan negara, PR1MA komited untuk merapatkan jurang ini. Sejak penubuhannya, PR1MA memberi tumpuan kepada pembinaan kediaman yang berkualiti dan mampu milik yang disesuaikan dengan keperluan rakyat Malaysia dalam kumpulan M40. Sehingga kini, lebih daripada 42,000 isi rumah di Malaysia telah memiliki kediaman melalui PR1MA, sejurus meningkatkan kadar pemilikan rumah dalam kalangan golongan pertengahan.



Program Jelajah Aspirasi #PR1MAKita di Residensi Alam Damai, Kuala Lumpur
Program Jelajah Aspirasi #PR1MAKita at Residensi Alam Damai, Kuala Lumpur



Majlis Penyerahan Kunci Residensi Seremban Sentral, Negeri Sembilan
Key Handover Ceremony at Residensi Seremban Sentral, Negeri Sembilan

The middle-income group (M40) in Malaysia is often seen as a stable pillar of the economy. However, studies published by Khazanah Research Institute have shown that many households within this group remain economically vulnerable.¹ Over 3.16 million M40 households² continue to struggle to fulfil basic needs, such as food, housing and clothing. Rather than progressing toward aspirational living, many are forced to make difficult trade-offs between essentials.

Housing affordability remains one of the most pressing challenges for the M40 group. Bank Negara Malaysia has reported a significant shortage of residential units priced below RM250,000 in the market, with the national house price-to-income ratio exceeds 4.1, categorising most homes as seriously unaffordable.³ Additionally, the Real Estate and Housing Developers' Association (REHDA) has identified end-financing as another key barrier to homeownership.

As one of the leading Government housing agencies under the national housing agenda, PR1MA is committed to addressing this gap. Since its establishment, PR1MA has focused on building quality and affordable homes tailored to the needs of M40 Malaysians. To date, more than 42,000 Malaysian households have become homeowners through PR1MA, marking a meaningful contribution toward improving homeownership rates among the middle class.

¹ Khazanah Research Institute, Searching for the 'poor' and 'middle class' in Malaysia

² Department of Statistics Malaysia (DOSM) Household Income Survey Report 2022

³ Bank Negara Malaysia Annual Report 2021, Spotlight: Housing (Un)affordability

Agenda M40 M40 Agenda

Sepanjang lima tahun yang lalu, PR1MA secara konsisten menguasai pegangan pasaran terbesar bagi rumah mampu milik untuk segmen M40. Semua kediaman PR1MA mendapat pensijilan QLASSIC daripada Lembaga Pembangunan Industri Pembinaan Malaysia (CIDB), selaras dengan piawaian kebangsaan bagi mutu kerja dan kualiti pembinaan. Pembangunan PR1MA turut meraih pengiktirafan industri, dengan sejumlah tiga belas anugerah diterima sehingga kini. Ini termasuk sembilan anugerah yang dimenangi pada tahun 2023 sahaja, iaitu jumlah tertinggi dalam satu tahun, daripada platform berprestij dan berwibawa seperti StarProperty, The Edge dan PropertyGuru.

Pada tahun 2023, PR1MA menguruskan sebanyak 86 projek di seluruh negara, merangkumi 53,646 unit rumah mampu milik dengan Nilai Pembangunan Kasar (GDV) sebanyak RM14 bilion. Ini menjadikan PR1MA sebagai pemaju perumahan mampu milik terbesar bagi golongan M40 di Malaysia. Di samping menyumbang kepada agenda perumahan negara, PR1MA kekal komited dalam menyokong sektor ekonomi utama dengan merancang pertumbuhan industri perumahan dan pembinaan.

PR1MA terus berkembang dengan memberi tumpuan terhadap komuniti, kelestarian dan kebolehdiaman. Peralihan ini dizahirkan melalui inisiatif Bandar Mini, yang merupakan langkah ke arah mewujudkan komuniti yang lebih bersepadu dan mampan. Usaha-usaha ini turut diperkukuh melalui kerjasama strategik dengan pelbagai agensi Kerajaan termasuk Jabatan Bomba dan Penyelamat Malaysia, SWCorp, URBANICE Malaysia, Perbadanan Teknologi Hijau dan Perubahan Iklim Malaysia (MGTC) serta rakan-rakan strategik lain bagi memastikan pembangunan PR1MA kekal selaras dengan aspirasi ekonomi, alam sekitar dan sosial negara secara menyeluruh.

Inisiatif ini adalah selaras dengan Nilai Teras Malaysia MADANI yang menekankan kesejahteraan ekonomi, keterangkuman sosial, serta mutu kehidupan rakyat. Melalui pendekatan ini, PR1MA terus memainkan peranan penting dalam menyokong komitmen Kerajaan ke arah membina Malaysia yang lebih mampan, saksama dan makmur untuk golongan M40.

Over the past five years, PR1MA has consistently held the largest market share of affordable homes for the M40 segment. All PR1MA homes are QLASSIC-certified by the Construction Industry Development Board (CIDB), meeting national standards for workmanship and construction quality. PR1MA developments have also received recognition from the industry, with a total of thirteen awards received to date. This includes nine awards in 2023 alone, the most in a single year from reputable and established platforms such as StarProperty, The Edge, and PropertyGuru.

In 2023, PR1MA managed 86 projects nationwide, comprising 53,646 units of affordable homes with a combined Gross Development Value (GDV) of RM14 billion. This positioned PR1MA as the largest affordable housing developer for the M40 segment in Malaysia. Beyond its contribution to the national housing agenda, PR1MA remain steadfast in supporting key economic sectors by driving growth in the housing and construction industries.

PR1MA continues to evolve with a sharper focus on community, sustainability and liveability. This shift is reflected in the Mini Township initiative, which represents a move toward more integrated and self-sustaining communities. Complementing this effort is the Smart Homes package that enhances residents' quality of life through modern and connected living environments. These efforts are further strengthened through strategic collaborations with various Government agencies, including Fire and Rescue Department of Malaysia, SWCorp, URBANICE Malaysia, Malaysian Green Technology and Climate Change Corporation (MGTC), and many other strategic partners to ensure PR1MA developments remain aligned with the nation's broader economic, environmental, and social aspirations.

These efforts are aligned with the core values of the Malaysia MADANI, which emphasises economic well-being, social inclusivity, and the overall quality of life for the people. Through this approach, PR1MA continues to play an integral role in supporting the Government's commitment to building a more resilient, equitable, and prosperous Malaysia for the M40 group.

Prakata Pengerusi

Message from the Chairman

Assalamualaikum

**Warahmatullahi Wabarakatuh, Salam Sejahtera
dan Salam Malaysia MADANI,**

Tahun 2023 melakar satu lagi babak penting yang mencerminkan komitmen berterusan PR1MA dalam menyokong agenda pembangunan negara. Ia merupakan tahun yang mencerminkan kecemerlangan dan ketahanan PR1MA dalam meneruskan misi menyediakan kediaman mampu milik dan berkualiti untuk rakyat Malaysia. Sebagai Pengerusi PR1MA, saya berbesar hati untuk membentangkan Laporan Tahunan PR1MA bagi tahun 2023, tahun yang dicorakkan dengan pencapaian bermakna dan daya tahan strategik sepanjang perjalanan transformatif ini.

Mandat utama kami kekal berlandaskan kepada penyediaan penyelesaian perumahan yang menggabungkan aspek-aspek utama seperti mampu milik, kebolehcapaian, kelestarian dan kualiti secara menyeluruh. Dalam memenuhi misi ini, PR1MA kekal komited untuk menyediakan kediaman yang mampu memperkasakan rakyat Malaysia agar terus maju dalam

**YBhg. Datuk
Azrulnizam bin
Abdul Aziz**
Pengerusi/Chairman



Prakata Pengerusi Message from the Chairman

persekitaran komuniti yang dinamik dan inklusif. Pencapaian sepanjang tahun 2023 telah mengukuhkan lagi peranan Perbadanan sebagai tunjang kepada agenda perumahan negara, sejajar dengan matlamat Kerajaan bagi memastikan impian rakyat untuk memiliki rumah sendiri menjadi realiti.

Meraikan Pencapaian Utama

Pada tahun 2023, PR1MA menyambut sedekad penubuhannya untuk menyumbang kepada pembangunan negara. Sejak penubuhan Perbadanan ini pada tahun 2013, PR1MA telah membina asas yang kukuh dalam menghadapi cabaran perumahan negara. Perbadanan ini juga telah berkembang menjadi sebuah institusi yang berdaya tahan dan dinamik, serta komited untuk mentransformasi rumah mampu milik di Malaysia.



Majlis Penyerahan Kunci Residensi Seremban Sentral, Negeri Sembilan
Key Handover Ceremony at Residensi Seremban Sentral, Negeri Sembilan

Tahun ini menandakan satu pencapaian yang signifikan bagi PR1MA apabila mencatatkan prestasi tertinggi di dalam sejarah Perbadanan. Sejak penubuhannya, sebanyak 42,851 unit kediaman telah berjaya dijual, manakala 35,977 unit telah siap dibina dan sedia untuk didiami. Pencapaian yang membanggakan ini mengukuhkan lagi kedudukan PR1MA sebagai agensi perumahan mampu milik utama Kerajaan, serta mencerminkan komitmen berterusan Perbadanan untuk memberikan impak positif kepada rakyat.

Pencapaian ini bukan sahaja mengukuhkan kedudukan PR1MA sebagai peneraju dalam sektor kediaman mampu milik, malah turut membuktikan kecekapan operasi dan ketangkasan strategik. PR1MA secara konsisten telah berjaya menterjemahkan hala tuju dasar kepada hasil yang memberangsangkan, dengan memberi tumpuan kepada penambahbaikan kualiti kediaman, meluaskan akses dan mengoptimumkan kemampuan pemilikan rumah dalam kalangan golongan berpendapatan pertengahan di Malaysia.

Asas di sebalik kejayaan PR1MA terletak pada kolaborasi yang telah kami bina bertahun lamanya. Jalinan strategik bersama agensi Kerajaan, pemain industri dan pemegang taruh daripada sektor swasta telah memainkan peranan penting dalam mempercepat kemajuan dan melancarkan penyampaian projek. Usaha sama ini telah membolehkan PR1MA untuk memberi sumbangan yang signifikan kepada landskap sosial dan ekonomi negara melalui pembangunan yang dirancang dengan teliti, selari dengan keperluan dan aspirasi rakyat.

Prakata Pengerusi Message from the Chairman



Larian Perpaduan Aspirasi #PR1MAKita, Perak

Aspirasi Masa Depan

Kejayaan tahun 2023 memacu usaha kami untuk melangkah ke masa hadapan dengan semangat dan fokus yang diperbaharui. PR1MA kekal komited dalam memperkukuh peranannya sebagai penyedia utama kediaman mampu milik yang berkualiti tinggi di Malaysia. Berpandukan nilai teras inovasi, keterangkuman dan kelestarian, kami bersedia untuk meningkatkan penyampaian perkhidmatan agar terus relevan dengan keperluan rakyat Malaysia.

PR1MA telah merangka pelan lima tahun yang komprehensif (2024–2028) bagi memacu fasa pertumbuhan seterusnya. Pelan ini memberikan tumpuan kepada pembangunan ekosistem kediaman yang berdaya tahan dan mampan, sejajar dengan kepelbagaian dan aspirasi rakyat. Pendekatan ini akan terus disokong dengan inisiatif-inisiatif utama seperti Sistem Binaan Berindustri (IBS), kerjasama strategik dan reka bentuk berteraskan komuniti.

Bagi kami di PR1MA, kediaman menjangkau keperluan asas. Kediaman adalah pemangkin kepada mobiliti sosial, kestabilan dan perpaduan negara. Bagi pembangunan akan datang, PR1MA akan terus mengambil pendekatan holistik yang mengintegrasikan prinsip kelestarian, inovasi dan keterangkuman dalam usaha membina Malaysia yang progresif, di mana tiada sesiapa yang akan ketinggalan.

Kata-kata Penutup

Dalam meraikan pencapaian tahun 2023, saya ingin merakamkan setinggi-tinggi penghargaan kepada semua pihak yang telah menyumbang kepada perjalanan PR1MA, khususnya Kementerian Perumahan dan Kerajaan Tempatan (KPKT), rakan strategik kerajaan dan pemegang taruh daripada sektor swasta. Sokongan anda yang tidak berbelah bahagi adalah tonggak utama dalam mendorong kejayaan berterusan kami.

Kepada seluruh rakyat Malaysia, setinggi-tinggi terima kasih diucapkan atas kepercayaan yang telah diberikan kepada PR1MA. Ia menjadi sumber inspirasi bagi kami untuk terus meningkatkan mutu perkhidmatan, memperluas capaian dan melangkah lebih jauh dalam inovasi.

Dalam memperkukuh komitmen kami sebagai agensi perumahan mampu milik utama di bawah KPKT, PR1MA memandang ke hadapan dengan keyakinan dan keazaman. Setiap kediaman PR1MA bukan sekadar tempat tinggal. Kediaman PR1MA merupakan cerminan komitmen kami untuk meningkatkan kualiti hidup rakyat Malaysia dengan meletakkan asas untuk masa hadapan yang menjangkau kediaman.

Datuk Azrulnizam bin Abdul Aziz
Pengerusi

Prakata Pengerusi Message from the Chairman



Pelantikan YBhg. Datuk Azrulnizam bin Abdul Aziz sebagai Pengerusi PR1MA
Appointment of YBhg. Datuk Azrulnizam bin Abdul Aziz as the Chairman of PR1MA

The year 2023 marked yet another pivotal chapter in PR1MA unwavering commitment to advancing Malaysia's nation-building agenda. It was a year defined by excellence and perseverance as we continued to deliver on our mission of providing quality and affordable homes for Malaysians. As the Chairman of PR1MA, I am honoured to present the PR1MA Annual Report for 2023, a year marked by meaningful achievement and strategic resilience that have shaped our transformative journey.

Our core mandate has always been to provide housing solutions that combine key aspects such as affordability, accessibility, sustainability, and quality. In fulfilling this mission, PR1MA remains steadfast in delivering homes that empower Malaysians to thrive within dynamic and inclusive communities. The achievements in 2023 have further solidified the Corporation's role as a cornerstone of the Government's national housing agenda, to ensure the rakyat's dream of owning their own home becomes a reality.

Celebrating Key Achievements

In 2023, PR1MA celebrated a decade of contributing to nation-building. Since its inception in 2013, the Corporation has built a solid foundation to address the nation's housing challenges. Over the years, PR1MA has grown into a resilient and dynamic institution, committed to transforming affordable homes in Malaysia.

This year marks a significant milestone for PR1MA, recording its highest performance in the Corporation's history. Since its inception, a total of 42,851 units have been successfully sold, while 35,977 units have been completed and are ready for occupancy. This remarkable achievement further solidifies PR1MA position as the Government's leading affordable housing agency and reflects the Corporation's continued commitment to creating a positive impact for the rakyat.

This achievement not only reaffirmed PR1MA leadership in the affordable housing sector but also demonstrated our operational readiness and strategic agility. We have consistently translated policy direction into real-world outcomes, focusing on enhancing housing quality, expanding access and optimising homeownership affordability for Malaysia's middle-income earners.

At the heart of our success lies the collaborations we have built over the years. Our partnerships with government agencies, industry players, and private sector stakeholders have been instrumental in accelerating progress and streamlining delivery. These alliances have enabled PR1MA to contribute meaningfully to the nation's social and economic fabric through well-conceived developments that respond to the needs and aspirations of the rakyat.

Future Aspirations

The success of 2023 drives us into the future with renewed optimism and focus. PR1MA remains firmly committed to further strengthening its role as Malaysia's leading provider of affordable, high-quality homes. Guided by our core values of innovation, inclusivity, and sustainability, we are poised to elevate our service delivery in line with the changing needs of Malaysian communities.

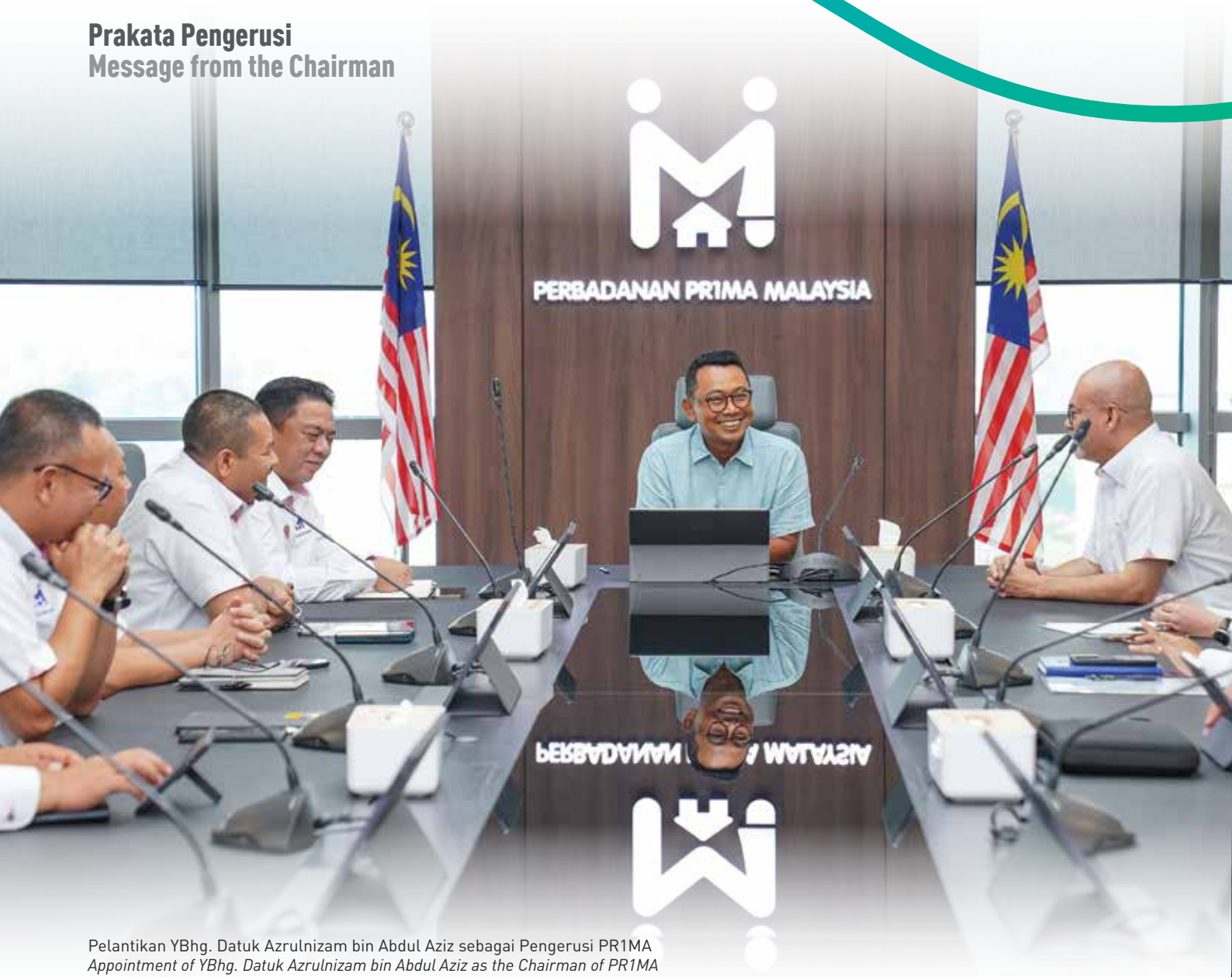
PR1MA has outlined a comprehensive five-year plan (2024–2028) that will drive our next phase of growth. This plan centres on developing resilient and sustainable housing ecosystems that reflect the diversity and aspirations of the rakyat. Key enablers, such as the Industrialised Building System (IBS), smart partnerships, and community-centric design.

At PR1MA, we believe that a home is more than just a necessity. It is a catalyst for social mobility, stability, and national unity. Our future developments will continue to embrace a holistic approach, integrating the principles of sustainability, innovation, and inclusivity to build a Malaysia where no one is left behind.



Sesi Retreat MOC di Kuching, Sarawak
MOC Retreat Session in Kuching, Sarawak

Prakata Pengerusi Message from the Chairman



Pelantikan YBhg. Datuk Azrulnizam bin Abdul Aziz sebagai Pengerusi PR1MA
Appointment of YBhg. Datuk Azrulnizam bin Abdul Aziz as the Chairman of PR1MA

Closing Remarks

As we celebrate the achievements of 2023, I would like to extend my deepest appreciation to all who have contributed to the PR1MA journey, particularly the Ministry of Housing and Local Government (KPKT), strategic government partners and stakeholders from the private sector. Your unwavering support has been pivotal to our continued success.

To all Malaysians, thank you for your trust in PR1MA. Your support continues to inspire us to strengthen our service delivery, expand connectivity, and drive further innovation.

In reaffirming our commitment as KPKT's leading affordable housing agency, we look ahead with confidence and determination. Each PR1MA home is more than just a residence. It reflects our commitment to improving the quality of life for Malaysians by laying the groundwork for a future that goes beyond homes.

Datuk Azrulnizam bin Abdul Aziz
Chairman

Prakata Pengerusi Message from the Chairman



Pejabat Wilayah di Kuching, Sarawak
Regional Office in Kuching, Sarawak

Perutusan Ketua Pegawai Eksekutif

Message from the Chief Executive Officer

**YBhg. Datuk Seri
Haji Mohd Nazri
bin Md. Shariff**

Ketua Pegawai Eksekutif
& Anggota Perbadanan/
*Chief Executive Officer
& Member of Corporation*



Perutusan Ketua Pegawai Eksekutif Message from the Chief Executive Officer

Menelusuri perjalanan sepanjang tahun 2023, jelas menunjukkan bahawa PR1MA telah mencapai satu titik penting dalam usaha merealisasikan penyediaan rumah mampu milik yang berkualiti tinggi kepada rakyat Malaysia. Setiap pencapaian yang direkodkan bukan sekadar angka tetapi mewakili matlamat yang lebih besar, iaitu misi kami untuk menjadikan pemilikan rumah satu realiti bagi golongan berpendapatan pertengahan tanpa mengabaikan aspek kualiti dan keselesaan.

Walaupun berdepan dengan cabaran, PR1MA kekal berdaya tahan dan terus mara dengan strategi yang inovatif, jalinan kerjasama yang berimpak tinggi, serta tumpuan yang tidak berbelah bahagi dalam melaksanakan mandat yang diamanahkan. Kemajuan yang dicapai sepanjang tahun 2023 mengukuhkan keyakinan kami bahawa akses kepada perumahan berkualiti bukan sekadar satu keperluan, tetapi merupakan asas kepada pembangunan komuniti dan pemangkin kesejahteraan negara.

Memperkukuh Mandat Perumahan Kami

Pada tahun 2023, PR1MA telah menggapai kecemerlangan terbesar setakat ini, dengan penyerahan lebih daripada 10 projek perumahan yang merangkumi 6,929 unit kediaman di seluruh Malaysia. Rekod pencapaian ini menegaskan komitmen kami dalam merapatkan jurang kemampuan, sekali gus menjadikan pemilikan rumah lebih mudah diakses oleh rakyat Malaysia daripada pelbagai latar belakang.

Pencapaian yang turut signifikan adalah kemampuan kami dalam menangani isu projek sakit. Melalui pelaksanaan strategi pemulihan bersasar, PR1MA telah berjaya mencatatkan perkembangan yang baik dalam menyelesaikan pembinaan projek sedia ada, membuktikan dedikasi PR1MA yang bertanggungjawab, telus dan adil kepada semua pemegang taruh.



Majlis Penyerahan Kunci Residensi Seremban Sentral, Negeri Sembilan
Key Handover Ceremony at Residensi Seremban Sentral, Negeri Sembilan

Membuka Peluang melalui Kerjasama Strategik

Tahun ini turut menandakan lembaran baharu dalam kerjasama strategik yang memperkukuh kedudukan PR1MA dalam sektor perumahan mampu milik. Kolaborasi bersama organisasi utama seperti SANY Construction Industry Development (M) Sdn Bhd (SCID), Lembaga Pembangunan Industri Pembinaan Malaysia (CIDB) dan Co-opbank Pertama (CBP) telah membolehkan PR1MA meningkatkan kecekapan operasi, mempertingkatkan kualiti pembinaan serta menawarkan penyelesaian pembiayaan perumahan yang lebih baik untuk para pembeli rumah. Kerjasama ini mencerminkan semangat kolaboratif PR1MA dan mewujudkan matlamat bersama untuk memberi khidmat yang lebih baik kepada rakyat.

Inovasi sebagai Teras Utama

Sepanjang tahun 2023, kami juga meneruskan usaha untuk memperkasakan pengalaman pemilikan rumah menerusi pendekatan yang lebih moden. Projek pembangunan baharu menampilkan susun atur kontemporari, infrastruktur yang lestari dan prinsip reka bentuk yang berteraskan komuniti. Pendekatan inovatif ini telah menetapkan penanda aras baharu dalam aspek daya huni dan ketahanan jangka panjang, mengukuhkan lagi hasrat kami untuk menjadikan perumahan sebagai platform bagi pembinaan komuniti dan peningkatan gaya hidup.



Perutusan Ketua Pegawai Eksekutif Message from the Chief Executive Officer

Selaras dengan komitmen terhadap kelestarian, PR1MA turut memperkukuh agendanya dengan mengamalkan pendekatan pembinaan hijau serta merancang pembangunan masa hadapan menggunakan reka bentuk cekap tenaga dan bahan binaan mesra alam. Kerjasama dengan agensi seperti URBANICE Malaysia telah mengukuhkan lagi tekad kami untuk membina komuniti yang bertanggungjawab terhadap alam sekitar dan bersedia mendepani cabaran masa hadapan.

PR1MA telah mengintegrasikan teknologi rumah pintar secara berperingkat dalam projek-projek kami, sejajar dengan keperluan pemilik rumah dan memperkukuh komitmen PR1MA untuk menyediakan persekitaran hidup yang progresif dan lestari.

Memperkaya Kehidupan melalui CSR

Inisiatif Tanggungjawab Sosial Korporat (CSR) kami kekal sebagai antara tonggak utama pelaksanaan aktiviti PR1MA pada tahun 2023. Menerusi penganjuran program komuniti yang dirangka khusus, kami beriltizam memupuk kebersamaan sesama jiran tetangga, membolehkan penduduk tinggal dalam suasana harmoni. Inisiatif-inisiatif ini mencerminkan aspirasi kami untuk membina bukan sekadar kediaman, tetapi juga komuniti yang inklusif.

Bagi meluaskan lagi akses kepada pemilikan rumah, PR1MA turut menambah baik skim pembiayaan perumahan dengan menawarkan pilihan yang lebih fleksibel dan mudah diakses bagi pembeli rumah pertama dan kedua. Peluasan ini bukan sahaja menyokong aspirasi pemilikan rumah, malah merangsang sektor hartanah dan menyumbang kepada pembangunan sosioekonomi Malaysia secara menyeluruh.

Tahun 2023 juga menandakan satu lembaran baharu yang bermakna dalam perjalanan PR1MA iaitu tahun yang penuh dengan matlamat dan pencapaian dalam melaksanakan mandat kami untuk menyediakan rumah mampu milik kepada rakyat Malaysia, berteraskan prinsip kelestarian dan keterangkuman. Melalui kolaborasi bersama pemegang taruh serta inisiatif penyelesaian perumahan yang inovatif, kami yakin terhadap keupayaan kami untuk merealisasikan visi PR1MA dan memberikan sumbangan bermakna kepada pertumbuhan negara.

Sorotan Kewangan dan Pencapaian Utama

Pencapaian kewangan PR1MA pada tahun 2023 menjadi bukti jelas akan keyakinan umum dan tindak balas positif pasaran terhadap inisiatif kami. Sepanjang tahun, sebanyak 4,308 unit kediaman berjaya dijual, menjana Nilai Pembangunan Kasar (GDV) sebanyak RM1.36 bilion, dengan kutipan jualan bagi tahun kewangan terkini yang berakhir pada 31 Disember

2023 yang mencecah RM1.23 bilion. Secara keseluruhannya, PR1MA telah mencatatkan kutipan jualan kumulatif berjumlah RM7.91 bilion sejak penubuhannya, sekali gus meningkatkan keyakinan umum terhadap keupayaan kami untuk menunaikan komitmen yang telah dijanjikan.

Komitmen ini turut dizahirkan melalui kemajuan pembangunan PR1MA setakat 31 Disember 2023. Ketika ini, sebanyak 14,016 unit sedang dalam fasa pembinaan, melibatkan 21 projek di seluruh negara. Di samping itu, perancangan terperinci sedang giat diatur bagi membangunkan 3,653 unit kediaman melibatkan 10 projek. Usaha ini selaras dengan misi berterusan PR1MA dalam membangunkan perumahan masa hadapan dan memenuhi keperluan rakyat.

Tahun ini juga menyaksikan penyerahan sebanyak 35,977 unit kediaman yang telah siap dibina, melibatkan 55 projek dengan jumlah GDV sebanyak RM10.2 bilion. Pencapaian ini menyerlahkan komitmen teguh PR1MA dalam memenuhi mandat pembangunannya serta menyediakan penyelesaian kediaman yang lestari untuk rakyat Malaysia.

Antara pembangunan PR1MA yang mencatatkan kejayaan tertinggi ialah:

- **Residensi Bukit Gelugor Fasa 1 (Residensi Ideal), Pulau Pinang:** 1,172 unit berjaya dijual dengan GDV berjumlah RM351.60 juta.
- **Residensi Bukit Gelugor Fasa 2 (Residensi Ideal Venice), Pulau Pinang:** 1,310 unit berjaya dijual dengan GDV berjumlah RM607.49 juta.

Sumbangan ketara turut direkodkan oleh projek Residensi Larkin Indah dan Residensi Pelangi Indah di Johor, Residensi Borneo Cove di Sabah, serta pelbagai projek lain di Melaka.

Meraikan Kecemerlangan

Pencapaian PR1MA pada tahun 2023 bukan sahaja tertumpu kepada projek pembangunan dan angka semata-mata; kualiti serta inovasi kami turut diiktiraf menerusi pelbagai pengiktirafan berprestij. Saya amat berbangga untuk berkongsi pencapaian PR1MA dalam merangkul Anugerah All-Stars bagi kategori *Best Performing Developers of 2022* di *StarProperty Real Estate Developer Awards 2023*. PR1MA turut menerima *Starter Home Award (High-Rise) for Best Primary Home Development*, yang mengiktiraf Residensi Jalan Jubilee di Kuala Lumpur dan Residensi Larkin Indah di Johor. Di samping itu, PR1MA juga dianugerahkan *Government Assisted Homes Award* bagi *Best National Homeownership Initiative* untuk projek Residensi Pauh Permai, Pulau Pinang; Residensi Kepayang, Perak; dan Residensi Bintawa Riverfront, Sarawak.

Perutusan Ketua Pegawai Eksekutif Message from the Chief Executive Officer

Selain itu, *The Edge Property Excellence Awards 2023* telah memberi pengiktirafan khas kepada Residensi Bandar Bukit Mahkota, Selangor, bagi kategori *Affordable Urban Housing Excellence Award*. Penghargaan ini memperkukuh lagi komitmen teguh PR1MA dalam menyediakan penyelesaian perumahan bandar yang berkualiti serta mampu milik untuk rakyat Malaysia berpendapatan pertengahan. Setiap anugerah ini melambangkan kerja keras dan usaha yang menterjemahkan pendekatan PR1MA dalam mewujudkan komuniti yang lestari.

Secara peribadi, saya amat berbesar hati atas penganugerahan *CEO of the Year – Property Development, BrandLeadership Awards* di *BrandLaureate BestBrands Awards for 2022-2023*. Pengiktirafan ini merupakan sebuah penghormatan kepada semangat kental dan komitmen luar biasa seluruh pasukan PR1MA. Bersama-sama, kami telah menempuhi pelbagai cabaran, memacu projek-projek transformasi dan terus teguh melaksanakan mandat yang diberikan. Anugerah ini saya dedikasikan kepada semua warga PR1MA yang telah menjadi tulang belakang kepada kejayaan kami hari ini.

Inisiatif Strategik untuk Komuniti Lestari

Melangkah ke hadapan, PR1MA kekal komited dalam menangani cabaran, mempertingkatkan kualiti projek dan meneroka peluang baharu dalam sektor perumahan di Malaysia. Walaupun pelbagai kejayaan telah dicapai pada tahun 2023, penyelesaian baki projek sakit secara efektif dan strategik akan terus menjadi fokus utama. Dengan memperkukuh kerjasama strategik merentasi pelbagai sektor, PR1MA berhasrat memastikan setiap projek berisiko ini dapat

disiapkan dengan menyeluruh dan tepat pada masanya. Menerusi sinergi kepakaran dan dengan mengoptimalkan penggunaan sumber, kami berazam untuk menyampaikan hasil yang memberi impak positif dan mampan.

PR1MA komited untuk mempertingkatkan kualiti projek pada masa hadapan dengan memperkenalkan penyelesaian pintar yang memenuhi keperluan pemilik rumah. Integrasi sistem tenaga boleh diperbaharui serta penerapan reka bentuk inovatif dijangka mentakrifkan semula standard rumah mampu milik di kawasan bandar dan pinggir bandar. Pendekatan progresif ini adalah selari dengan Teras Pembangunan Strategik PR1MA, tanpa mengetepikan nilai-nilai masyarakat Malaysia.

Antara inisiatif utama yang sedang dirancang ialah pembangunan Bandar Mini PR1MA. Hab kediaman bersepadu ini akan dilengkapi dengan kemudahan asas seperti sekolah, pusat kesihatan, serta kawasan rekreasi. Inisiatif ini menekankan pendekatan holistik terhadap kehidupan komuniti dan bertujuan menangani isu pembangunan bandar yang tidak terancang melalui perancangan strategik.

Selain itu, PR1MA turut merancang Pembangunan Berorientasikan Transit (TOD) dengan matlamat untuk menghubungkan projek perumahan kepada rangkaian sistem transit awam Malaysia yang semakin berkembang pesat. Inisiatif ini menekankan gaya hidup lestari melalui pengurangan kebergantungan terhadap kenderaan persendirian dan meletakkan infrastruktur sebagai pusat pembangunan. Hasilnya, pemilik kediaman akan menikmati rangkaian pengangkutan yang bersepadu bagi meningkatkan kecekapan, keselamatan, kesejahteraan serta kelestarian alam sekitar.



Majlis Penyerahan Kunci Residensi Kepayang, Perak
Key Handover Ceremony at Residensi Kepayang, Perak

Perutusan Ketua Pegawai Eksekutif Message from the Chief Executive Officer



Majlis Pelancaran Aranda di Kementerian Perumahan dan Kerajaan Tempatan
Aranda Launch Ceremony at the Ministry of Housing and Local Government

Bagi mempertingkatkan impaknya, PR1MA telah merangka beberapa projek baharu yang menyasarkan kumpulan B40 dan M40, dengan tumpuan kepada pembangunan kediaman mesra alam. Setiap inisiatif yang dirancang ini mencerminkan iltizam berterusan PR1MA untuk menerajui inovasi dalam sektor perumahan mampu milik untuk manfaat rakyat. Melalui pelaksanaan projek-projek yang progresif dan berwawasan, PR1MA terus memacu landskap perumahan Malaysia untuk masa hadapan yang lebih cerah.

Penghargaan

Bagi pihak PR1MA, saya ingin merakamkan setinggi-tinggi penghargaan dan terima kasih kepada semua pemegang taruh kami iaitu pembeli rumah, rakan strategik, rakan kerjasama Kerajaan, dan khususnya, Kementerian Perumahan dan Kerajaan Tempatan (KPKT), Kementerian Kewangan (MoF), kementerian-kementerian lain yang berkaitan, agensi-agensi kerajaan persekutuan dan negeri, serta pihak berkuasa tempatan. Kerjasama dan sokongan erat daripada semua pihak ini telah menjadi pemangkin utama kepada kejayaan sepanjang tahun 2023 sebagai tahun yang bersejarah bagi kami. Sokongan padu mereka amat signifikan dalam membentuk PR1MA sebagai sebuah Perbadanan yang maju, berdaya saing dan progresif seperti yang kita kecapai pada hari ini. Setiap kejayaan yang dicapai adalah hasil daripada kepercayaan teguh mereka terhadap nilai dan visi PR1MA.

Mengimbu pengapcaraan tahun 2023, saya ingin menzahirkan setinggi-tinggi penghargaan kepada Anggota Perbadanan (MOC), pihak pengurusan dan seluruh pasukan PR1MA. Dedikasi, kerja keras dan semangat kerjasama yang luar biasa mereka telah menjadi tunjang utama kepada segala kejayaan yang dicapai sepanjang tahun 2023. Saya juga ingin berterima kasih kepada rakan-rakan seperjuangan yang telah menunjukkan semangat luar biasa, kreativiti dan kecekalan mereka dalam menghadapi pelbagai cabaran serta menjadi pemangkin kepada pencapaian-pencapaian yang membanggakan, tahun demi tahun. Semangat profesionalisme dan kesungguhan mereka inilah yang menjadikan PR1MA bukan sahaja penyedia rumah mampu milik, tetapi pelopor dalam landskap perumahan mampu milik negara.

Di PR1MA, kami tidak hanya membina rumah, malah membina harapan dan merealisasikan impian. Demi rakyat. Demi negara. Demi Malaysia tercinta.

YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff
Ketua Pegawai Eksekutif & Anggota Perbadanan

Perutusan Ketua Pegawai Eksekutif Message from the Chief Executive Officer

As we reflect on the year 2023, it is evident that PR1MA has reached a defining moment in its journey to deliver affordable, high-quality homes to Malaysians. The milestones we achieved were more than just numbers; they represent the realisation of a greater purpose, our mission to make homeownership a reality for the middle-income group, without compromising on quality or comfort.

Despite a challenging landscape, PR1MA remained steadfast and resilient, forging ahead with innovative strategies, impactful collaborations, and delivering our mandate. The progress throughout the year reinforced our core belief: that access to quality housing is not just a necessity but a cornerstone of community development and a catalyst for national well-being.

Strengthening Our Housing Mandate

In 2023, PR1MA completed its most ambitious delivery to date, handing over 10 residential projects comprising 6,929 new units across Malaysia. This record-breaking achievement underscores our commitment to bridging the housing affordability gap, making homeownership more accessible to Malaysians from all walks of life.

Equally significant was our success in addressing the longstanding issue of sick projects. Through a series of targeted interventions and revitalisation strategies, we made commendable progress in resolving remaining projects, demonstrating PR1MA dedication to accountability, transparency, and equitable outcomes for all stakeholders.

Unlocking Opportunities through Strategic Collaborations

The year also marked a new chapter of strategic partnerships that propelled PR1MA role in the affordable housing sector. Collaborations with key organisations such as SANY Construction Industry Development (M) Sdn Bhd (SCID), the Construction Industry Development Board (CIDB), and Co-opbank Pertama (CBP) enabled us to enhance operational efficiency, improve construction quality, and introduce more financing solutions for homebuyers. These partnerships reflect PR1MA collaborative ethos and its belief in creating shared value to better serve the rakyat.

Innovation at the Core

Throughout 2023, we continued our drive to modernise the homeownership experience. New developments featured contemporary layouts, sustainable infrastructure, and community-centric design principles, setting new benchmarks for liveability and resilience. This focus on innovation reaffirms our intention to transform housing into a platform for community-building and lifestyle advancement.

In line with our dedication to sustainability, PR1MA advanced its sustainability agenda by initiating green building practices and planning future developments with energy-efficient designs and eco-conscious materials. Collaborations with agencies such as URBANICE Malaysia have further strengthened our resolve to build communities that are both environmentally responsible and future-ready.

Smart home technologies are also being gradually integrated into our projects, aligning with the evolving needs of homeowners and reinforcing our commitment to progressive and sustainable living environments.

Enriching Lives through CSR

Our Corporate Social Responsibility (CSR) initiatives remained one of the central pillars of PR1MA activities in 2023. Through tailored community programmes, we sought to cultivate togetherness within the neighbourhoods, enabling residents to thrive in harmony. These initiatives reflect our aspiration to create not just houses, but complete and cohesive communities.

To further expand access to homeownership, PR1MA enhanced its end-financing schemes with more flexible and accessible options for both first- and second-time homebuyers. This expansion not only supports homeownership aspirations of potential homeowners but also stimulates the property sector and contributes to Malaysia's broader socioeconomic development.

The year 2023 also signified an exciting chapter in PR1MA journey, a year defined by purpose and progress as we advanced our mandate to provide affordable houses for Malaysians, grounded in the principles of sustainability and inclusivity. By collaborating with our stakeholders and integrating innovative housing solutions, we are confident in our ability to realise our vision and contribute meaningfully to the nation's growth.

Perutusan Ketua Pegawai Eksekutif Message from the Chief Executive Officer

Financial Highlights and Key Milestones

PR1MA financial achievements in 2023 were a strong indicator of public trust and market responsiveness. A total of 4,308 housing units were sold during the year, generating a Gross Development Value (GDV) of RM1.36 billion and a year-to-date sales collection of RM1.23 billion as at 31 December 2023. Cumulatively, PR1MA has now recorded total sales collections of RM7.91 billion since inception, enhancing public confidence in our ability to deliver on our promises.

At the same time, our commitment is evident in the progress achieved across PR1MA developments as at 31 December 2023. Currently, 14,016 units are under construction, distributed across 21 projects. Furthermore, detailed planning is in progress for 3,653 units, covering 10 projects, in line with PR1MA ongoing mission for future housing development.

The year also witnessed the delivery of 35,977 completed units, spread across 55 projects. With a total GDV of RM10.2 billion, these achievements highlight PR1MA steadfast commitment to fulfilling its housing mandate and creating sustainable living solutions for Malaysians.

Among our most successful developments are:

- **Residensi Bukit Gelugor Fasa 1 (Ideal Residency), Pulau Pinang:** 1,172 units sold with a GDV of RM351.60 million
- **Residensi Bukit Gelugor Fasa 2 (Ideal Venice Residency), Pulau Pinang:** 1,310 units sold with a GDV of RM607.49 million

Additional noteworthy contributions came from Residensi Larkin Indah and Residensi Pelangi Indah in Johor, Residensi Borneo Cove in Sabah, and multiple projects across Melaka.

Celebrating Excellence

PR1MA achievements in 2023 extended beyond projects and numbers; our commitment to quality and innovation was recognised through various prestigious awards. I am proud to share that PR1MA received the All-Stars Award for Best Performing Developers of 2022 at the StarProperty Real Estate Developer Awards 2023. We also received the Starter Home Award (High-Rise) for Best Primary Home Development, recognising Residensi Jalan Jubilee in Kuala Lumpur and Residensi Larkin Indah in Johor. Additionally, PR1MA was honoured with the Government Assisted Homes Award for Best National Homeownership Initiative for Residensi Pauh Permai, Pulau Pinang; Residensi Kepayang, Perak; and Residensi Bintawa Riverfront, Sarawak.

Furthermore, at The Edge Property Excellence Awards 2023, Residensi Bandar Bukit Mahkota, Selangor, received a Special Mention for the Affordable Urban Housing Excellence Award. This recognition underscores PR1MA steadfast commitment to providing accessible and quality urban housing solutions for middle-income Malaysians. They are a testament to the hard work and efforts that define our approach to creating sustainable communities.

On a personal note, I am deeply honoured to have been awarded the CEO of the Year – Property Development, BrandLeadership Award at the BrandLaureate BestBrands Awards for 2022-2023. This distinction serves as a tribute to the unwavering dedication and resilience of the entire PR1MA team. Together, we have embraced adversity, driven transformative projects, and remained true to our mission. I dedicate this award to everyone at PR1MA who continues to be the backbone of our collective success.



Residensi Bukit Gelugor Fasa 1 (Ideal Residency),
Pulau Pinang



Residensi Bukit Gelugor Fasa 2 (Ideal Venice Residency),
Pulau Pinang

Perutusan Ketua Pegawai Eksekutif Message from the Chief Executive Officer

Strategic Initiatives for Sustainable Communities

Looking ahead, PR1MA is committed to addressing challenges, enhancing project quality, and pioneering new opportunities within Malaysia's housing sector. Despite remarkable achievements in 2023, a key priority remains the precise and determined resolution of the remaining sick projects. By strategically strengthening partnerships across various sectors, PR1MA aims to ensure the timely and comprehensive completion of these at-risk projects. Through the synergy of expertise and resource optimisation, we are determined to deliver outcomes that are both impactful and sustainable.

PR1MA is committed to enhancing the quality of future projects by introducing smart solutions that cater for the needs of homeowners. The integration of renewable energy systems and innovative design is poised to redefine standards of affordability in both urban and semi-urban areas. This progressive approach aligns with PR1MA Strategic Development Thrusts, without compromising Malaysian values.

A significant initiative on the horizon is the PR1MA Mini Township developments. These fully integrated residential hubs will include essential amenities such as schools, healthcare facilities, and recreational areas. This initiative adopts a holistic approach to community living, addressing concerns of urban sprawl through strategic planning.

In addition, PR1MA envisions Transit-Oriented Developments (TODs) that aim to connect housing projects with Malaysia's growing public transit network, emphasising sustainable living by reducing reliance on private transport and placing infrastructure at the centre of these developments. As a result, homeowners will benefit from a fully integrated transport network designed to enhance efficiency, safety, comfort, and sustainable environment.

To enhance its impact, PR1MA has several projects in the pipeline, targeting the B40 and M40 groups while creating a focus on eco-friendly residences. Each venture reflects an unwavering dedication to pioneering innovation in affordable housing for the benefit of the rakyat. Through these progressive and forward-thinking projects, PR1MA continues to evolve as a driving force in shaping Malaysia's housing landscape for a better tomorrow.



Residensi Taman Raia Sentosa, Perak

Acknowledgement

On behalf of PR1MA, I extend my sincerest gratitude to our stakeholders such as our homebuyers, partners, Government collaborators, and in particular, the Ministry of Housing and Local Government (KPKT), the Ministry of Finance (MoF), as well as other related ministries, federal and state government agencies, and local authorities. Their invaluable collaboration and goodwill have played a crucial role in making 2023 a landmark year for us, and their unwavering support has been pivotal in shaping PR1MA into the advanced, competitive, and progressive organisation it is today. Each milestone is achieved through their steadfast belief in PR1MA values and vision.

In recognising the accomplishments of 2023, I extend my deepest appreciation to the Members of Corporation (MOC), the Management, and the entire PR1MA team. Their dedication, hard work, and spirit of collaboration have collectively realised PR1MA objectives and driven our success throughout the year. I wish to honour and commend the collective commitment and tireless efforts of my colleagues. Their creativity and resilience in the face of challenges have been instrumental in translating our shared vision into groundbreaking achievements year after year. It is their passion and professionalism that have enabled PR1MA to become not just a provider of homes but a pioneer in shaping affordable housing in Malaysia.

At PR1MA, we don't just build houses, we build hope and turn dreams into reality.

For the people. For the nation. For our beloved Malaysia.

YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff

Chief Executive Officer & Member of Corporation

Misi & Objektif

Mission & Objectives

Misi

Merancang, membangun dan menyediakan kediaman mampu milik berkualiti tinggi, dengan konsep kehidupan moden untuk rakyat Malaysia berpendapatan pertengahan.

Mission

To plan, develop, and provide affordable, high-quality homes inspired by modern living concepts for middle-income Malaysians.

Objektif

- Merancang pembangunan kediaman dan fasiliti komuniti berintegrasi serta peningkatan kualiti hidup pemilik rumah.
- Membangunkan kediaman moden, selesa dan berkualiti tinggi.
- Menyediakan kediaman mampu milik bagi kumpulan berpendapatan pertengahan.
- Memelihara jenama PR1MA dengan standard pembangunan yang kukuh dan terkini, serta memantau pelaksanaan standard ini.

Objectives

- *To plan housing development and integrated community facilities as well as improvement in quality of life for homeowners.*
- *To develop modern, comfortable and high-quality housing.*
- *To provide affordable housing for the middle-income group.*
- *To preserve PR1MA brand with our established and updated development standards, and to monitor the implementation of the standards.*

Latar Belakang PR1MA

About PR1MA



Residensi Jalan Jubilee, Kuala Lumpur

Perbadanan PR1MA Malaysia (PR1MA), yang ditubuhkan pada 1 Januari 2013 di bawah Akta PR1MA 2012 (Akta 739), adalah sebuah badan berkanun yang dipertanggungjawabkan untuk merancang, membangun, mengurus dan menyenggara kediaman mampu milik yang berkualiti tinggi khusus untuk rakyat Malaysia berpendapatan pertengahan (kumpulan M40). Kediaman PR1MA direka untuk memenuhi keperluan isi rumah yang berpendapatan antara RM2,500 hingga RM15,000, dengan harga jualan antara RM100,000 hingga RM400,000.

Selain menyediakan kediaman, PR1MA turut berdedikasi dalam memupuk kehidupan komuniti yang moden dan inklusif melalui konsep 3S+C, iaitu Security (Keselamatan), Safety (Perlindungan), Surveillance (Pengawasan) dan Comfort (Keselesaan). Pendekatan holistik ini memastikan setiap pembangunan bukan sekadar tempat tinggal, tetapi juga menyokong kesejahteraan penduduk. Bagi meningkatkan kualiti hidup para penghuni, PR1MA turut menyediakan pelbagai kemudahan asas seperti taman permainan, dewan komuniti, surau, pusat jagaan kanak-kanak, serta perkhidmatan jalur lebar berkelajuan tinggi jenis plug-and-play yang disediakan oleh PR1MA Communications Sdn Bhd.

PR1MA Corporation Malaysia (PR1MA), established on 1 January 2013 under the PR1MA Act 2012 (Act 739), is a statutory body committed to planning, developing, managing, and maintaining high-quality, affordable homes specifically for middle-income Malaysians (M40 group). PR1MA homes cater to households earning between RM2,500 and RM15,000, with prices ranging from RM100,000 to RM400,000.

Beyond the provision of homes, PR1MA is dedicated to fostering modern and inclusive community living through its 3S+C concept, which prioritises Security, Safety, Surveillance, and Comfort. This holistic approach ensures that each development is more than just a place to live; the developments are thoughtfully designed to support the well-being of the residents. To enhance liveability, PR1MA homes are equipped with essential facilities such as playgrounds, community halls, surau, childcare centres, and plug-and-play high-speed broadband services, provided by PR1MA Communications Sdn Bhd.



Residensi Pauh Permai, Pulau Pinang

Latar Belakang PR1MA About PR1MA

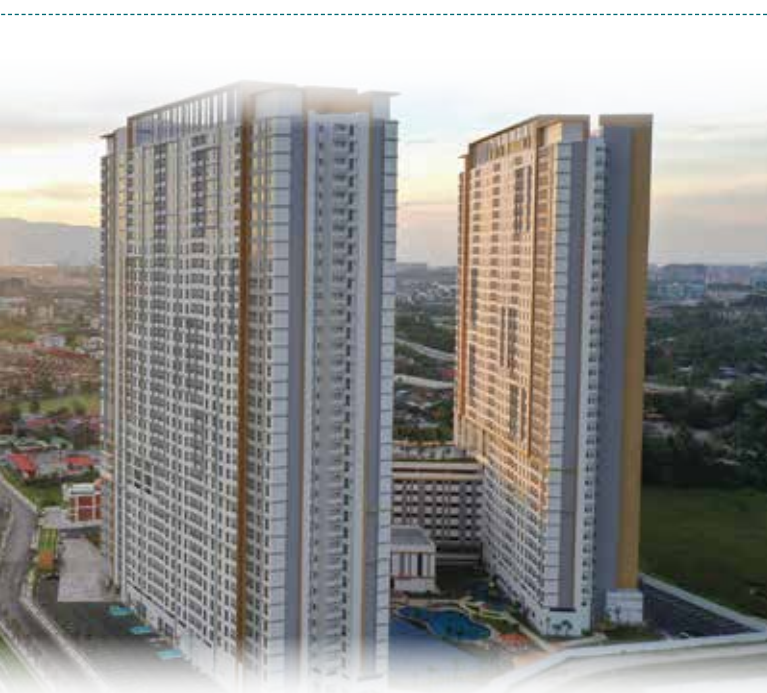
Objektif

PR1MA kekal komited untuk meningkatkan kualiti hidup pemilik kediamannya melalui objektif utama berikut:

- Merancang dan melaksanakan pembangunan perumahan bersepadu yang lengkap dengan kemudahan komuniti bagi meningkatkan tahap kebolehdiaman.
- Membangunkan kediaman moden, selesa dan berkualiti tinggi yang disesuaikan mengikut keperluan rakyat Malaysia berpendapatan pertengahan.
- Memastikan pemilikan kediaman lebih mudah dicapai oleh golongan berpendapatan pertengahan.
- Memelihara dan memperkukuh jenama PR1MA melalui pematuhan berterusan terhadap standard pembangunan serta pengawasan yang berkesan.



Residensi Kepayang, Perak



Objectives

PR1MA remains committed to enhancing the quality of life for its homeowners through the following key objectives:

- Planning and delivering well-integrated housing developments complete with community facilities that elevate liveability.
- Developing modern, comfortable, and high-quality homes tailored to the needs of middle-income Malaysians.
- Ensuring homeownership is accessible for the middle-income group.
- Preserving and strengthening the PR1MA brand through consistent adherence to development standards and effective oversight.

Latar Belakang PR1MA About PR1MA

Fungsi

Bagi memenuhi mandatnya, PR1MA melaksanakan beberapa fungsi utama berikut:

1. Membangunkan kediaman berkualiti tinggi berserta kemudahan komuniti bersepadu untuk golongan berpendapatan pertengahan di Malaysia.
2. Merancang, menyelia dan mengurus reka bentuk, pembinaan serta penyenggaraan kediaman PR1MA dan komuniti sekitarnya.
3. Menentukan harga rumah, melaksanakan proses pengundian pemilikan kediaman PR1MA secara telus dan diaudit, serta bekerjasama dengan institusi kewangan untuk menawarkan skim pembiayaan yang mudah diakses dan menarik kepada pembeli kediaman.
4. Mengenal pasti keperluan semasa dalam pemantauan, pengawalan serta pengurusan penawaran dan permintaan terhadap kediaman PR1MA dan kemudahannya.

5. Melindungi dan memperkukuh jenama PR1MA melalui penetapan serta penguatkuasaan standard pembangunan dan pelaksanaan yang ketat.
6. Menggalakkan kerjasama strategik antara Kerajaan dan sektor swasta bagi memperkukuh pelaksanaan program serta memacu inovasi.



Dewan Komuniti di Residensi Taman Raia Sentosa, Perak
Community Hall at Residensi Taman Raia Sentosa, Perak

Functions

To fulfil its mandate, PR1MA undertakes several core functions:

1. *Develop high-quality homes and integrated community facilities for middle-income Malaysians.*
2. *Plan, supervise and manage the design, construction, and maintenance of PR1MA homes and their surrounding community.*
3. *Determine home prices, allocate PR1MA homes through a transparent and audited balloting process, and collaborate with financial institutions to provide homebuyers with accessible and attractive financing schemes.*
4. *Identify the current needs for monitoring, controlling, and managing the supply and demand for PR1MA homes and their facilities.*
5. *Protect and uphold the PR1MA brand by setting and enforcing rigorous development and implementation standards.*
6. *Promote strategic partnerships between the Government and the private sector to strengthen programme delivery and drive innovation.*



Surau di Residensi Pauh Permai, Pulau Pinang
Surau at Residensi Pauh Permai, Pulau Pinang

Latar Belakang PR1MA About PR1MA

Strategi

Operasi PR1MA dipandu oleh lima strategi teras yang dirangka selaras dengan misinya untuk menyediakan kediaman mampu milik serta membina komuniti lestari bagi rakyat Malaysia berpendapatan pertengahan. Strategi ini merangkumi lima tonggak utama operasi termasuk Pembangunan, Jualan dan Pemasaran, Kewangan, Perolehan dan Tadbir Urus. Kesemua strategi ini mencerminkan komitmen Perbadanan terhadap kualiti, keterjangkauan dan inovasi.



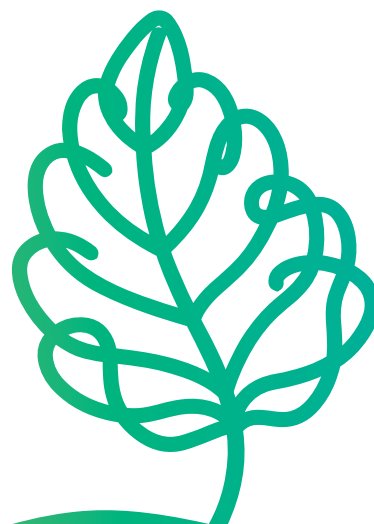
*Kolam Renang di Residensi Pauh Permai, Pulau Pinang
Swimming Pool at Residensi Pauh Permai, Pulau Pinang*

Strategies

PR1MA operations are guided by five core strategies designed to align with its mission of delivering affordable homes and fostering sustainable communities for middle-income Malaysians. These strategies cover key operational pillars including Development, Sales and Marketing, Finance, Procurement, and Governance. Together, they reflect the Corporation's commitment to quality, affordability and innovation.



*Taman Permainan di Residensi Bukit Gelugor, Pulau Pinang
Playground at Residensi Bukit Gelugor, Pulau Pinang*



Latar Belakang PR1MA

About PR1MA

PEMBANGUNAN



DEVELOPMENT

Piawaian dan Polisi yang Tinggi

Pembangunan PR1MA berpandukan kepada polisi yang komprehensif serta standard reka bentuk yang mengutamakan kualiti, kelestarian dan kepuasan jangka panjang pemilik kediaman.

High Standards and Policies

PR1MA developments are guided by comprehensive policies and design standards that prioritise quality, sustainability, and long-term homeowner satisfaction.

Lokasi Strategik

Kediaman PR1MA terletak di lokasi yang seimbang daripada segi aksesibiliti dan permintaan pasaran, bagi memastikan kesinambungan dan daya tarikan jangka panjang.

Strategic Locations

PR1MA homes are located in areas that strike a balance between accessibility and market demand, ensuring relevance and long-term viability.

Perancangan Holistik

Setiap pembangunan mengintegrasikan kemudahan komuniti asas bagi mewujudkan persekitaran hidup yang saling menyokong dan menyeluruh.

Holistic Planning

Each development integrates essential community facilities to create a supportive and well-rounded living environment.

JUALAN DAN PEMASARAN



SALES AND MARKETING

Ketelusan dan Kecekapan

PR1MA mengutamakan komunikasi yang telus serta proses yang cekap sepanjang proses jualan bagi membina keyakinan dalam kalangan pembeli kediaman.

Transparency and Efficiency

PR1MA prioritises transparent communication and efficient processes throughout the sales journey to build trust among homebuyers.

Inovasi Digital

Teknologi digital canggih, termasuk pengalaman tontonan dalam talian secara interaktif, diaplikasikan bagi menarik minat khalayak yang lebih luas serta mereka yang celik teknologi.

Digital Innovation

Advanced digital technologies, including immersive online viewing experiences, are leveraged to engage a wider, tech-savvy audience.

Pemantauan Berdedikasi

Prestasi jualan dipantau dengan teliti menggunakan analitik data untuk mengenal pasti corak pasaran dan disesuaikan dengan keperluan pasaran semasa.

Dedicated Oversight

Sales performance is closely monitored using data analytics to gain insights and respond to emerging market trends.

KEWANGAN



FINANCE

Tadbir Urus Kewangan

PR1MA menekankan integriti dan ketelusan dalam setiap aspek operasi kewangannya, bagi memastikan peruntukan sumber yang optimum demi kelestarian projek.

Financial Stewardship

PR1MA promotes integrity and transparency in its financial operations, ensuring the optimal allocation of resources toward project sustainability.

Kawalan Dalaman yang Kukuh

Mekanisme pemantauan dan pelaporan yang menyeluruh dilaksanakan bagi melindungi operasi kewangan serta akauntabiliti hasil yang tinggi.

Robust Internal Controls

Comprehensive monitoring and reporting mechanisms safeguard financial operations and revenue accountability.

Pembiayaan Secara Kolaboratif

Kerjasama strategik dengan institusi kewangan diperkukuh bagi meningkatkan akses pembeli kediaman kepada penyelesaian pembiayaan yang mampu milik.

Collaborative Financing

Strategic partnership with financial institutions enhances homebuyers' access to affordable financing solutions.

Latar Belakang PR1MA About PR1MA

PEROLEHAN



PROCUREMENT

Amalan Terbaik dalam Tadbir Urus

Peralihan kepada proses tender yang lebih terbuka dan kompetitif meningkatkan standard perolehan sambil memastikan ketelusan dan keadilan dalam pelaksanaan.

Best Practices in Good Governance

Transitioning to more open, competitive tendering elevates procurement standards while ensuring transparency and fairness.

Pemodenan melalui Teknologi

PR1MA terus memperkasa sistem perolehannya melalui pelaksanaan rangka kerja e-perolehan bagi mengoptimumkan kecekapan dan kelancaran operasi.

Modernisation through Technology

PR1MA continues to modernise its procurement systems with e-procurement frameworks to optimise efficiency.

Penglibatan Strategik bersama Pembekal

Hubungan jangka panjang bersama penyedia perkhidmatan diperkukuh melalui kepercayaan bersama dan amalan kerjasama yang beretika.

Strategic Supplier Engagement

Long-term partnerships with reliable service providers are fostered through mutual trust and ethical collaboration.

TADBIR URUS



GOVERNANCE

Ketelusan sebagai Prinsip Panduan

PR1MA menerapkan elemen ketelusan dalam setiap lapisan strategi organisasi bagi memastikan akauntabiliti menyeluruh kepada semua pihak berkepentingan.

Transparency as a Guiding Principle

PR1MA embeds transparency into every layer of organisational strategy, ensuring accountability for all stakeholders.

Pengurusan Risiko yang Khusus

Pendekatan proaktif terhadap pematuhan dan pengurusan risiko dilaksanakan bagi melindungi integriti operasi Perbadanan.

Dedicated Risk Management

A proactive approach to compliance and risk management safeguards the Corporation's operational integrity.

Integriti Diutamakan

Kepimpinan beretika dan tadbir urus yang baik menjadi landasan utama dalam setiap urusan korporat serta memperkukuh keyakinan awam.

Integrity First

Ethical leadership and responsible governance guide all corporate actions and strengthen public trust.



Kriteria Kelayakan PR1MA

PR1MA Eligibility Criteria

1



Warganegara Malaysia/
Malaysian

2



Bujang atau berkahwin
serta berusia 21 tahun
ke atas/
*Singled or married and
above 21 years old*



Residensi Kota Tinggi, Johor

Kriteria Kelayakan PR1MA PR1MA Eligibility Criteria

3



Pendapatan isi rumah
individu atau keluarga
(suami isteri) antara
RM2,500 - RM15,000/
*Individual or family
household income (husband
and wife) between RM2,500
- RM15,000*

4



Kediaman PR1MA boleh
dibeli sebagai kediaman
pertama atau kedua/
*PR1MA Homes can be
purchased as a first or
second home*



Residensi Bandar Bukit Mahkota, Selangor

Jenama PR1MA

PR1MA Brand

Kediaman PR1MA

Jenama PR1MA ditubuhkan untuk memenuhi mandat Kerajaan dalam menyediakan kediaman mampu milik yang berkualiti pada harga berpatutan, khususnya untuk golongan berpendapatan pertengahan. PR1MA memastikan semua projek pembangunan kediamannya mematuhi piawaian yang ditetapkan oleh Lembaga Pembangunan Industri Pembinaan (CIDB) Malaysia bagi menjamin aspek keselamatan, ketahanan dan kualiti.

PR1MA juga secara aktif menjalinkan kerjasama strategik dengan institusi-institusi kewangan bagi menyediakan penyelesaian pembiayaan perumahan yang bersesuaian dengan keperluan unik golongan berpendapatan pertengahan. Setiap pembangunan PR1MA direka dengan teliti sebagai kediaman komprehensif yang mengintegrasikan elemen sosial, ekonomi dan alam sekitar bagi mewujudkan komuniti yang cergas dan mampan.

Selaras dengan aspirasi pembangunan negara, PR1MA komited dalam melaksanakan peranannya sebagai agensi perumahan utama di bawah Kementerian Perumahan dan Kerajaan Tempatan (KPKT), dalam merealisasikan misinya untuk meningkatkan akses kepada kediaman mampu milik yang berkualiti tinggi bagi rakyat Malaysia.



Residensi Larkin Indah, Johor

PR1MA Homes

The PR1MA brand was established to fulfil the Government's mandate of providing quality, affordable homes at reasonable prices, particularly for the middle-income group. PR1MA ensures that all its residential development projects comply with the standards set by the Construction Industry Development Board (CIDB) Malaysia, ensuring safety, durability, and quality.

PR1MA also actively fosters strategic partnerships with leading financial institutions to provide tailored housing financing solutions that cater to the unique needs of middle-income households. Each PR1MA development is thoughtfully designed as a comprehensive settlement, integrating social, economic, and environmental elements to cultivate vibrant and sustainable communities.

In alignment with the nation's development aspirations, PR1MA remains committed to its role as the leading housing agency under the purview of the Ministry of Housing and Local Government (KPKT), fulfilling its mission to enhance access to affordable, high-quality homes for Malaysians.



Pembeli Kediaman PR1MA
PR1MA Homebuyers

Jenama PR1MA
PR1MA Brand

Aspirasi #PR1MAKita

Di samping misi utamanya untuk menyediakan kediaman mampu milik yang berkualiti tinggi kepada golongan berpendapatan pertengahan, PR1MA turut memainkan peranan penting dalam memupuk keharmonian dan kemakmuran. Bagi memenuhi mandat ini, PR1MA telah memperkenalkan inisiatif Aspirasi #PR1MAKita, yang didorong oleh matlamat menyeluruh untuk mengeratkan hubungan serta memupuk perpaduan antara PR1MA dan masyarakat pelbagai kaum di Malaysia.

#PR1MAKita Aspirations

Beyond its core mission of providing affordable, high-quality homes for the middle-income group, PR1MA plays an essential role in fostering harmony and prosperity. To fulfil this mandate, PR1MA introduced the #PR1MAKita Aspirations initiative, driven by the overarching goal of strengthening relationships and cultivating unity between PR1MA and Malaysia's diverse community.

Komponen #PR1MAKita

Aspirasi #PR1MAKita

Menyediakan garis panduan yang jelas bagi meningkatkan kefahaman orang awam.



Components of #PR1MAKita

#PR1MAKita Aspiration

Provide clear guidelines to enhance public understanding.

Sesi Libat Urus Bersama Pembeli - Homebuyer Review Committee (HRC):

Memastikan pelaksanaan projek PR1MA berjalan lancar.



Buyer Engagement Sessions - Homebuyer Review Committee (HRC):

Ensure smooth execution of PR1MA projects.

Maklumat Terkini Pembangunan

Perkembangan pembinaan dikongsikan setiap bulan melalui laman web PR1MA bagi memastikan ketelusan, ketepatan dan akses maklumat kepada rakyat Malaysia.



Latest Development Updates:

Present construction progress through monthly updates on the PR1MA website to ensure transparency, accuracy, and accessibility of information to the public.

Tanggungjawab Sosial Korporat (CSR)

Mengeratkan hubungan antara PR1MA dan komuniti melalui program yang mengukuhkan kesejahteraan sosial dan ekonomi.



Corporate Social Responsibility

Strengthen the relationship between PR1MA and the community through programmes that improve social and economic well-being.

Jenama PR1MA PR1MA Brand



Residensi Matang Premier, Sarawak

Bagi pembeli unit kediaman PR1MA yang masih dalam pembinaan, PR1MA telah melaksanakan pelbagai sesi libat urus bagi memberikan maklumat terkini yang jelas mengenai status dan kemajuan projek. Sebagai contoh, sesi HRC diadakan untuk memberikan penerangan terperinci tentang kemajuan pembinaan. Di samping itu, laporan bulanan yang disertakan dengan bahan visual seperti imej dan video turut diedarkan secara berkala kepada pembeli kediaman. Inisiatif ini membolehkan pembeli memantau tahap kemajuan projek kediaman, sekali gus menunjukkan komitmen PR1MA dalam memastikan komunikasi yang tepat, telus dan menepati masa yang sesuai dengan pemilik kediaman.

Di bawah Aspirasi #PR1MAKita, pelbagai inisiatif komuniti dan CSR dilaksanakan secara aktif. Program-program ini merangkumi pelbagai aktiviti komuniti di kawasan kediaman PR1MA, termasuk kelas al-Quran, perancangan penubuhan Tabika dan Taska KEMAS (prasekolah dan pusat jagaan kanak-kanak), program bantuan banjir dan sambutan perayaan. Inisiatif ini bertujuan untuk mengukuhkan hubungan dalam kalangan komuniti PR1MA selain membina masyarakat yang berilmu, harmoni dan sejahtera.

For buyers of PR1MA units that are under construction, PR1MA has conducted various engagement sessions to provide clear updates on the status and progress of ongoing projects. For instance, HRC sessions have been organised to provide detailed explanations on construction developments. Furthermore, monthly reports, supplemented by visuals such as images and videos, are routinely distributed to homebuyers. These initiatives enable buyers to monitor the progress of their respective housing projects, while reinforcing PR1MA commitment to transparent, timely, and accurate communication with homeowners.

Under the #PR1MAKita Aspirations, community-oriented and CSR initiatives are actively pursued. These programmes include a range of community activities within PR1MA residences, such as Quran classes, planned establishment of Tabika and Taska KEMAS (preschool and childcare centres), flood relief efforts, and festive celebrations. These efforts aim to strengthen the bonds among PR1MA communities and foster an educated, harmonious, and prosperous society.

Jenama PR1MA PR1MA Brand

PR1MA juga komited untuk meningkatkan kesejahteraan kehidupan penduduknya melalui pelbagai inisiatif seperti PR1MA D.A.R.T (Pasukan Tindakan & Tindak Balas Bencana), yang beroperasi di lima lokasi utama: Muar (Johor), Taman Sri Muda (Selangor), Hulu Langat (Selangor), Temerloh (Pahang) dan Residensi Lubok Jong (Kelantan). Inisiatif ini meningkatkan kesediaan dan tindak balas terhadap situasi kecemasan di seluruh negara. Pasukan tindak balas ini memainkan peranan penting dalam mengendalikan kecemasan dan/atau kejadian yang tidak dijangka, memastikan tindakan yang pantas dan berkesan bagi memelihara kesejahteraan penduduk PR1MA dan komuniti sekitarnya.

Antara program CSR lain termasuk pengagihan kurma, Program Qurban Raya PR1MA, inisiatif yang melibatkan IQRA' dan Wakaf, serta Karnival Muhibbah, yang menampilkan aktiviti kemasyarakatan menarik seperti senamrobik, derma darah, paintball dan saringan kesihatan. Setiap inisiatif ini mencerminkan pendekatan holistik PR1MA dalam meningkatkan kesejahteraan komuniti dan kemajuan masyarakat.

PR1MA is also committed to improving the lives through initiatives such as PR1MA D.A.R.T (Disaster Action & Response Team), which operates across five key locations: Muar (Johor), Taman Sri Muda (Selangor), Hulu Langat (Selangor), Temerloh (Pahang), and Residensi Lubok Jong (Kelantan). This initiative enhances national emergency preparedness and responsiveness. The response team plays a vital role in managing unforeseen events and/or emergencies, ensuring swift and effective actions to safeguard the well-being of PR1MA residents and surrounding communities.

Other notable CSR programmes include dates distribution, PR1MA Raya Qurban Programme, the IQRA' and Wakaf initiative, and Karnival Muhibbah, which features engaging community activities like aerobics, blood donation, paintball, and health screenings. Each initiative reflects PR1MA holistic approach to community well-being and societal progress.



Jelajah Komuniti Aspirasi #PR1MAKita di Residensi Bandar Puteri Jaya 2, Kedah
Jelajah Komuniti Aspirasi #PR1MAKita at Residensi Bandar Puteri Jaya 2, Kedah

Jenama PR1MA PR1MA Brand



Larian Perpaduan Aspirasi #PR1MAKita, Johor

Selain inisiatif komuniti kami, PR1MA turut menyokong program pembangunan kemahiran yang dirancang untuk memperkasa komuniti setempat. Salah satu usaha utama ialah Program Latihan dan Pekerjaan SAKU (STEP), yang melibatkan kerjasama strategik dengan agensi-agensi utama seperti PERKESO, Unit Pelaksanaan dan Koordinasi Stimulus Ekonomi Antara Agensi Nasional (LAKSANA), institusi pendidikan tinggi tempatan, rakan industri dan badan bukan kerajaan (NGO). Program ini selaras dengan inisiatif Jamin Kerja Keluarga Malaysia, yang bertujuan menangani cabaran kebolehpasaran pekerjaan di samping menyumbang kepada pemulihan ekonomi domestik melalui penempatan kerja secara bersasar dan peluang latihan.

PR1MA juga menyokong inisiatif Kerajaan seperti Rent-to-Own, yang bertujuan memudahkan akses kepada pembiayaan perumahan bagi kumpulan berpendapatan M40 dan B40. Melalui kerjasama strategiknya bersama Maybank, PR1MA memainkan peranan penting dalam Majlis Pelancaran Inisiatif Pembiayaan Perumahan Malaysia (i-Biaya), yang diterajui oleh Kementerian Perumahan dan Kerajaan Tempatan (KPKT) dan Kementerian Kewangan pada April 2022. Usaha ini bertujuan meningkatkan akses kepada kediaman mampu milik dan menyokong keterangkuman kewangan yang lebih baik dalam kalangan komuniti yang kurang mendapat perkhidmatan.

In addition to our community efforts, PR1MA supports skills development programmes designed to empower local communities. One key initiative is the SAKU Training & Employment Programme (STEP), which involves strategic collaborations with key entities such as PERKESO, Unit Pelaksanaan dan Koordinasi Stimulus Ekonomi Antara Agensi Nasional (LAKSANA), local higher education institutions, industry partners, and non-governmental organisations (NGOs). This programme aligns with the Government's Jamin Kerja Keluarga Malaysia initiative, addressing employability challenges while contributing to domestic economic recovery through targeted work placements and training opportunities.

PR1MA has also participated in government-led initiatives such as Rent-to-Own, which aimed at making housing loans more accessible to the M40 and B40 income groups. Through its strategic partnership with Maybank, PR1MA played a pivotal role in the launch of the Majlis Pelancaran Inisiatif Pembiayaan Perumahan Malaysia (i-Biaya), spearheaded by the Ministry of Housing and Local Government (KPKT) and the Ministry of Finance (MOF) in April 2022. These efforts aim to enhance access to affordable housing while promoting greater financial inclusion among underserved communities.

Jenama PR1MA PR1MA Brand

Satu lagi inisiatif pembangunan kemahiran yang wajar diberi perhatian ialah pelancaran program JENDELA@PPR, yang memberi tumpuan kepada penyediaan akses Internet kepada kediaman di Program Perumahan Rakyat (PPR). Inisiatif ini bertujuan merapatkan jurang digital dan menggalakkan kesalinghubungan dalam kalangan komuniti tersebut. PR1MA mengamalkan pendekatan kolaboratif dengan menjalinkan kerjasama strategik bersama agensi swasta dan Kerajaan untuk mencapai objektif bersama. Selain itu, PR1MA memainkan peranan penting dalam pengurusan kemudahan dan perkhidmatan penyenggaraan untuk semua kediaman PR1MA serta menyokong KPKT dalam menyediakan perkhidmatan yang sama bagi kediaman PPR. Secara keseluruhannya, inisiatif-inisiatif ini menggariskan komitmen PR1MA terhadap pemerkasaan komuniti melalui pembangunan kemahiran, akses terhadap kediaman dan keterangkuman digital.

Di bawah Aspirasi #PR1MAKita, inisiatif dan program PR1MA secara strategik memberi fokus kepada lima prinsip utama: **SIHAT, SAKU, SAYANG, SELAMAT dan SUASANA**. Teras-teras ini menjadi asas dalam menyediakan sokongan yang relevan kepada komuniti PR1MA dan masyarakat umum. PR1MA kekal teguh dalam komitmennya untuk memberikan sokongan sosial kepada golongan yang memerlukan, sekali gus memberi manfaat kepada penduduk PR1MA dan masyarakat umum. Dedikasi ini mencerminkan aspirasi Perbadanan untuk memupuk masyarakat yang harmoni dan sejahtera di Malaysia, sambil memastikan ketersediaan kediaman mampu milik yang berkualiti untuk semua.

Another noteworthy skill development initiative is the launch of JENDELA@PPR, which focuses on providing Internet access to homes under the People's Housing Programme (PPR). This initiative aims to bridge the digital divide and promote connectivity within these communities. PR1MA adopts a collaborative approach by partnering strategically with both private and government agencies to achieve shared objectives. Furthermore, PR1MA plays a vital role in facilities management and maintenance services for all PR1MA Homes and supports KPKT in delivering similar services for PPR Homes. Collectively, these initiatives underscore PR1MA commitment to empowering communities through skill development, housing accessibility, and digital inclusion.

*Under the #PR1MAKita Aspiration, PR1MA initiatives and programmes are strategically focused on five core pillars: **SIHAT, SAKU, SAYANG, SELAMAT and SUASANA**. These pillars serve as the foundation for providing tailored support to the community and society at large. PR1MA remains steadfast in its commitment to deliver social support to those in need, benefitting both PR1MA residents and the wider public. This dedication reflects the Corporation's aspiration to cultivate a harmonious and prosperous society in Malaysia while continuing to ensure the provision of quality, affordable housing for all.*



Majlis Penyerahan Kunci Residensi Kepayang, Perak
Key Handover Ceremony at Residensi Kepayang, Perak

Jenama PR1MA PR1MA Brand



Residensi Kajang Utama, Selangor

Kempen Aspirasi #PR1MAKita

Program yang telah dilaksanakan dan bakal diperkenalkan dirancang untuk mengeratkan hubungan antara PR1MA dan pihak berkepentingan utamanya, termasuk komuniti PR1MA, pemilik kediaman, kaki tangan dan rakan kongsi strategik. Selain itu, inisiatif-inisiatif ini juga bertujuan memperkukuh penglibatan PR1MA dengan masyarakat umum serta menyumbang kepada peningkatan sosioekonomi negara.

Homebuyer Review Committee (HRC)

HRC merupakan platform libat urus khas yang ditubuhkan oleh PR1MA untuk menyampaikan maklumat yang komprehensif dan telus mengenai perkara penting yang menjadi perhatian pembeli kediaman. Ini termasuk status projek, pengurusan kredit seperti Ganti Rugi Tertentu dan Ditetapkan (LAD), proses penyerahan kunci serta pengurusan kecacatan selepas penyerahan kunci. HRC terdiri daripada pegawai-pegawai daripada pelbagai jabatan di PR1MA, termasuk Khidmat Pelanggan, Pembangunan, Perundangan, Pengurusan Kredit, dan Pengurusan Aset dan Kemudahan, bagi memastikan pendekatan holistik dan menyeluruh dalam menangani kebimbangan dan keperluan pembeli rumah.

#PR1MAKita Aspiration Campaign

The implemented and upcoming programmes are designed to strengthen PR1MA relationship with its key stakeholders, including the PR1MA community, homeowners, employees, and strategic partners. These initiatives also aim to deepen PR1MA engagement with the public while contributing to the nation's socio-economic development.

Homebuyer Review Committee (HRC)

The HRC is a dedicated engagement platform established by PR1MA to provide comprehensive and transparent information on key matters relevant to homebuyers. These include project status updates, credit management matters such as Liquidated Ascertain Damages (LAD), the process for handing over unit keys, and addressing unit defects following key handover delivery. The HRC comprises officers from various PR1MA departments, including Customer Care, Development, Legal, Credit Management, and Asset and Facility Management, ensuring a well-rounded approach to addressing homebuyer concerns and needs.

Jenama PR1MA PR1MA Brand

Sepanjang tahun 2023, PR1MA telah berjaya melaksanakan 13 sesi HRC untuk 12 projek, yang melibatkan 2,524 pembeli kediaman menerusi sesi perbincangan secara dalam talian dan fizikal. Objektif HRC bagi tahun tersebut telah dicapai, dengan majoriti peserta menyatakan kepuasan terhadap sesi-sesi yang diadakan. Secara khusus, sebanyak 356 daripada 406 pembeli rumah yang menjawab soal selidik melaporkan bahawa mereka berpuas hati dengan konsep HRC. Platform ini berjaya menyampaikan maklumat dengan jelas, memupuk hubungan yang lebih kukuh antara PR1MA dan pembeli kediaman melalui perbincangan dua hala yang efektif, dan menyelesaikan isu serta menjawab persoalan pembeli secara menyeluruh dan telus.

Program Komuniti dan Tanggungjawab Sosial Korporat

Program yang telah dan akan dilaksanakan merupakan inisiatif yang bertujuan memperkukuh hubungan antara PR1MA dengan komuniti, selain menyumbang kepada peningkatan taraf hidup dan kesejahteraan sosioekonomi masyarakat.

Throughout 2023, PR1MA successfully conducted 13 HRCs across 12 projects, engaging 2,524 homebuyers through both online and physical meetings. The HRC achieved its objectives for the year, with the majority of participants expressing satisfaction with the sessions. Notably, 356 out of 406 homebuyers who responded to the survey indicated their satisfaction with the HRC concept. The platform effectively delivered clear information, fostered stronger relationships between PR1MA and homebuyers through meaningful discussions, and comprehensively addressed buyers' concerns and questions.

Community Programme and Corporate Social Responsibility

The implemented and future programmes are designed to strengthen the relationship between PR1MA and the community, while also contributing to the improvement of socio-economic conditions.



Aktiviti Senamrobik bersama Komuniti PR1MA di Residensi Bandar Puteri Jaya 2, Kedah
Aerobics Activity with the PR1MA Community at Residensi Bandar Puteri Jaya 2, Kedah

Anak Syarikat PR1MA

PR1MA Subsidiaries

PR1MA Communications Sdn Bhd (PCSB)

PR1MA Communications Sdn Bhd (PCSB) ialah anak syarikat milik penuh Perbadanan PR1MA Malaysia (PR1MA) yang ditubuhkan pada November 2014. Syarikat ini merupakan penyedia perkhidmatan telekomunikasi berlesen yang diiktiraf oleh Suruhanjaya Komunikasi dan Multimedia Malaysia (SKMM). PCSB memegang pelbagai lesen, termasuk Lesen Penyedia Perkhidmatan Rangkaian (NSP), Lesen Penyedia Kemudahan Rangkaian (NFP) dan Lesen Penyedia Perkhidmatan Aplikasi (ASP).

PCSB memastikan setiap pembangunan PR1MA dilengkapi dengan infrastruktur rangkaian yang kukuh serta bersedia untuk masa hadapan. Infrastruktur ini membolehkan penyediaan perkhidmatan seperti Internet Berkelajuan Tinggi, Suara melalui Protokol Internet (VoIP), TV Internet dan teknologi berasaskan IP yang lain selaras dengan peningkatan keperluan digital semasa.

Visi

Untuk menjadi penyedia perkhidmatan komunikasi dan digital terkemuka bagi komuniti di seluruh negara.

Misi

Memastikan kesalinghubungan dan pendigitalan menjadi lebih mudah, lebih pantas dan boleh dipercayai untuk memenuhi keperluan komuniti dan meningkatkan kualiti hidup mereka.

Objektif

PR1MA, yang ditubuhkan di bawah Akta PR1MA 2012, komited untuk menyediakan akses kepada maklumat global dan peluang melalui Internet kepada golongan berpendapatan pertengahan. Selaras dengan visi ini, PCSB telah ditubuhkan sebagai Penyedia Perkhidmatan Internet (ISP) bagi membangunkan rangkaian gentian optik yang memenuhi keperluan komuniti PR1MA. Mandatnya merangkumi penyediaan akses jalur lebar berkelajuan tinggi kepada semua unit kediaman dan komersial dalam pembangunan PR1MA.

Strategi Perniagaan

Semua projek PR1MA mengintegrasikan infrastruktur gentian optik selaras dengan Garis Panduan Reka Bentuk ICT PR1MA.

Bagi memastikan fungsi rangkaian berjalan lancar bagi semua pengguna, komponen rangkaian aktif akan dipasang sebelum unit kediaman dihuni.

PR1MA Communications Sdn Bhd (PCSB)

PR1MA Communications Sdn Bhd (PCSB) is a wholly-owned subsidiary of PR1MA Corporation Malaysia (PR1MA), established in November 2014. It is a licensed telecommunications services provider accredited by the Malaysian Communications and Multimedia Commission (MCMC). The company holds multiple licences, including Network Service Provider (NSP), Network Facility Provider (NFP), and Application Service Provider (ASP).

PCSB ensures that every PR1MA development is equipped with a reliable and future-proof network infrastructure, enabling services such as High-Speed Internet, Voice over Internet Protocol (VoIP), Internet TV, and other IP-based technologies to meet the growing digital demands.

Vision

To be the leading communications and digital service provider for communities nationwide.

Mission

To ensure connectivity and digitalisation are made easier, faster, and more reliable, satisfying the needs of our communities and enhancing their quality of life.

Objective

PR1MA, established under the PR1MA Act 2012, is committed to providing middle-income households with access to global information and opportunities through the Internet. In line with this vision, PCSB was established as an Internet Service Provider (ISP) to develop an optical fibre network that caters to the needs of PR1MA residents. Its mandate includes providing high-speed broadband access to all residential and commercial units within PR1MA developments.

Business Strategy

All PR1MA projects incorporate optical fibre infrastructure in accordance with the PR1MA ICT Design Guidelines.

To ensure optimal functionality for all users, active network components are installed prior to occupancy of the residential units.

Anak Syarikat PR1MA PR1MA Subsidiaries

Tanggungjawab Utama

PCSB bertanggungjawab untuk:

- Membina, mereka bentuk, melaksanakan, mengurus dan menyenggara perkhidmatan IT dan telekomunikasi di semua pembangunan PR1MA.
- Membina komuniti maya PR1MA dengan menghubungkan semua pembangunan PR1MA di seluruh negara kepada Rangkaian Komuniti.
- Mencipta inovasi serta melaksanakan penyelesaian dan perkhidmatan ICT baharu bagi meningkatkan kualiti hidup komuniti PR1MA.

Perkhidmatan dan Kemudahan

- Infrastruktur Rangkaian Pasif Fibre-to-the-Home (FTTH)**
Sejak tahun 2016, PCSB telah melaksanakan infrastruktur rangkaian pasif Fibre-to-the-Home (FTTH). Sehingga 31 Disember 2023, sejumlah 44 pembangunan PR1MA telah dilengkapi dengan kemudahan FTTH sepenuhnya.

- Internet Jalur Lebar Berkelajuan Tinggi**

Rangkaian *last-mile* menggunakan teknologi Rangkaian Optik Pasif Gigabit (GPON) yang turut disokong oleh perkhidmatan Metro-E bagi pelanggan komersial di pembangunan tertentu.

PCSB menawarkan pakej jalur lebar seperti berikut:

- Residensi PR1MA: 30Mbps, 60Mbps
- Perniagaan Kecil dan Sederhana: 30Mbps, 60Mbps

Melalui infrastruktur ini, PCSB turut menyediakan:

- Perkhidmatan Wi-Fi di ruang awam
- Portal Komuniti PR1MA

- Telefon IP Internet - Perkhidmatan Suara melalui Protokol Internet (VoIP)**

Perkhidmatan telefon di pembangunan PR1MA diuruskan menggunakan teknologi VoIP, yang membolehkan PCSB menyediakan pakej perkhidmatan yang menarik, seperti panggilan percuma dalam kawasan pembangunan (contohnya, panggilan ke pejabat pengurusan, pos keselamatan dan unit perumahan).

Main Responsibilities

PCSB is responsible for:

- Developing, designing, implementing, managing, and maintaining IT and telecommunications services across all PR1MA developments.
- Building a virtual PR1MA community by connecting all PR1MA developments nationwide to a Community Network.
- Innovating and implementing new ICT solutions and services to enhance the quality of life for the PR1MA community.

Services and Facilities

- Fibre-to-the-Home (FTTH) Passive Network Infrastructure**
Since 2016, PCSB has deployed Fibre-to-the-Home (FTTH) passive network infrastructure. As of 31 December 2023, a total of 44 FTTH-enabled developments have been completed under PR1MA.

- High-speed Broadband Internet**

The last-mile network leverages Gigabit Passive Optical Network (GPON) technology, complemented by Metro-E services for commercial customers in specific developments.

PCSB offers the following broadband packages:

- PR1MA Residential: 30Mbps, 60Mbps
- Small and Medium Businesses: 30Mbps, 60Mbps

Through this infrastructure, PCSB also provides:

- Wi-Fi services in public spaces
- PR1MA Community Portal

- Internet IP Telephony - Voice over Internet Protocol (VoIP) Services**

Telephone services in PR1MA developments are managed using VoIP technology. This allows PCSB to offer attractive packages, such as free calls within a development (e.g., calls to management offices, security posts, and housing units).



Program JENDELA@PPR di PPR Bagan Jaya, Pulau Pinang
JENDELA@PPR Programme at PPR Bagan Jaya, Pulau Pinang

Anak Syarikat PR1MA PR1MA Subsidiaries

Kerjasama Strategik

JENDELA@PPR Programme

PCSB kekal komited untuk bekerjasama dengan KPKT dalam usaha meningkatkan akses Internet untuk penduduk Program Perumahan Rakyat (PPR). Melalui program JENDELA@PPR, sebuah inisiatif yang dilancarkan oleh KPKT pada April 2022 sebagai sebahagian daripada pelan Jalinan Digital Negara (JENDELA), PCSB membuktikan dedikasinya untuk merapatkan jurang digital dalam kalangan komuniti B40 yang mendiami projek perumahan PPR.

Program ini dirancang untuk menyediakan sambungan jalur lebar berkelajuan tinggi kepada isi rumah B40 di 28 projek PPR, melibatkan 12,496 unit perumahan di sembilan (9) negeri, serta memberi manfaat kepada kira-kira 53,000 penduduk. Di bawah kepimpinan PR1MA, PCSB menerajui pelaksanaan program ini dengan memasang infrastruktur gentian optik di tapak-tapak PPR yang telah dikenal pasti. Setiap unit turut dilengkapi dengan peranti yang boleh disambungkan ke Internet, disertakan perkhidmatan jalur lebar berkelajuan tinggi secara percuma selama sembilan (9) bulan bagi memastikan akses yang lancar kepada sumber digital.

Meneruskan peranannya pada tahun 2022, PCSB kekal komited dalam memperhalusi pelan pelaksanaan dan menyenggara infrastruktur bagi program JENDELA@PPR. Pada tahun 2023, PCSB terus memperluas perkhidmatan jalur lebar berkelajuan tinggi kepada komuniti B40 di beberapa pembangunan PPR terpilih. Inisiatif ini selari dengan mandat PCSB yang lebih luas, iaitu untuk mempercepat kesalinghubungan digital serta meningkatkan kualiti hidup bagi komuniti yang kurang mendapat akses perkhidmatan.

Strategic Collaborations

JENDELA@PPR Programme

PCSB remains committed to collaborating with KPKT to enhance Internet access for the People's Housing Program (PPR) residents. Through the JENDELA@PPR programme, an initiative launched by KPKT in April 2022 as part of the national Jalinan Digital Negara (JENDELA) plan, PCSB demonstrates its unwavering dedication to bridging the digital divide for B40 communities in PPR housing projects.

The programme is designed to provide high-speed broadband connectivity to B40 households across 28 PPR projects, encompassing 12,496 housing units in nine (9) states, and benefiting approximately 53,000 residents. Under PR1MA leadership, PCSB spearheads the implementation by installing fibre optic infrastructure across these identified PPR sites. Each unit is equipped with Internet-enabled devices, supported by complimentary high-speed broadband services for nine (9) months, ensuring seamless access to digital resources.

Building on its role in 2022, PCSB remains steadfast in refining implementation plans and maintaining the infrastructure for the JENDELA@PPR programme. In 2023, PCSB continued to extend high-speed broadband services to the B40 communities in selected PPR developments. This initiative aligns with PCSB's broader mandate of accelerating digital connectivity and enhancing the quality of life for underserved communities.



Majlis Penyerahan Kunci Residensi Kota Tinggi, Johor
Key Handover Ceremony at Residensi Kota Tinggi, Johor

Anak Syarikat PR1MA PR1MA Subsidiaries



Program JENDELA@PPR di PPR Bagan Jaya, Pulau Pinang
JENDELA@PPR Programme at PPR Bagan Jaya, Pulau Pinang

Bagi melengkapkan strategi jalur lebarnya, PCSB giat menjalankan kerjasama dengan penyedia telekomunikasi terkemuka bagi menawarkan perkhidmatan berkualiti tinggi, meningkatkan nilai kepada pelanggan dan membuka peluang pertumbuhan baharu. Dalam era pasca pandemik yang menuntut keterhubungan yang lebih menyeluruh, inisiatif PCSB ini merupakan langkah penting ke arah memperluaskan akses kepada penyelesaian digital dan merapatkan jurang kesalinghubungan di Malaysia.

Usaha PCSB pada tahun 2023 diteruskan dengan memperkukuh pencapaian terdahulu melalui penyediaan penyelesaian kesalinghubungan yang disesuaikan mengikut keperluan khusus komuniti yang kurang mendapat akses perkhidmatan di seluruh negara. Menerusi program seperti JENDELA@PPR, PCSB terus menegaskan komitmennya terhadap agenda transformasi digital Malaysia, dengan matlamat untuk mewujudkan masyarakat yang inklusif secara digital.

Dalam melangkah ke hadapan, PCSB kekal komited terhadap misinya untuk memperkasakan rakyat Malaysia daripada pelbagai lapisan masyarakat. Dengan memperkukuh keterhubungan dan mencipta pengalaman digital yang bermakna, PCSB sedang membina asas yang kukuh ke arah Malaysia yang maju, saling berhubung dan inklusif secara digital.

To complement its broadband strategy, PCSB actively seeks partnerships with leading telecommunications providers to deliver high-quality services, enhance customer value, and unlock growth opportunities. As connectivity becomes increasingly critical, particularly in the post-pandemic era, PCSB's initiatives represent an essential step toward enabling greater access to digital solutions and bridging the connectivity gap in Malaysia.

PCSB's 2023 efforts build upon its previous achievements by delivering tailored connectivity solutions that meet the unique demands of underserved communities nationwide. Through programmes like JENDELA@PPR, PCSB reaffirms its commitment to Malaysia's digital transformation agenda, striving to create a digitally inclusive society.

As PCSB moves forward, it remains dedicated to its mission of empowering Malaysians from all walks of life. By facilitating connectivity and creating meaningful digital experiences, PCSB is laying the foundation for a flourishing, connected, and digitally inclusive Malaysia.

Anak Syarikat PR1MA PR1MA Subsidiaries

Berikut merupakan senarai lokasi terpilih beserta jumlah unit:

Below is a list of selected locations and their respective total units:

No. No.	Pembangunan Development	Lokasi Location	Jumlah Unit Total Unit
1	PPR BERSEPADU SENAWANG	NEGERI SEMBILAN	420
2	PPR PAYA RUMPUT	MELAKA	600
3	PPR SUNGAI PUTAT	MELAKA	336
4	PPR TEHEL, JASIN (AYER PANAS)	MELAKA	500
5	PPR UDA UTAMA, SKUDAI	JOHOR	500
6	PPR PLENTONG / SERI ALAM	JOHOR	240
7	PPR TAMAN PERLING	JOHOR	525
8	PPR MELANA INDAH FASA I	JOHOR	1170
9	PPR TAMAN HARMONI BUNTONG	PERAK	416
10	PPR SIMPANG PERDANA (BATU 2½)	PERAK	240
11	PPR KAMUNTING LESTARI	PERAK	260
12	PPR TAMAN MANGGIS (LRG SELAMAT)	PULAU PINANG	316
13	PPR TAMAN BAGAN JAYA	PULAU PINANG	382
14	PPR MAK MANDIN	PULAU PINANG	70
15	PPR KOTA SETAR	KEDAH	500
16	PPR SERI SENA, KANGAR	PERLIS	480
17	PPR BINTONG, KANGAR	PERLIS	748
18	PPR SRI WANGI	SARAWAK	200
19	PPR BATU GONG, SIBURAN	SARAWAK	500
20	PPR SRI BUKIT (JALAN MEROTAI)	SABAH	470
21	PPR TAMAN MUHIBBAH	SABAH	500
22	PPR GAYANG RIA, TUARAN	SABAH	418
23	PPR SRI PANGKALAN, KUNAK	SABAH	400
24	PPR PURI WARISAN	SABAH	485
25	PPR TAMAN MURNI, JALAN ARMY CAMP	SABAH	500
26	PPR TAMAN SG LABUK (BELURAN)	SABAH	400
27	PPR JALAN LINTAS SIBUGA, SANDAKAN	SABAH	500
28	PPR KERONGKOM JAYA, KOTA MARUDU	SABAH	420

Anak Syarikat PR1MA PR1MA Subsidiaries



Larian Perpaduan Aspirasi #PR1MAKita, Perak



Reruai Pengenalan Perkhidmatan PCSB di Program Larian Perpaduan Aspirasi #PR1MAKita di Negeri Sembilan dan Perak
PCSB Services Introduction Booth at the Larian Perpaduan Aspirasi #PR1MAKita Programme at Negeri Sembilan and Perak

Anak Syarikat PR1MA PR1MA Subsidiaries

PR1MA Facilities Management Sdn Bhd (PFMSB)

Ditubuhkan di bawah Akta Syarikat 2016, PR1MA Facilities Management Sdn Bhd (PFMSB) merupakan anak syarikat milik penuh Perbadanan PR1MA Malaysia (PR1MA). PFMSB dipertanggungjawabkan untuk menyediakan penyelesaian pengurusan hartanah dan kemudahan secara menyeluruh. Ia merangkumi aspek perancangan, pembangunan, pembinaan serta penyenggaraan perumahan berkualiti yang dilengkapi dengan elemen gaya hidup bagi memenuhi keperluan isi rumah berpendapatan pertengahan di kawasan bandar dan pinggir bandar.

Teras mandat PFMSB adalah untuk mengurus dan menyenggara keseluruhan pembangunan PR1MA secara holistik, merangkumi aset kediaman dan komersial. Tanggungjawab ini meliputi pengurusan kemudahan di pembangunan PR1MA yang telah siap, termasuk unit kediaman, dewan komuniti, tadika, taska, premis komersial, serta aset tanah, termasuk ladang di seluruh negara. Selain itu, PFMSB turut memainkan peranan penting dalam menyokong inisiatif nasional, antaranya melalui pengurusan dan penyenggaraan pembangunan di bawah Program Perumahan Rakyat (PPR), yang diselia oleh Kementerian Perumahan dan Kerajaan Tempatan (KPKT), selain melaksanakan pelbagai projek inisiatif lain dalam bidang tanggungjawabnya.

Visi

Menjadi peneraju dalam industri perkhidmatan pengurusan hartanah dan kemudahan, dengan memperkasakan komuniti melalui penyediaan persekitaran kehidupan yang berkualiti, lestari dan pintar.

Misi

Menyediakan pengurusan aset dan kemudahan bersepadu bagi membentuk entiti yang mampan melalui komitmen terhadap perubahan positif dan inovasi yang mentakrifkan semula kualiti perkhidmatan kami.

PR1MA Facilities Management Sdn Bhd (PFMSB)

PFMSB establish under Companies Act 2016, PR1MA Facilities Management Sdn Bhd (PFMSB) is a wholly-owned subsidiary of PR1MA Corporation Malaysia (PR1MA). Tasked with delivering end-to-end property and facilities management solutions, PFMSB is responsible for planning, developing, constructing and maintaining quality housing integrated with lifestyle features for middle-income households in both urban and suburban areas.

At the core of the PFMSB mandate is the comprehensive management and maintenance of all PR1MA developments, covering both residential and commercial assets. This includes managing completed PR1MA facilities, such as housing units, community halls, kindergartens, nurseries, commercial premises, and open land, including plantations, nationwide. PFMSB also plays a critical role in supporting national initiatives, including managing and maintaining developments under the People's Housing Programme (PPR) homes, which operate under the guidance of the Ministry of Housing and Local Government (KPKT), and managing various initiative projects within its purview.

Vision

To be the key player in the property and facilities management service industry, empowering communities through quality and smart living environments.

Mission

To deliver integrated asset and facilities management for a sustainable entity through a commitment to positive change and innovation that redefines the quality of our services.



Jelajah Komuniti Aspirasi #PR1MAKita di Residensi Bandar Puteri Jaya 2, Kedah
Jelajah Komuniti Aspirasi #PR1MAKita at Residensi Bandar Puteri Jaya 2, Kedah

Anak Syarikat PR1MA PR1MA Subsidiaries



Larian Perpaduan Aspirasi #PR1MAKita, Perak

Pencapaian Utama

Pada tahun 2023, PFMSB terus memainkan peranan utama sebagai pengurus projek bagi beberapa inisiatif yang diterajui KPKT dalam usaha memperkasa komuniti bandar dan mengurangkan kadar kemiskinan. Program-program ini memberikan fokus kepada penambahbaikan perumahan serta pemerkasaan ekonomi, khususnya bagi keluarga berpendapatan rendah. PFMSB telah mengurus pelbagai jenis projek, seperti pembinaan rumah baharu dan kerja-kerja pembaikan dan pemulihan, yang secara langsung memberikan impak positif terhadap kualiti hidup isi rumah bandar.

- **Program Baik Pulih Rumah Kasih Keluarga Malaysia (RKKM) 2022**

Setakat Disember 2023, PFMSB telah berjaya memulihkan sebanyak 2,109 daripada 2,110 unit rumah yang disasarkan di bawah inisiatif ini. Pencapaian cemerlang ini membuktikan kecekapan pelaksanaan projek dan keupayaan pengurusan kewangan yang kukuh oleh PFMSB.

- **Program Baik Pulih Rumah Miskin Bandar 2022 – Pulau Pinang**

Dengan memberikan tumpuan kepada keperluan perumahan keluarga miskin dan miskin tegar di kawasan bandar di Pulau Pinang, PFMSB telah berjaya menyiapkan sebanyak 68 unit rumah — 61 di Seberang Perai Utara (SPU) dan 7 di Pulau Pinang. Inisiatif ini telah berjaya menyediakan persekitaran kediaman yang selamat dan sejahtera bagi para penerima manfaat.

Key Achievements

In 2023, PFMSB continued to play a pivotal role as the project manager for several KPKT-led initiatives aimed at uplifting urban communities and reducing poverty. These programmes focused on housing improvements and economic empowerment, particularly for low-income families. PFMSB managed a broad range of projects, including house construction, repairs, and rehabilitation efforts, delivering significant impacts on the quality of life for urban households.

- **Program Baik Pulih Rumah Kasih Keluarga Malaysia (RKKM) 2022**

As at December 2023, PFMSB had successfully rehabilitated 2,109 out of 2,110 targeted housing units under this initiative. This remarkable accomplishment reflects PFMSB's strong project execution and financial management capabilities.

- **Program Baik Pulih Rumah Miskin Bandar 2022 – Pulau Pinang**

Focused on addressing the housing needs of poor and hardcore poor urban families in Penang, PFMSB completed 68 housing units — 61 in Seberang Perai Utara (SPU) and 7 on Penang Island. This initiative has been successfully delivered safe and dignified living environments to beneficiaries.

Anak Syarikat PR1MA PR1MA Subsidiaries

- **Program Baik Pulih Rumah Miskin Bandar Fasa 4 Tahun 2023**

Di bawah Fasa 4 program ini, PFMSB telah menguruskan sebanyak 487 unit kediaman. Sehingga Disember 2023, sebanyak 2 unit kediaman telah siap sepenuhnya, manakala 137 unit lagi sedang berada dalam pelbagai peringkat pelaksanaan. Ini mencerminkan komitmen PFMSB dalam menjalankan penyampaian berskala besar dan memberikan sokongan yang berterusan kepada komuniti.

- **Program Pembaikan Rumah Kasih KPKT**

Sebagai sokongan terhadap usaha pemulihan pasca banjir, PFMSB telah menyelesaikan pembaikan dan pembinaan semula sebanyak 2,195 kediaman di Pahang, Selangor, Kuala Lumpur, Melaka, Negeri Sembilan, Kelantan dan Terengganu sepanjang tahun 2023. Rumah-rumah ini telah siap sepenuhnya dan diserahkan kepada keluarga yang terjejas, sekali gus memulihkan aspek keselamatan, keselesaan dan kestabilan kepada komuniti yang terkesan akibat banjir.

- **Program Baik Pulih Rumah Miskin Bandar Fasa 4 Tahun 2023**

Under Phase 4 of this programme, PFMSB oversaw a total of 487 housing units. As of December 2023, 2 units had been completed, and another 137 were in various stages of implementation. This reflects PFMSB's commitment to large-scale delivery and ongoing community support.

- **Program Pembaikan Rumah Kasih KPKT**

Supporting post-flood recovery efforts, PFMSB delivered 2,195 repaired and rebuilt homes across Pahang, Selangor, Kuala Lumpur, Melaka, Negeri Sembilan, Kelantan, and Terengganu in 2023. These homes were completed and handed over to affected families, restoring safety, comfort, and stability to flood-impacted communities.



Reruai Pengenalan Perkhidmatan PFMSB di Program Larian Perpaduan Aspirasi #PR1MAKita, Negeri Sembilan
PFMSB Services Introduction Booth at the Larian Perpaduan Aspirasi #PR1MAKita Programme, Negeri Sembilan

Anak Syarikat PR1MA PR1MA Subsidiaries



Pejabat Wilayah di Pahang
Regional Office in Pahang



Pencapaian ini membuktikan peranan penting PFMSB dalam menyokong matlamat Rancangan Malaysia Ke-12 dan Program Pembasmian Kemiskinan Bandar KPKT, sekali gus memperkukuh daya tahan komuniti dan meningkatkan kualiti hidup golongan rentan.

Operasi Serantau

Operasi PFMSB disokong oleh Pejabat Wilayah (RO) yang ditempatkan secara strategik di seluruh Malaysia. Pejabat Wilayah ini memastikan pelaksanaan projek dan perkhidmatan lebih cekap dan bersifat setempat, sekali gus merapatkan jurang antara matlamat nasional dan pelaksanaan di peringkat akar umbi serta memperkukuh libat urus bersama komuniti.

Aktiviti dan Acara Komuniti

Pembangunan komuniti merupakan teras utama misi PFMSB. Organisasi ini secara aktif memupuk komuniti yang inklusif dan berdaya saing dalam pembangunan PR1MA menerusi pelbagai inisiatif, termasuk kempen kesedaran alam sekitar, bengkel pendidikan dan program jangkauan komuniti. Usaha-usaha ini bukan sahaja meningkatkan taraf hidup komuniti, malah menyemai semangat perpaduan, tanggungjawab sosial serta semangat kekitaan dalam komuniti PR1MA.

These achievements reflect PFMSB's vital role in advancing the objectives of the 12th Malaysia Plan and KPKT's Urban Poverty Eradication Programme—strengthening community resilience and improving the quality of life for vulnerable populations.

Regional Operations

PFMSB operations are supported by strategically located Regional Offices (ROs) across Malaysia. These ROs ensure efficient, localised implementation of all projects and services, bridging national goals with on-the-ground delivery and deeper community engagement.

Community Activities and Events

Community development lies at the heart of the PFMSB's mission. The organisation actively nurtures inclusive and vibrant communities within PR1MA developments through a wide range of initiatives, from environmental awareness campaigns and educational workshops to community outreach programmes. These efforts not only raise living standards but also help cultivate unity, social responsibility, and a strong sense of belonging within PR1MA communities.

Anggota Perbadanan

Members of Corporation

YBhg. Datuk Azrulnizam bin Abdul Aziz

PENGERUSI
CHAIRMAN

YBhg. Datuk Azrulnizam bin Abdul Aziz telah dilantik sebagai Pengerusi Perbadanan PR1MA Malaysia pada 16 Mac 2023.

YBhg. Datuk Azrulnizam sebelum ini bertugas sebagai Ketua Pegawai Eksekutif di dua bank antarabangsa. Beliau mempunyai lebih daripada 25 tahun pengalaman dalam industri perkhidmatan kewangan, dan merupakan seorang pemimpin yang berwawasan dengan kepakaran luas dalam menguruskan pelbagai projek dan membina sinergi antara pihak berkepentingan utama dan pihak berlawanan kepentingan.

Kini, YBhg. Datuk Azrulnizam merupakan Pengarah Bebas untuk beberapa syarikat seperti MBSB Bank, AmMetlife Takaful dan Thriven Global Berhad. Atas kapasiti peribadi, beliau merupakan Pengarah CR FinaCapital Sdn Bhd dan Petrowangsa Sdn Bhd. Beliau juga merupakan Pensyarah Adjung untuk Fakulti Pengurusan Perniagaan, Universiti Teknologi MARA dan seorang Ahli Profesional Berkanun dalam Kewangan Islam. YBhg. Datuk Azrulnizam merupakan bekas Pengerusi Pelaburan MARA Berhad (2020-2021) dan Penasihat Kewangan Strategik Kumpulan Syarikat Perumahan Negara Berhad (2018-2019).

Beliau merupakan graduan Universiti Hartford, Connecticut USA dengan Ijazah Sarjana Pentadbiran Perniagaan dalam Perniagaan Antarabangsa dan kemudian mendapat pensijilan profesional daripada Universiti Oxford, United Kingdom dan Harvard Business School, Amerika Syarikat.

YBhg. Datuk Azrulnizam dianugerahkan dengan gelaran Darjah Mulia Seri Melaka (DMSM) pada tahun 2012.



YBhg. Datuk Azrulnizam bin Abdul Aziz was appointed as Chairman of PR1MA Corporation Malaysia on 16 March 2023.

YBhg. Datuk Azrulnizam had been a Chief Executive Officer of two International Banks previously. He has more than 25 years of experience in the financial services industry. A visionary leader with broad expertise managing projects leveraging on cross-cultural teams and building synergy among key stakeholders and competing interests.

Currently, YBhg. Datuk Azrulnizam serves as an Independent Director for MBSB Bank, AmMetlife Takaful and Thriven Global Berhad. On personal capacity, he is the Director of CR FinaCapital Sdn Bhd and Petrowangsa Sdn Bhd. He is also an Adjunct Professor in the Faculty of Business Management, Universiti Teknologi MARA and a Chartered Professional in Islamic Finance. YBhg. Datuk Azrulnizam was the former Chairman of Pelaburan MARA Berhad (2020-2021) and the Group Strategic Financial Advisor of Syarikat Perumahan Negara Berhad (2018-2019).

He graduated from University of Hartford, Connecticut USA with Master of Business Administration in International Business. Subsequently obtained professional certifications from Oxford University, United Kingdom and Harvard Business School, USA.

YBhg. Datuk Azrulnizam was conferred the title of Darjah Mulia Seri Melaka (DMSM) in year 2012.

Anggota Perbadanan Members of Corporation



YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff

KETUA PEGAWAI EKSEKUTIF & ANGGOTA
CHIEF EXECUTIVE OFFICER & MEMBER

YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff dilantik sebagai Anggota Perbadanan PR1MA pada 16 Januari 2019. Beliau juga adalah Ketua Pegawai Eksekutif Perbadanan PR1MA Malaysia mulai 4 Mei 2020 setelah memegang jawatan tersebut sejak 16 Januari 2019. Sebelum ini, beliau merupakan Ketua Pegawai Kewangan sejak menyertai PR1MA pada 18 Julai 2016.

Beliau memulakan kerjayanya di Clarke Walker Chartered Accountants di United Kingdom sehingga tahun 1994. Setelah pulang ke tanah air, beliau menyertai beberapa bank komersial dan bank pelaburan. Seterusnya beliau dilantik sebagai Ketua Pegawai Kewangan Kumpulan dan Ketua Pegawai Operasi Kumpulan di beberapa buah syarikat yang tersenarai di Bursa Malaysia. Sebelum menyertai PR1MA, YBhg. Datuk Seri Haji Mohd Nazri merupakan Ketua Pegawai Eksekutif Kumpulan Tradewinds (M) Berhad dan Ketua Pegawai Kewangan Kumpulan Padiberas Nasional Berhad.

YBhg. Datuk Seri Haji Mohd Nazri juga pernah berkhidmat sebagai Ahli Lembaga Pengarah antaranya di Syarikat Perumahan Negara Berhad (SPNB), Universiti Teknikal Malaysia Melaka (UTeM), anak-anak syarikat Padiberas Nasional Berhad, Central Sugars Refinery Sdn Bhd, Gula Padang Terap Sdn Bhd, Tradewinds Plantation Berhad serta anak-anak syarikatnya termasuk MARDEC Berhad dan anak-anak syarikat yang beroperasi di beberapa buah negara di Asia Tenggara. Kini YBhg. Datuk Seri Haji Mohd Nazri merupakan Profesor Adjung di Fakulti Perniagaan dan Ekonomi, Universiti Malaysia Sarawak (UNIMAS).

Berpengalaman lebih 30 tahun dipelbagai sektor korporat, YBhg. Datuk Seri Haji Mohd Nazri merupakan Ahli Institut Akauntan Malaysia (MIA) dan Felo Association of Chartered Certified Accountants (ACCA), United Kingdom.

YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff was appointed as a Member of Corporation (MOC) on 16 January 2019. He is also the Chief Executive Officer beginning 4 May 2020 after holding an Acting position since 16 January 2019. Prior to this appointment, he was the Chief Financial Officer since joining PR1MA on 18 July 2016.

He began his career at Clarke Walker Chartered Accountants in the United Kingdom until 1994. After returning home, he joined commercial and investment banks. He was subsequently appointed as Group Chief Financial Officer and Group Chief Operating Officer at several group of companies listed on Bursa Malaysia. Prior to joining PR1MA, YBhg. Datuk Seri Haji Mohd Nazri was the Group Chief Executive Officer of Tradewinds (M) Berhad and Group Chief Financial Officer of Padiberas Nasional Berhad.

YBhg. Datuk Seri Haji Mohd Nazri had served on the Board of Directors in several companies including Syarikat Perumahan Negara Berhad (SPNB), Universiti Teknologi Malaysia Melaka (UTeM), subsidiaries of Padiberas Nasional Berhad, Central Sugars Refinery Sdn Bhd, Gula Padang Terap Sdn Bhd, Tradewinds Plantation Berhad and its subsidiaries including MARDEC Berhad and subsidiaries operating in various countries in Southeast Asia. Currently, YBhg. Datuk Seri Haji Mohd Nazri is the Adjunct Professor at Business and Economics Faculty, Universiti Malaysia Sarawak (UNIMAS).

With over 30 years of experience in various corporate sectors, YBhg. Datuk Seri Haji Mohd Nazri is a member of the Malaysian Institute of Accountants (MIA) and a Fellow of Association of Chartered Certified Accountants (ACCA), United Kingdom.

Anggota Perbadanan Members of Corporation

YBhg. Tan Sri Dato' Seri Mohd Zuki bin Ali

ANGGOTA
MEMBER

YBhg. Tan Sri Dato' Seri Mohd Zuki bin Ali telah dilantik sebagai Anggota Perbadanan PR1MA pada 2 Februari 2022.

Beliau mempunyai pengalaman luas di dalam tadbir urus Kerajaan dan telah berkhidmat sebagai kakitangan Kerajaan lebih 30 tahun, di mana karier beliau di dalam Perkhidmatan Awam khususnya Perkhidmatan Tadbir dan Diplomatik telah bermula apabila beliau dilantik sebagai Penolong Setiausaha di Kementerian Kewangan Malaysia pada Disember 1992. Sejak memulakan tugas di sektor Kerajaan, YBhg. Tan Sri Dato' Seri Mohd Zuki telah berkhidmat di beberapa buah kementerian seperti Kementerian Pendidikan, Kementerian Pembangunan Luar Bandar, Kementerian Dalam Negeri, Kementerian Sumber Asli dan Alam Sekitar, serta menjawat beberapa jawatan kepimpinan seperti Ketua Penolong Setiausaha, Pegawai Khas kepada Menteri dan Setiausaha Sulit Kanan kepada Menteri. Kualiti kepimpinan beliau yang tinggi telah diiktiraf apabila beliau menerima mandat sebagai Setiausaha Sulit Kanan Kepada KDYMM Seri Paduka Baginda Yang di-Pertuan Agong pada tahun 2006 hingga 2011.

Beliau kemudiannya ditempatkan pula di Jabatan Perdana Menteri (JPM) dengan menyandang pelbagai jawatan kepimpinan seperti Perunding Kanan, Setiausaha Bahagian, Timbalan Ketua Setiausaha (Pengurusan), Ketua Pengarah, Bahagian Hal Ehwal Undang-Undang, Setiausaha Persekutuan Negeri Sarawak, sehinggalah beliau dilantik sebagai Timbalan Ketua Setiausaha Kanan di Jabatan Perdana Menteri pada tahun 2017 dan seterusnya dilantik sebagai Ketua Setiausaha Kementerian Pertahanan pada tahun 2019. YBhg. Tan Sri Dato' Seri Mohd Zuki telah dilantik sebagai Ketua Setiausaha Negara ke-15 pada 1 Januari 2020. Setahun kemudian, beliau turut dilantik menjadi Pro Canselor UKM. Beliau juga memperkerusikan pelbagai Syarikat Berkaitan Kerajaan, antaranya termasuklah MRL Sdn Bhd, Cyberview Sdn Bhd, Sinergi Perdana Sdn Bhd, Razak School of Government dan Institut Integriti Malaysia.

Beliau merupakan graduan Ijazah Sarjana Pengurusan Perniagaan (Kewangan) dari Nanyang Technological University, Singapura menerusi program kerjasama dengan Massachusetts Institute of Technology, Boston.



YBhg. Tan Sri Dato' Seri Mohd Zuki bin Ali was appointed as a Member of Corporation (MOC) on 2 February 2022.

His career in the Public Service, particularly in Diplomatic Governance Service, began when he was appointed as Assistant Secretary at the Ministry of Finance Malaysia in December 1992. Over the last 30 years in Government service, his career has spanned across several ministries such as the Ministry of Education, the Ministry of Rural Development, the Ministry of Home Affairs and the Ministry of Natural Resources and Environment. He has held various positions of leadership during that time, such as Chief Assistant Secretary, Special Officer to the Minister and Senior Private Secretary to the Minister. From 2006 to 2011, his high leadership qualities were recognised when he was appointed as the Senior Private Secretary to His Majesty the Yang di-Pertuan Agong.

YBhg. Tan Sri Dato' Seri Mohd Zuki was then assigned to the Prime Minister's Department, where he held various positions such as Senior Consultant, Divisional Secretary, Deputy Chief Secretary (Management), Director General of Legal Affairs Division, Sarawak State Federal Secretary and finally as Senior Deputy Chief Secretary in 2017. He was appointed as Chief Secretary of the Ministry of Defense in 2019. YBhg. Tan Sri Dato' Seri Mohd Zuki was appointed as the 15th Chief Secretary to the State on 1 January 2020, and subsequently, a year later he was appointed as UKM Pro-Chancellor. He also chairs various Government-Linked Companies such as MRL Sdn Bhd, Cyberview Sdn Bhd, Sinergi Perdana Sdn Bhd, Razak School of Government and Malaysian Institute of Integrity.

He graduated with a Bachelor of Economics from Universiti Kebangsaan Malaysia and then obtained his Master of Business Administration (Finance) from Nanyang University, Singapore in a collaboration programme with the Massachusetts Institute of Technology, Boston.

Anggota Perbadanan Members of Corporation



YBhg. Datuk Wira M Noor Azman bin Taib

**ANGGOTA & AHLI JAWATANKUASA PENCALONAN DAN IMBUHAN
MEMBER & NOMINATION AND REMUNERATION COMMITTEE MEMBER**

YBhg. Datuk Wira M Noor Azman bin Taib was appointed as a Member of Corporation (MOC) on 2 February 2022.

YBhg. Datuk Wira M Noor Azman bin Taib telah dilantik sebagai Anggota Perbadanan PR1MA pada 2 Februari 2022.

YBhg. Datuk Wira M Noor Azman merupakan Ketua Setiausaha Kementerian Perumahan dan Kerajaan Tempatan (KPKT). Beliau memulakan kerjaya sebagai Penolong Setiausaha, Bahagian Pengangkutan Udara, Kementerian Pengangkutan Malaysia pada tahun 1996. Beliau telah menjawat beberapa jawatan lain dalam Perkhidmatan Awam termasuklah Timbalan Ketua Setiausaha (Pembangunan), Kementerian Wilayah Persekutuan pada tahun 2016, Timbalan Ketua Setiausaha (Pengurusan), Kementerian Belia dan Sukan pada tahun 2018 sebelum dilantik sebagai Ketua Setiausaha Kementerian tersebut pada 2020. Beliau kemudiannya telah dilantik ke jawatan terkini iaitu sebagai Ketua Setiausaha, KPKT pada tahun 2021.

YBhg. Datuk Wira M Noor Azman telah berkhidmat sebagai kakitangan Kerajaan lebih daripada 25 tahun. Sebagai tanda penghargaan kepada jasa dan sumbangan yang telah diberikan kepada negara, YBhg. Datuk Wira M Noor Azman telah dikurniakan Darjah Kebesaran Bintang dan Pingat Wilayah Persekutuan, Kesatria Mahkota Wilayah (KMW) pada 2011, Pingat Perkhidmatan Cemerlang (PPC) pada tahun 2012, Darjah Kebesaran Negeri Kedah Darul Aman, Setia DiRaja Kedah pada tahun 2017, Darjah Kebesaran Bintang dan Pingat Wilayah Persekutuan, Panglima Mahkota Wilayah (PMW) juga pada tahun 2017, Darjah Kebesaran Dato' Setia Sultan Sallehuddin Kedah (D.S.S.S) dan Darjah Cemerlang Seri Melaka (D.C.S.M) yang membawa gelaran "Datuk Wira" pada tahun 2023.

YBhg. Datuk Wira M Noor Azman merupakan graduan Universiti Malaya dengan Ijazah Sarjana Muda Sastera dan Sains Sosial (Kepujian) Pengajian Perbandaran dan Perancangan Bandar. Beliau kemudiannya telah menyambung pengajian ke peringkat Sarjana dalam bidang Pengurusan Teknologi Maklumat di Universiti Kebangsaan Malaysia (UKM) pada tahun 2004.

Selain daripada menyandang jawatan sebagai Anggota Perbadanan PR1MA, YBhg. Datuk Wira M Noor Azman juga kini memegang portfolio Pengerusi Exco Ekonomi, Persatuan Perkhidmatan Tadbir dan Diplomatik dan pernah memegang jawatan Pengerusi Exco Perhubungan Strategik bagi Penggal 2020-2022.

YBhg. Datuk Wira M Noor Azman is the Secretary General for the Ministry of Housing and Local Government. He started his career as Assistant Secretary, Air Transport Division, Ministry of Transportation. He has held several other positions in the Public Service including as Deputy Secretary-General (Development), Ministry of Federal Territories in 2016 and Deputy Secretary-General (Management), Ministry of Youth and Sports in 2018, then appointed as the ministry's Secretary-General in 2020. As of now, he is currently the Secretary-General for the Ministry of Housing and Local Government since 2021.

YBhg. Datuk Wira M Noor Azman has served as a civil servant for more than 25 years. As a sign of appreciation for his service to the country, he was bestowed the Darjah Kebesaran Bintang dan Pingat Wilayah Persekutuan, Kesatria Mahkota Wilayah (KMW) in 2011, Pingat Perkhidmatan Cemerlang (PPC) in 2012, Darjah Kebesaran Negeri Kedah Darul Aman, Setia DiRaja Kedah in 2017 and Darjah Kebesaran Bintang, Pingat Wilayah Persekutuan, Panglima Mahkota Wilayah also in 2017, Darjah Kebesaran Dato' Setia Sultan Sallehuddin Kedah (D.S.S.S) and Darjah Cemerlang Seri Melaka (D.C.S.M) which carries the title "Datuk Wira" in 2023.

YBhg. Datuk Wira M Noor Azman is a graduate of Universiti Malaya with a Bachelor of Arts and Social Science (Hons) in Urban Studies and Planning. He then pursued a Master's degree in Information Technology Management at Universiti Kebangsaan Malaysia (UKM) in 2004.

Apart from holding the position as a MOC of PR1MA, YBhg. Datuk Wira M Noor Azman is currently the Chairman of Exco for Economy under the Malaysian Administrative and Diplomatic Service Association and has served as Chairman of Exco for Strategic Communication for the term 2020-2022.

Anggota Perbadanan Members of Corporation

YBhg. Dato' Shahrol Anuwar bin Sarman

ANGGOTA
MEMBER

YBhg. Dato' Shahrol Anuwar bin Sarman telah dilantik sebagai Anggota Perbadanan PR1MA pada 20 Oktober 2023.

YBhg. Dato' Shahrol Anuwar merupakan Pengarah di Pejabat Belanjawan Negara, Kementerian Kewangan Malaysia (MOF). Beliau memulakan kerjayanya sebagai Penolong Setiausaha di Bahagian Dasar Kewangan dan Pengurusan Pinjaman di Kementerian Kewangan pada tahun 1996.

Pada tahun 2003, YBhg. Dato' Shahrol Anuwar telah dilantik sebagai Penolong Pengarah Bahagian Khidmat Pengurusan (Ketua Unit Kewangan dan Akaun) di Suruhanjaya Pencegahan Rasuah Malaysia (SPRM). Pada tahun 2004, beliau telah dilantik sebagai Ketua Penolong Setiausaha Bahagian Industri Kayu-Kayan di Kementerian Perlindungan dan Komoditi. Beliau kemudiannya berkhidmat sebagai Ketua Penolong Setiausaha Kanan Bahagian Pengurusan dan Kewangan di Jabatan Ketua Menteri Melaka.

Sebelum menjadi Pegawai Khas kepada Ketua Setiausaha Perbendaharaan pada 2011, YBhg. Dato' Shahrol Anuwar telah dilantik sebagai Setiausaha Sulit Kanan kepada Ketua Setiausaha Perbendaharaan dari tahun 2007 hingga 2011. Beliau kemudiannya dilantik secara peminjaman sebagai Penasihat Kanan kepada Pengarah Eksekutif Kumpulan Bank Dunia di Washington D.C., Amerika Syarikat dari 2012 hingga 2014.

Pada tahun 2014, YBhg. Dato' Shahrol Anuwar telah dilantik semula sebagai Setiausaha Sulit Kanan kepada Ketua Setiausaha Perbendaharaan sebelum dilantik sebagai Setiausaha Bahagian Pengurusan Strategik Badan Berkanun dari tahun 2017 hingga 2019 dan kemudiannya dilantik sebagai Setiausaha Bahagian Pelaburan Strategik, Kementerian Kewangan dari tahun 2019 hingga 2022.

YBhg. Dato' Shahrol Anuwar juga merupakan Ahli Lembaga Pengarah di beberapa buah syarikat berkaitan kerajaan antaranya FGV Holdings Berhad, MARA Corporation Sdn Bhd, Lembaga Kemajuan Tanah Persekutuan (FELDA), Lembaga Pelaburan Johor (LPJ), Perbadanan Putrajaya dan Pengarah Gantian, Kumpulan Wang Simpanan Pekerja (KWSP) mewakili Kementerian Kewangan.

YBhg. Dato' Shahrol Anuwar memiliki Sarjana dalam Pentadbiran Perniagaan daripada Universiti Cardiff, Wales, UK dan Sarjana Muda Kewangan serta Diploma Perbankan daripada Universiti Teknologi MARA.



YBhg. Dato' Shahrol Anuwar bin Sarman was appointed as a Member of Corporation (MOC) on 20 October 2023.

YBhg. Dato' Shahrol Anuwar is currently the Director of the National Budget Office, Ministry of Finance (MOF). He began his career as an Assistant Secretary in 1996 at the Loans Management and Finance Policy Division in the MOF.

In 2003, YBhg. Dato' Shahrol Anuwar became the Assistant Director at the Human Resource Management and Administration Division (Head of the Finance and Account Unit) for Anti-Corruption Agency Malaysia. In 2004, he was appointed as the Principal Assistant Secretary of the Timber Industry Division under the Ministry of Plantation Industries and Commodities. He then served as the Senior Principal Assistant Secretary of the Administration and Finance Division at Melaka's Chief Minister Department.

Prior to becoming the Special Officer to the Secretary General of the Treasury in 2011, YBhg. Dato' Shahrol Anuwar was appointed as Senior Private Secretary to the Secretary General of the Treasury from 2007 until 2011. He was later appointed as Senior Advisor to the Executive Director of the World Bank Group in Washington D.C., USA from 2012 to 2014.

In 2014, YBhg. Dato' Shahrol Anuwar became the Senior Private Secretary to the Secretary General of the Treasury. He was then appointed as an Undersecretary to the Statutory Bodies Strategic Management Division, MOF from 2017 until 2019 and subsequently as an Undersecretary to the Strategic Investment Division, MOF from 2019 until 2022.

YBhg. Dato' Shahrol Anuwar currently sits on the Board of Director at several Government-Linked Companies including FGV Holdings Berhad, MARA Corporation Sdn Bhd, Federal Land Development Authority (FELDA), Johor Port Authority (LPJ), Perbadanan Putrajaya and Alternate Director of Employees Provident Fund (EPF) representing MOF.

YBhg. Dato' Shahrol Anuwar holds a Master in Business Administration from Cardiff University, Wales, United Kingdom and a Bachelor's Degree in Finance as well as Diploma in Banking from Universiti Teknologi MARA.

Anggota Perbadanan Members of Corporation



YBhg. Datuk Dr. Yatimah binti Sarjiman

ANGGOTA
MEMBER

YBhg. Datuk Dr. Yatimah binti Sarjiman telah dilantik sebagai Anggota Perbadanan PR1MA pada 20 Oktober 2023.

YBhg. Datuk Dr. Yatimah mempunyai pengalaman lebih daripada 34 tahun dalam perkhidmatan awam, dengan kepakaran merangkumi bidang perancangan dan pelaksanaan dasar awam, pengurusan organisasi dan sumber manusia, ekonomi, kewangan, pembangunan, hubungan antarabangsa serta pemerkasaan wanita dan komuniti luar bandar.

Sepanjang kerjayanya, beliau telah memegang pelbagai jawatan strategik di agensi utama Kerajaan termasuk sebagai Timbalan Ketua Setiausaha di Jabatan Perdana Menteri dan Ketua Pengarah di Jabatan Pembangunan Wanita.

Pada masa ini, beliau berkhidmat sebagai Timbalan Ketua Setiausaha (Sektoral) di Kementerian Ekonomi, di mana beliau memainkan peranan utama dalam merangka dan melaksanakan dasar-dasar negara seperti Kajian Separuh Penggal Rancangan Malaysia Ke-12 (RMKe-12), Dasar Tenaga Negara 2022, dan Pelan Hala Tuju Peralihan Tenaga (NETR) 2023 yang menyokong aspirasi negara ke arah pembangunan rendah karbon menjelang 2040.

Dari segi kelayakan akademik, beliau memiliki dua Ijazah Sarjana Muda dalam Sistem Maklumat Perakaunan dan Sistem Maklumat Komputer daripada Idaho State University, Amerika Syarikat. Beliau kemudiannya melanjutkan pengajian ke peringkat Sarjana Pentadbiran Perniagaan (MBA) dengan pengkhususan dalam Perakaunan dan Kewangan serta Perniagaan Antarabangsa di Northrop University, Amerika Syarikat. Seterusnya, beliau telah dianugerahkan Ijazah Doktor Falsafah (PhD) oleh Universiti Utara Malaysia (UUM).

YBhg. Datuk Dr. Yatimah binti Sarjiman was appointed as a Member of Corporation (MOC) on 20 October 2023.

YBhg. Datuk Dr. Yatimah has over 34 years of extensive experience in the public service, with expertise in public policy planning and implementation, organizational and human resource management, economics, finance, development, international relations, as well as the empowerment of women and rural communities.

Throughout her career, she has held various strategic positions in key government agencies, including serving as Deputy Secretary-General in the Prime Minister's Department and Director-General of the Department for Women's Development.

Currently, she serves as the Deputy Secretary-General (Sectoral) at the Ministry of Economy, where she plays a key role in formulating and implementing major national policies. Among the significant policies she has spearheaded are the Mid-Term Review of the 12th Malaysia Plan (MTR RMKe-12), the National Energy Policy 2022, and the National Energy Transition Roadmap (NETR) 2023—critical initiatives that support Malaysia's aspiration toward low-carbon development by 2040.

In terms of academic qualifications, she holds dual Bachelor's Degrees in Accounting Information Systems and Computer Information Systems from Idaho State University, United States. She later pursued and obtained a Master of Business Administration (MBA) with a focus in Accounting and Finance as well as International Business from Northrop University, United States. She was subsequently awarded a Doctor of Philosophy (PhD) by Universiti Utara Malaysia (UUM).

Anggota Perbadanan Members of Corporation

YBhg. Datuk Mohd Afrizan bin Husain

ANGGOTA & PENERUS JAWATANKUASA AUDIT DAN PENGURUSAN RISIKO
MEMBER & AUDIT AND RISK MANAGEMENT COMMITTEE CHAIRMAN

YBhg. Datuk Mohd Afrizan bin Husain telah dilantik sebagai Anggota Perbadanan PR1MA pada 23 Oktober 2020 dan telah dilantik semula sebagai anggota pada 23 Oktober 2022.

Beliau memulakan kerjayanya di Coopers & Lybrand dari tahun 1990 hingga 1999. Beliau meninggalkan Pricewaterhouse Coopers untuk menubuhkan firma perakaunan, Afrizan Tarmili Khairul Azhar (AFTAAS) sebagai rakan pengurusan, dengan diberi tanggungjawab bagi menguruskan operasi dan pengembangan rancangan strategik Kumpulan Syarikat AFTAAS. Beliau kini merupakan seorang Pengarah dan Pengerusi Jawatankuasa Audit di Far East Holding Berhad.

Beliau mempunyai lebih dari 30 tahun pengalaman di dalam bidang audit dan jaminan, perundingan dan nasihat, kebangkrutan dan pematuhan cukai dan nasihat, di mana di antara tugas utama beliau adalah termasuk menjalankan operasi audit terhadap syarikat telekomunikasi, penubuhan jabatan audit dalaman di agensi kerajaan, pelaksanaan penstrukturan kewangan dan hutang bagi syarikat awam dan penyiasatan audit forensik terhadap syarikat yang tersenarai.

YBhg. Datuk Mohd Afrizan adalah Akauntan Bertauliah yang berkecualan dan merupakan Ahli Institut Akauntan Malaysia (MIA), Institut Akauntan Awam Bertauliah Malaysia (MICPA), CPA Australia (CPA), Felo Association of Chartered Certified Accountants (ACCA) dan Felo Institut Percukaian Berkanun Malaysia (CTIM).



YBhg. Datuk Mohd Afrizan bin Husain was appointed as a Member of Corporation (MOC) on 23 October 2020 and was reappointed as the member on 23 October 2022.

He began his career at Coopers & Lybrand from the year 1990 until 1999. He left Pricewaterhouse Coopers to establish the firm of Chartered Accountants, Afrizan Tarmili Khairul Azhar (AFTAAS) as the managing partner, with the responsibility of managing the operations and development of the strategic plans of AFTAAS Group of Companies. He is currently a Director and Chairman of the Audit Committee of Far East Holding Berhad.

With over 30 years of professional experience ranging from audit and assurance, consulting and advisory, insolvency practice and tax compliance and advisory, his major assignments include operational audit of a telecommunication company, setting up of internal audit department of a government agency, financial and debt structuring exercise of a public company and forensic audit investigation of listed companies.

YBhg. Datuk Mohd Afrizan is a qualified Chartered Accountant and is a Member of the Malaysian Institute of Accountants (MIA), Malaysian Institute of Certified Public Accountants (MICPA), CPA Australia (CPA), Fellow of the Association of Chartered Certified Accountants (ACCA) and Fellow of Chartered Taxation Institute of Malaysia (CTIM).

Anggota Perbadanan Members of Corporation



YBhg. Datuk Kamalul Arifin bin Othman

**ANGGOTA & PENERUSI JAWATANKUASA PENCALONAN DAN IMBUHAN
MEMBER & NOMINATION AND REMUNERATION COMMITTEE CHAIRMAN**

YBhg. Datuk Kamalul Arifin bin Othman dilantik sebagai Anggota Perbadanan PR1MA pada 23 Oktober 2020 dan telah dilantik semula sebagai anggota pada 23 Oktober 2022. Beliau telah buat pertama kali dilantik sebagai Anggota Perbadanan PR1MA pada 10 Mei 2016 dan telah dilantik semula sebagai anggota pada 10 Mei 2018 sehingga tamat tempoh pada 9 Mei 2020. Beliau pernah memegang jawatan sebagai Pengarah Urusan Kumpulan merangkap Ketua Pegawai Eksekutif Pelaburan Hartanah Berhad (PHB) dan juga merupakan Juruukur Bertauliah yang terlatih serta memiliki pengalaman luas dalam sektor hartanah.

Beliau kini adalah seorang penasihat, pengerusi dan pengarah kepada beberapa buah syarikat milik awam dan persendirian.

YBhg. Datuk Kamalul Arifin memegang Ijazah Sarjana Muda Pengurusan Hartanah [Kepujian] dari Universiti Teknologi MARA dan juga Ijazah Sarjana Pentadbiran Perniagaan dari Ohio University, Athens, Amerika Syarikat. Beliau merupakan ahli Felo Royal Institution of Chartered Surveyors, United Kingdom dan ahli Felo Pertubuhan Juruukur DiRaja Malaysia serta ahli Felo Institut Pengurus Harta dan Fasiliti Malaysia. Beliau juga merupakan Pengurus Harta Berdaftar dengan Lembaga Penilai, Pentaksir, Ejen Hartanah dan Pengurus Harta. Beliau menerima pendidikan kepimpinannya di Wharton School of the University of Pennsylvania, Harvard University dan SAID Business School, University of Oxford.

YBhg. Datuk Kamalul Arifin bin Othman was appointed as a Member of Corporation (MOC) on 23 October 2020 and was reappointed as the member on 23 October 2022. He was firstly appointed as the MOC on 10 May 2016 and was reappointed as the member on 10 May 2018 until his tenure expired on 9 May 2020. He was the Group Managing Director cum Chief Executive Officer of Pelaburan Hartanah Berhad (PHB) and is also a Chartered Surveyor by training with extensive experience in the real estate sector.

He is currently an advisor, chairman and directors of several public and private companies.

YBhg. Datuk Kamalul Arifin holds a Bachelor of Estate Management (Honours) from Universiti Teknologi MARA and a Master's Degree in Business Administration from Ohio University, Athens, United States of America. He is a Fellow of the Royal Institution of Chartered Surveyors, United Kingdom, Fellow of the Royal Institution of Surveyors Malaysia and Fellow of the Malaysian Institute of Property and Facility Managers. He is also a Registered Property Manager with the Board of Valuers, Appraisers, Estate Agents and Property Managers. He completed his leadership education at the Wharton School of the University of Pennsylvania, Harvard University and the SAID Business School, University of Oxford.

Anggota Perbadanan Members of Corporation

YBhg. Dato' Wan Hashimi Albakri bin Wan Ahmad Amin Jaffri

ANGGOTA & AHLI JAWATANKUASA AUDIT DAN PENGURUSAN RISIKO
MEMBER & AUDIT AND RISK MANAGEMENT COMMITTEE MEMBER

YBhg. Dato' Wan Hashimi Albakri bin Wan Ahmad Amin Jaffri telah dilantik sebagai Anggota Perbadanan PR1MA pada 16 November 2021. Lantikan ini dibuat dengan tujuan untuk menyelaraskan dan meningkatkan amalan tadbir urus korporat bagi memastikan ketelusan, kebertanggungjawaban dan integriti Kumpulan PR1MA.

Tidak asing dalam bidang pengurusan am, pembangunan hartanah, pembinaan, bahan binaan dan reka bentuk serta pengurusan aset, beliau juga telah memegang pelbagai jawatan lain di General Lumber Construction Sdn Bhd, Irat Management Services Sdn Bhd, Putrajaya Holdings, Putrajaya Homes Sdn Bhd dan juga Negara Properties (M) Bhd.

YBhg. Dato' Wan Hashimi Albakri telah bertugas lebih 15 tahun di Sime Darby Property Berhad di mana beliau mengambil peranan penting dalam mengetuai operasi syarikat sejak dari awal perkhidmatannya dari tahun 2008, termasuklah berperanan sebagai Ketua Pegawai Operasi, Ketua Pegawai Transformasi, Pemangku Ketua Pegawai Eksekutif Kumpulan dan juga Penasihat Kanan. Pencapaian utamanya di Sime Darby Property Berhad termasuk mencapai jualan sehingga RM3 bilion semasa berkhidmat di syarikat tersebut. Beliau juga telah dilantik sebagai Pengarah Battersea Power Station Holdings Co. Ltd. termasuk anak syarikatnya: Battersea Power Station Development Co. Ltd. dan Battersea Power Station Estate. Beliau juga merupakan Pengerusi Exco Battersea Power Station Development Co. Ltd. dan Pengarah Sime Darby (Hong Kong) Ltd.

Beliau turut memangku peranan lain dengan menyumbang kepakarannya di organisasi lain seperti Construction Industry Development Board (CIDB), Universiti Putra Malaysia (UPM) serta Perbadanan Kampong Bharu. Beliau juga merupakan Bekas Pengerusi REHDA Wilayah Persekutuan.

Sebagai ahli korporat yang berwawasan, YBhg. Dato' Wan Hashimi Albakri memegang kelulusan Ijazah Sarjana Muda Sains dalam Kejuruteraan Awam dari Kingston University, United Kingdom. Selain daripada kerjaya korporatnya, beliau juga menghadiri sesi latihan di dalam dan luar negara seperti Program Pemerkasaan Pentadbiran oleh INSEAD dan Harvard Business School. Beliau juga merupakan Moderator dan Panel Penceramah di Persidang Kebangsaan & Hartanah yang ke-20 pada tahun 2017. Selain daripada menyandang jawatan sebagai Anggota Perbadanan di Perbadanan PR1MA Malaysia, YBhg. Dato' Wan Hashimi Albakri juga merupakan Penasihat Kanan – Usaha Baru, Pelaburan Strategik & Projek di Permodalan Negeri Selangor Berhad dan Ahli Lembaga Pengarah di TH Properties Sdn Bhd.



YBhg. Dato' Wan Hashimi Albakri bin Wan Ahmad Amin Jaffri was appointed as a Member of Corporation (MOC) on 16 November 2021. The appointment was made with the aim of streamlining and enhancing corporate governance practices to ensure transparency, accountability, and integrity of the Group.

A no stranger in the field of general management, property development, construction, building materials and design as well as asset management, YBhg. Dato' Wan Hashimi Albakri has held various leadership roles such as at General Lumber Construction Sdn Bhd, Irat Management Services Sdn Bhd, Putrajaya Holdings, Putrajaya Homes Sdn Bhd as well as Negara Properties (M) Bhd.

He had also dedicated his career over 15 years with Sime Darby Property Berhad where he has advanced rapidly through different business and operations roles within the company since his tenure back in 2008. His key achievements in the Group includes achieving RM3 billion sales for Sime Darby Property Berhad as he sits as Acting CEO & COO Township Development, he was also appointed Director of Battersea Power Station Holdings Co. Ltd. including its subsidiaries: Battersea Power Station Development Co. Ltd. and Battersea Power Station Estate. He was also the Exco Chairman of Battersea Power Station Development Co. Ltd. and Director of Sime Darby (Hong Kong) Ltd.

Besides that, YBhg. Dato' Wan Hashimi Albakri is also affiliated with Construction Industry Development (CIDB), Universiti Putra Malaysia (UPM) and Perbadanan Kampong Bharu and Past Chairman of REHDA Wilayah Persekutuan.

A decorated corporate-man, YBhg. Dato' Wan Hashimi Albakri holds a Bachelor of Science in Civil Engineering from Kingston University, United Kingdom. Besides his corporate suit, he also attends training locally and overseas including Senior Management Development Programme by INSEAD and Harvard Business School. He was also a Panel Speaker and Moderator at the 20th National & Property Summit 2017. Besides holding the position as MOC, YBhg. Dato' Wan Hashimi Albakri also holds the hat as the Senior Advisor – New Venture, Strategic Investment & Project at Permodalan Negeri Selangor Berhad and Board of Director at TH Properties Sdn Bhd.

Anggota Perbadanan Members of Corporation



YB Dato' Ngeh Koo Ham

**ANGGOTA & AHLI JAWATANKUASA AUDIT DAN PENGURUSAN RISIKO
MEMBER & AUDIT AND RISK MANAGEMENT COMMITTEE MEMBER**

YB Dato' Ngeh Koo Ham was appointed as a Member of Corporation (MOC) on 20 July 2023.

YB Dato' Ngeh Koo Ham telah dilantik sebagai Anggota Perbadanan PR1MA pada 20 Julai 2023.

YB Dato' Ngeh Koo Ham merupakan seorang peguam yang berpengalaman. Beliau mempunyai pengalaman luas dalam bidang urus niaga hartanah, perbankan dan korporat. Beliau juga merupakan seorang peguambela yang berpengalaman. Beliau telah mengendalikan kes-kes mahkamah tentera, kes-kes kepentingan awam dan juga kes-kes sivil dan jenayah di semua peringkat mahkamah. Beliau merupakan pengasas dan rakan kongsi firma guaman, Tetuan Ngeh & Co.

YB Dato' Ngeh Koo Ham berpengalaman luas dalam penggubalan dasar di peringkat Persekutuan dan Negeri. Beliau telah dipilih sebagai Ahli Parlimen selama empat penggal sejak 2008 dan kini berkhidmat untuk penggal keempat di kawasan Parlimen Beruas. Sebagai Ahli Parlimen, beliau pernah menyertai beberapa Jawatankuasa Pilihan Parlimen termasuk menjadi Ahli Jawatankuasa Pilihan Khas Untuk Melantik Jawatan-Jawatan Utama Perkhidmatan Awam bagi tahun 2019 hingga 2021, serta Ahli Jawatankuasa Pilihan Khas Kebebasan Asasi Dan Hak-Hak Di Bawah Perlembagaan pada tahun 2021 hingga 2022. Kini, beliau adalah seorang ahli dalam Jawatankuasa Pilihan Khas Alam Sekitar, Sains dan Perlindungan.

Di peringkat Negeri Perak, YB Dato' Ngeh Koo Ham telah dipilih sebagai Ahli Dewan Undangan Negeri (ADUN) untuk kawasan Dewan Undangan Negeri Sitiawan selama 3 penggal berturut-turut dari tahun 2004 hingga 2018. Semasa menjadi ADUN, beliau pernah dilantik sebagai Exco Kanan Kerajaan Negeri Perak pada tahun 2008 hingga 2009. Beliau juga telah dipilih sebagai Speaker Dewan Undangan Perak dari tahun 2018 hingga 2020.

YB Dato' Ngeh Koo Ham merupakan seorang graduan Sarjana Muda Undang-Undang (Kepujian) dari Universiti Malaya pada tahun 1985 dan seterusnya menyertai Badan Peguam pada tahun 1986.

YB Dato' Ngeh Koo Ham is a very experienced lawyer. He possesses extensive knowledge and experience in conveyancing, banking and corporate matters. He is also a very experienced litigation lawyer, having handled court martial and public interest cases as well as other civil and criminal litigations. He is the founder and Senior Partner of the legal firm, Messrs. Ngeh & Co.

YB Dato' Ngeh Koo Ham has vast experience in policy-making at both the Federal and State levels. He was elected as a Member of Parliament for four terms since 2008 and currently serving his fourth term in the Beruas constituency. As a Member of Parliament, he has served in various Parliamentary Select Committees including Member of the Select Committee On Major Public Office Appointments from 2019 to 2021, as well as the Select Committee on Fundamental Liberties and Rights under the Constitution from 2021 until 2022. Currently, he is a Member of the Select Committee on Environment, Science and Plantation.

At Perak State level, YB Dato' Ngeh Koo Ham was an elected Assemblyman for Sitiawan constituency for three consecutive terms from 2004 to 2018. During his tenure, he served as the Senior Executive Councillor of Perak State Government from 2008 until 2009. He was also elected as the Speaker of Perak State Legislative Assembly from 2018 to 2020.

YB Dato' Ngeh Koo Ham graduated with a Bachelor of Laws (Honours) Degree from Universiti Malaya in 1985 and was called to the Malaysian Bar in 1986.

Anggota Perbadanan Members of Corporation

YBrs. Tuan John Patrick A/L Antonysamy

ANGGOTA
MEMBER

YBrs. Tuan John Patrick A/L Antonysamy telah dilantik sebagai Anggota Perbadanan PR1MA pada 20 Oktober 2023.

YBrs. Tuan John Patrick Antonysamy telah berkhidmat sebagai Pegawai Tadbir dan Diplomatik selama 29 tahun di pelbagai jabatan kerajaan. Beliau memegang Ijazah Sarjana Muda dalam bidang Matematik dan Pendidikan. Sebagai penjawat awam, beliau memegang Diploma Pentadbiran Awam bagi meluaskan ilmu dalam bidang pentadbiran. Beliau telah melanjutkan pelajaran dalam bidang Ijazah Sarjana dalam Ekonomi Antarabangsa.

Beliau telah memulakan kerjayanya sebagai penjawat awam di beberapa Bahagian di Kementerian Kewangan (MOF) antaranya Pejabat Belanjawan Negara, Bahagian Fiskal dan Ekonomi serta Bahagian Antarabangsa. Beliau juga pernah berkhidmat di Bahagian Cukai dan bertanggungjawab ke atas isu-isu cukai bilateral dan multilateral. Beliau turut bertanggungjawab dalam penggubalan insentif cukai, meneliti Sektor Perkhidmatan dan Pengecualian Cukai Petroleum serta mewakili MOF dalam Jawatankuasa Pelaburan Kebangsaan (MIDA).

Semasa perkhidmatannya di Kementerian Perdagangan Antarabangsa dan Industri (MITI), beliau dilantik sebagai Pengarah Kanan Bahagian Perancangan Strategik yang bertanggungjawab merancang Pelan Induk Perindustrian. Beliau juga bertindak sebagai Perunding Utama untuk Akses Pasaran di bawah Perjanjian Perkongsian TransPasifik (TPPA) yang bertanggungjawab ke atas akses pasaran bagi barangan dan pernah mengetuai Malaysia sebagai Ketua Perunding bagi Perjanjian Perdagangan Bebas ASEAN-China (ACFTA).

Beliau kini menyandang tugas sebagai Timbalan Ketua Pengarah II di Unit Kerjasama Awam Swasta, Jabatan Perdana Menteri. Peranan dan fungsi utama beliau termasuk mengetuai Jawatankuasa Pemandu Projek khususnya merancang, menyelaras, menilai dan merunding projek Perkongsian Awam Swasta yang terdiri daripada projek dalam sektor sosial dan keselamatan antaranya penjagaan kesihatan, pendidikan, pendidikan tinggi, keselamatan dan projek pembangunan.



YBrs. Tuan John Patrick A/L Antonysamy was appointed as a Member of Corporation (MOC) on 20 October 2023.

YBrs. Tuan John Patrick Antonysamy has served in the Government Administrative and Diplomatic Service for the last 29 years in several roles. He holds a Degree in Math and Education and as a civil servant, he obtained a Diploma in Public Administration to expand his knowledge in the field of administration. He also pursued a Master's Degree in International Economics.

He served in the Ministry of Finance (MOF) in the Budget Division as well as the Economics and International Division. He has also served in the Tax Division and was responsible for bilateral and multilateral taxation issues. In addition, he was involved in the formulation of tax incentives, examining Services Sector and Petroleum Tax Exemptions as well as representing the MOF in the MIDA National Committee on Investments.

During his service at the Ministry of International Trade and Industry, he was the Senior Director of Strategic Planning Division responsible for planning the Industrial Masterplan. In addition to that, YBrs. Tuan John Patrick Antonysamy took on the role of Lead Negotiator for Market Access under the TransPacific Partnership Agreement (TPPA) responsible for market access for goods. He has also served as Malaysia's Chief Negotiator for ASEAN-China Free Trade Agreement (ACFTA).

He is currently the Deputy Director General II at the Public Private Partnership Unit under the Prime Minister's Department. His main roles and functions include leading the Project Steering Committee to plan, coordinate, evaluate and negotiate Public Private Partnership projects. His area of work relates to projects in the social and security sectors, involving healthcare, education, higher education, security, and land development projects.

Anggota Perbadanan Members of Corporation



YBhg. Datuk Dr. Mohammad Hardee bin S.N. Ibrahim

**ANGGOTA & AHLI JAWATANKUASA PENCALONAN DAN IMBUHAN
MEMBER & NOMINATION AND REMUNERATION COMMITTEE MEMBER**

YBhg. Datuk Dr. Mohammad Hardee bin S.N. Ibrahim was appointed as Member of Corporation (MOC) on 5 October 2022.

YBhg. Datuk Dr. Mohammad Hardee has more than 20 years of experience in the financial services industry specialising in business banking and strategic management.

Prior to joining SME Bank, he was the Executive Director of Goldman Sachs and Portfolio Manager of Investment Operations & Financial Market at Bank Negara Malaysia.

YBhg. Datuk Dr. Mohammad Hardee joined SME Bank in October 2018 to assume the position of Chief Banking Officer and was promoted to Group Chief Corporate Strategy Officer in February 2021.

He holds a Master of Business Administration in Finance from the University of Essex and a Doctor of Philosophy (PhD) in Management from Lincoln University. He is also a registered Chartered Accountant (CA) with the Malaysian Institute of Accountants (MIA) and qualified Chartered Banker (CB) with Asian Institute of Chartered Bankers/Chartered Banker Institute UK. He completed his Advance Management and Leadership Programme at SAID Business School, University of Oxford.

YBhg. Datuk Dr. Mohammad Hardee bin S.N. Ibrahim telah dilantik sebagai Anggota Perbadanan PR1MA pada 5 Oktober 2022.

YBhg. Datuk Dr. Mohammad Hardee mempunyai lebih daripada 20 tahun pengalaman dalam industri perkhidmatan kewangan, dengan pengkhususan dalam perbankan perniagaan dan pengurusan strategik.

Beliau merupakan bekas Pengarah Eksekutif Goldman Sachs dan Pengurus Portfolio Operasi Pelaburan & Pasaran Kewangan di Bank Negara Malaysia sebelum meneruskan karier beliau di SME Bank.

YBhg. Datuk Dr. Mohammad Hardee kemudian berkhidmat di SME Bank pada Oktober 2018 sebagai Ketua Pegawai Perbankan dan dinaikkan pangkat menjadi Ketua Pegawai Strategi Korporat Kumpulan pada Februari 2021.

Beliau memiliki Ijazah Sarjana Pentadbiran Perniagaan (MBA) dalam bidang Kewangan dari Universiti Essex dan Doktor Falsafah (PhD) dalam bidang Pengurusan dari Universiti Lincoln. YBhg. Datuk Dr. Mohammad Hardee merupakan Akauntan Bertauliah yang berdaftar dengan Institut Akauntan Malaysia dan Jurubank Bertauliah yang berdaftar dengan Institut Jurubank Bertauliah Asia/Institut Jurubank Bertauliah UK. Beliau menamatkan Program Pengurusan Lanjutan dan Kepimpinan di SAID Business School, Universiti Oxford.

Anggota Perbadanan yang telah digantikan/meletakkan jawatan pada tahun 2023
Corporation members who were replaced/resigned in 2023

1. YBhg. Dato' Dr. Fathul Bari bin Mat Jahya (Pengerusi sehingga 16 Mac 2023)
2. YBhg. Datuk Seri Asri bin Hamidin @ Hamidon (berkhidmat sehingga 6 Jun 2023)
3. YBhg. Dato' Nor Nazimah binti Hashim (berkhidmat sehingga 4 April 2023)
4. YBrs. Tuan Abdul Manan bin Indanan (berkhidmat sehingga 4 April 2023)

Pengurusan Kanan

Senior Management



**YBhg. Datuk Seri Haji Mohd Nazri
bin Md. Shariff**
Chief Executive Officer



Zulkarnain bin Zainuddin
Chief Operating Officer



Khalid bin Ramli
Chief Financial Officer



**Farah Hanim
binti Abdul Sani**
Head of Division,
Corporate Services



**Afiq Syarifuddin
bin Ahmad Nazari**
Head of Division,
Development



**Nurashikin
binti Mansoor**
Head of Department,
Legal



**Ahmad Najib
bin Man Abisuffian**
Head of Department,
Corporate Strategy

PR1MA Communications Sdn Bhd (PCSB)



Mafiz Seth
Chief Executive Officer



Osman bin Mohd Taib
Head of Department,
Corporate



Abdul Manaf bin Moksin
Head of Department,
Commercial



Mokhtar bin Zainal
Head of Department,
Operations



Pengurusan Kanan Senior Management



Azhar bin Ahmad Zaki
Head of Division,
Finance



Zahran bin Tasliman
Head of Division,
Governance & Assurance



Ezlina binti Adnan
Head of Division,
Corporate Affairs



Mohd Nizam bin Ordin
Head of Division,
Sales Marketing (Acting)



Ezza Hanie binti Alias
Head of Department,
Corporate Secretarial



Arnizan bin Ahmad Saborlee
Head of Department,
Shared Services

PR1MA Facilities Management Sdn Bhd (PFMSB)



Mohd Fazli bin Abd Majid
Chief Operating Officer



Hisam bin Sanip
Head of Division,
Facilities & Property Mgmt



Mohd Izani bin Hassan
Head of Department,
PPR Management



Shahida binti Shamsuddin
Head of Department,
Community Development

Sorotan Korporat

Corporate Highlights

Perjalanan PR1MA sepanjang tahun 2023 menjadi mercu tanda kemajuan, inovasi dan jalinan kerjasama komuniti. Pelbagai inisiatif berimpak tinggi, kolaborasi strategik dan penganjuran acara yang dinamik telah mengukuhkan komitmen Perbadanan dalam memperkasakan pemilikan kediaman mampu milik di seluruh Malaysia. Berlandaskan prinsip "Satu Keluarga, Satu Rumah", PR1MA terus menumpukan usaha kepada penyediaan kediaman mampu milik yang berkualiti serta memupuk semangat perpaduan komuniti. Pencapaian ini mencerminkan visi PR1MA serta langkah-langkah strategik ke arah membina masa depan yang lebih gemilang dan inklusif untuk rakyat Malaysia.

Salah satu pencapaian utama PR1MA pada tahun 2023 adalah peningkatan inisiatif jualan PR1MA di Perak, di mana KPKT melalui PR1MA telah menerajui beberapa pelaksanaan projek perumahan strategik di kawasan utama seperti Lumut, Ipoh dan Kampar. Inisiatif ini telah mencatatkan kejayaan penjualan lebih daripada 6,200 unit kediaman, dengan kadar kejayaan sebanyak 74%. Jaminan kualiti terus menjadi keutamaan, dengan projek perumahan yang telah siap menunjukkan pencapaian unggul menerusi pensijilan QLASSIC di bawah Lembaga Pembangunan Industri Pembinaan (CIDB). Enam (6) projek di Perak berjaya meraih skor melebihi 70%, menyerlahkan dedikasi PR1MA dalam membangunkan kediaman berkualiti tinggi. Dalam masa yang sama, program jangkauan komuniti PR1MA Ria turut memainkan peranan penting untuk meningkatkan minat orang ramai terhadap kediaman yang berpotensi tinggi ini. Bagi menyokong momentum ini, PR1MA turut memperkenalkan 'Skim Perumahan CBP MyPR1MA' dengan kerjasama Koperasi Co-opbank Pertama Berhad (CBP), yang menawarkan penyelesaian pembiayaan yang lebih inklusif dan mudah diakses khusus untuk golongan berpendapatan pertengahan.

PR1MA journey throughout 2023 served as a beacon of progress, innovation and strengthened community partnerships. A series of impactful initiatives, strategic collaborations and dynamic events solidified the Corporation's commitment to empowering affordable homeownership across Malaysia. Guided by the principle of "One Family, One Home", PR1MA focused on delivering quality, affordable housing while fostering greater community unity. These achievements reflect PR1MA enduring vision and purposeful strides towards building a brighter and more inclusive future for Malaysians.

A key highlight of the year was PR1MA intensified sales efforts in Perak, where KPKT, through PR1MA, championed several strategic housing projects in key areas such as Lumut, Ipoh and Kampar. These initiatives led to the sale of over 6,200 residential units, representing an outstanding 74% success rate. Quality assurance remained a top priority, with completed housing developments achieving exemplary standards, as evidenced by QLASSIC certification under the Construction Industry Development Board (CIDB). Notably, six projects in Perak attained scores exceeding 70%, exemplifying PR1MA dedication to delivering high-quality homes. In parallel, the PR1MA Ria outreach programmes played a significant role in catalysing interest in these highly desirable residences. In support of this momentum, PR1MA also introduced the 'Skim Perumahan CBP MyPR1MA' in collaboration with Koperasi Co-opbank Pertama Berhad (CBP), offering inclusive and accessible financing solutions tailored for middle-income earners.



Mesuarat Pasca Kabinet bersama YBM KPKT di PR1MA HQ
Post-Cabinet Meeting with YBM KPKT at PR1MA HQ



Sorotan Korporat Corporate Highlights



Kunjungan YB Datuk Amar Haji Awang Tengah bin Ali Hasan, Timbalan Premier Sarawak ke Pavilion PR1MA di Malaysia Urban Forum, Sarawak
Visit by YB Datuk Amar Haji Awang Tengah bin Ali Hasan, Deputy Premier of Sarawak to the PR1MA Pavilion at the Malaysia Urban Forum, Sarawak

Kerjasama strategik terus menjadi pemacu utama pertumbuhan PR1MA sepanjang tahun 2023. Menerusi kolaborasi bersama SANY Construction Industry Development (M) Sdn Bhd (SCID), PR1MA telah menandatangani Memorandum Persefahaman (MoU) untuk mengaplikasikan Sistem Binaan Berindustri (IBS) dalam pembangunan projek perumahan mampu milik. Kerjasama strategik ini bertujuan untuk mempercepatkan pembinaan 12,000 unit kediaman di bawah inisiatif Bandar Mini PR1MA, yang disasarkan di empat (4) lokasi utama: Teluk Intan dan Simpang Pulau di Perak, Teluk Kumbar di Pulau Pinang dan Ayer Panas di Melaka. Sebagai sebahagian daripada usaha ini, SCID turut merancang untuk menubuhkan sebuah kilang latihan IBS serta memperkenalkan program Pendidikan dan Latihan Teknikal dan Vokasional (TVET). Usaha ini dirancang untuk membangunkan kepakaran tempatan dalam pembinaan IBS dan menyokong pertumbuhan peluang pekerjaan mahir dalam bidang ini bagi memastikan kesinambungan penghasilan modal insan dan inovasi dalam pembangunan perumahan.

Sebagai langkah proaktif dalam meningkatkan pemilikan kediaman, PR1MA telah menandatangani dua lagi MoU bersama MBSB Bank Berhad (MBSB Bank) dan Syarikat Jaminan Kredit Perumahan Berhad (SJKP). Kerjasama ini membuka lebih banyak pilihan pembiayaan di bawah Skim Jaminan Kredit Perumahan (SJKP), yang direka untuk menyokong individu berpendapatan tetap dan tidak tetap. Melalui skim ini, bakal pembeli rumah dapat menikmati manfaat pembiayaan yang menarik dan jaminan yang disokong oleh Kerajaan, sekali gus memudahkan proses pemilikan rumah pertama. Inisiatif ini juga menekankan komitmen PR1MA dalam membangunkan model ekosistem pembiayaan yang inklusif dan komprehensif, selari dengan kepelbagaian keperluan kewangan rakyat Malaysia masa kini.

Strategic partnerships continued to anchor PR1MA growth in 2023. In collaboration with SANY Construction Industry Development (M) Sdn Bhd (SCID), PR1MA signed a Memorandum of Understanding (MoU) to leverage Industrialised Building System (IBS) technology in the development of affordable housing projects. This strategic alliance aims to accelerate the delivery of 12,000 homes under the PR1MA Mini Township initiative, targeting four (4) locations: Teluk Intan and Simpang Pulau in Perak, Teluk Kumbar in Pulau Pinang and Ayer Panas in Melaka. As part of this effort, SCID also plans to establish an IBS teaching factory and introduce Technical and Vocational Education and Training (TVET) programmes. These initiatives are designed to build local expertise in IBS construction and support the growth of skilled employment opportunities within the field, ensuring a sustainable pipeline of talent and innovation in housing development.

Further advancing its mission to increase homeownership, PR1MA signed two additional MoUs with MBSB Bank Berhad (MBSB Bank) and Syarikat Jaminan Kredit Perumahan Berhad (SJKP). These collaborations introduced expanded financing avenues under the Housing Credit Guarantee Scheme (HCGS), supporting both fixed and irregular-income individuals. Through these schemes, prospective homebuyers can benefit from attractive financing options and Government-backed guarantees, easing their path to homeownership. These initiatives underscore PR1MA commitment to exploring comprehensive financing ecosystem models that are responsive to the diverse financial profiles and needs of Malaysians seeking their first homes.

Sorotan Korporat Corporate Highlights

Keterlibatan komuniti terus menjadi salah satu tunjang utama usaha PR1MA sepanjang tahun 2023. Penganjuran program *Larian Perpaduan Aspirasi #PR1MAKita* menjadi simbol komitmen PR1MA dalam memupuk semangat perpaduan, kesejahteraan dan keterangkuman dalam kalangan masyarakat. Acara ini telah berlangsung serentak di Ipoh, Perak; Seremban, Negeri Sembilan; dan Johor Bahru, Johor, dengan penyertaan lebih daripada 7,000 individu, termasuk warga PR1MA dan komuniti sekitar. Larian ini bukan sahaja menggalakkan gaya hidup sihat, tetapi turut mencerminkan keupayaan PR1MA menyatukan rakyat Malaysia daripada pelbagai latar belakang dan peringkat umur. Majlis perasmian turut diserikan dengan kehadiran beberapa pemimpin Kerajaan termasuk Menteri Perumahan dan Kerajaan Tempatan, YB Tuan Nga Kor Ming, sekali gus menyerlahkan sokongan dan keterlibatan pihak berkepentingan terhadap inisiatif perpaduan ini. Bagi memeriahkan lagi acara serta menggalakkan pemilikan kediaman, PR1MA turut menawarkan promosi istimewa untuk pembeli rumah yang membuat tempahan pada Disember 2023 bagi kediaman terpilih akan menerima langganan pakej Internet percuma selama enam bulan daripada PR1MA Communications Sdn Bhd.

Community engagement remained one of the central focuses of PR1MA efforts throughout 2023. The Larian Perpaduan Aspirasi #PR1MAKita exemplified PR1MA efforts to foster unity, well-being, and inclusiveness. Held simultaneously in Ipoh, Perak; Seremban, Negeri Sembilan; and Johor Bahru, Johor, the event drew participation from over 7,000 individuals, including PR1MA residents and neighbouring communities. The run symbolised PR1MA dedication to fostering harmony, well-being, and inclusiveness across all walks of life. The event was officiated by several prominent Government leaders, including the Minister of Housing and Local Government, YB Tuan Nga Kor Ming, and highlighted PR1MA ability to unite Malaysians of diverse backgrounds and ages. To amplify the occasion and encourage homeownership, PR1MA offered a special promotion whereby homebuyers who made bookings in December 2023 at selected residences received a complimentary subscription of six-month Internet package from PR1MA Communications Sdn Bhd.



Lawatan YBM KPKT ke Residensi Bintawa Riverfront, Sarawak
YBM KPKT Visit to Residensi Bintawa Riverfront, Sarawak

Sorotan Korporat Corporate Highlights



Penglibatan Antarabangsa antara PR1MA dan Homes England di Manchester, UK
International Engagement Between PR1MA and Homes England, Manchester, UK.

Mengimbas pencapaian PR1MA pada tahun 2023, Perbadanan mengiktiraf hubungan yang semakin kukuh bersama pihak berkepentingannya. Melalui penglibatan yang aktif, saluran komunikasi yang terbuka dan maklum balas yang diambil tindakan segera, PR1MA telah menegaskan komitmennya dalam membina kepercayaan dan menjalinkan kerjasama strategik yang berterusan. Di samping itu, pelaksanaan inisiatif perhubungan awam yang strategik oleh Perbadanan turut memainkan peranan penting dalam meningkatkan keterlihatan jenama dan memperkukuh keyakinan pasaran terhadap misi PR1MA. Usaha-usaha ini secara keseluruhan meneguhkan kedudukan PR1MA sebagai sebuah Perbadanan yang berwibawa, berpandangan ke hadapan dan sentiasa fokus dalam menyampaikan penyelesaian perumahan yang inovatif untuk rakyat Malaysia.

Melalui usaha berterusan dan hala tuju strategik yang jelas, pencapaian yang direkodkan pada tahun 2023 menjadi bukti keazaman PR1MA yang teguh dalam memperkasakan pemilikan rumah mampu milik di samping memupuk perpaduan, keterangkuman dan kesejahteraan dalam kalangan komuniti di seluruh Malaysia.

As PR1MA reflected on its achievements in 2023, the Corporation recognised the strengthened relationships forged with its stakeholders. Through active engagement, open communication channels and timely response to feedback, PR1MA reinforced its commitment to cultivating trust and collaborative partnerships. Additionally, the Corporation's strategic public relations initiatives further elevated brand visibility and enhanced market confidence in the PR1MA mission. These efforts collectively reaffirm PR1MA position as a reliable, forward-looking Corporation that remains focused on delivering innovative housing solutions for Malaysians.

Through its tireless efforts and strategic direction, the accomplishments recorded in 2023 stand as a testament to PR1MA unwavering resolve to advance affordable homeownership while nurturing unity, inclusivity and prosperity for communities across Malaysia.

Anugerah & Pengiktirafan

Awards & Recognition

Mengimbas kembali pencapaian sepanjang tahun 2023, PR1MA terus memperkukuh kedudukannya sebagai peneraju dalam sektor hartanah di Malaysia. PR1MA telah meraih pelbagai anugerah berprestij serta pengiktirafan yang meluas atas komitmen teguhnya terhadap kecemerlangan dan inovasi dalam pembangunan hartanah. Pengiktirafan ini mencerminkan dedikasi PR1MA terhadap misinya, sekali gus menandakan pencapaian penting dalam usaha berterusannya untuk menyediakan kediaman yang mampu milik dan berkualiti tinggi untuk rakyat Malaysia. Penghargaan yang diterima menyerlahkan peranan PR1MA sebagai pemangkin kepada perubahan positif dalam industri, serta mengukuhkan pengaruhnya dalam meningkatkan tahap pembangunan hartanah mampu milik. Semua pengiktirafan ini merupakan bukti komitmen berterusan PR1MA dalam memenuhi aspirasi dan keperluan rakyat Malaysia, dengan menawarkan akses kepada pemilikan kediaman serta kualiti hidup yang lebih baik.

StarProperty Awards 2023 - Real Estate Developer

StarProperty Awards - Real Estate Developer memberikan penghormatan kepada pemaju hartanah yang telah menyumbang kepada pemerikasaan landskap hartanah di Malaysia secara signifikan. Dihargai atas sumbangan mereka kepada masyarakat melalui pembangunan yang mampan dan inovatif, anugerah ini menonjolkan kejayaan yang membanggakan dan kecemerlangan berterusan para peneraju industri.

- The Starter Home Award (High-Rise) Within Greater KL untuk Residensi Jalan Jubilee, Kuala Lumpur
 - The Starter Home Award (High-Rise) Beyond Greater KL untuk Residensi Larkin Indah, Johor Bahru
 - The Government Assisted Homes Award (Northern) untuk Residensi Kepayang, Perak
 - The Government Assisted Homes Award (Northern) untuk Residensi Pauh Permai, Pulau Pinang
 - The Government Assisted Homes Award (Borneo) untuk Residensi Bintawa Riverfront, Sarawak
 - All-Stars Award – Top 5 Non-Listed Companies – Perbadanan PR1MA Malaysia
-
- *The Starter Home Award (High-Rise) Within Greater KL for Residensi Jalan Jubilee, Kuala Lumpur*
 - *The Starter Home Award (High-Rise) Beyond Greater KL for Residensi Larkin Indah, Johor Bahru*
 - *The Government Assisted Homes Award (Northern) for Residensi Kepayang, Perak*
 - *The Government Assisted Homes Award (Northern) for Residensi Pauh Permai, Pulau Pinang*
 - *The Government Assisted Homes Award (Borneo) for Residensi Bintawa Riverfront, Sarawak*
 - *All-Stars Award – Top 5 Non-Listed Companies – PR1MA Corporation Malaysia*



StarProperty
AWARDS
 2023 REAL ESTATE DEVELOPER
EXCELLENCE
 THE STARTER HOME AWARD
 (HIGH-RISE) - Within Greater KL

StarProperty Awards 2023

EXCELLENCE

**The Starter Home Award
 (High-Rise) Within Greater KL**

Residensi Jalan Jubilee, Kuala Lumpur

Anugerah & Pengiktirafan Awards & Recognition

Reflecting on the strides made throughout 2023, PR1MA continued to distinguish itself as a leading force in the Malaysian property sector. PR1MA garnered a series of prestigious awards and broad recognition for its steadfast commitment to excellence and innovation in property development. These honours reinforced PR1MA dedication to its mission, marking significant milestones in its journey to deliver affordable, high-quality housing for the Malaysian community. The accolades highlighted PR1MA role as a catalyst for positive change within the industry, further affirming its influence in raising the bar for affordable property development. This recognition served as a testament to PR1MA ongoing pledge to fulfil the aspirations and needs of Malaysians, offering them meaningful pathways towards homeownership and a better quality of life.

StarProperty Awards 2023 - Real Estate Developer

The StarProperty Awards - Real Estate Developer pays tribute to real estate developers whose efforts have significantly propelled Malaysia's property landscape. Esteemed for their contribution to society through sustainable and innovative developments, this award highlights the commendable achievements and ongoing excellence of the industry's frontrunners.



StarProperty
AWARDS
2023 REAL ESTATE DEVELOPER
HONOURS
THE STARTER HOME AWARD
(HIGH-RISE) - Beyond Greater KL

StarProperty Awards 2023

HONOURS
The Starter Home Award
(High-Rise) Beyond Greater KL
Residensi Larkin Indah, Johor Bahru



StarProperty
AWARDS
2023 REAL ESTATE DEVELOPER
EXCELLENCE
THE GOVERNMENT-ASSISTED
HOMES AWARD
(NORTHERN)

StarProperty Awards 2023

EXCELLENCE
The Government Assisted
Homes Award (Northern)
Residensi Kepayang, Perak

Anugerah & Pengiktirafan Awards & Recognition



StarProperty

AWARDS
2023 REAL ESTATE DEVELOPER

EXCELLENCE

THE GOVERNMENT-ASSISTED
HOMES AWARD
(NORTHERN)

StarProperty Awards 2023

EXCELLENCE

**The Government Assisted
Homes Award (Northern)**

Residensi Pauh Permai, Pulau Pinang



StarProperty

AWARDS
2023 REAL ESTATE DEVELOPER

EXCELLENCE

THE GOVERNMENT-ASSISTED
HOMES AWARD
(BORNEO)

StarProperty Awards 2023

EXCELLENCE

**The Government Assisted
Homes Award (Borneo)**

Residensi Bintawa Riverfront, Sarawak



StarProperty

AWARDS
2023 REAL ESTATE DEVELOPER

**STARPROPERTY
ALL-STARS AWARD**
(NON-LISTED TOP 5)

StarProperty Awards 2023

ALL-STARS AWARD

Top 5 Non-Listed Companies

Perbadanan PR1MA Malaysia



Anugerah & Pengiktirafan Awards & Recognition



THE EDGE™
MALAYSIA
**Affordable Urban Housing
Excellence Award 2023**

The Edge Property Excellence Awards 2023

**Special Mention
Affordable Urban Housing
Excellence Award 2023**

Residensi Bandar Bukit Mahkota, Selangor

The Edge Property Excellence Awards 2023

The Edge Property Excellence Awards (TEPEA) mengiktiraf dan meraikan pencapaian para pemaju dalam membangunkan ruang kediaman, tempat kerja dan komuniti yang penting. Penarafan tahunan TEPEA menonjolkan pemain industri, mengukuhkan kepercayaan pembeli kediaman dan menunjukkan peranan mustahak yang dimainkan oleh pemaju-pemaju ini dalam membentuk persekitaran yang mampan.

The Edge Property Excellence Awards 2023

- Affordable Urban Housing Excellence Award 2023 untuk Residensi Bandar Bukit Mahkota, Selangor

The Edge Property Excellence Awards 2023

The Edge Property Excellence Awards (TEPEA) recognise and celebrate developers' achievements in creating essential living, working, and community spaces. TEPEA's annual rankings highlight the industry players, fortifying homebuyers' trust and showcasing the pivotal role these developers play in shaping sustainable environments.

The Edge Property Excellence Awards 2023

- Affordable Urban Housing Excellence Award 2023 for Residensi Bandar Bukit Mahkota, Selangor

Anugerah & Pengiktirafan Awards & Recognition



SHEQ Day 2023 Awards by CIDB

Award of Excellence
Category: Government Project
Residensi Taman Pelangi Indah, Johor

CIDB SHEQ Day 2023

Hari Safety & Health, Environment and Quality (SHEQ) yang dianjurkan oleh Lembaga Pembangunan Industri Pembinaan (CIDB) Malaysia memberi penghargaan kepada pemain industri yang menunjukkan kecemerlangan dalam kualiti pembinaan, kelestarian alam sekitar dan keselamatan di tempat kerja. Ia menggalakkan prinsip-prinsip teras ini sebagai piawaian industri, mengiktiraf pencapaian cemerlang dalam QLASSIC, SHASSIC, MyCREST, dan INFRASTAR Lestari, yang mengukuhkan komitmen berterusan industri terhadap kecemerlangan

CIDB SHEQ Day 2023

- Award of Excellence (Category: Government Project) untuk Residensi Taman Pelangi Indah, Johor
- Award of Excellence (Category: Government Project) untuk Residensi Kepayang, Perak



SHEQ Day 2023 Awards by CIDB

Award of Excellence
Category: Government Project
Residensi Kepayang, Perak

CIDB SHEQ Day 2023

The Construction Industry Development Board (CIDB) Malaysia's Safety & Health, Environment and Quality (SHEQ) Day honours industry players who demonstrate excellence in construction quality, environmental sustainability, and workplace safety. It promotes these core principles as industry standards, recognising outstanding achievements in QLASSIC, SHASSIC, MyCREST, and Sustainable INFRASTAR, reinforcing the industry's ongoing commitment to excellence.

CIDB SHEQ Day 2023

- Award of Excellence (Category: Government Project) for Residensi Taman Pelangi Indah, Johor
- Award of Excellence (Category: Government Project) for Residensi Kepayang, Perak

Kakitangan PR1MA

PR1MA Employees

Pada tahun 2023, PR1MA terus mengorak langkah dalam perjalanan transformasinya bagi menyediakan kediaman berkualiti dan mampu milik untuk golongan berpendapatan pertengahan di Malaysia. Teras utama kepada usaha ini ialah tenaga kerja PR1MA yang berdedikasi. Menyedari bahawa warga kerja merupakan aset terbesarnya, PR1MA kekal komited untuk memupuk bakat, memperkukuh kesejahteraan kakitangan serta menyelaraskan pembangunan modal insan dengan matlamat strategik jangka panjang.

Sehingga Disember 2023, PR1MA memiliki 459 kakitangan, terdiri daripada 249 lelaki (54.25%) dan 210 wanita (45.75%). Struktur Organisasi Korporat yang telah dikemas kini mencerminkan penekanan strategik PR1MA terhadap kecekapan operasi dan kesiapsiagaan masa hadapan. Pendekatan ini memastikan Perbadanan berada dalam kedudukan yang kukuh untuk memenuhi keperluan landskap perumahan negara yang terus berkembang.

Pembelajaran dan Pembangunan

Selaras dengan objektif strategiknya untuk memupuk tenaga kerja yang berprestasi tinggi dan tangkas, PR1MA telah memperluas pelaksanaan program pembelajaran dan pembangunan sepanjang tahun 2023. Kadar penyertaan pekerja dalam program latihan meningkat kepada 86.27%, satu lonjakan ketara berbanding 65.09% pada tahun 2022. Trend peningkatan ini mencerminkan komitmen berterusan PR1MA terhadap pembelajaran berterusan dan pembangunan bakat.

In 2023, PR1MA continued to advance its transformation journey in delivering quality and affordable homes for Malaysia's middle-income population. Central to this effort is the PR1MA dedicated workforce. Recognising that its people are its greatest asset, PR1MA remained committed to cultivating talent, enhancing staff well-being and aligning human capital development with its long-term strategic goals.

As of December 2023, PR1MA employed a total of 459 personnel, comprising 249 males (54.25%) and 210 females (45.75%). The updated Corporate Organisation Structure reflects PR1MA strategic emphasis on operational efficiency and future-readiness, ensuring the Corporation is equipped to meet the evolving needs of the housing landscape in Malaysia.

Learning and Development

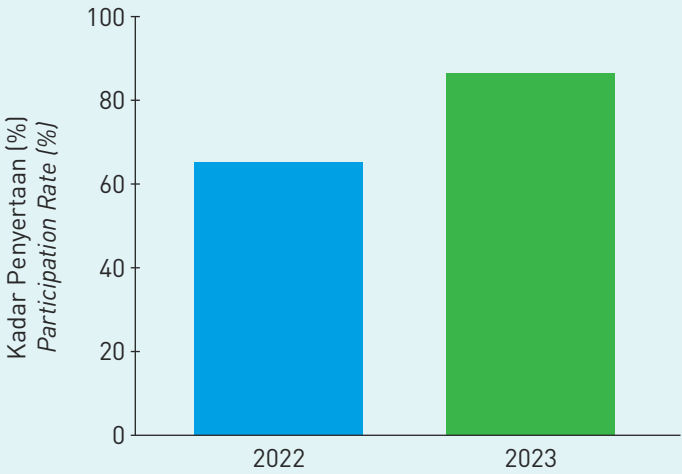
Guided by its strategic objective to foster a high-performing and agile workforce, PR1MA significantly expanded its learning and development programmes in 2023. Employee participation in training programmes rose to 86.27%, a substantial increase from 65.09% in 2022. This upward trend demonstrates a strengthened commitment to continuous learning and talent development.



Sesi Perancangan Strategik di Kuching, Sarawak
Business Strategic Planning Session in Kuching, Sarawak

Kakitangan PR1MA
PR1MA Employees

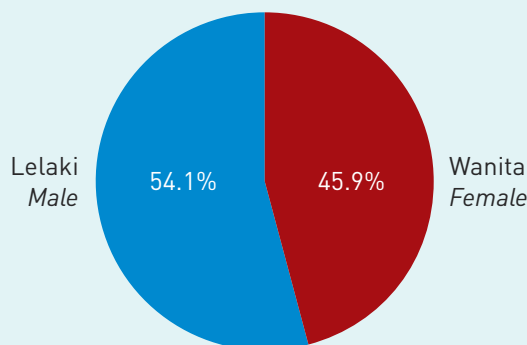
Carta 1: Kadar Penyertaan Latihan Kakitangan PR1MA (%)
Perbandingan kadar penyertaan dalam latihan bagi tahun 2022 dan 2023
Chart 1: PR1MA Employee Training Participation (%)
Comparison of training participation rates in 2022 and 2023



Majlis Penyerahan Kunci Residensi Kepayang, Perak
Key Handover Ceremony at Residensi Kepayang, Perak



Carta 2: Pengagihan Jam Latihan Mengikut Jantina
Perwakilan visual jumlah jam latihan yang telah direkodkan oleh kakitangan lelaki dan wanita
Chart 2: Training Hours Distribution by Gender
Visual representation of total training hours completed by male and female employees



Sepanjang tahun, warga kerja PR1MA telah merekodkan 11,064 jam latihan secara keseluruhan dengan penyertaan seimbang antara lelaki dan wanita. Sebanyak 5,984 jam direkodkan untuk kakitangan lelaki, manakala kakitangan wanita mencatatkan 5,080 jam latihan. Angka ini mencerminkan komitmen PR1MA terhadap peluang pembangunan profesional yang adil dan saksama di seluruh Perbadanan.

Usaha latihan telah disusun mengikut kategori kakitangan bagi kandungan yang relevan dan keberkesanan maksimum. Kakitangan peringkat eksekutif mencatat jumlah jam latihan tertinggi iaitu sebanyak 6,312 jam, diikuti oleh pegawai peringkat pengurusan dengan 3,904 jam, dan kakitangan bukan eksekutif sebanyak 848 jam. Pendekatan berlapis ini menyerlahkan fokus PR1MA terhadap pembangunan keupayaan yang bersasar merentasi semua peringkat organisasi.

Selain daripada pembangunan umum, PR1MA turut menggalakkan kakitangan mendapatkan pensijilan profesional. Sebilangan besar kakitangan memiliki kelayakan bertauliah dalam pelbagai bidang seperti kewangan, sumber manusia, undang-undang, kejuruteraan dan pengurusan hartanah. Pensijilan seperti Akauntan Bertauliah (MIA), Pegawai Sumber Manusia Bertauliah (MIHRM), Jurutera Profesional dengan Sijil Amalan (BEM), Arkitek Berdaftar (LAM) dan Setiausaha Syarikat Berlesen (SSM) memperkukuh usaha Perbadanan dalam membentuk tenaga kerja yang kompeten, diiktiraf dan bersedia mendepani cabaran masa hadapan.

Over the years, employees collectively completed 11,064 training hours, with a balanced gender representation. Male employees contributed 5,984 hours, while female employees completed 5,080 hours, reflecting PR1MA dedication to equitable access to professional growth across the Corporation.

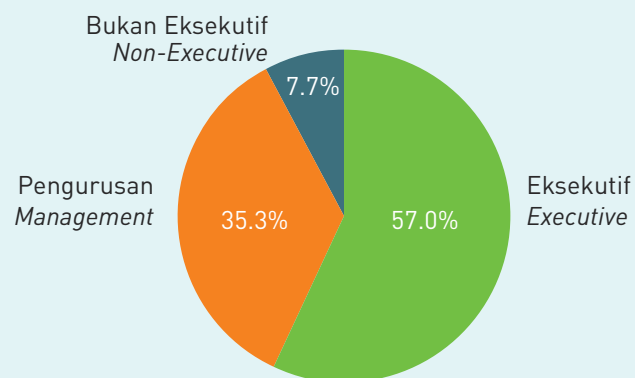
Training efforts were tailored according to employee categories to ensure relevance and effectiveness. Executive-level employees recorded the highest number of training hours at 6,312, followed by management-level employees with 3,904 hours, and non-executive staff with 848 hours. This stratified approach underscores PR1MA focus on targeted capability building at all organisational levels.

Beyond general development, PR1MA maintained a strong emphasis on professional accreditation. A significant number of employees hold recognised certifications across various fields, including finance, human resources, law, engineering, and property management. These credentials, such as Chartered Accountant (MIA), Certified Human Resource Officer (MIHRM), Professional Engineer with Practising Certificate (BEM), Registered Architect (LAM), and Licensed Company Secretary (SSM), reinforce the Corporation's drive toward a competent, certified, and future-ready workforce.

Kakitangan PR1MA PR1MA Employees



Carta 3: Pengagihan Jam Latihan Mengikut Kategori Jawatan
Pecahan jumlah jam latihan mengikut kategori kakitangan eksekutif, pengurusan dan bukan eksekutif
Chart 3: Training Hours Distribution by Employment Category
Breakdown of training hours by executive, management, and non-executive staff



Kakitangan PR1MA PR1MA Employees

Kebajikan Kakitangan

Pada tahun 2023, PR1MA terus memperjuangkan kebajikan kakitangan melalui pelbagai inisiatif yang bersifat holistik dan menyokong kesejahteraan kakitangan. Beberapa sesi perkongsian ilmu telah dianjurkan bagi memperkasa warga PR1MA dengan pengetahuan dan kemahiran kehidupan yang praktikal. Antara sesi yang memberikan impak besar ialah perkongsian mengenai Wasiat, Hibah dan Pusaka yang disampaikan oleh Ketua Pegawai Operasi Rakyat Trustee Berhad (RTB). Sesi ini telah meningkatkan pemahaman kakitangan terhadap penyelesaian amanah digital, sekali gus membantu merancang pengurusan aset dan pemindahan kekayaan antara generasi dilaksanakan dengan lebih teratur dan berkesan.

PR1MA turut menzahirkan sokongan yang bermakna kepada kakitangan semasa berdepan situasi sukar. Khususnya, Perbadanan telah memudahkan proses tuntutan insurans Kemalangan Peribadi Kumpulan (GPA) dengan jayanya bagi salah seorang kakitangan susulan insiden yang berlaku pada tahun 2023. Intervensi yang dilaksanakan secara pantas dengan kerjasama Chubb Insurance Malaysia Berhad mencerminkan komitmen berterusan PR1MA terhadap kesejahteraan dan perlindungan keselamatan kakitangannya.

Komitmen terhadap Kecemerlangan

Seiring dengan evolusi PR1MA, Perbadanan kekal teguh dalam misinya untuk membentuk tenaga kerja yang berkemahiran tinggi, bermotivasi dan berdaya tahan. Budaya pembelajaran berterusan yang kukuh, digandingkan dengan inisiatif kebajikan yang menyeluruh, menyerlahkan matlamat utama PR1MA iaitu menyediakan kediaman mampu milik yang berkualiti tinggi untuk golongan berpendapatan pertengahan di Malaysia.

Diterajui oleh kekuatan kakitangannya, PR1MA terus melangkah maju dengan kecemerlangan, daya adaptasi dan impak yang signifikan dalam membina komuniti yang teguh demi Malaysia yang lebih sejahtera.

Staff Welfare

In 2023, PR1MA continued to champion staff welfare through holistic and supportive initiatives. The Corporation conducted various knowledge-sharing sessions aimed at empowering employees with practical knowledge and life skills. One of the notably impactful sessions was a talk on Wasiat, Hibah, and Pusaka, delivered by the Chief Operating Officer of Rakyat Trustee Berhad (RTB). This session enhanced employee understanding of digital trust solutions, enabling better planning for asset management and intergenerational wealth transfer.

PR1MA also demonstrated meaningful support in times of adversity. Notably, the Corporation facilitated a successful Group Personal Accident (GPA) insurance claim for one of the employees following an incident in 2023. The timely intervention, managed in collaboration with Chubb Insurance Malaysia Berhad, exemplified PR1MA ongoing commitment to the well-being and security of its employees.

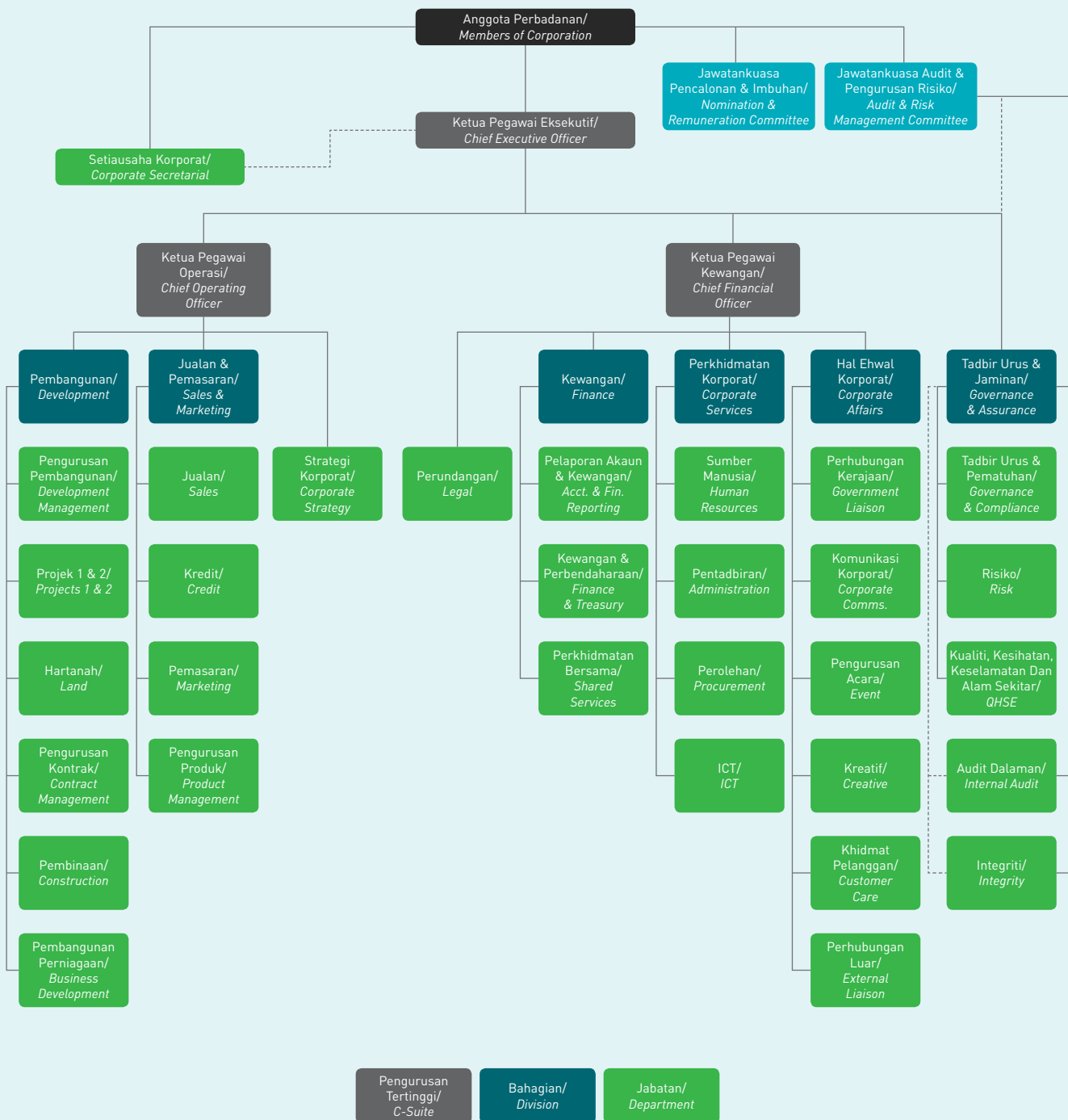
Commitment to Excellence

As PR1MA continues to evolve, it remains resolute in its mission to cultivate a skilled, motivated, and resilient workforce. A strong culture of continuous learning, paired with holistic welfare initiatives, underscores PR1MA core purpose: delivering affordable, high-quality homes for Malaysia's middle-income earners.

Anchored by its people, PR1MA advances with excellence, adaptability, and impact in its journey to build stronger communities for a better Malaysia.

Kakitangan PR1MA PR1MA Employees

Perbadanan PR1MA Malaysia PR1MA Corporation Malaysia







Komuniti PR1MA

PR1MA Community

Melangkaui aspek binaan fizikal, PR1MA membawa visi yang lebih besar: membina komuniti yang berkembang maju dengan nilai perpaduan, keterangkuman dan kemajuan bersama. Menyedari bahawa sebuah rumah bukan sekadar struktur fizikal, PR1MA komited untuk mewujudkan persekitaran yang menyokong pertumbuhan individu dan keluarga. Aspirasi membina komuniti ini menjadi asas kepada visi jangka masa panjang, dengan matlamat mengukuhkan hubungan sosial, memupuk identiti tempatan, dan mencipta ruang yang membina semangat kekitaan dalam kalangan penduduk.

Komitmen ini jelas kelihatan melalui pelaksanaan program komuniti yang dirancang dengan teliti oleh PR1MA, yang melibatkan penyertaan aktif penduduk di setiap lapisan masyarakat merentasi pelbagai demografi dalam pembangunan PR1MA. Inisiatif-inisiatif ini bertujuan memupuk rasa tanggungjawab, menggalakkan penyertaan di kalangan komuniti, dan menyemai semangat kebersamaan berdasarkan prinsip 'Rumah Kita, Komuniti Kita'.

Selain itu, program komuniti PR1MA dirangka selari dengan Dasar Komuniti Negara, mencerminkan komitmen teguhnya dalam menyokong matlamat nasional yang lebih luas. Melalui penglibatan aktif dalam program-program ini, PR1MA memainkan peranan penting dalam memupuk perpaduan dan kemakmuran komuniti. Integrasi antara inisiatif tempatan dan dasar negara ini menonjolkan peranan pembinaan komuniti sebagai pemangkin yang kuat kepada pembangunan masyarakat yang positif.

Inisiatif komuniti PR1MA berpandukan kepada lima (5) tonggak utama Aspirasi #PR1MAKita, yang masing-masing memberi tumpuan kepada aspek penting kesejahteraan komuniti:

Beyond brick and mortar, PR1MA envisions a greater purpose: to foster thriving communities that embody unity, inclusivity, and shared progress. Recognising that a home is more than just a physical structure, PR1MA is committed to cultivating environments where individuals and families can flourish. This community-building aspiration forms the backbone of its long-term vision as it seeks to strengthen social bonds, nurture local identities, and create spaces where every resident feels a deep sense of belonging.

This commitment is evident in PR1MA thoughtfully designed community programmes that actively engage residents at every layer of the community across all demographics within PR1MA developments. These initiatives are aimed at promoting a strong sense of ownership, encouraging meaningful participation, and nurturing the spirit of togetherness under the guiding principle 'Our Home, Our Community'.

Furthermore, PR1MA community programmes are strategically aligned with the National Community Policy, reflecting its unwavering commitment to supporting broader national objectives. By actively engaging in these programmes, PR1MA plays a pivotal role in fostering unity and prosperity among the community. This seamless integration of local initiatives with national policies highlights the importance of community building as a powerful catalyst for positive societal development.

The PR1MA community initiative is guided by five (5) main pillars of the #PR1MAKita Aspiration, each addressing a vital aspect of community well-being:

Komuniti PR1MA PR1MA Community

 Sihat	 Sayang	 Selamat	 Saku	 Suasana
Inisiatif Kesejahteraan Komuniti Fokus: Kesejahteraan fizikal, mental dan rohani <i>Community Wellness Initiative</i> Focus: <i>Physical, mental and spiritual well-being</i>	Inisiatif Pembangunan Sosial Fokus: Perkembangan kanak-kanak, pendidikan, pembinaan kemahiran, pengayaan komuniti <i>Social Development Initiative</i> Focus: <i>Child development, education, skills-building, community enrichment</i>	Inisiatif Keselamatan Awam Fokus: Kesedaran keselamatan, pencegahan kemalangan, kesediaan menghadapi kecemasan <i>Public Safety Initiative</i> Focus: <i>Safety awareness, incident prevention, emergency response readiness</i>	Inisiatif Sosioekonomi Fokus: Peluang pekerjaan, peruncitan/perusahaan, komuniti berdikari <i>Socio-Economic Initiative</i> Focus: <i>Job opportunities, retail/enterprise, independent community</i>	Inisiatif Tindakan Iklim Fokus: Usaha alam sekitar yang selaras dengan matlamat Alam Sekitar, Sosial dan Tadbir Urus (ESG) <i>Climate Action Initiative</i> Focus: <i>Environmental efforts in line with Environmental, Social and Governance (ESG) goals</i>



Rumah Terbuka Hari Raya Aidilfitri, Teluk Intan, Perak
Hari Raya Aidilfitri Open House, Teluk Intan, Perak

Komuniti PR1MA PR1MA Community

Setiap prinsip memainkan peranan penting dalam memupuk komuniti yang holistik dan berkembang maju, memastikan komuniti PR1MA bukan sahaja mendiami rumah mampu milik, tetapi turut menikmati gaya hidup yang serba lengkap.

Bagi memastikan setiap program komuniti PR1MA dilaksanakan dengan berkesan selaras dengan prinsip-prinsip terasnya, Perbadanan menetapkan proses pelaksanaan yang menyeluruh bagi semua inisiatif komunitinya:

Struktur Sosial

Menyelaras pembentukan struktur sosial dalam setiap pembangunan PR1MA bagi memastikan pelaksanaan inisiatif komuniti mencapai peringkat akar umbi dengan berkesan.

Kerjasama

Menjalin kerjasama erat dengan agensi kerajaan, organisasi swasta dan NGO untuk mewujudkan sinergi dalam pelaksanaan aktiviti dan penyampaian hasil yang memberikan impak positif kepada masyarakat.

Penyelarasan

Memupuk semangat kemasyarakatan dengan memastikan penglibatan aktif semua pihak berkepentingan dalam aktiviti yang diselenggarakan melalui Persatuan atau Jawatankuasa Penduduk.

Program

Merancang, mengatur dan mengagihkan keperluan isi rumah serta menganjurkan aktiviti komuniti yang selaras dengan kerangka inisiatif komuniti.

Proses-proses yang dirancang dengan teliti ini memastikan program komuniti PR1MA disusun secara teratur, bersifat inklusif dan selaras dengan prinsip-prinsipnya. Penekanan kepada struktur sosial, penyelarasan dan kerjasama menggariskan pendekatan holistik dalam pembangunan komuniti, yang bertujuan memberikan impak maksimum sambil memastikan kelestarian pada jangka masa panjang.

Each pillar plays a crucial role in nurturing a holistic and flourishing community, ensuring PR1MA residents not only live in affordable housing but also enjoy a well-rounded lifestyle.

To ensure the effectiveness and alignment of PR1MA community programmes with its core principles, the Corporation strictly adheres to establishing processes for all its community initiatives:

Social Structure

Coordinating the formation of a social structure within each PR1MA development to ensure that the implementation of community initiatives reaches grassroots levels effectively.

Collaboration

Forging strong partnerships with government bodies, private organisations, and NGOs to create synergy in executing activities and delivering impactful outcomes.

Coordination

Cultivating community spirit by ensuring the active involvement of all stakeholders in activities coordinated through Residents' Associations or Committees.

Programme

Planning, organising, and distributing household essentials, while also hosting community activities in accordance with the community initiative framework.

These meticulously defined processes collectively ensure that PR1MA community programmes are well-structured, inclusive, and aligned with its principles. The emphasis on social structure, coordination, and collaboration underscores a holistic approach to community development, aimed at delivering maximum impact while ensuring long-term sustainability.

Komuniti PR1MA PR1MA Community

Senarai Aktiviti Komuniti PR1MA List of PR1MA Community Activities

Q1



Edaran Buah Limau Mandarin Sempena Tahun Baharu Cina di lima (5) Residensi PR1MA di seluruh Malaysia
(Residensi Kampung Paloh, Perak)
(Residensi Rumpun Bahagia, Melaka)
(Residensi Matang, Sarawak)
(Residensi Kampar, Perak)
(Residensi Bintawa Riverfront, Sarawak)
10 Februari 2023

*Chinese New Year Mandarin Orange Distribution at five (5) Residensi PR1MA Nationwide
(Residensi Kampung Paloh, Perak)
(Residensi Rumpun Bahagia, Melaka)
(Residensi Matang, Sarawak)
(Residensi Kampar, Perak)
(Residensi Bintawa Riverfront, Sarawak)
10 February 2023*



Pasar Lambak PR1MA di Ibu Pejabat PR1MA
21 Mac 2023

*PR1MA Flea Market at PR1MA HQ
21 March 2023*

Komuniti PR1MA PR1MA Community

Q1



Majlis Penyerahan Kunci
Residensi Kepayang, Perak
28 Januari 2023

*Key Handover Ceremony
Residensi Kepayang, Perak
28 January 2023*



Program Wakaf Al-Quran di Residensi Gambang Baru 1, Pahang (8 Februari 2023), Residensi Bandar Baru Setia Awan Perdana (30 Mac 2023) & Residensi Segari, Perak (21 Februari 2023)

Wakaf Al-Quran Programme at Residensi Gambang Baru 1, Pahang (8 February 2023), Residensi Bandar Baru Setia Awan Perdana (30 March 2023) & Residensi Segari, Perak (21 February 2023)

Komuniti PR1MA
PR1MA Community



Ceramah Pesuruhjaya Bangunan dan PR1MA Community Coordination (PCC)
Residensi Bintang Riverfront, Sarawak
21 Februari 2023

Commissioner of Building Talk and PR1MA Community Coordination (PCC)
Residensi Bintang Riverfront, Sarawak
21 February 2023



Lawatan Tapak Kebun Komuniti Bandar PPR (Program Perumahan Rakyat)
27 Februari 2023

Site Visit to Kebun Komuniti Bandar PPR (People's Housing Programme)
27 February 2023

Komuniti PR1MA
PR1MA Community

Q1



Program Tadarus Al-Quran di Ibu Pejabat PR1MA
27 Mac 2023

*Tadarus Al-Quran Programme at PR1MA HQ
27 March 2023*

Komuniti PR1MA PR1MA Community

Q2



Agihan Pakej Kurma di 35 Residensi PR1MA di seluruh Malaysia
10 April 2023

*Distribution of Kurma Package at 35 Residensi PR1MA Nationwide
10 April 2023*



Majlis Penyerahan Kunci
Residensi Kota Tinggi, Johor
15 Mei 2023

*Key Handover Ceremony
Residensi Kota Tinggi, Johor
15 May 2023*

Komuniti PR1MA PR1MA Community

Q2



Kelas Celik Al-Quran di Residensi Alam Damai, Kuala Lumpur
9 Mei 2023

*Quran Literacy Class at Residensi Alam Damai, Kuala Lumpur
9 May 2023*



PR1MA Raya Qurban di 19 Residensi PR1MA di seluruh Malaysia
26 - 28 Jun 2023

*PR1MA Raya Qurban at 19 Residensi PR1MA Nationwide
26 - 28 June 2023*



Komuniti PR1MA PR1MA Community

Q3



Mesyuarat Kerjasama bersama Jabatan Bomba dan Penyelamat Malaysia (JBPM)
31 Julai 2023

*Collaboration Meeting with the Fire and Rescue Department of Malaysia (JBPM)
31 July 2023*



PR1MA Community Coordination (PCC) di Residensi Bandar Bukit Mahkota, Selangor (16 Ogos 2023) & Residensi Kepayang, Perak (4 Ogos 2023)

PR1MA Community Coordination (PCC) at Residensi Bandar Bukit Mahkota, Selangor (16 August 2023) & Residensi Kepayang, Perak (4 August 2023)

Q3



Program Jelajah Aspirasi #PR1MAKITA Edisi Merdeka
Residensi Alam Damai, Kuala Lumpur
26 Ogos 2023

*Jelajah Aspirasi #PR1MAKITA Programme Merdeka Edition
Residensi Alam Damai, Kuala Lumpur
26 August 2023*



Program Wakaf Al-Quran
Residensi Borneo Cove, Sabah
26 September 2023

*Wakaf Al-Quran Programme
Residensi Borneo Cove, Sabah
26 September 2023*

Komuniti PR1MA
PR1MA Community

Q4



PCC Residensi Segari, Perak
23 Oktober 2023

*PCC Residensi Segari, Perak
23 October 2023*



Persidangan Antarabangsa KPKT untuk Belia 2023
24 Oktober 2023

*KPKT International Conference for Youth 2023
24 October 2023*

Komuniti PR1MA PR1MA Community

Q4



PCC Residensi Bandar Baru Setia Awan Perdana, Perak
24 Oktober 2023

*PCC Residensi Bandar Baru Setia Awan Perdana, Perak
24 October 2023*



Program Jelajah Aspirasi #PR1MAKita Edisi Kedah
Residensi Bandar Puteri Jaya 2, Kedah
28 Oktober 2023

*Jelajah Aspirasi #PR1MAKita Programme Kedah Edition
Residensi Bandar Puteri Jaya 2, Kedah
28 October 2023*



Komuniti PR1MA PR1MA Community



Program Bomba Komuniti
11 November 2023

*Community Firefighter Programme
11 November 2023*



Homebuyer Review Committee (HRC) bersama Pembeli Rumah Residensi D'Marina, Pahang
17 November 2023

*Homebuyer Review Committee (HRC) with Residensi D'Marina, Pahang, Homebuyers
17 November 2023*



Q4



Program Jelajah Aspirasi #PR1MAKita Edisi Melaka
Residensi Pulau Sebang, Melaka
18 November 2023

*Jelajah Aspirasi #PR1MAKita Programme Melaka Edition
Residensi Pulau Sebang, Melaka
18 November 2023*



PCC Residensi Selatan Kinarut, Johor
25 November 2023

*PCC Residensi Selatan Kinarut, Johor
25 November 2023*

Komuniti PR1MA PR1MA Community



Pelancaran Bomba Komuniti di Residensi Meru, Perak
2 Disember 2023

*Community Firefighter Launch at Residensi Meru, Perak
2 December 2023*



PCC Residensi Seri Mahkota, Kedah
8 Disember 2023

*PCC Residensi Seri Mahkota, Kedah
8 December 2023*

Kelestarian *Sustainability*

Di bawah Akta PR1MA 2012, khususnya Seksyen 17, PR1MA diberi kuasa untuk mempromosi, memudahkan dan melaksanakan penerapan teknologi inovatif, termasuk teknologi hijau, di seluruh pembangunannya. Kerangka perundangan ini mencerminkan komitmen Perbadanan dalam memelihara alam sekitar dan mengintegrasikan elemen kelestarian ke dalam operasi terasnya.

Seiring dengan aspirasi ini, PR1MA terus komited untuk mencapai kecemerlangan sebagai peneraju negara yang bertanggungjawab, bukan sahaja dalam penyediaan kediaman mampu milik berkualiti tinggi, tetapi juga dalam menerajui usaha untuk memperkasa komuniti pada masa hadapan. Prinsip pembangunan inovatif dan lestari menjadi teras kepada visi ini, yang menjadi asas pendekatan PR1MA dalam penyediaan perumahan dan pembangunan komuniti.

Under the PR1MA Act 2012, specifically Section 17, PR1MA is duly authorised to promote, facilitate, and implement the adoption of innovative technologies, including green technology, throughout its developments. This legislative framework reflects the Corporation's commitment to advancing environmental stewardship and embedding sustainability into its core operations.

As part of this aspiration, PR1MA continues to strive for excellence as a responsible national leader, not only in delivering high-quality, affordable homes but also in pioneering efforts to future-proof communities. Central to this vision are principles of innovative and sustainable development, which underpin the PR1MA approach to housing and community building.



Kelestarian Sustainability

BIDANG FOKUS KELESTARIAN

Dedikasi PR1MA terhadap kelestarian dirangka dalam empat (4) bidang fokus utama, setiap satu bertujuan untuk menerapkan aspek-aspek kritikal prinsip Alam Sekitar, Sosial dan Tadbir Urus (ESG):

1. Pembangunan:



PR1MA mengintegrasikan reka bentuk lestari ke dalam setiap peringkat pembangunannya, bermula daripada perancangan dan pembinaan hingga penyenggaraan kediaman dan kemudahan. Pendekatan ini memberi penekanan kepada usaha meminimumkan jejak karbon, sekali gus mencerminkan dedikasi Perbadanan terhadap amalan yang bertanggungjawab terhadap alam sekitar.

2. Komuniti:



Dengan matlamat untuk memperkasakan komuniti, PR1MA memupuk penduduk yang proaktif dan peka terhadap perubahan iklim, serta mengamalkan gaya hidup lestari. Fokus ini memberi penekanan kepada pencapaian impak sosial yang berkekalan melalui penglibatan akar umbi dalam pelbagai inisiatif kelestarian.

3. Pengurusan Kewangan:



PR1MA mengamalkan strategi kewangan yang kukuh melalui pelaksanaan program kewangan lestari khusus untuk perumahan mampu milik. Program ini memainkan peranan penting dalam memacu PR1MA ke arah pencapaian matlamat kelestariannya.

4. Tadbir Urus:



Menyedari kepentingan akauntabiliti korporat, PR1MA mengintegrasikan prinsip kelestarian ke dalam sistem tadbir urusnya. Usaha ini dilaksanakan melalui rangka kerja yang menyelaraskan dasar, struktur tadbir urus dan mekanisme pelaporan selaras dengan agenda kelestarian yang lebih menyeluruh.

Kelestarian Sustainability



Lawatan Kerja ke Tapak Kebun Komuniti Bandar PPR
Working Visit to the Bandar PPR Kebun Komuniti Site

SUSTAINABILITY FOCUS AREAS

PR1MA dedication to sustainability is framed within four (4) key focus areas, each aimed at addressing critical aspects of Environmental, Social, and Governance (ESG) principles:

1. Development:



PR1MA incorporates sustainable design throughout the lifecycle of its developments, from planning and construction to the maintenance of homes and facilities. This approach actively seeks to minimise carbon footprints, reflecting the Corporation's dedication to environmentally responsible practices.

2. Community:



Aiming to empower communities, PR1MA fosters action-oriented and climate-conscious residents who value and adopt sustainable lifestyles. This focus ensures a lasting social impact through grassroots engagement in sustainability initiatives.

3. Financial Management:



PR1MA adopts robust financial strategies by implementing a sustainable financial programme for affordable housing. This programme plays a critical role in driving PR1MA towards achieving its sustainability goals.

4. Governance:



Recognising the importance of corporate accountability, PR1MA integrates sustainability at the governance level. This is achieved through frameworks that align policies, governance structures, and reporting mechanisms with the broader sustainability agenda.

Kelestarian Sustainability



Panel Solar PV di Dewan Serba Guna, Residensi Kota Tinggi, Johor
Solar PV Panels at the Multipurpose Hall, Residensi Kota Tinggi, Johor



Agihan Bubur Lambuk di Residensi Bintang Riverfront, Sarawak
Distribution of Bubur Lambuk at Residensi Bintang Riverfront, Sarawak



Lampu Jalan LED Solar di Residensi Kota Tinggi, Johor
Solar LED Street Lights at Residensi Kota Tinggi, Johor



Jualan Barangan Terpakai di Ibu Pejabat PR1MA
Flea Market at PR1MA HQ

Kelestarian Sustainability

Melalui bidang fokus ini, PR1MA secara efektif menangani cabaran kelestarian yang khusus mahupun lebih umum, di samping mendukung prinsip ESG yang merangkumi tiga bidang utama:

Alam Sekitar:



PR1MA menerajui amalan pembinaan lestari dengan memberi tumpuan kepada pengurangan jejak karbon, reka bentuk bangunan hijau, serta kecekapan tenaga dan penggunaan air. Langkah-langkah turut diambil bagi memastikan amalan pembinaan yang bertanggungjawab, serta memelihara biodiversiti dan menyokong penyelesaian pengurusan sisa yang berkesan.

Sosial:



PR1MA menyumbang kepada kesejahteraan komuniti melalui penyediaan perumahan mampu milik dan peluang yang saksama di seluruh organisasi. PR1MA turut menggalakkan keseksamaan jantina dan kepelbagaian tenaga kerja, memperkasakan komuniti melalui pelbagai inisiatif tanggungjawab sosial korporat (CSR), dan melabur dalam pembangunan modal insan bagi mendorong pertumbuhan dan inovasi.

Tadbir Urus:



Di peringkat organisasi, PR1MA memperkukuh kepimpinan dalam kelestarian melalui komitmen menyeluruh di peringkat Anggota Perbadanan (MOC) dan pengurusan, yang disokong oleh visi, misi dan petunjuk prestasi utama (KPI) yang jelas. Ketelusan dalam pelaporan dan pendedahan diberi penekanan, disertai prosedur yang ketat bagi memastikan keselamatan data, pematuhan etika dan integriti, termasuk penerapan dasar-dasar bagi mencegah rasuah.

Dengan mengamalkan prinsip-prinsip kelestarian ini, PR1MA mengukuhkan usaha berterusannya dalam menyediakan kediaman mampu milik yang bersedia menghadapi masa hadapan, serta memupuk akauntabiliti dalam aspek alam sekitar, sosial dan tadbir urus sebagai teras utama operasinya.

Through these focus areas, PR1MA effectively addresses both specific and broader sustainability challenges while upholding ESG principles across three domains:

Environmental:



PR1MA promotes sustainable construction practices through construction and building technologies such as IBS, energy-efficient LED lighting, and water-efficiency features, as well as sustainable design practices including universal design, natural daylighting, and sustainable waste management. Steps are also taken to ensure responsible construction practices that protect biodiversity and support effective waste management solutions.

Social:



PR1MA contributes to the well-being of communities by providing affordable housing and equitable opportunities across the organisation. It promotes gender equality and employee diversity, empowers communities through corporate social responsibility (CSR) initiatives, and invests in upskilling human capital to drive growth and innovation.

Governance:



At the organisational level, PR1MA promotes sustainability leadership through commitments at the Member of Corporation (MOC) and management levels, underpinned by a clear vision, mission, and key performance indicators (KPIs). Transparency in reporting and disclosure is emphasised, alongside rigorous procedures to ensure data security, ethics, and integrity, including policies to prevent corruption.

By aligning with these sustainability principles, PR1MA demonstrates its continued effort to create affordable, future-ready homes while fostering environmental, social, and governance accountability as a cornerstone of its operations.



Forum Environmental, Social, and Governance (ESG) anjuran URBANICE
Environmental, Social, and Governance (ESG) forum organised by URBANICE

Kelestarian Sustainability

INISIATIF KELESTARIAN

Pada tahun 2023, PR1MA terus memperkukuh agenda kelestarian melalui pelaksanaan inisiatif berfokus selaras dengan Matlamat Pembangunan Mampan (SDG) tertentu. Program-program ini dirancang untuk meningkatkan kesejahteraan komuniti, menambah baik kesaksamaan sosial, memelihara keselamatan awam, memacu kemajuan sosio-ekonomi dan menyokong tindakan berkaitan perubahan iklim. Setiap inisiatif disusun mengikut lima (5) teras utama: Sihat, Sayang, Selamat, Saku dan Suasana.

• Sihat – Inisiatif Kesejahteraan Komuniti



Di bawah prinsip Sihat, PR1MA memberikan tumpuan kepada peningkatan kesihatan dan pendidikan komuniti, selaras dengan objektif SDG 3 (Kesihatan dan Kesejahteraan) serta SDG 4 (Pendidikan Bermutu).

Antara aktiviti utama ialah Program IQRA' yang diadakan di ibu pejabat PR1MA bagi memupuk pendidikan, dan program Jelajah Aspirasi #PR1MAKita yang dilaksanakan di tiga (3) residensi PR1MA di seluruh negara.

Selain itu, Larian Perpaduan Aspirasi #PR1MAKita berjaya dianjurkan secara serentak di tiga (3) lokasi: Ipoh, Perak; Seremban, Negeri Sembilan; dan Johor Bahru, Johor. Acara ini telah menarik lebih 7,000 peserta di ketiga-tiga lokasi tersebut, termasuk penduduk residensi PR1MA dan ahli komuniti setempat.

Usaha ini turut diperkukuh melalui pelaksanaan Program Wakaf al-Quran yang dianjurkan di enam (6) residensi PR1MA, dengan tujuan memupuk pertumbuhan rohani dan meningkatkan kemahiran celik al-Quran.

• Sayang – Inisiatif Pembangunan Sosial



Prinsip Sayang dirancang bagi menangani isu kemiskinan dan ketidakseimbangan, di samping memupuk kerjasama yang kukuh, selaras dengan objektif SDG 1 (Tiada Kemiskinan), SDG 10 (Mengurangkan Ketidakseimbangan), SDG 16 (Keamanan, Keadilan dan Institusi yang Teguh), dan SDG 17 (Perkongsian untuk Matlamat).



Sesi Perkongsian oleh Suruhanjaya Perkhidmatan Air Negara (SPAN) kepada komuniti PR1MA tentang Inisiatif Tindakan Iklim
Sharing Session by the Suruhanjaya Perkhidmatan Air Negara (SPAN) with the PR1MA community on Climate Action Initiatives

SUSTAINABILITY INITIATIVES

In 2023, PR1MA continued to advance sustainability through targeted initiatives aligned with specific Sustainable Development Goals (SDGs). These programmes were designed to enhance community well-being, improve social equity, promote public safety, drive socio-economic progress, and support climate action. The initiatives were categorised under five (5) key pillars: Sihat, Sayang, Selamat, Saku, and Suasana.

• Sihat – Community Wellness Initiatives



Under the Sihat pillar, PR1MA focused on improving community health and education, anchored in the objectives of SDG 3 (Good Health and Well-being) and SDG 4 (Quality Education).

Among the notable activities are the IQRA' Programme, held at the PR1MA headquarters, which fostered educational enrichment, and the Jelajah Aspirasi #PR1MAKita programme, conducted at three (3) PR1MA residences nationwide.

In addition, the Larian Perpaduan Aspirasi #PR1MAKita was successfully held simultaneously in three (3) locations: Ipoh, Perak; Seremban, Negeri Sembilan; and Johor Bahru, Johor. The event attracted over 7,000 participants across these locations, including residents of PR1MA residences and members of the surrounding communities.

These initiatives were complemented by the Wakaf al-Quran Programme, organised across six (6) PR1MA residences, promoting spiritual growth and literacy.

• Sayang – Social Development Initiatives



The Sayang pillar was designed to address poverty and inequalities while fostering strong partnerships, in line with SDG 1 (No Poverty), SDG 10 (Reduced Inequalities), SDG 16 (Peace, Justice and Strong Institutions), and SDG 17 (Partnerships for the Goals).

Kelestarian Sustainability

Antara program utama yang dilaksanakan di bawah prinsip ini ialah Program Sambutan Ramadan yang diadakan pada 23 Mac 2023 di tiga (3) residensi PR1MA di seluruh negara, pengagihan kurma kepada 35 residensi PR1MA, dan program Jelajah Aspirasi #PR1MAKita di tiga (3) residensi PR1MA bagi mengeratkan jalinan komuniti.

Di samping itu, mesyuarat *Homebuyer Review Committee (HRC)* telah dianjurkan di enam (6) residensi PR1MA sebagai platform dialog dan mendapatkan maklum balas bersama penduduk. Program Qurban turut diadakan pada 29 Jun 2023 di 20 residensi PR1MA, dengan tujuan memupuk perpaduan sosial dan menyemai nilai-nilai murni dalam kalangan komuniti.

Selain itu, PR1MA juga menganjurkan mesyuarat PR1MA Community Coordination (PCC) di 21 residensi PR1MA untuk memberi maklumat penting kepada penduduk mengenai fungsi dan peranan pelbagai bahagian. Penyerahan Waqaf Al-Quran kepada tujuh (7) surau di residensi PR1MA turut menyokong usaha memperkukuh amalan ibadah dan pengajian Al-Quran dalam kalangan komuniti.

• Selamat – Inisiatif Keselamatan Awam



Prinsip Selamat menekankan usaha meningkatkan keselamatan dan kesihatan awam, sambil menyumbang kepada matlamat SDG 3 (Kesihatan dan Kesejahteraan yang Baik), SDG 11 (Bandar dan Komuniti Mampan), dan SDG 16 (Keamanan, Keadilan dan Institusi yang Teguh).

Antara pencapaian utama di bawah prinsip ini ialah pelancaran Aplikasi Komuniti di Residensi Gambang Baru 1, Pahang, dan Residensi Segari, Perak, yang berlangsung dari 9 hingga 22 Februari 2023. Aplikasi ini bertujuan untuk meningkatkan keselamatan dan komunikasi dalam kalangan komuniti di residensi PR1MA, yang mencerminkan komitmen Perbadanan terhadap keterangkuman digital dan penambahbaikan keselamatan komuniti.

Key events included a Ramadan Celebration Programme held on 23 March 2023 at three (3) PR1MA residences nationwide, the distribution of kurma to 35 PR1MA residences, and the Jelajah Aspirasi #PR1MAKita programme, which reached three (3) PR1MA residences to strengthen community ties.

In addition, meetings of the Homebuyer Review Committee (HRC) were organised at six (6) PR1MA residences, providing a platform for dialogue and feedback. Another significant initiative was the Qurban Programme, which took place on 29 June 2023 at 20 PR1MA residences, promoting social solidarity and shared values.

Furthermore, PR1MA conducted PR1MA Community Coordination (PCC) meetings at 21 PR1MA residences to provide residents with valuable insights into the functions and roles of various divisions. The handing over of Waqaf Al-Quran copies to seven (7) surau within PR1MA residences further supported the strengthening of spiritual practices and Quranic studies within the community.

• Selamat – Public Safety Initiatives



The Selamat pillar emphasised enhancing safety and public health while contributing to SDG 3 (Good Health and Well-being), SDG 11 (Sustainable Cities and Communities) and SDG 16 (Peace, Justice and Strong Institutions).

A pivotal achievement under this pillar was the launch of the Aplikasi Komuniti at Residensi Gambang Baru 1, Pahang, and Residensi Segari, Perak, from 9 to 22 February 2023. This application aimed to enhance community safety and communication within PR1MA residences, reflecting the Corporation's commitment to digital inclusivity and safety improvement.

Kelestarian Sustainability

Turut menjadi tumpuan ialah Demonstrasi Kesedaran Keselamatan Kebakaran yang diadakan di Residensi Alam Damai, Kuala Lumpur, dan Residensi Pulau Sebang, Melaka. Program ini dianjurkan dengan kerjasama Jabatan Bomba dan Penyelamat Malaysia (JBPM) dan bertujuan untuk menekankan kepentingan melindungi komuniti tentang risiko kebakaran. Dalam usaha yang sama, Ceramah Kesedaran Pencegahan Jenayah dan Keselamatan Diri turut dianjurkan di kedua-dua residensi tersebut dengan kerjasama Polis Diraja Malaysia (PDRM), bagi mendidik peserta tentang langkah-langkah keselamatan yang berkesan untuk komuniti.

• Saku – Inisiatif Sosio Ekonomi



Prinsip Saku memperkukuh daya tahan ekonomi dan menggalakkan amalan penggunaan secara mampan, selaras dengan matlamat SDG 2 (Sifar Kelaparan), SDG 12 (Penggunaan dan Pengeluaran Bertanggungjawab) dan SDG 13 (Tindakan terhadap Perubahan Iklim).

Di bawah prinsip ini, PR1MA bekerjasama dengan Kechara Soup Kitchen bagi menganjurkan program di bawah inisiatif CSR dan kempen Aspirasi #PR1MAKita, yang memberikan tumpuan kepada pengagihan pek makanan sedia-untuk-dimakan (RTE) kepada komuniti gelandangan di sekitar Jalan Imbi, Kuala Lumpur. Inisiatif ini bertujuan memenuhi keperluan segera golongan terpinggir, di samping memupuk nilai belas kasihan dan tanggungjawab sosial dalam kalangan masyarakat.

Selain itu, melalui kempen Aspirasi #PR1MAKita, PR1MA turut menganjurkan program di Residensi Alam Damai, Kuala Lumpur, dan Residensi Pulau Sebang, Melaka. Acara tersebut memberikan peluang kepada komuniti tempatan untuk menyertai pelbagai aktiviti keusahawanan, yang berfungsi sebagai platform untuk memupuk sifat berdikari dan mendidik ilmu kewangan dalam kalangan penduduk.

Other highlights include the Fire Safety Awareness Demonstration held at Residensi Alam Damai in Kuala Lumpur and Residensi Pulau Sebang in Melaka, in collaboration with the Fire and Rescue Department of Malaysia (JBPM), which emphasised the importance of safeguarding communities from fire hazards. Similarly, a Crime Prevention and Personal Safety Awareness Talk was conducted at both residences through a partnership with the Royal Malaysian Police (PDRM), educating participants on effective safety measures within the community.

• Saku – Socio Economic Initiatives



The Saku pillar bolstered economic resilience and promoted sustainable consumption, in alignment with SDG 2 (Zero Hunger), SDG 12 (Responsible Consumption and Production), and SDG 13 (Climate Action).

Under this pillar, PR1MA collaborated with Kechara Soup Kitchen to organise a programme as part of its CSR initiative and the Aspirasi #PR1MAKita campaign, focusing on distributing ready-to-eat (RTE) food packs to the homeless community in Jalan Imbi, Kuala Lumpur. This initiative aimed to address the immediate needs of vulnerable individuals while promoting the values of compassion and social responsibility.

Additionally, as part of the Aspirasi #PR1MAKita campaign, PR1MA conducted a tour at Residensi Alam Damai and Residensi Pulau Sebang. The event provided opportunities for the local community to participate in entrepreneurial activities, serving as a platform to foster self-reliance and educate residents on financial literacy among residents.

Kelestarian Sustainability

• Suasana – Inisiatif Tindakan Iklim



Prinsip Suasana menegaskan komitmen PR1MA terhadap usaha menangani perubahan iklim, selaras dengan matlamat SDG 11 (Bandar dan Komuniti Mampan), SDG 12 (Penggunaan dan Pengeluaran yang Bertanggungjawab), SDG 13 (Tindakan terhadap Perubahan Iklim) dan SDG 15 (Kehidupan di Darat).

Usaha tersebut merangkumi ceramah kesedaran mengenai kepentingan pengurusan sisa pepejal yang efisien di Residensi Bandar Puteri Jaya 1, Kedah, dan Residensi Pulau Sebang, Melaka, yang dianjurkan dengan kerjasama SWCorp Malaysia. Selain itu, ceramah kesedaran kedua yang memberikan fokus kepada mendidik penduduk tentang pemuliharaan air turut diadakan di Residensi Pulau Sebang, Melaka, dengan kerjasama Suruhanjaya Perkhidmatan Air Negara (SPAN).

Program Kitar Semula Trash2Cash dan Minyak Masak Terpakai, yang dianjurkan di Residensi Pulau Sebang, Melaka, menggalakkan penerapan amalan kitar semula sebagai kaedah untuk menjana pendapatan tambahan. Inisiatif ini turut menekankan dedikasi PR1MA dalam menggabungkan peluang ekonomi dengan usaha pemeliharaan alam sekitar.

Secara keseluruhannya, usaha kelestarian PR1MA pada tahun 2023 mencerminkan pendekatan holistik dalam membina komuniti yang berdaya tahan, memacu pertumbuhan sosio-ekonomi, memperkukuh keselamatan awam dan memelihara alam sekitar. Melalui kerjasama dan intervensi strategik, PR1MA berjaya mencapai kemajuan yang signifikan dalam memperkasakan komuniti dan memacu matlamat kelestariannya.

• Suasana – Climate Action Initiatives



The Suasana pillar reaffirmed PR1MA commitment to climate action while addressing SDG 11 (Sustainable Cities and Communities), SDG 12 (Responsible Consumption and Production), SDG 13 (Climate Action), and SDG 15 (Life on Land).

The efforts included an awareness talk on the importance of proper solid waste management at Residensi Bandar Puteri Jaya 1, Kedah, and Residensi Pulau Sebang, Melaka, held collaboratively with SWCorp Malaysia. A second awareness talk focused on educating residents about water conservation was also delivered at Residensi Pulau Sebang, Melaka, in partnership with the National Water Services Commission (SPAN).

The Trash2Cash and Used Cooking Oil Recycling Programme, organised at Residensi Pulau Sebang, Melaka, encouraged the adoption of recycling practices as a means of generating additional income, underscoring PR1MA dedication to the intersection of economic opportunity and environmental stewardship.

In summary, PR1MA sustainability efforts in 2023 exemplified its holistic approach to building resilient communities, driving socio-economic growth, promoting public safety, and protecting the environment. Through strategic collaborations and interventions, PR1MA made significant progress in empowering communities and advancing its sustainability goals.



Inisiatif Kesejahteraan Komuniti di Residensi Alam Damai, Kuala Lumpur
Community Well-being Initiative at Residensi Alam Damai, Kuala Lumpur

Kelestarian Sustainability

INISIATIF ALAM SEKITAR, SOSIAL DAN TADBIR URUS (ESG)

Pada tahun 2023, PR1MA telah mencapai kemajuan yang signifikan dalam memajukan komitmen Alam Sekitar, Sosial dan Tadbir Urus (ESG) melalui kerjasama strategik dan pelaksanaan inisiatif berimpak tinggi. Salah satu pencapaian utama ialah jalinan kerjasama antara PR1MA dan URBANICE Malaysia semasa Majlis Penyerahan Kunci di Residensi Kota Tinggi, Johor, pada 15 Mei 2023. Jalinan kerjasama ini menandakan permulaan pelbagai inisiatif penting, termasuk pembangunan pelan hala tuju ESG yang strategik, penubuhan Bandar Mini PR1MA, kemajuan inovasi komuniti yang lestari, dan integrasi tenaga solar dan tenaga boleh diperbaharui yang memberi manfaat kepada komuniti. Kerjasama ini merupakan langkah strategik dalam mengintegrasikan prinsip kelestarian ke dalam operasi dan projek PR1MA, sekali gus mewujudkan asas kukuh untuk manfaat alam sekitar jangka panjang.

Pada tahun 2023, Residensi Kota Tinggi, Johor telah menyaksikan peningkatan yang ketara dari segi elemen kelestarian, terutamanya melalui pemasangan sistem tenaga solar di dewan serba gunanya. Peningkatan ini, yang ditaja dan dipasang oleh ITRAMAS Corporation, menggambarkan dedikasi PR1MA dalam memanfaatkan sumber tenaga boleh diperbaharui. Antara inisiatif lain yang menyokong agenda kelestarian termasuk pemasangan lampu LED di kawasan awam untuk meningkatkan kecekapan tenaga, penyediaan ruang khas untuk taman komuniti yang menggalakkan gaya hidup yang lebih hijau serta penglibatan aktif komuniti, dan penerapan amalan pembinaan mesra alam. Inisiatif pembinaan mesra alam ini melibatkan penggunaan ketiga-tiga jenis teknologi Sistem Binaan Berindustri (IBS) bersama penambahbaikan sistem mitigasi banjir, yang memperkukuh daya tahan terhadap cabaran alam sekitar. Usaha-usaha ini mencerminkan penajaran PR1MA dengan prinsip ESG.

ENVIRONMENTAL, SOCIAL, AND GOVERNANCE (ESG) INITIATIVES

In 2023, PR1MA made significant progress in advancing its Environmental, Social, and Governance (ESG) commitments through impactful collaborations and initiatives. A notable milestone was the collaboration between PR1MA and URBANICE Malaysia during the Key Handover Ceremony at Residensi Kota Tinggi, Johor, on 15 May 2023. This partnership signalled the commencement of numerous initiatives, including the development of a strategic ESG roadmap, the establishment of Bandar Mini PR1MA, the advancement of sustainable community innovations, and the integration of solar and renewable energy to benefit the communities. This collaboration represents a strategic effort to integrate sustainability into PR1MA operations and projects, establishing a foundation for long-term environmental benefits.

Residensi Kota Tinggi, Johor, witnessed substantial sustainable enhancements in 2023, particularly the installation of a solar power system at its multipurpose hall. This upgrade, sponsored and installed by ITRAMAS Corporation, exemplifies PR1MA dedication to harnessing renewable energy sources. Additional initiatives to promote sustainability included the implementation of LED lighting in public areas to improve energy efficiency, the provision of dedicated space for a community garden to encourage greener lifestyles and enhance community engagement, and the adoption of environmentally friendly construction practices. The latter involved the use of all three types of Industrialised Building System (IBS) technologies and enhancements to the flood mitigation system, bolstering resilience against environmental challenges. These efforts were emblematic of PR1MA alignment with ESG principles.

Kelestarian Sustainability

Berdasarkan asas pembangunan yang berlandaskan prinsip ESG, inisiatif PR1MA mengintegrasikan ciri-ciri yang mengutamakan keterangkuman dan penjagaan alam sekitar. Prinsip reka bentuk sejagat diterapkan untuk memastikan pembangunan dapat diakses oleh semua lapisan masyarakat, tanpa mengira umur, keupayaan fizikal atau faktor lain yang mewujudkan ruang kediaman yang lebih adil. Komitmen PR1MA terhadap kelestarian turut dizahirkan melalui penggunaan teknologi pencahayaan cekap tenaga seperti lampu jalan LED dan panel solar yang dipasang di Residensi Kota Tinggi, Johor. Inisiatif ini juga menyokong matlamat untuk mendapatkan pensijilan GBI bagi semua projek Residensi. Di samping itu, PR1MA telah melaksanakan teknologi pembinaan IBS termaju di 46 pembangunan residensi, yang membantu meningkatkan tahap kecekapan pembinaan dan mutu hasil binaan. Bagi melengkapi transformasi ini, aplikasi pintar turut diperkenalkan bagi memastikan integrasi digital yang lancar, sekali gus mempertingkatkan pengalaman penduduk dan badan pengurusan. Secara keseluruhan, inisiatif-inisiatif ini mencerminkan pendekatan holistik PR1MA terhadap pembangunan lestari dan inklusif.

Dalam usaha mengurangkan pelepasan karbon, PR1MA telah memperkenalkan perkhidmatan pengangkutan ulang-alik bagi kakitangannya demi memudahkan perjalanan antara stesen LRT terdekat dan ibu pejabat PR1MA. Inisiatif ini menyatukan perjalanan individu menjadi satu perjalanan kolektif yang lebih cekap, sekali gus mengurangkan pelepasan karbon secara signifikan. Selain itu, langkah ini turut meningkatkan kesejahteraan kakitangan dengan mengurangkan tekanan memikirkan perjalanan harian serta mengurangkan kos pengangkutan. Inisiatif ini jelas mencerminkan komitmen PR1MA terhadap amalan kelestarian dan tadbir urus korporat yang bertanggungjawab.

Bagi memupuk budaya kecekapan tenaga dalam kalangan warga kerja, PR1MA telah melancarkan kempen kesedaran penjimatan tenaga yang disampaikan melalui slogan “Power Up the Future, Be an Energy Hero”. Menerusi hebahan poster dan e-mel, kakitangan digalakkan untuk mengamalkan penjimatan tenaga dalam rutin harian mereka.



Inisiatif Keselamatan Awam: Demonstrasi Keselamatan dan Latihan Kebakaran oleh Jabatan Bomba dan Penyelamat Malaysia (JBPM)
Public Safety Initiative: Safety Demonstration and Fire Drill by the Fire and Rescue Department of Malaysia (JBPM)

Building upon the foundation of ESG-driven development, PR1MA initiatives embraced features that emphasised inclusivity and environmental stewardship. Universal design principles were applied to ensure developments were accessible to all, regardless of age, disability, or other factors, thereby promoting equitable living spaces. Energy-efficient lighting technologies, such as LED street lighting and solar panels installed at Residensi Kota Tinggi, Johor, signify PR1MA commitment to achieving GBI certification across all Residensi projects. Furthermore, advanced IBS construction technology has been implemented across 46 Residensi developments, enhancing both construction efficiency and build quality. To complement these advancements, smart apps were introduced, enabling seamless digital integration to enhance the experience for both residents and management bodies. Collectively, these initiatives underscored PR1MA holistic approach to sustainable and inclusive development.

In a move to lower carbon emissions, PR1MA introduced a shuttle service for its employees, facilitating transport between the nearest LRT station and PR1MA headquarters. This service consolidates individual commutes into a single, more efficient journey, thereby significantly reducing carbon emissions. Additionally, this enhances employee well-being by alleviating commuting-related stress and lowering travel costs, further illustrating PR1MA commitment to sustainable practices and responsible corporate governance.

To foster a culture of energy efficiency among employees, PR1MA launched an energy-saving awareness campaign under the slogan “Power Up the Future, Be an Energy Hero”. Through posters and emails, employees were reminded to adopt energy-saving practices in their daily routines.

Kelestarian Sustainability

Persekitaran pejabat turut diberikan perhatian melalui pengubahsuaian besar yang mengutamakan penggunaan bahan mampan dan reka bentuk yang inovatif. Penambahbaikan tersebut merangkumi pemasangan lampu LED cekap tenaga di seluruh pejabat, penggunaan perabot ergonomik yang diperbuat daripada plastik kitar semula dan kayu yang diperolehi secara lestari, dan susun atur pejabat berkonsep terbuka bagi menggalakkan kerjasama serta meningkatkan kecekapan penggunaan ruang. Selain itu, satu tingkat pejabat baharu telah ditambah bagi menampung tenaga kerja yang semakin berkembang, manakala ruang pejabat sedia ada telah diperbaharui dengan perabot yang dinaik taraf, pencahayaan yang lebih baik dan reka bentuk ergonomik. Usaha ini bertujuan meningkatkan keselesaan fizikal, produktiviti dan kesejahteraan keseluruhan warga PR1MA.

Akhir sekali, PR1MA telah memperkukuh Pasukan Tindak Balas Kecemasan (ERT) dengan melantik lebih ramai warga kerja sebagai warden tingkat dan menyediakan latihan komprehensif untuk memperkasakan keupayaan mereka menangani situasi kecemasan secara berkesan. Pendekatan proaktif ini memastikan sentiasa ada individu yang bersedia memimpin semasa kecemasan dan memudahkan tindak balas yang pantas dan terkoordinasi terhadap sebarang insiden, sekali gus meminimumkan risiko kemalangan jiwa. Komitmen terhadap keselamatan di tempat kerja ini mencerminkan dedikasi PR1MA dalam memastikan kesejahteraan warga kerja, memupuk budaya kerja yang positif dan menzahirkan keprihatinan tulus terhadap keselamatan mereka.

Inisiatif yang dilaksanakan sepanjang tahun 2023 memperlihatkan komitmen PR1MA terhadap prinsip ESG. Dengan mengintegrasikan elemen kelestarian ke dalam aspek pembangunan dan operasi harian, PR1MA telah menetapkan penanda aras yang kukuh dalam amalan tadbir urus korporat yang bertanggungjawab serta pembangunan komuniti yang lestari.

The office environment also received significant attention, with substantial renovations incorporating sustainable materials and design elements. Upgrades include the installation of energy-efficient LED lighting throughout the premises, the use of ergonomic furniture made from recycled plastic and sustainably sourced timber, and the creation of a contemporary, open-concept layout to encourage collaboration and enhance spatial efficiency. A new office floor was added to accommodate the growing workforce, while existing office levels were improved with upgraded furniture, healthier lighting, and ergonomic designs. These improvements aimed to boost employees' physical comfort, productivity, and overall well-being.

Lastly, PR1MA has strengthened its Emergency Response Team (ERT) by appointing additional employees as floor wardens and providing them with comprehensive training to handle emergencies effectively. This proactive approach ensures that there is always someone available to lead during emergencies, facilitating swift and coordinated responses to incidents and minimising the risk of fatalities. This commitment to workplace safety reflects PR1MA dedication to ensuring the well-being of its employees, cultivating a positive workplace culture, and demonstrating genuine concern for their safety.

The initiatives undertaken in 2023 underscore PR1MA commitment to ESG principles. By embedding sustainability into its developments and daily operations, PR1MA sets a strong benchmark in responsible corporate governance and sustainable community development.

Kempen Pemasaran

Marketing Campaign



Majlis Penyerahan Kunci Residensi Kota Tinggi, Johor
Key Handover Ceremony at Residensi Kota Tinggi, Johor

Perbadanan PR1MA Malaysia terus mengekalkan komitmennya untuk meningkatkan kebolehcapaian pemilikan rumah melalui kempen dan inisiatif pemasaran strategik pada tahun 2023. Berdasarkan momentum yang telah dibina pada tahun 2022, usaha-usaha yang disesuaikan telah dilaksanakan untuk memenuhi pelbagai keperluan masyarakat Malaysia dalam mencari rumah mampu milik dan berkualiti tinggi.

Salah satu inisiatif utama ialah promosi Sewa-untuk-Beli, yang menawarkan penyelesaian pembiayaan inovatif untuk membolehkan lebih ramai rakyat Malaysia menjadi pemilik rumah dengan syarat yang menguntungkan. Melalui kerjasama strategik dan usaha pemasaran yang gigih, yang merangkumi laman utama PR1MA, media sosial, media luar rumah dan rangkaian Outside Plant (Rakan Kongsi Jualan Penyumberan Luar), skim Sewa-untuk-Beli telah diperkenalkan merentasi lapan (8) projek siap di seluruh negara. Inisiatif ini memudahkan perjalanan ke arah pemilikan rumah bagi banyak orang, dengan menawarkan terma yang menarik seperti pembiayaan 100%, tiada bayaran pendahuluan, bayaran bulanan yang mampu milik dan pilihan untuk menyertakan sehingga tiga penjamin.

PR1MA Corporation Malaysia continued to uphold its commitment to enhancing homeownership accessibility through strategic marketing campaigns and initiatives in 2023. Building on the momentum of 2022, tailored efforts were implemented to meet the diverse needs of Malaysians seeking affordable, high-quality homes.

One of the flagship initiatives was the Rent-to-Own promotion, offering an innovative financing solution to enable more Malaysians to become homeowners under favourable conditions. Through strategic partnerships and a vigorous marketing effort spanning the PR1MA homepage, social media, out-of-home media, and Outside Plant (Outsourcing Sales Partner) networks, the Rent-to-Own scheme was introduced across eight completed projects nationwide. This initiative simplified the homeownership journey for many, featuring compelling terms such as 100% financing, no down payment, affordable monthly payments, and the option to include up to three guarantors.

Kempen Pemasaran Marketing Campaign

Selain itu, Kempen Pemilikan Rumah untuk Residensi Seremban Sentral di Negeri Sembilan telah dipromosikan secara aktif dari 13 Jun hingga 31 Oktober 2023, dan disambung semula dari 15 November 2023 hingga 30 Jun 2024. Dengan memanfaatkan gabungan pemasaran yang komprehensif, PR1MA memastikan penyebaran luas tawaran tersebut, termasuk pembiayaan 100%, yang menawarkan peluang menarik kepada calon pembeli rumah.

Kempen “Rileklah #PR1MAKanAda” berlangsung dari 23 Jun hingga 31 Disember 2023, yang menyasarkan individu yang memerlukan bantuan untuk pembayaran pendahuluan bagi projek-projek yang masih dalam proses pembinaan. Kempen ini menawarkan pelan pembayaran ansuran terhad kepada 30% daripada harga SPA, yang mesti diselesaikan sebelum penyerahan milikan kosong. Inisiatif ini bertujuan untuk mempercepat proses pengubahan tempahan menjadi penjualan dan ditawarkan berdasarkan kes demi kes.

Pada tahun 2023, PR1MA kekal proaktif dalam melibatkan diri dengan khalayak sasarannya dengan menganjurkan 59 acara jualan utama di seluruh negara. Acara-acara ini, yang merangkumi program jangkauan komuniti hingga pameran yang disasarkan, dirancang untuk mencerminkan ciri-ciri unik dan keutamaan khas pelbagai wilayah. Pendekatan strategik ini membantu mengukuhkan kehadiran PR1MA dan meningkatkan penglibatan dengan calon pelanggan merentas komuniti yang berbeza.

Furthermore, the Own A Home campaign for Residensi Seremban Sentral in Negeri Sembilan was actively promoted from 13 June to 31 October 2023 and resumed from 15 November 2023 to 30 June 2024. Leveraging a comprehensive marketing mix, PR1MA ensured wide dissemination of the offer, which included 100% financing, presenting an attractive opportunity for prospective homebuyers.

The “Rileklah #PR1MAKanAda” campaign ran from 23 June to 31 December 2023, targeting individuals requiring assistance with down payments for under-construction projects. This campaign offered an instalment plan capped at 30% of the SPA price, payable before the Vacant Possession (VP). This initiative aimed to expedite the booking-to-sales conversion process and was made available on a case-by-case basis.

In 2023, PR1MA remained proactive in engaging with its target audience, hosting 59 major sales events across the country. These events, which ranged from community outreach programmes to targeted fairs, were designed to reflect the distinctive traits and preferences of various regions. This strategic approach strengthened PR1MA presence and deepened engagement with prospective customers across different communities.



Kempen Pemasaran Marketing Campaign



StarProperty Awards 2023

Sifat berfokus kempen dan promosi PR1MA pada tahun 2023, yang sebahagian besarnya bertujuan memudahkan akses kewangan untuk pemilikan rumah, menonjolkan usaha berterusan Perbadanan untuk menjadikan pemilikan rumah lebih mudah dicapai oleh rakyat Malaysia. Peningkatan ketara dalam keterlihatan merentas platform media luar rumah yang memiliki trafik tinggi dan penggunaan strategik media digital serta media sosial, telah melebarkan jangkauan PR1MA merentas pelbagai demografi. Usaha yang dikoordinasi dengan baik ini dijangka akan mengulangi kejayaan tahun-tahun sebelumnya, memacu jualan yang mengagumkan dan meningkatkan akses kepada pemilikan rumah di Malaysia.

Komitmen PR1MA terhadap kecemerlangan dan inovasi dalam sektor hartanah telah terus mendapat pengiktirafan pada tahun 2023 menerusi penganugerahan pelbagai anugerah berprestij. Penghargaan ini membuktikan kepimpinan PR1MA yang berterusan dan impaknya yang signifikan terhadap industri hartanah. Anugerah Pemaju Hartanah StarProperty 2023 telah menyerlahkan kejayaan PR1MA dengan penganugerahan Anugerah All-Stars bagi Pemaju Perumahan Berprestasi Tinggi 2022. Selain itu, dedikasi PR1MA dalam menyediakan rumah mampu milik diiktiraf menerusi Anugerah Rumah Permulaan bagi Pembangunan Rumah Utama Terbaik untuk Residensi Jalan Jubilee di Kuala Lumpur dan Residensi Larkin Indah di Johor, serta Anugerah Rumah Bantuan Kerajaan bagi Inisiatif Pemilikan Rumah Nasional Terbaik untuk Residensi Pauh Permai di Pulau Pinang, Residensi Kepayang di Johor dan Residensi Bintawa Riverfront di Sarawak.

The focused nature of PR1MA 2023 campaigns and promotions, largely centred around easing the financial path to homeownership, underscored the Corporation's ongoing efforts to make homeownership more attainable for Malaysians. Enhanced visibility across high-traffic out-of-home platforms and strategic use of digital and social media expanded PR1MA reach across diverse demographics. These well-coordinated efforts are anticipated to replicate the success of previous years, driving impressive sales and advancing homeownership accessibility in Malaysia.

PR1MA commitment to excellence and innovation within the real estate sector was further recognised in 2023 through multiple prestigious awards received. These acknowledgements underscored PR1MA ongoing leadership and substantial impact on the industry. The StarProperty Real Estate Developer Awards 2023 highlighted our success with the All-Stars Award for Best Performing Developers of 2022. Furthermore, PR1MA dedication to providing accessible homes was recognised with The Starter Home Award for the Best Primary Home Development for Residensi Jalan Jubilee in Kuala Lumpur and Residensi Larkin Indah in Johor, as well as The Government-Assisted Homes Award for the Best National Homeownership Initiative for Residensi Pauh Permai in Pulau Pinang, Residensi Kepayang in Johor, and Residensi Bintawa Riverfront in Sarawak.

Kempen Pemasaran Marketing Campaign

Anugerah BrandLaureate BestBrands bagi tahun 2022-2023 memberikan penghargaan kepada kepimpinan PR1MA yang luar biasa, dengan YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff menerima Anugerah Kepimpinan Jenama, sebagai Ketua Pegawai Eksekutif Terbaik Tahunan dalam Pembangunan Hartanah. Kepimpinan berwawasan dan kepakaran beliau adalah kunci kejayaan dalam membuat keputusan strategik dan melaksanakan projek-projek transformatif di Perbadanan, yang amat kritikal dalam mengatasi cabaran yang dihadapi oleh komuniti global.

Di Anugerah Kecemerlangan Hartanah The Edge Malaysia 2023, Residensi Bandar Bukit Mahkota, Kajang, dianugerahkan Sebutan Khas untuk Anugerah Kecemerlangan Perumahan Bandar Mampu Milik The Edge Malaysia. Anugerah ini mengiktiraf sumbangan dan kepakaran PR1MA dalam menyediakan pembangunan perumahan bandar yang mampu milik dan berkualiti untuk golongan berpendapatan pertengahan di Malaysia.

Anugerah-anugerah ini memberi pengiktirafan terhadap nilai, inovasi dan kepimpinan yang PR1MA sumbangkan ke dalam sektor hartanah, serta menekankan peranan penting PR1MA dalam memajukan matlamat negara bagi meningkatkan pemilikan perumahan mampu milik dalam kalangan rakyat Malaysia. Melalui fokus berterusan terhadap penyelesaian inovatif dan pembangunan perumahan berkualiti tinggi, PR1MA terus memperkuat peranannya dalam agenda perumahan negara. Memandang ke hadapan, Perbadanan kekal berdedikasi untuk menghasilkan kediaman yang berkualiti, memupuk komuniti yang bersemangat dan bertenaga, serta memacu pertumbuhan, perkhidmatan dan kecemerlangan yang mampan.

The BrandLaureate BestBrands Awards for 2022-2023 honoured PR1MA exceptional leadership, with YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff received the BrandLeadership Award, CEO of the Year – Property Development. His visionary leadership and expertise were central to the Corporation's strategic decisions and transformative projects, which were pivotal during the challenges thrust upon the global community.

At The Edge Malaysia Property Excellence Awards 2023, Residensi Bandar Bukit Mahkota, Kajang, received a Special Mention for The Edge Malaysia Affordable Urban Housing Excellence Award, acknowledging PR1MA contribution and expertise in delivering exceptional affordable urban housing developments catering to the middle-income group in Malaysia.

These accolades recognise the value, innovation, and leadership that PR1MA brings to the real estate sector, underscoring PR1MA pivotal role in advancing the national goal of increasing accessible housing ownership among Malaysians. With a continued focus on innovative solutions and high-quality developments, PR1MA continues to strengthen its role in Malaysia's housing agenda. Looking forward, the Corporation remains dedicated to creating quality homes, nurturing vibrant communities, and driving growth, service, and sustained excellence.



Residensi Brickfields, Kuala Lumpur

Sorotan Pembangunan dan Pemasaran Jualan

Development and Sales Marketing Highlights

PR1MA terus menunjukkan komitmennya untuk menyediakan perumahan berkualiti dan mampu milik, dengan fokus utama kepada golongan M40. Menjelang akhir tahun 2023, Perbadanan telah melaksanakan sebanyak 86 projek yang merangkumi 53,646 unit kediaman. Daripada jumlah tersebut, sebanyak 35,977 unit telah siap sepenuhnya, 14,016 unit masih dalam fasa pembinaan dan 3,653 unit berada di peringkat perancangan. Sepanjang tahun 2023, PR1MA berjaya menyiapkan 10 projek, menyumbang sebanyak 6,929 unit kepada pasaran perumahan.

Pembangunan kekal sebagai inti utama misi PR1MA, memandangkan Perbadanan berusaha untuk memenuhi keperluan perumahan yang semakin meningkat bagi kumpulan M40 dengan pendekatan yang strategik dan inovatif. Khususnya, PR1MA telah mempergiatkan usaha untuk memperhalusi proses pembinaan, mengguna pakai teknologi pembinaan terkini dan mengoptimumkan kecekapan penyampaian projek sepanjang tahun 2023. Strategi ini membolehkan PR1MA memenuhi permintaan pasaran sambil mengekalkan kualiti dan kemampuan.

Selaras dengan keutamaan pembangunan strategiknya, PR1MA telah melaksanakan pelbagai inisiatif, termasuk pembangunan unit kediaman yang disasarkan kepada isi rumah golongan M40 dan kediaman premier yang memenuhi keperluan pasaran terbuka. Produk yang memberi tumpuan kepada golongan muda, seperti Pembangunan Berorientasikan Transit (TOD) berhampiran hab pengangkutan, turut diberi perhatian utama, di samping pelaksanaan projek "Mini Township" berskala besar di lokasi utama. Usaha penting lain termasuk menyediakan komuniti bantuan hidup mampu milik untuk warga emas, membina unit kediaman bagi memenuhi keperluan perumahan di kawasan luar bandar dan pinggir bandar, serta menawarkan rumah moden dan mampu milik yang direka khusus untuk meningkatkan kadar pemilikan rumah dalam kalangan golongan muda.

Selain itu, PR1MA tidak hanya bermatlamat untuk membina kediaman, tetapi juga berusaha mewujudkan komuniti yang bersatu padu yang memupuk pertumbuhan inklusif. Dengan memperkukuh tenaga kerja dan keupayaan operasinya, PR1MA terus memainkan peranan penting dalam menggalakkan pembangunan komuniti yang mampan dan bersepadu.

PR1MA has continued to demonstrate its commitment to providing quality, affordable housing with a strong focus on the M40 community. By the end of 2023, the Corporation had undertaken a total of 86 projects encompassing 53,646 units. Of this total, 35,977 units had been fully completed, 14,016 units were still under construction, and 3,653 units remained in the planning stage. During 2023, PR1MA successfully delivered 10 projects, contributing 6,929 units to the housing market.

Development remains as core business for PR1MA, as the Corporation strives to address the growing housing needs of the M40 group by employing strategic and innovative approaches. Notably, PR1MA has intensified its efforts to refine construction processes, adopt advanced building technologies, and optimise project delivery efficiency throughout 2023. This strategy has enabled PR1MA to meet market demands while maintaining quality and affordability.

In line with its strategic development priorities, PR1MA has engaged in various initiatives, including the development of residential units targeted at M40 households and premier homes catering to the open market. Youth-focused products, such as Transit-oriented Developments (TOD) near transportation hubs, are also being prioritised, alongside the establishment of large-scale "Mini Township" projects in key locations. Other notable efforts include creating affordable assisted-living communities for senior citizens, constructing residential units to meet the housing needs of rural and suburban areas, and delivering modern, affordable homes designed to increase homeownership among young people.

Furthermore, PR1MA aims not only to build homes but also to create cohesive communities that foster inclusive growth. By enhancing its workforce and operational capabilities, PR1MA continues to play a pivotal role in promoting sustainable and integrated community development.

Sorotan Pembangunan dan Pemasaran Jualan Development and Sales Marketing Highlights

Projek Sakit

PR1MA telah mencapai kemajuan yang signifikan dalam usaha menangani projek-projek pembangunan yang sebelum ini terhenti, atau yang dikenali sebagai “Projek Sakit”. Sejak tahun 2022, sebanyak 34 projek telah dikategorikan di bawah klasifikasi ini. Daripada jumlah tersebut, PR1MA berjaya menyelesaikan tiga (3) Projek Sakit pada tahun 2022 dengan menyiapkan pembangunan seperti Residensi Gambang 1 di Pahang, Residensi Kepayang (Fairpark) di Perak dan Residensi A’Famosa Fasa 1 di Melaka.

Pada tahun 2023, PR1MA dengan cemerlang telah berjaya menyelesaikan 10 Projek Sakit tambahan, yang merangkumi:

- Residensi Taman Raia Sentosa (Sungai Ular)
- Residensi Woodfort Estate Fasa 1, Sabah
- Residensi Kota Tinggi, Johor
- Residensi Rangu, Sabah
- Residensi Pelangi Indah, Johor
- Residensi Setia Awan Fasa 2 (Sitiawan), Perak
- Residensi Seri Mahkota, Kedah
- Residensi Bandar Bukit Mahkota, Selangor
- Residensi Seremban Sentral, Negeri Sembilan
- Residensi D’Marina@Pinggiran Putra 2, Pahang

Menjelang akhir tahun 2023, PR1MA berjaya memulihkan serta menyiapkan 13 Projek Sakit sejak tahun 2022. Projek-projek ini turut dilengkapi dengan kemudahan penting dan infrastruktur seperti padang permainan, dewan komuniti, surau, pusat jagaan kanak-kanak, dewan serbaguna dan gimnasium bagi meningkatkan kebolehdiaman.

Penyelesaian projek-projek ini mencerminkan keazaman PR1MA dalam mengatasi cabaran bagi menyediakan penyelesaian perumahan mampu milik. Baki Projek Sakit dijangka akan siap sepenuhnya pada tahun 2024 dan 2025, sekali gus menunjukkan komitmen teguh PR1MA dalam memulihkan pembangunan ini demi manfaat komuniti.

Projek Sakit

PR1MA has also made significant progress in addressing previously stalled or “Projek Sakit” developments. Since 2022, 34 projects have been categorised under this classification. Of these, PR1MA successfully resolved three (3) Projek Sakit in 2022, completing developments such as Residensi Gambang 1 in Pahang, Residensi Kepayang (Fairpark) in Perak, and Residensi A’Famosa Phase 1 in Melaka.

Remarkably, in 2023 alone, PR1MA completed an additional 10 Projek Sakit, which comprised:

- Residensi Taman Raia Sentosa (Sungai Ular)
- Residensi Woodfort Estate Phase 1, Sabah
- Residensi Kota Tinggi, Johor
- Residensi Rangu, Sabah
- Residensi Pelangi Indah, Johor
- Residensi Setia Awan Phase 2 (Sitiawan), Perak
- Residensi Seri Mahkota, Kedah
- Residensi Bandar Bukit Mahkota, Selangor
- Residensi Seremban Sentral, Negeri Sembilan
- Residensi D’Marina@Pinggiran Putra 2, Pahang

By the end of 2023, PR1MA had successfully revived and completed 13 Projek Sakit since 2022, incorporating essential facilities and amenities such as playgrounds, community halls, surau, childcare centres, multipurpose halls, and gymnasiums to enhance liveability.

The resolution of these projects has underscored PR1MA determination to overcome challenges in delivering affordable housing solutions. The remaining Projek Sakit is expected to reach completion in 2024 and 2025, showcasing PR1MA steadfast commitment to restoring these developments for the benefit of the community.

Sorotan Pembangunan dan Pemasaran Jualan Development and Sales Marketing Highlights

PR1MA telah memulakan pelbagai inisiatif strategik jualan dan pemasaran untuk mempromosikan projek pembangunan yang dilaksanakan serta memperkukuh hubungan dengan komuniti, khususnya dalam kalangan pembeli yang berkecenderungan dan berhasrat untuk memiliki kediaman sendiri. Sepanjang tahun 2023, PR1MA mengukuhkan komitmennya bagi memastikan pemilikan kediaman adalah lebih mudah dan memenuhi keperluan rakyat Malaysia melalui usaha-usaha jualan dan pemasaran yang komprehensif. Pendekatan yang diambil bersifat menyeluruh, menggabungkan kaedah tradisional dan strategi libat urus inovatif bagi memastikan capaian dan keberkesanan yang maksimum.

Antara inisiatif penting yang telah dilaksanakan pada tahun 2023 ialah:

1. Penganjuran Hari Terbuka PR1MA di Pejabat-pejabat Wilayah kami di Johor, Perak dan Sarawak bagi menyediakan platform untuk berinteraksi dan penglibatan secara langsung dengan bakal pembeli rumah.
2. Pelancaran PR1MARia @ Kepadang, PR1MARia @ Seremban Sentral dan PR1MARia @ Borneo Cove bagi mempamerkan pelbagai tawaran hartanah PR1MA.



3. Penyertaan dalam Ekspo Rumah Bumiputera (BPEX) dan Pameran Hartanah Johor untuk mempamerkan hartanah, berinteraksi dengan bakal pembeli dan memastikan penyelesaian pemilikan kediaman memenuhi pelbagai keperluan rakyat Malaysia.
4. Penganjuran sambutan komuniti dan kepelbagaian semasa Karnival Hari ATM di Pangkalan TLDM Lumut, Perak, dalam usaha memupuk semangat kekitaan dalam kalangan bakal pembeli.
5. Pameran kediaman PR1MA di Ekspo Hartanah Malaysia (MAPEX) di Johor dan Negeri Sembilan bagi menarik minat lebih ramai bakal pembeli.

Sorotan Pembangunan dan Pemasaran Jualan Development and Sales Marketing Highlights

PR1MA has embarked on various strategic sales and marketing initiatives aimed at promoting our development and engaging with the community, particularly eligible buyers aspiring to own a home. In 2023, PR1MA doubled down on its commitment to making homeownership more accessible and tailored to the needs of Malaysians through comprehensive sales and marketing efforts. The approach was multifaceted, incorporating traditional outreach with innovative engagement strategies to achieve maximum reach and impact.

Among the notable initiatives undertaken in 2023 were:

- 1. The hosting of PR1MA Open Day across our Regional Offices in Johor, Perak, and Sarawak, providing a platform for direct interaction and engagement with potential homebuyers.*
- 2. The launch of PR1MARia @ Kepayang, PR1MARia @ Seremban Sentral, and PR1MARia @ Borneo Cove, showcasing PR1MA diverse property offerings.*
- 3. Participation in the Bumiputera Property Exhibition (BPEx) and Johor Property Exhibition, aimed at showcasing PR1MA properties, engaging potential buyers, and ensuring homeownership solutions meet the diverse needs of Malaysians.*
- 4. Celebration of community and diversity during the Karnival Hari ATM at Pangkalan TLDM Lumut, Perak, to foster a sense of belonging among potential buyers.*
- 5. Showcasing PR1MA homes at the Malaysia Property Expo (MAPEX) in Johor and Negeri Sembilan to reach a broader base of potential buyers.*



Sorotan Pembangunan dan Pemasaran Jualan Development and Sales Marketing Highlights



6. Pelaksanaan Kempen Penukaran Jualan PR1MA dilaksanakan di Johor dan Melaka bagi mengoptimumkan minat pembeli kepada pencapaian jualan yang lebih kukuh dan berkesan.
7. Sesi jangkauan berfokus bersama kakitangan dan ahli Syarikat Air Melaka, MBSB Bank Berhad, Prasarana Malaysia Berhad dan Koperasi Polis Diraja Malaysia Berhad.
8. Penganjuran Larian Perpaduan Aspirasi #PR1MAKita di Residensi Meru, Residensi Larkin Indah dan Residensi Seremban Sentral untuk mengeratkan hubungan bersama komuniti melalui aktiviti kesihatan dan kesejahteraan.



Inisiatif ini telah direka dan dilaksanakan secara teliti bagi memastikan pertanyaan bakal pembeli terjawab dan bantuan yang diperlukan disediakan. Usaha-usaha ini telah berjaya meningkatkan keterlihatan PR1MA di pasaran dan mempercepatkan proses pemilikan kediaman, menjadikannya lebih mudah diakses dan dicapai oleh rakyat Malaysia yang berkecayaan.

Berikut merupakan gambaran keseluruhan projek dan status jualan PR1MA setakat 31 Disember 2023, yang menjadi bukti komitmen PR1MA dalam menyediakan kediaman yang mampan dan inklusif di Malaysia.

Sorotan Pembangunan dan Pemasaran Jualan Development and Sales Marketing Highlights



These initiatives were meticulously designed and executed, ensuring potential buyers' inquiries were addressed and necessary assistance was provided. The efforts have heightened PR1MA visibility and significantly simplified the homeownership process, making it more accessible and attainable for eligible Malaysians.

Below is an overview of PR1MA projects and sales status as of 31 December 2023, a testament to PR1MA ongoing journey towards creating sustainable and inclusive homeownership solutions in Malaysia.

6. *The implementation of the PR1MA Sales Conversion Drive in Johor and Melaka, to translate interest into tangible sales.*
7. *Engagement with employees and members of Syarikat Air Melaka, MBSB Bank Berhad, Prasarana Malaysia Berhad, and Koperasi Polis Diraja Malaysia Berhad through targeted outreach sessions.*
8. *The organisation of Larian Perpaduan Aspirasi #PR1MAKita at Residensi Meru, Residensi Larkin Indah, and Residensi Seremban Sentral to strengthen community ties through health and wellness activities.*



Sorotan Pembangunan dan Pemasaran Jualan Development and Sales Marketing Highlights

Status Projek PR1MA Setakat 31 Disember 2023 *PR1MA Project Status as of 31 December 2023*

Bilangan Projek/*Number of Projects*

86

Projek/*Projects*

Unit Siap Dibina/*Units Completed*

35,977 (77%)

telah siap dibina/*have been completed*

Unit dalam Pembinaan/*Units under Construction*

14,016 (68%)

sedang dalam pembinaan/
under construction

Unit dalam Perancangan/*Units in Planning*

3,653 (55%)

dalam perancangan/
under planning stage

Jumlah Nilai Pembangunan Kasar (Keseluruhan)/ *Total Gross Development Value (Overall)*

10.2

bilion/*billion*

Status Jualan setakat 31 Disember 2023 *Sales Status as of 31 December 2023*

Unit Terjual dari 2016 – 2023/ *Units Sold from 2016 – 2023*

42,851

unit/*units*

Jumlah Pendaftaran/ *Total Registrations*

1,486,336

Sorotan Pembangunan dan Pemasaran Jualan Development and Sales Marketing Highlights



Malaysia Property Expo (MAPEX) di Johor
Malaysia Property Expo (MAPEX) at Johor



Karnival Hari Angkatan Tentera Malaysia (ATM) 2023 di Pangkalan
TLDM Lumut, Perak
*Karnival Hari Angkatan Tentera Malaysia (ATM) 2023 at Royal Malaysian
Navy Lumut Naval Base, Perak*



REKA Interiors Exhibition (RIX) berlangsung serentak dengan Home
Design & Interior Exhibition (HOMEDEC)
*REKA Interiors Exhibition (RIX) held concurrently with Home Design &
Interior Exhibition (HOMEDEC)*

Aktiviti Pemasaran Sepanjang Tahun 2023

Marketing Activities Throughout the Year 2023

Kempen Promosi/
Promotional Campaign

3

Promosi/
Promotions

Unit Ditempah
(berdasarkan rekod promosi)/
Units Booked
(based on promotion records)

1,115

Tempahan/
Bookings

Program Pemilikan Rumah/
Home Ownership Programme

2

Program/
Programmes



Johor Property Expo 2023 (JPEx)

Video Promosi & Bahan Pemasaran/
Promotional Videos & Marketing Materials

5

Video Promosi/
Promotional Videos

Naik Taraf Unit Contoh/
Show Unit Upgrade

5

Projek Fotografi/
Photography Projects

Pengiklanan OOH/
OOH Advertising

3,114

Iklan OOH Dipasang/
OOH Advertisements Installed



Aktiviti Pemasaran Sepanjang Tahun 2023 Marketing Activities Throughout the Year 2023

Pemenang Anugerah Hartanah/
Property Awards Winning

8

Kandungan Media Sosial/
Social Media Contents

199

Kandungan/
Contents



Majlis Penyerahan Kunci Residensi Seremban Sentral, Negeri Sembilan
Key Handover Ceremony at Residensi Seremban Sentral, Negeri Sembilan



Sesi Libat Urus di Indah Water Konsortium (IWK)
Outreach Session at Indah Water Konsortium (IWK)

Senarai Aktiviti Pemasaran

List of Marketing Activities

Promosi: Rileklah #PR1MAkanAda (1 Januari 2023 – 31 Disember 2023)/
Promotion: Rileklah #PR1MAkanAda (1 January 2023 – 31 December 2023)

5

Projek Dalam Pembinaan Seluruh Negara/
Under Construction Projects Nationwide



Promosi: Super Duper (4 Mac 2023 – 30 Jun 2023)/
Promotion: Super Duper (4 March 2023 - 30 June 2023)

1,115

Unit Ditempah/
Units Booked

4,308

Unit Jual/
Units Sold



Senarai Aktiviti Pemasaran List of Marketing Activities

Promosi: PR1MA Sewa-untuk-Milik (1 April – 31 December 2023)/
Promotion: PR1MA Rent-to-Own (1 April – 31 December 2023)

8

**Projek Siap Seluruh Negara/
Completed Projects Nationwide**

M Rent to Own

Jom Miliki Kediaman PR1MA!

Insentif Menarik!

Pilihan Bijak!

22 Kediaman PR1MA* (Sedia Didiami)

Nikmati Insentif Istimewa dengan PR1MA Rent-to-Own!
Sewa dahulu, miliki kemudian

- 100% Pembiayaan 100%***
- Tiada wang pendahuluan***
- Bayaran bulanan yang rendah***

*Hartanah pada tempoh dan syarat

PERSADARAN PRIMA MALAYSIA



Tadbir Urus PR1MA

PR1MA Governance

Tadbir Urus dan Jaminan PR1MA

Dalam mentadbir urus aktiviti organisasi dan urusan perniagaan, PR1MA sentiasa berpegang teguh kepada prinsip tadbir urus korporat yang baik sebagai asas utama kerangka pentadbirannya. Nilai yang diterapkan berpaksikan kepada ketelusan, kebertanggungjawaban dan integriti.

TADBIR URUS DAN PEMATUHAN PR1MA

Pensijilan ISO 9001:2015 dan ISO 37001:2016

ISO 9001:2015 adalah satu sistem rasmi yang merangkumi aktiviti perancangan dan penambahbaikan kualiti. Ia mendokumentasikan satu set dasar kualiti, proses, prosedur dan tanggungjawab yang berfungsi sebagai garis panduan dalam sesebuah organisasi. Jabatan Tadbir Urus dan Pemuatan berserta Jabatan Integriti telah menjalani audit ISO tahap 2 bagi pensijilan Sistem Pengurusan Bersepadu yang terdiri daripada ISO 9001:2015 (Sistem Pengurusan Kualiti) dan ISO 37001:2016 (Sistem Pengurusan Anti-Rasuah) pada 25 hingga 27 Oktober 2023. Kedua-dua pensijilan ini berjaya diperolehi pada 19 Disember 2023.

POLISI DAN RANGKA KERJA PROSEDUR OPERASI STANDARD (SOP) PR1MA

Sebagai sebuah entiti korporat yang ditubuhkan di bawah Akta Parlimen, PR1MA terikat dengan perundangan penubuhannya, iaitu:

1. Akta PR1MA 2012
2. Rangka Kerja PR1MA (Pohon Polisi)
3. Polisi Awam dan Rangka Kerja Kawal Selia PR1MA
4. Polisi Korporat dan Rangka Kerja Perniagaan PR1MA
5. Prosedur Operasi Standard (SOP) PR1MA

Akta PR1MA 2012

Akta PR1MA 2012 memperuntukkan pengawalseliaan berkaitan pembangunan dan pembinaan perumahan, infrastruktur dan kemudahan penduduk di bawah Program Perumahan Rakyat 1Malaysia. Akta ini menetapkan



keperluan untuk perumahan lestari dan kesejahteraan komuniti di kawasan bandar di seluruh Malaysia, dengan matlamat untuk mewujudkan model pembangunan perumahan lestari yang memenuhi keperluan strategik sosioekonomi.

Tadbir Urus PR1MA PR1MA Governance

“Risiko rasuah yang dinilai, yang kini berjumlah 49, mencerminkan penilaian yang komprehensif: 14 bidang telah dikenal pasti sebagai berisiko tinggi dan 30 sebagai berisiko signifikan.”

“The total corruption risk assessed, currently 49, reflects a comprehensive evaluation: 14 areas have been identified as high risk and 30 as significant risk.”

PR1MA Governance and Assurance

In the administration of organisational activities and business affairs, PR1MA Corporation Malaysia (PR1MA) upholds the principles of good corporate governance as the bedrock of its administrative framework. The adopted value system revolves around transparency, accountability, and integrity.

PR1MA GOVERNANCE AND COMPLIANCE

ISO 9001:2015 and ISO 37001:2016 Certifications

ISO 9001:2015 is a formalised system comprising quality planning and improvement activities. It documents a set of quality policies, processes, procedures, and responsibilities that serve as guidelines within an organisation. The Governance and Compliance Department, together with the Integrity Department, underwent a stage 2 ISO audit for certification from 25 to 27 October 2023 for the Integrated Management System consisting of ISO 9001:2015 (Quality Management System) and ISO 37001:2016 (Anti-Bribery Management System). Both of these certifications were successfully obtained on 19 December 2023.

PR1MA POLICY AND SOP FRAMEWORK

As a corporate entity established under the Parliamentary Act, PR1MA is bound by its founding legislation, namely:

1. PR1MA Act 2012
2. PR1MA Framework (Policy Tree)
3. PR1MA Public Policy and Regulatory Framework
4. PR1MA Corporate Policy and Business Framework
5. PR1MA Standard Operating Procedure (SOP)

PR1MA Act 2012

The PR1MA Act 2012 provides provisions for the regulation of matters related to the development and construction of housing, infrastructure, and facilities for the residents under the Perumahan Rakyat 1Malaysia Programme. This Act stipulates the requirements for sustainable housing and community well-being in urban areas across Malaysia to establish a model of sustainable housing development that meets strategic socio-economic needs.

Tadbir Urus PR1MA PR1MA Governance

Rangka Kerja PR1MA (Pohon Polisi)

Rangka Kerja PR1MA melaksanakan langkah-langkah untuk memupuk kefahaman yang lebih baik dalam kalangan warga kerja PR1MA terhadap polisi dan Prosedur Operasi Standard (SOP) yang ditetapkan. Inisiatif ini merangkumi 514 polisi dan SOP yang telah diluluskan dan dilaksanakan (termasuk di PR1MA Communications Sdn Bhd), yang disusun mengikut struktur 'Pohon Polisi PR1MA'. Rangka kerja ini menggabungkan semua peruntukan yang digariskan di dalam Akta PR1MA 2012 serta pandangan penting daripada perunding pakar dalam bidang yang berkaitan. Setiap polisi dan SOP ini berfungsi sebagai panduan utama untuk warga PR1MA dalam menjalankan tugas harian. Rangka kerja ini turut direka untuk dikaji semula setiap tahun oleh pemilik proses dan Jabatan Tadbir Urus dan Pematuhan untuk memastikan ianya kekal relevan dan selaras dengan objektif organisasi.

Polisi Awam dan Rangka Kerja Kawal Selia PR1MA

Bagi mengoperasikan peruntukan Akta PR1MA 2012 dalam sistem operasi, pihak Pengurusan PR1MA telah membangunkan Polisi Awam dan Rangka Kerja Kawal Selia PR1MA. Dokumen ini berperanan sebagai polisi yang bersifat terbuka kepada orang awam dan menetapkan prinsip-prinsip panduan bagi Polisi Perumahan PR1MA (PHP), Buku Panduan Pembeli Kediaman PR1MA, Buku Panduan Pemilik Kediaman PR1MA dan Standard Pembangunan. Prinsip-prinsip ini dirangka berdasarkan matlamat dan garis panduan yang termaktub di dalam Akta PR1MA 2012.

Polisi Korporat dan Rangka Kerja Perniagaan PR1MA

Bagi menyokong aktiviti perniagaan PR1MA, Polisi Korporat dan Rangka Kerja Perniagaan PR1MA telah dibangunkan selaras dengan PHP. Dokumen polisi korporat dalaman ini meliputi prinsip-prinsip asas yang menjadi panduan dalam rantaian nilai organisasi dan model tadbir urus PR1MA, termasuk mekanisme seperti yang diperuntukkan dalam Akta PR1MA 2012. Dalam proses membuat keputusan, PR1MA telah menubuhkan beberapa jawatankuasa dan mengamalkan Penilaian Berasaskan Proses bagi mengukuhkan kepentingan tadbir urus dan ketelusan.

PR1MA Framework (Policy Tree)

The PR1MA Framework implements measures to foster a better understanding of the policies and Standard Operating Procedures (SOPs) among PR1MA employees. This initiative encompasses 514 approved and executed policies and SOPs (including PR1MA Communications Sdn Bhd), organised within the PR1MA Policy Tree framework. This framework integrates all provisions outlined in the PR1MA Act 2012 and incorporates crucial insights from specialised consultants in relevant fields. These policies and SOPs serve as essential guidelines for PR1MA employees in carrying out daily responsibilities. The framework is designed to undergo an annual review facilitated by both process owners and the Governance and Compliance Department to ensure continuous relevance and effectiveness in alignment with organisational objectives.

PR1MA Public Policy and Regulatory Framework

To operationalise the provisions of the PR1MA Act 2012 within the operating system, PR1MA Management has developed the Public Policy and PR1MA Regulatory Framework. It serves as a public-facing policy document that outlines guiding principles for the PR1MA Housing Policy (PHP), PR1MA Homebuyers Handbook, PR1MA Homeowners Handbook, and Development Standards. These principles are based on the goals and guidelines stipulated in the PR1MA Act 2012.

PR1MA Corporate Policy and Business Framework

In support of PR1MA business activities, the Corporate Policy and Business Framework have been developed in alignment with the PR1MA Housing Policy (PHP). This internal corporate policy document encompasses the fundamental guiding principles within the PR1MA organisational value chain and governance model, including mechanisms as stipulated in the PR1MA Act 2012. In the decision-making process, PR1MA has established several committees and adopted a Process-Based Evaluation to reinforce the importance of governance and transparency.

Tadbir Urus PR1MA PR1MA Governance

Keseluruhan polisi dan rangka kerja SOP ini secara menyeluruh menyediakan struktur, konsistensi dan panduan untuk membantu organisasi dalam:

- Kecekapan operasi.
- Pematuhan peraturan.
- Pengurusan risiko yang berkesan.
- Pengekalan tahap kualiti yang tinggi dalam perkhidmatan.

These policies and SOP frameworks cumulatively provide structure, consistency, and guidance, assisting organisations in:

- Operational efficiency.*
- Compliance with regulations.*
- Effective risk management.*
- Maintenance of a high level of quality in the services.*

Jumlah polisi dan SOP yang telah diluluskan/Total of Policies and SOPs approved

514

Polisi Awam/*Public Policies*

17

Polisi Korporat/*Corporate Policies*

54

(termasuk 15 TOR)/(including 15 TORs)

SOP Bahagian/*Divisional SOPs*

443

(termasuk 30 SOP PCSB)/(including 30 PCSB SOPs)

KOMPONEN ASAS SISTEM KAWALAN DALAMAN

Anggota Perbadanan dan Jawatankuasa

Bagi memastikan kelancaran operasi perniagaan, memudahkan serta menyelaraskan proses membuat keputusan, dan pada masa yang sama menentukan kawalan yang sewajarnya, Anggota Perbadanan (MOC) disokong oleh dua jawatankuasa utama, iaitu Jawatankuasa Audit dan Pengurusan Risiko (ARMC) serta Jawatankuasa Pencalonan dan Imbuan (NRC) yang ditubuhkan mengikut peruntukan Akta PR1MA 2012. Terma Rujukan (TOR) ARMC menetapkan tanggungjawab dan kewajipannya dalam aspek audit, pelaporan kewangan dan pengurusan risiko, manakala NRC membantu MOC untuk memenuhi tugas dan tanggungjawabnya berhubung pencalonan dan imbuan ahli MOC dan Pengurusan Kanan.

FUNDAMENTAL COMPONENTS OF THE INTERNAL CONTROL SYSTEM

Members of the Corporation and Committees

To ensure a smooth operation of business, facilitate and streamline decision-making processes, and concurrently establish necessary controls, the Members of Corporation (MOC) are supported by two key committees, namely the Audit and Risk Management Committee (ARMC) and the Nomination and Remuneration Committee (NRC), established in accordance with the provisions of the PR1MA Act 2012. The Terms of Reference (TOR) of the ARMC define its responsibilities and obligations concerning audits, financial reporting, and risk management, while the NRC assists the MOC in fulfilling its duties and responsibilities related to the nomination and remuneration of the MOC and Senior Management.

Tadbir Urus PR1MA PR1MA Governance

Piagam Anggota Perbadanan

Piagam Anggota Perbadanan (MOC Charter) ialah dokumen bagi rujukan MOC, jawatankuasa yang dipengerusikan dan warga kerja PR1MA mengenai perkara-perkara yang berkaitan dengan MOC serta proses yang berkenaan. Ia merangkumi pelbagai peranan dan tanggungjawab, fungsi, kuasa serta matlamat utama untuk memperkukuh dan memperkasakan amalan tadbir urus korporat bagi memastikan ketelusan, kebertanggungjawaban dan integriti dalam Perbadanan.

Piagam ini ditadbir di bawah Akta PR1MA 2012, peruntukan Akta Syarikat 2016 (Akta 777), Kod Tadbir Urus Korporat Malaysia 2021 dan amalan terbaik tadbir urus korporat yang diterima pakai.

Had Kuasa Kumpulan

Had Kuasa Kumpulan (GLOA) menetapkan garis panduan akauntabiliti dan tanggungjawab yang perlu digunakan sebagai rujukan. Dokumen ini menetapkan had kelulusan bagi Perbadanan dan anak-anak syarikatnya (Kumpulan PR1MA) selaras dengan polisi dan SOP PR1MA. GLOA bertujuan memastikan keselarasan dan pengurusan tahap kelulusan dan had kuasa yang berkesan. Ini termasuk perkara yang memerlukan kelulusan MOC dan/atau Menteri yang bertanggungjawab.

GLOA disemak dan dikemas kini dari semasa ke semasa untuk memastikan segala transaksi dan aktiviti perniagaan PR1MA dilaksanakan mengikut had kuasa yang sah dan berdasarkan polisi dan SOP PR1MA. Versi GLOA yang sedang berkuatkuasa pada masa ini ialah Versi 4, yang telah diluluskan pada 21 April 2022. Cadangan semakan terbaharu, iaitu GLOA Versi 5, telah diluluskan oleh Jawatankuasa Eksekutif Pengurusan (MEC) melalui Kertas Pengurusan bertarikh 13 Oktober 2023. Ia telah dibincangkan dan disyorkan oleh ARMC dalam Mesyuarat ARMC ke-37 pada 24 Oktober 2023, dan akan dibentangkan kepada MOC untuk kelulusan akhir. Pindaan ini meliputi keseluruhan Perbadanan, termasuk anak syarikat, mengambil kira perubahan dalam landskap perniagaan PR1MA dan mengekalkan piawaian tadbir urus yang kukuh.

Charter of Members of Corporation

The Charter of Members of Corporation (MOC Charter) is a document for reference by the MOC, the committees they chair, and PR1MA employees regarding matters related to the MOC and relevant processes. It encompasses various key roles and responsibilities, functions, powers, and goals to strengthen and empower corporate governance practices to ensure transparency, accountability, and integrity within the Corporation.

This Charter is administered under the PR1MA Act 2012, provisions of the Companies Act 2016 (Act 777), the Malaysian Code on Corporate Governance 2021, and accepted best practices of corporate governance.

Group Limits of Authority

The Group Limits of Authority (GLOA) delineates the guidelines of accountability and responsibilities to be used as a reference. This document sets the approval limits for the Corporation and its subsidiaries ("PR1MA Group") in line with PR1MA policies and SOPs. The GLOA aims to ensure the alignment and effective management of approval levels and authority limits. This includes matters requiring approval by the MOC and/or the responsible Minister.

The GLOA is periodically reviewed and updated to ensure that all PR1MA transactions and business activities have the appropriate authority and are conducted based on PR1MA policies and SOPs. The current applicable GLOA is Version 4, approved on 21 April 2022. The proposed revision, GLOA Version 5, was approved by the Management Executive Committee (MEC) via a Management Paper dated 13 October 2023. It was deliberated and recommended by the ARMC at the 37th ARMC Meeting on 24 October 2023 and will be submitted to the MOC for final approval. This revision covers the entire corporation, including subsidiaries, to accommodate changes in the PR1MA business landscape and maintain strong governance standards.

Tadbir Urus PR1MA PR1MA Governance

Prosedur dan Garis Panduan Operasi

Dalam melaksanakan Dasar Korporat dan Rangka Kerja Perniagaan PR1MA, Perbadanan telah membangunkan SOP dan Garis Panduan bagi mematuhi piawaian kawalan dalaman. SOP ini menangani pelbagai aspek, termasuk keseluruhan proses perniagaan, sistem pentadbiran dan operasi perniagaan, pengurusan sumber manusia dan audit dalaman.

MEMPERKUKUH RANGKA KERJA TADBIR URUS KORPORAT PR1MA

Beberapa dasar khusus telah dilaksanakan untuk memastikan urusan perniagaan Perbadanan dan warga kerja PR1MA diselaraskan dan dilaksanakan secara profesional, beretika dan berintegriti.

1. Kod Tatakelakuan dan Kod Etika PR1MA, serta Pakatan Integriti:

PR1MA mematuhi Kod Tatakelakuan dan Kod Etika yang merupakan komponen penting dalam menegakkan prinsip budaya dalaman PR1MA dan nilai bersama seperti kerjasama berpasukan, integriti, kecemerlangan dan kebertanggungjawaban untuk mencapai matlamat perniagaannya. Kesemua urusan perniagaan mematuhi sepenuhnya Garis Panduan Pelaksanaan Pakatan Integriti dalam Perolehan PR1MA bagi memastikan dan menekankan bahawa Perbadanan tidak bertolak ansur dengan sebarang bentuk amalan rasuah. MOC juga meluluskan Cadangan Semakan Kod Etika pada 27 April 2021 dengan merujuk kepada Garis Panduan Pengurusan Risiko oleh Suruhanjaya Pencegahan Rasuah Malaysia ("SPRM"). Antara jurang yang telah dikenal pasti oleh pihak PR1MA termasuk pengubahan wang haram, bayaran sogokan, surat sokongan, sumbangan politik dan pengisytiharan harta.

2. Polisi dan Prosedur Tadbir Urus Maklumat:

Tujuan dasar ini adalah untuk memberi panduan dan arahan mengenai penghasilan dan pengurusan maklumat dan rekod, serta menjelaskan tanggungjawab warga kerja PR1MA berkenaan penyebaran maklumat yang tepat. PR1MA komited terhadap amalan terbaik dalam pengurusan maklumat dan rekod yang memenuhi keperluan perniagaan dan kebertanggungjawaban serta memupuk persepsi positif dalam kalangan pihak berkepentingan.

Operating Procedures and Guidelines

In implementing PR1MA Corporate Policy and Business Framework, the Corporation has developed SOPs and Guidelines to adhere to internal control standards. These SOPs address various aspects, including the entire business processes, business administrative and operational systems, human resource management, and internal auditing.

REINFORCING PR1MA CORPORATE GOVERNANCE FRAMEWORK

Several specific policies have been implemented to ensure that the business affairs of PR1MA and its employees are aligned and conducted in a professional, ethical, and integrity-driven manner.

1. Code of Conduct and Ethics of PR1MA, and Integrity Pact:

PR1MA adheres to the Code of Conduct and Code of Ethics, which are essential components in upholding the principles of PR1MA internal culture and shared values of teamwork, integrity, excellence, and accountability to achieve its business objectives. All business operations fully comply with the Integrity Pact Implementation Guidelines in PR1MA Procurement to ensure and emphasise that the Corporation does not compromise on any form of corrupt practices. The MOC also approved the Proposal for the Review of the Code of Ethics on 27 April 2021, with reference to the Risk Management Guidelines by the Malaysian Anti-Corruption Commission (MACC). The gaps identified by PR1MA include money laundering, facilitation payments, support letters, political contributions, and declaration of assets.

2. Information Governance Policy and Procedures:

The purpose of this policy is to provide guidance and instructions on the generation and management of information and records, as well as to delineate the responsibilities of PR1MA employees regarding the dissemination of accurate information. PR1MA is committed to best practices in information and record management that meet business requirements and accountability needs and foster a positive perception among its stakeholders.

Tadbir Urus PR1MA PR1MA Governance

3. Polisi Pemberian Maklumat:

Polisi Pemberian Maklumat diwujudkan sebagai saluran untuk membuat laporan dan aduan perbuatan salah laku dengan segera. Kesalahan-kesalahan tersebut termasuk penyelewengan atau salah laku seperti penipuan, rasuah, ketidakpatuhan kewangan dan salah urus serius yang dilakukan oleh warga kerja PR1MA dan/atau pihak luar terhadap kepentingan Perbadanan. Polisi ini bertujuan untuk melindungi pemberi maklumat daripada sebarang tindak balas akibat pendedahan tersebut dan untuk menguruskan kedua-dua pemberi maklumat dan pihak yang dituduh dilaksanakan secara adil. Mana-mana warga kerja PR1MA dan/atau orang awam yang mempunyai maklumat dan/atau sedar akan perbuatan salah laku boleh membuat laporan melalui saluran pemberian maklumat yang disediakan di laman web PR1MA di www.pr1ma.my.

4. Dasar Tanggungjawab Sosial Korporat, Derma, Hadiah dan Penajaan:

Sebagai sebuah entiti korporat yang bertanggungjawab, PR1MA komited untuk menyumbang kepada kesejahteraan rakyat dan negara di kawasan operasi Perbadanan. Pada Jun 2017, MOC telah meluluskan Polisi Tanggungjawab Sosial Korporat, Pendermaan, Hadiah dan Penajaan untuk memastikan semua sumbangan yang diberikan oleh PR1MA selaras dengan strategi Tanggungjawab Sosial Korporat yang ditetapkan.

FUNGSI INTEGRITI PR1MA

Jabatan Integriti PR1MA telah ditubuhkan pada 25 Mac 2019. Ia selaras dengan Arahan Nombor 1 YAB Perdana Menteri Tahun 2018 yang mewajibkan syarikat milik kementerian dan agensi kerajaan menubuhkan Unit Integriti dan Tadbir Urus yang bertanggungjawab mengurus dan melaksanakan inisiatif penginstitutionalisation integriti, pencegahan, pematuhan, pengesanan salah laku dan tindakan punitif secara lebih fokus, terancang, cekap dan optimum.

Penubuhan Jabatan Integriti bertujuan untuk memastikan warga kerja PR1MA mengamalkan budaya kerja cemerlang yang berteraskan nilai moral dan etika yang tinggi, seterusnya meningkatkan semangat patriotisme. Inisiatif ini digerakkan bagi membendung jenayah rasuah, penyalahgunaan kuasa dan salah laku.

3. Whistleblowing Policy:

The Whistleblowing Policy is established as a channel for immediate reporting and complaints of misconduct. Offences encompass irregularities or misconduct, such as fraud, corruption, financial non-compliance, and serious mismanagement, committed by PR1MA employees and/or external parties against the interests of the Corporation. This policy aims to protect informants from any retaliation resulting from disclosures and to manage both informants and the accused party fairly. Any PR1MA employees and/or members of the public who possess information and/or are aware of misconduct may report through the information provision channel provided on the PR1MA website at www.pr1ma.my.

4. Corporate Social Responsibility, Donations, Gifts, and Sponsorship Policy:

As a responsible corporate entity, PR1MA is committed to contributing to the well-being of the people and the nation in the areas where it operates. In June 2017, the MOC approved the Corporate Social Responsibility, Donations, Gifts, and Sponsorship Policy to ensure that all contributions made by PR1MA are aligned with its CSR strategies.

PR1MA INTEGRITY FUNCTION

The PR1MA Integrity Department was established on 25 March 2019. This is in line with the Prime Minister's Directive No. 1 of 2018, which mandated that companies owned by ministries and government agencies were to establish Integrity and Governance Units responsible for managing and implementing integrity institutionalisation initiatives, prevention, compliance, detection of misconduct, and punitive actions in a more focused, planned, efficient, and optimised manner.

The purpose of establishing the Integrity Department is to ensure that PR1MA employees adhere to a culture of excellence with strong moral and ethical characteristics, thereby enhancing the spirit of patriotism. This initiative aims to curb the crimes of corruption, abuse of power, and misconduct.

Tadbir Urus PR1MA PR1MA Governance

Jabatan Integriti bertanggungjawab melaksanakan enam (6) fungsi teras seperti yang digariskan di bawah:

Fungsi Teras Unit Integriti Agensi Awam

1. Tadbir Urus:

Mengamalkan tadbir urus terbaik, terutamanya dalam menangani isu integriti yang berkaitan dengan rasuah, salah laku dan penyalahgunaan kuasa.

2. Pengukuhan Integriti:

Tanggungjawab penting bagi memastikan pembudayaan, penginstitusian dan pelaksanaan integriti.

3. Pengesanan dan Pengesahan:

Bertanggungjawab dalam mengendalikan laporan salah laku jenayah, salah laku dan etika, serta memastikan tindakan susulan yang sewajarnya diambil.

4. Pengurusan Aduan:

Pengurusan penerimaan maklumat/aduan mengenai rasuah, penyalahgunaan kuasa, salah laku dan pelanggaran tatakelakuan serta etika bagi memastikan tindakan diambil terhadap setiap maklumat/aduan yang diterima.

5. Pematuhan:

Pematuhan undang-undang, polisi dan peraturan yang berkuat kuasa bagi memastikan tiada ruang atau peluang untuk perlakuan jenayah dan salah laku etika.

6. Tatatertib:

Membantu dalam pelaksanaan pengurusan tatatertib.

Pelaporan fungsi Integriti PR1MA dilakukan terus kepada ARMC. Peranan ARMC dalam konteks integriti adalah seperti yang berikut:

- Memantau risiko rasuah, sogokan, penipuan, salah laku dan tingkah laku yang tidak beretika dalam Perbadanan; dan
- Membantu MOC melaksanakan tanggungjawab untuk menyelia penularan gejala rasuah dan memperkukuh budaya integriti warga kerja PR1MA melalui tadbir urus yang baik dengan memantau pelaksanaan aktiviti-aktiviti Jabatan Integriti bagi mencapai misi dan visi Perbadanan.

The Integrity Department is responsible for implementing six (6) core functions as outlined below:

Core Functions of the Public Agency Integrity Unit

1. Governance:

Implementing best governance practices, particularly addressing integrity issues related to corruption, misconduct, and abuse of power.

2. Integrity Strengthening:

Critical responsibility to ensure the cultivation, institutionalisation, and implementation of integrity.

3. Detection and Verification:

Responsible for handling reports of criminal misconduct, misconduct and ethics, ensuring appropriate follow-up actions are taken.

4. Complaints Management:

Management of the receipt of information/complaints regarding corruption, abuse of power, misconduct, and violations of conduct and ethics to ensure actions are taken on each piece of information/complaint received.

5. Compliance:

Compliance with laws, policies, and regulations in force ensures that there is no room or opportunity for criminal behaviour and ethical misconduct.

6. Discipline:

Assisting in the implementation of disciplinary management.

Reporting of the PR1MA Integrity function is done directly to the ARMC. The role of the ARMC in the context of integrity is as follows:

- Monitoring the risks of corruption, bribery, fraud, misconduct, and unethical behaviour within the Corporation; and*
- Assisting the MOC in fulfilling its responsibilities to supervise the prevalence of corruption and strengthen the culture of integrity among PR1MA employees through good governance by overseeing the implementation of the Integrity Department's activities in order to achieve the Corporation's mission and vision.*

Tadbir Urus PR1MA PR1MA Governance

Sementara itu, MOC memainkan peranan utama dalam membentuk iklim dan budaya Perbadanan dengan meletakkan asas integriti yang kukuh bagi memastikan hala tuju yang jelas dengan pelaksanaan matlamat dan inisiatif oleh Jabatan Integriti.

Dalam konteks integriti, MOC memainkan peranan berikut:

- a. Memperkasakan struktur Jabatan Integriti sebagai fungsi bebas dengan pelaporan terus kepada MOC untuk mengelakkan sebarang isu tekanan, berat sebelah, penolakan atau tindakan tidak wajar oleh pihak Perbadanan.
- b. Berperanan sebagai badan penyeliaan dalam pelaksanaan fungsi teras Jabatan Integriti.
- c. Menilai prestasi Jabatan Integriti melalui pelaporan.
- d. Mengeluarkan arahan kepada Jabatan Integriti untuk memastikan kepentingannya sebagai sebuah entiti dalam usaha berterusan untuk memelihara integriti dalam Perbadanan.

Rangkaian Pengurusan Integriti dan Tadbir Urus

Ketua Jabatan Integriti melapor terus kepada MOC mengenai isu-isu integriti yang wujud dalam Perbadanan. Selain daripada tanggungjawab hakiki dalam urusan pentadbiran harian, Ketua Jabatan Integriti juga bertanggungjawab untuk melaporkan kepada:

1. MOC: Melapor terus berkenaan pelaksanaan fungsi Jabatan Integriti
2. ARMC: Menilai keberkesanan inisiatif yang digariskan oleh Jabatan Integriti.
3. Ketua Pegawai Eksekutif: Melaporkan urusan pentadbiran harian melalui Ketua Bahagian Tadbir Urus dan Jaminan.
4. Suruhanjaya Pencegahan Rasuah Malaysia (SPRM): Laporan yang telah diluluskan oleh MOC akan dikemukakan setiap empat (4) bulan, iaitu pada bulan April, Ogos dan Disember tahun semasa, melalui Bahagian Pengurusan Integriti Agensi (BPIA).

Meanwhile, the MOC plays a primary role in shaping the organisational climate and culture of the Corporation by placing integrity on the proper foundation to ensure a clear direction with goals and initiatives implemented by the Integrity Department.

In the context of integrity, the MOC plays the following roles:

- a. *Empowering the Integrity Department structure as an independent function with direct reporting to the MOC to prevent any issues of duress, biases, rejection, or undue actions on the part of the Corporation.*
- b. *Serving as a supervisory body in implementing the core functions of the Integrity Department.*
- c. *Assessing the performance of the Integrity Department through reporting.*
- d. *Issuing directives to the Integrity Department to ensure its relevance as an entity in the continuous effort to preserve integrity within the Corporation.*

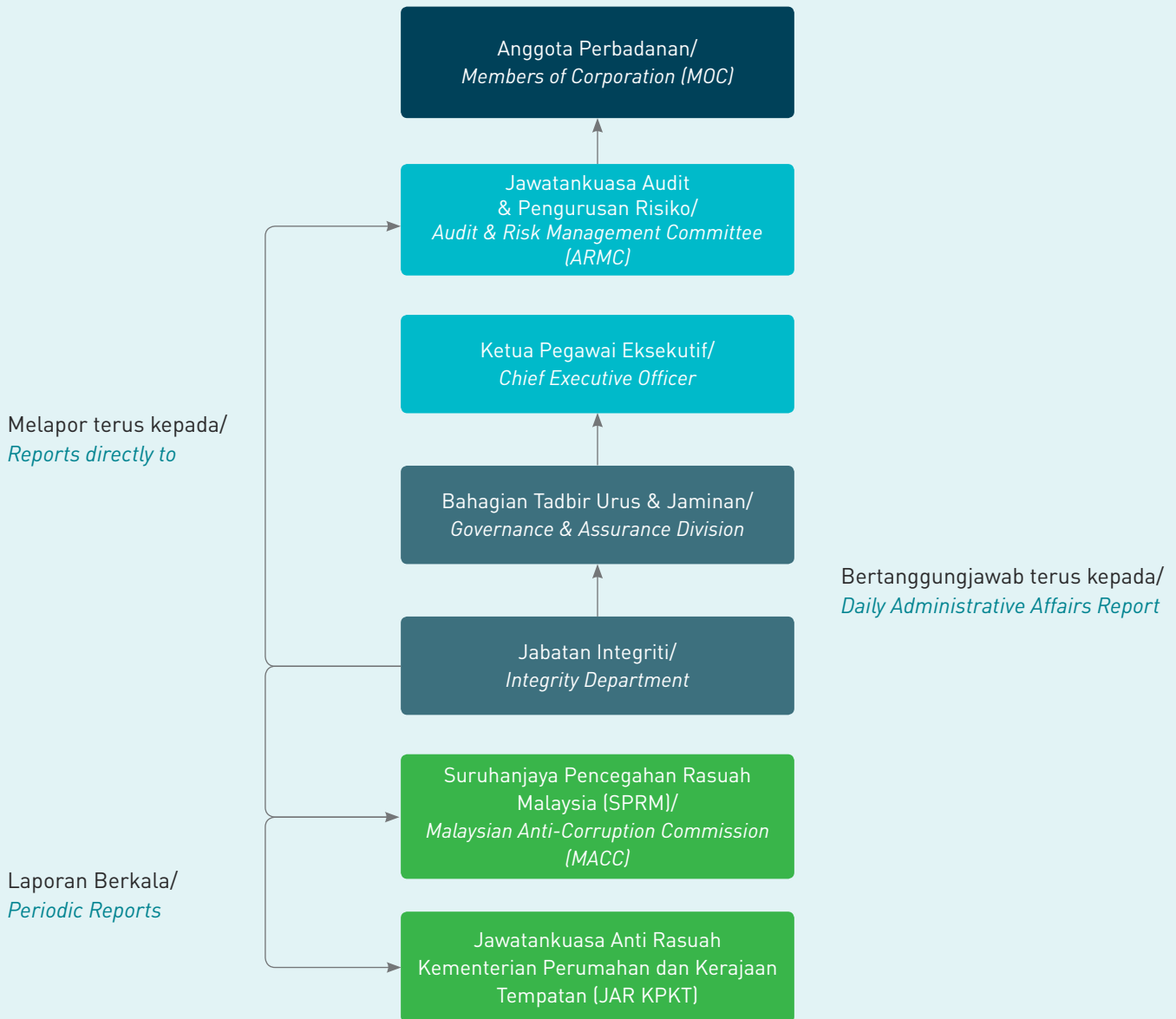
Integrity and Governance Management Network

The Head of the Integrity Department reports directly to the MOC on integrity issues existing within the Corporation. In addition to the inherent responsibilities in daily administrative affairs, the Head of the Integrity Department is also accountable for reporting to:

1. *MOC: Reporting directly on the implementation of the Integrity Department's functions.*
2. *ARMC: Assessing the effectiveness of initiatives outlined by the Integrity Department.*
3. *Chief Executive Officer: Reporting on daily administrative matters through the Head of the Governance and Assurance Division.*
4. *Malaysian Anti-Corruption Commission (MACC): Reports approved by the MOC will be submitted every four (4) months, specifically in April, August, and December of the current year, through the Agency Integrity Management Division (BPIA).*

Tadbir Urus PR1MA PR1MA Governance

Rangkaian Pengurusan Integriti dan Tadbir Urus digambarkan dalam rajah di bawah:
The Integrity and Governance Management Network is illustrated in the diagram below:



Rujukan: Unit Integriti dan Tadbir Urus (Penubuhan & Pelaksanaan) 2020
Reference: Integrity and Governance Unit (Establishment & Implementation) 2020

Tadbir Urus PR1MA PR1MA Governance

Fokus Strategik Jabatan Integriti

Sebagai sebuah jabatan yang dipertanggungjawabkan untuk menegakkan integriti dalam kalangan warga kerja PR1MA, melalui mandat dan hasrat MOC untuk memastikan PR1MA dikenali dengan nilai integriti, transformasi penerapan nilai integriti dalam kalangan warga kerja Perbadanan diperkukuh melalui inisiatif seperti yang berikut:

- Merangka program untuk warga kerja PR1MA dan pemegang taruh yang berkaitan untuk melaporkan sebarang salah laku melalui saluran pemberitahuan maklumat sedia ada.
- Memberikan penekanan kepada kepentingan warga PR1MA menggunakan saluran pemberitahuan maklumat sedia ada.
- Taklimat kesedaran yang disasarkan secara berterusan dan pemantapan melalui sesi latihan berimpak tinggi.

Inisiatif Yang Dilaksanakan Pada Tahun 2023

Bagi meningkatkan pemahaman tentang budaya integriti dalam kalangan warga kerja PR1MA, pelbagai inisiatif penting telah dilaksanakan pada tahun 2023. Antaranya termasuk usaha untuk mendapatkan Pensijilan ISO 37001:2016 bagi Sistem Pengurusan Anti-Sogokan ("ABMS").

Inisiatif projek pensijilan ISO ini telah bermula pada Jun 2022 melalui sesi latihan dan bengkel yang melibatkan warga kerja serta pengurusan tertinggi PR1MA. Pada tahun 2023, tumpuan diberikan kepada penyediaan dokumen dan pelaksanaan aktiviti audit. Inisiatif ini dilaksanakan bagi memastikan warga kerja PR1MA dilengkapi dengan pengetahuan dan kemahiran yang diperlukan untuk melaksanakan dan memahami ABMS. Aktiviti audit dijalankan dalam beberapa peringkat, bermula daripada Audit Dalaman, Audit Peringkat 1 (Audit Kecukupan), Mesyuarat Semakan Pengurusan dan seterusnya Audit Peringkat 2 (Audit Pematuhan). PR1MA telah berjaya memperoleh pensijilan ISO 37001:2016 oleh SIRIM QAS pada 19 Disember 2023.

Usaha-usaha ini berperanan untuk mengukuhkan komitmen PR1MA dalam menetapkan standard integriti yang tinggi serta memupuk budaya kelakuan beretika yang baik di Perbadanan.

Strategic Focus of the Integrity Department

As a function entrusted with the responsibility of upholding integrity among PR1MA members, through the mandate and desire of the MOC to ensure PR1MA is known for its integrity, the transformation of instilling integrity values among the Corporation's members is fostered through initiatives such as:

- Devising programmes for PR1MA members and relevant stakeholders to report any misconduct through the existing whistleblowing channel.*
- Emphasising the importance of PR1MA members using the existing whistleblowing channel.*
- Continuous targeted awareness briefings and strengthening with high-impact training sessions.*

Initiatives Undertaken in 2023

To enhance the understanding of the culture of integrity among PR1MA employees, significant initiatives were undertaken in 2023. These include embarking on ISO 37001:2016 Anti-Bribery Management System (ABMS) Certification.

The ISO certification project initiative started in June 2022 with training and workshops for employees and senior management. In the year 2023, the focus includes document readiness and auditing. These initiatives have been conducted to equip PR1MA employees with the necessary skills and knowledge to implement and understand ABMS. The audit activities were conducted in multiple stages, starting from Internal Audit, Stage 1 Audit (Adequacy Audit), Management Review Meeting and subsequently Stage 2 Audit (Compliance Audit). PR1MA successfully obtained ISO 37001:2016 certification by SIRIM QAS on 19 December 2023.

These efforts play a pivotal role in reinforcing PR1MA commitment to upholding high integrity standards and fostering a culture of good ethical conduct within the Corporation.

Tadbir Urus PR1MA PR1MA Governance

PENGURUSAN RISIKO RASUAH

PR1MA memberikan penekanan utama dalam memastikan standard integriti tertinggi. Sebagai sebahagian daripada komitmen untuk memerangi rasuah, PR1MA sering menilai dan memantau risiko rasuah merentasi pelbagai aspek operasinya. Risiko rasuah yang dinilai, yang kini berjumlah 49, mencerminkan penilaian yang komprehensif: 14 bidang telah dikenal pasti sebagai berisiko tinggi dan 30 sebagai berisiko signifikan.

Jabatan Integriti berdedikasi untuk memantau risiko-risiko ini dengan teliti dan menyelaraskan strategi dengan Pelan Pencegahan Rasuah Organisasi ("OACP") selaras dengan keperluan ABMS. Pendekatan proaktif ini menekankan komitmen PR1MA untuk mengekalkan persekitaran bebas rasuah dan menegakkan prinsip ketelusan dan kelakuan beretika.

Aktiviti Pemerkasaan Integriti

PR1MA berdedikasi dalam memupuk budaya integriti, dan pada tahun 2023, pelbagai aktiviti telah dijalankan untuk meningkatkan dan memperkukuh amalan etika dalam Perbadanan. Aktiviti-aktiviti tersebut meliputi:

CORRUPTION RISK MANAGEMENT

PR1MA places paramount emphasis on ensuring the highest standards of integrity. As part of the commitment to combat corruption, PR1MA regularly assesses and monitors corruption risks across various facets of our operations. The total corruption risk assessed, currently 49, reflects a comprehensive evaluation: 14 areas have been identified as high risk and 30 as significant risk.

Integrity Department is dedicated to closely monitoring these risks and aligning our strategies with the Organisational Anti-Corruption Plan (OACP) in adherence to ABMS requirements. This proactive approach underscores PR1MA commitment to maintaining a corruption-free environment and upholding the principles of transparency and ethical conduct.

Integrity Enrichment Activities

PR1MA is dedicated to fostering a culture of integrity, and in 2023, numerous activities were undertaken to enhance and reinforce ethical practices within the Corporation. These activities are as follows:

No. No.	Aktiviti Activity	Tarikh Date	Lokasi Location
1.	Sesi taklimat pekerja baharu PR1MA <i>PR1MA new staff engagement session</i>	3/1/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
2.	Latihan - Audit Dalaman ISO <i>Training - ISO Internal Audit</i>	31/1/2023 - 2/2/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
3.	Mesyuarat Jawatankuasa Anti Rasuah 01/2023 <i>JAR 01/2023 meeting</i>	7/2/2023	Pejabat KPKT <i>KPKT office</i>
4.	Taklimat integriti kepada kontraktor <i>Integrity briefing to contractors</i>	8/2/2023	Residensi Astrum Ampang, Selangor <i>Residensi Astrum Ampang, Selangor</i>
5.	Lawatan Tapak untuk Aduan yang Diterima PWB 001/2023 <i>Site visit for complaint received by PWB 001/2023</i>	20/2/2023	Bera, Pahang <i>Bera, Pahang</i>
6.	Latihan - Kursus Asas Penyiasatan Integriti anjuran KPKT <i>Training - Integrity Investigation Basic Course organised by KPKT</i>	15/3/2023	Pusat Latihan SPRM <i>MACC Training Centre</i>
7.	Sesi taklimat pekerja baharu PR1MA <i>PR1MA new staff engagement session</i>	16/3/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>

Tadbir Urus PR1MA

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No.	Aktiviti <i>No. Activity</i>	Tarikh <i>Date</i>	Lokasi <i>Location</i>
8.	Mesyuarat bersama SIRIM mengenai Semakan Dokumentasi Sistem Pengurusan Anti Rasuah (ABMS) <i>Meeting with SIRIM on Anti Bribery Management Systems (ABMS) Documentation Review</i>	17/4/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
9.	Pemeriksaan UAT Jendela 2.0 <i>Jendela 2.0 UAT Inspection</i>	7/5/2023	Kuching, Sandakan, Johor, Melaka <i>Kuching, Sandakan, Johor, Melaka</i>
10.	Mesyuarat Jawatankuasa Anti Rasuah 02/2023 <i>JAR 02/2023 meeting</i>	12/5/2023	Pejabat KPKT <i>KPKT office</i>
11.	Bengkel Audit Dalam ISO 37001 / 9001 <i>ISO 37001 / 9001 Internal Audit Workshop</i>	24/5/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
12.	Semakan Dokumentasi ISO 37001 / 9001 <i>ISO 37001 / 9001 Documentation Review</i>	24/5/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
13.	Mesyuarat bersama SPRM mengenai Polisi Pemberian Hadiah <i>Meeting with MACC on Gift Policy</i>	8/6/2023	Ibu Pejabat SPRM <i>MACC office</i>
14.	Audit Dalaman untuk ISO 37001 / 9001 <i>Internal Audit for ISO 37001 / 9001</i>	12/6/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
15.	Taklimat integriti kepada kontraktor <i>Integrity briefing to contractors</i>	16/6/2023	Residensi Brickfields, Kuala Lumpur <i>Residensi Brickfields, Kuala Lumpur</i>
16.	Audit Dalaman untuk sesi semakan audit ISO 37001 / 9001 <i>Internal Audit for ISO 37001 / 9001 audit review session</i>	13/7/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
17.	Sesi taklimat pekerja baharu PR1MA <i>PR1MA new staff engagement session</i>	24/7/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
18.	Forum 'Katakan Tidak kepada Wang Haram' <i>'Say No to Dirty Money' forum</i>	25/7/2023	LHDN Cyberjaya <i>IRB Cyberjaya</i>
19.	Forum 'Bagaimana Rasuah Merusakkan Malaysia' <i>'How Corruption Rots Malaysia' forum</i>	26/7/2023	Menara Dato' Onn <i>Menara Dato' Onn</i>
20.	Audit Peringkat 1 ISO <i>ISO Stage 1 Audit</i>	8/8/2023 - 9/9/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
21.	Taklimat integriti kepada kontraktor <i>Integrity briefing to contractors</i>	17/8/2023	Residensi Elopura Fasa 1, Sabah <i>Residensi Elopura Fasa 1, Sabah</i>
22.	Perbincangan ISO dengan Perunding SIRIM <i>ISO Discussion with SIRIM Consultant</i>	23/8/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
23.	Mesyuarat Semakan Pengurusan (MRM) untuk ISO 37001:2016 dan ISO 9001:2015 <i>MRM Review Meeting for ISO 37001:2016 and ISO 9001:2015</i>	5/9/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
24.	Audit Peringkat 2 ISO <i>ISO Stage 2 Audit</i>	25/10/2023 - 27/10/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>

Tadbir Urus PR1MA PR1MA Governance

No. Aktiviti No. Activity	Tarikh Date	Lokasi Location
25. Taklimat integriti kepada kontraktor <i>Integrity briefing to contractors</i>	2/11/2023 - 3/11/2023	Residensi Bukit Gelugor Fasa 2, Pulau Pinang <i>Residensi Bukit Gelugor Fasa 2, Pulau Pinang</i>
26. Hari Integriti PR1MA <i>PR1MA Integrity Day</i>	20, 22 & 24/11/2023	Ibu Pejabat PR1MA <i>PR1MA HQ</i>
27. Taklimat integriti kepada kontraktor <i>Integrity briefing to contractors</i>	26/11/2023 - 27/11/2023	Residensi Tok Bali, Kelantan <i>Residensi Tok Bali, Kelantan</i>
28. Taklimat integriti kepada kontraktor <i>Integrity briefing to contractors</i>	14/12/2023 - 15/12/2023	Residensi Bukit Gelugor Fasa 1, Pulau Pinang <i>Residensi Bukit Gelugor Fasa 1, Pulau Pinang</i>

Usaha ini mencerminkan komitmen PR1MA untuk menegakkan standard etika yang tinggi di seluruh operasinya.

These efforts reflect PR1MA commitment to upholding high ethical standards across its operations.

PENGURUSAN RISIKO

Globalisasi, persaingan, inovasi teknologi, penyatuan industri, ekonomi yang saling terhubung dan pelbagai faktor lain menyebabkan persekitaran perniagaan menjadi semakin pantas dan kompleks. Situasi ini telah mewujudkan pelbagai risiko yang saling berkait dan rumit. Sekiranya risiko-risiko ini tidak diurus dengan berkesan, ia boleh mengakibatkan kesilapan strategik, kerugian operasi, serta tindakan undang-undang di mana semuanya boleh memberikan impak yang ketara kepada PR1MA. Oleh itu, memahami risiko yang dihadapi oleh PR1MA dan mengurusnya dengan efektif akan meningkatkan keupayaan Perbadanan untuk membuat keputusan yang lebih baik, memenuhi objektif dan seterusnya meningkatkan keseluruhan prestasi.

Rangka Kerja dan Polisi Risiko

Polisi Pengurusan Risiko PR1MA menggariskan elemen utama rangka kerja pengurusan risiko yang dilaksanakan dan diselenggarakan oleh Perbadanan. Rangka kerja ini direka untuk memperkasakan pihak pengurusan dalam mengendalikan risiko mengikut garis panduan, toleransi dan standard pengurusan yang ditetapkan. Polisi ini menetapkan pendekatan asas dan mewujudkan proses yang berkesan, berterusan dan konsisten untuk mengenal pasti, menilai, memantau dan melaporkan risiko penting yang dihadapi oleh PR1MA. Selain itu, polisi ini juga menggariskan peranan dan tanggungjawab MOC, ARMC, pihak Pengurusan Kanan dan pihak-pihak lain yang berkaitan.

RISK MANAGEMENT

Globalisation, competition, technological innovation, industry consolidation, connected economy, and other factors are causing the business environment to become increasingly fast-moving and complex. This has created a universe of equally complex and interrelated risks, and the ineffective management of these risks can result in strategic mistakes, operational losses, product failures, and litigation, all of which can have a significant impact on PR1MA. As a result, understanding the risks PR1MA faces and managing them effectively will enhance its ability to make better decisions, meet objectives, and subsequently improve performance.

Risk Framework and Policy

The Risk Management Policy of PR1MA outlines the key elements of the risk management framework that the Corporation implements and maintains. This framework is designed to empower management in handling risks within predefined parameters, tolerance, and management standards. The policy articulates a fundamental and defining approach, establishing an effective, continuous, and consistent process for identifying, evaluating, monitoring, and reporting significant risks faced by PR1MA. Furthermore, the policy also delineates the roles and responsibilities of the MOC, ARMC, Senior Management, and other relevant parties.

Tadbir Urus PR1MA PR1MA Governance

Tadbir Urus Risiko

Fungsi, kuasa dan pelbagai aturan tadbir urus PR1MA dinyatakan dalam Akta PR1MA 2012. PR1MA mengamalkan standard tadbir urus korporat yang tinggi dan sentiasa komited sepenuhnya untuk menerapkan amalan tadbir urus yang kukuh dan berintegriti.

MOC berpegang kepada prinsip bahawa pengurusan risiko adalah penting untuk mencapai misi, objektif dan matlamat PR1MA secara berkesan, serta mengakui tanggungjawab pengawasannya untuk memastikan sistem pengurusan risiko dan kawalan dalaman yang baik di PR1MA.

Tadbir urus risiko memberi tumpuan kepada aplikasi prinsip tadbir urus korporat yang baik kepada pengurusan risiko dan peranan MOC, pengurusan kanan dan fungsi kawalan risiko, serta proses di mana maklumat risiko dikumpul, dianalisis dan dilaporkan bagi menyediakan asas yang kukuh untuk pihak pengurusan membuat keputusan.

Komitmen yang kukuh daripada pengurusan kanan amat penting dalam memastikan keberkesanan pengurusan risiko yang berterusan.

Struktur Organisasi Risiko

PR1MA mengamalkan model pertahanan tiga peringkat. Dalam melaksanakan peranan masing-masing, ketiga-tiga peringkat pertahanan ini saling memperkuat antara satu sama lain dalam melaksanakan dan memperkuat rangka kerja pengurusan risiko PR1MA.

Anggota Perbadanan dan pengurusan kanan akan memantau keberkesanan aktiviti pengurusan risiko di seluruh Perbadanan bagi memastikan aktiviti-aktiviti ini terus menyokong misi, visi dan objektif strategik PR1MA.

Risk Governance

PR1MA statutory functions, powers, and various governance arrangements are set out in the PR1MA Act 2012. PR1MA advocates high standards of corporate governance and is fully committed to upholding sound governance.

The MOC considers risk management integral to the successful pursuit of its mission, objectives, and goals and acknowledges its oversight responsibility to ensure the maintenance of sound risk management and internal control systems at PR1MA.

Risk governance focuses on applying the principles of sound corporate governance to the management of risks and the roles of the board, senior management, and risk control functions, as well as the processes by which risk information is collected, analysed, and communicated to provide a sound basis for management decisions.

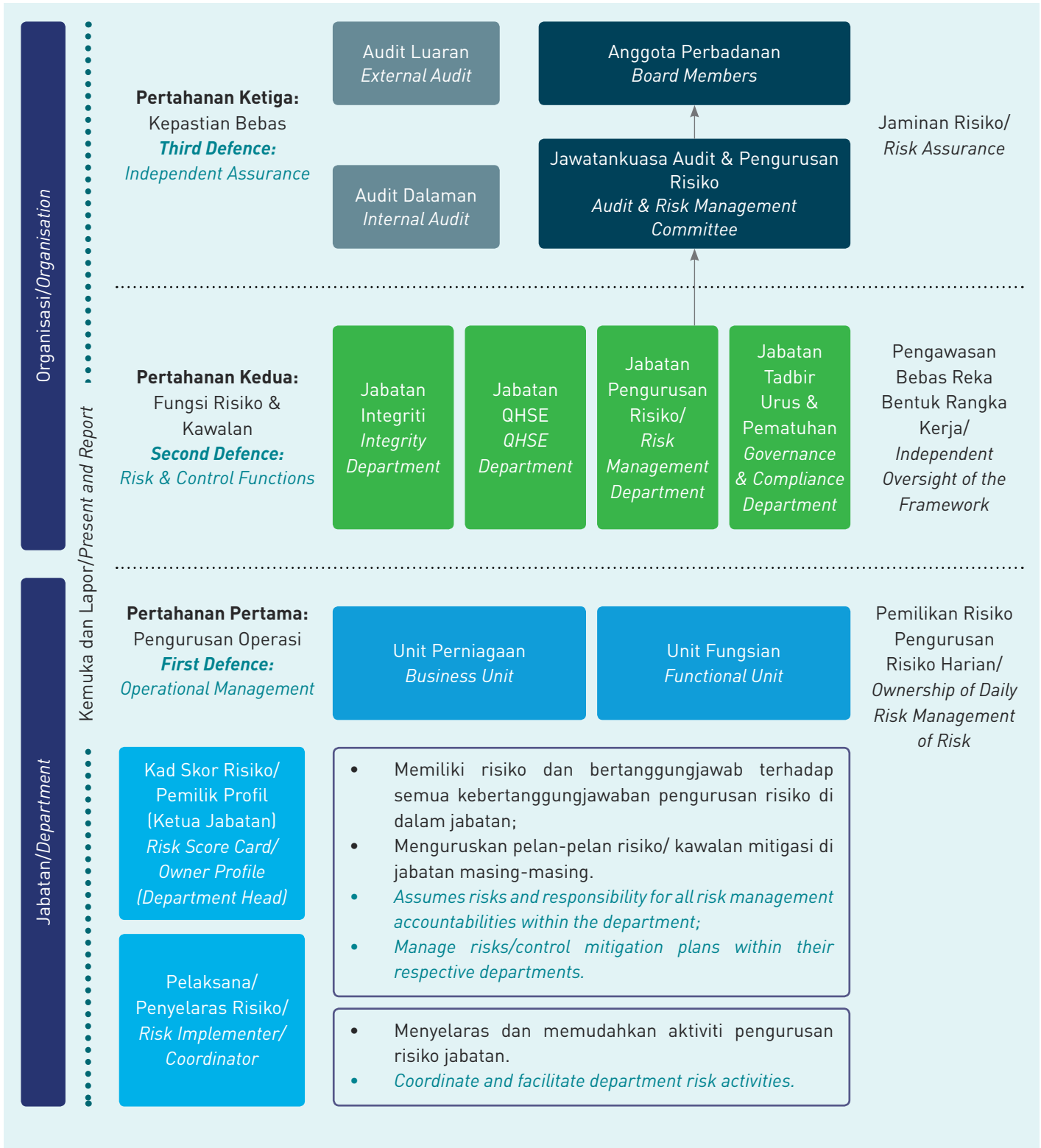
Senior management should remain strongly committed, which is critical in ensuring the ongoing effectiveness of risk management.

Organisational Risk Structure

PR1MA adopts a three-line defence model. In their respective roles, these lines of defence are designed to reinforce each other in implementing and strengthening the PR1MA risk management framework.

The MOC and senior management will monitor the effectiveness of risk management activities across the Corporation to ensure that these activities continue to support the mission, vision, and strategic objectives of PR1MA.

Tadbir Urus PR1MA PR1MA Governance



Tadbir Urus PR1MA PR1MA Governance

Inisiatif Pengurusan Risiko yang Dilaksanakan pada Tahun 2023

Berikut adalah inisiatif utama yang dijalankan oleh Jabatan Pengurusan Risiko pada tahun 2023:

Penilaian Risiko dan Kawalan

Pengurusan risiko PR1MA memantau dan menilai risiko pada setiap suku tahun melalui sesi perbincangan terperinci dengan 'Risk Champions' yang dilantik daripada setiap bahagian/jabatan. Pemantauan ini turut disokong dengan semakan dan pengesahan data di beberapa bahagian/jabatan yang dikenal pasti berdasarkan kad skor risiko masing-masing. Hasil pemantauan penilaian risiko dan kawalan secara suku tahunan dilaporkan kepada pihak Pengurusan melalui Laporan Pengurusan Risiko dan dibentangkan dalam mesyuarat ARMC.

Peratusan Risiko Mengikut Tahap Risiko

Jumlah risiko telah meningkat daripada 110 pada suku pertama (S1 2023) kepada 127 pada suku keempat (S4 2023) untuk sepanjang tahun. Peningkatan ini disebabkan terutamanya oleh perubahan dinamik dalam persekitaran perniagaan ketika negara menuju ke fasa pasca-endemik COVID-19. Sebanyak 127 risiko telah dikenal pasti pada S4 2023, dengan 11 risiko dikategorikan sebagai sangat signifikan.

Secara keseluruhannya, Pengurusan berpuas hati bahawa tahap risiko keseluruhan PR1MA berada pada tahap yang memuaskan dan kawalan beroperasi pada tahap yang munasabah.

AUDIT DALAMAN

Jabatan Audit Dalaman (JAD) PR1MA merupakan komponen penting dalam komitmen PR1MA terhadap ketelusan, kebertanggungjawaban dan tadbir urus yang berkesan. JAD menggalakkan pendekatan proaktif dalam proses pengurusan risiko, kawalan dan tadbir urus, yang dipacu oleh kepimpinan berintegriti, nilai etika yang tinggi dan komitmen terhadap kecemerlangan.

Risk Management Initiatives Implemented in 2023

The following are the main initiatives carried out by the Risk Management Department in 2023:

Risk and Control Assessment

PR1MA risk management monitored and evaluated risks every quarter through detailed discussion sessions with designated Risk Champions from all divisions/departments. This was supported by performing checks and verifying data at several identified divisions/departments based on their individual risk scorecards. The results of the quarterly risk and control assessment monitoring were reported to Management through the Risk Management Report and presented at the ARMC meeting.

Percentage of Risks According to Risk Levels

The total number of risks had increased from 110 in the first quarter (Q1 2023) to 127 in the fourth quarter (Q4 2023) for the whole year. This increase was mainly due to the dynamic changes in the business environment as the country moved towards the post-endemic phase of COVID-19. A total of 127 risks were identified in Q4 2023, with 11 risks categorised as very significant.

Overall, the Management is satisfied that the overall risk level of PR1MA is at a satisfactory level and the controls operating reliably.

INTERNAL AUDIT

The PR1MA Internal Audit Department (IAD) is integral to PR1MA commitment to transparency, accountability, and sound governance. The IAD fosters a proactive approach to risk management, control, and governance processes, characterised by strong leadership, ethical values, and a commitment to excellence.

Tadbir Urus PR1MA PR1MA Governance

JAD terdiri daripada pasukan lima (5) juruaudit yang memiliki latar belakang dan kepakaran yang pelbagai dalam bidang seperti Perakaunan, Kewangan, Undang-undang, Kejuruteraan Mekanikal dan Sains Kelestarian. PR1MA telah melabur RM748,000 secara kumulatif bagi tujuan pengambilan, latihan dan pembangunan profesional mereka. Secara kolektif, mereka telah menghadiri latihan selama 456 jam, merangkumi bengkel dan persidangan dalaman serta luaran yang selaras dengan peranan mereka.

Kepimpinan PR1MA turut memperkukuh pasukan ini. Ketua Bahagian Tadbir Urus dan Jaminan merupakan Juruaudit Dalaman Bertauliah (CIA) dan memegang Pensijilan dalam Penilaian Kawalan Kendiri (CCSA) serta seorang Pegawai Integriti Bertauliah (CeIO). Beliau juga merupakan ahli profesional Institut Juruaudit Dalaman Malaysia (IIAM) dan Institut Akauntan Malaysia (MIA). Ketua Audit Dalaman pula memegang Pensijilan Enterprise Risk Advisor (ERA) dan Certified System Investigator (CSI, FRM) serta memiliki Ijazah Sarjana Muda Perdagangan dalam bidang Perakaunan dan Kewangan daripada University of Queensland, Australia.

Penilaian risiko

JAD menentukan skop audit berdasarkan penilaian risiko yang dijalankan ke atas:

- Risiko yang wujud bagi setiap unit/jabatan perniagaan.
- Pembolehubah risiko dalam setiap unit/jabatan perniagaan.

Proses penilaian risiko yang sistematik dan berterusan digunakan untuk mengenal pasti dan menilai potensi risiko yang boleh menjejaskan pencapaian objektif PR1MA. Ini termasuk risiko yang berkaitan dengan pengurusan projek, proses kewangan, pematuhan serta cabaran industri yang sedang muncul. JAD melaksanakan pelbagai aktiviti kawalan untuk menangani risiko yang dikenal pasti, termasuk:

- Pengujian dan penilaian kawalan dalaman.
- Pengasingan tugas untuk mengelakkan konflik kepentingan.
- Semakan berkala terhadap prosedur dan metodologi audit.

The IAD is made up of a team of five (5) auditors, with diverse backgrounds and expertise in fields such as Accounting, Finance, Law, Mechanical Engineering and Sustainable Science. PR1MA has invested RM748,000 cumulatively in their recruitment, training, and professional development. Collectively, they have participated in 456 hours of training, including internal and external workshops and conferences aligned with their roles.

PR1MA leadership further strengthens the team. The Head of Governance and Assurance Division is a Certified Internal Auditor (CIA), holds the Certification in Control Self-Assessment (CCSA), and is a Certified Integrity Officer (CeIO). He is also a professional member of the Institute of Internal Auditors Malaysia (IIAM) and the Malaysian Institute of Accountants (MIA). The Head of Internal Audit holds certifications in Enterprise Risk Advisor (ERA), Certified System Investigator (CSI, FRM), and holds a Bachelor of Commerce in Accountancy and Finance from the University of Queensland, Australia.

Risk Assessment

The IAD determines the scope of the audit based on risk assessments conducted on:

- The inherent risk of each business unit/department.*
- The risk variables within each business unit/department.*

A systematic and continuous risk assessment process is employed to identify and evaluate potential risks that could hinder the achievement of PR1MA objectives. This includes risks associated with project management, financial processes, compliance, and emerging industry challenges. The IAD implements various control activities to mitigate identified risks, including:

- Evaluating internal controls through testing.*
- Segregating duties to prevent conflicts of interest.*
- Conducting periodic reviews of audit procedures and methodologies.*

Tadbir Urus PR1MA PR1MA Governance

Maklumat dan Komunikasi

Komunikasi telus adalah asas kepada rangka kerja kawalan dalaman PR1MA. JAD memastikan saluran komunikasi yang berkesan untuk menyebarkan maklumat berkaitan kawalan dalaman, penemuan audit dan cadangan kepada pihak berkepentingan, termasuk pengurusan dan ARMC.

Pemantauan dan Penilaian

JAD mengekalkan proses pemantauan dan penilaian yang teguh dengan menjalankan audit dan penilaian secara berkala untuk memastikan keberkesanan berterusan kawalan dalaman.

ARMC menyemak dan meluluskan pelan audit tahunan, belanjawan dan keperluan sumber manusia JAD untuk memastikan sumber yang mencukupi dengan kecekapan yang relevan untuk melaksanakan tugas audit selaras dengan matlamat PR1MA. Di samping itu, ARMC juga menilai prestasi JAD dan Ketua Audit Dalaman dari semasa ke semasa.

Kebebasan dan Struktur Pelaporan

JAD melaporkan secara berfungsi kepada ARMC untuk mengekalkan kebebasan dan objektivitinya. Struktur ini memastikan para juruaudit bebas daripada konflik kepentingan yang boleh menjejaskan ketelusan dalam pelaksanaan tugas mereka.

Ketua Bahagian Tadbir Urus dan Jaminan melaporkan secara pentadbiran kepada Ketua Pegawai Eksekutif, bagi memastikan tahap keupayaan dan mandat yang diperlukan untuk menyokong fungsi audit dalaman dalam memenuhi tanggungjawabnya.

Piawaian dan Pematuhan Profesional

JAD merupakan ahli korporat IIAM dan mengguna pakai Rangka Kerja Amalan Profesional Antarabangsa (IPPF), yang merangkumi komponen mandatori – Prinsip Teras, Piawaian Antarabangsa untuk Amalan Profesional Pengauditan Dalaman (ISPPIA), Definisi Audit Dalaman dan Kod Etika sebagai panduan dalam melaksanakan fungsi dan tugas audit.

Information and Communication

Transparent communication is a cornerstone of the PR1MA internal control framework. The IAD ensures effective communication channels to disseminate relevant information about internal controls, audit findings, and recommendations to stakeholders, including management and the ARMC.

Monitoring and Evaluation

The IAD maintains a robust monitoring and evaluation process by conducting regular audits and assessments to ensure the ongoing effectiveness of internal controls.

The ARMC reviews and approves the IAD's annual audit plan, budget, and human resource requirements to ensure sufficient resources with relevant competencies to perform audit tasks aligned with PR1MA goals. Additionally, the ARMC also evaluates the performance of the IAD and the Head of Internal Audit periodically.

Independence and Reporting Structure

The IAD reports functionally to the ARMC to maintain its independence and objectivity. This structure ensures the auditors are free from conflicts of interest that could compromise their impartiality.

The Head of the Governance and Assurance Division reports administratively to the Chief Executive Officer, ensuring the necessary calibre and mandate to support the internal audit function in fulfilling his responsibilities.

Professional Standards and Compliance

The IAD is a corporate member of the IIAM and adopts the International Professional Practices Framework (IPPF), which includes mandatory components—Core Principles, International Standards for the Professional Practice of Internal Auditing (ISPPIA), the Internal Audit Definition, and Code of Ethics guiding its function and execution of audit tasks.

Tadbir Urus PR1MA PR1MA Governance

JAD berpandukan Akta PR1MA 2012, polisi dalaman dan SOP (Pohon Polisi PR1MA), serta Rangka Kerja Kawalan Dalaman dan Pengurusan Risiko untuk menilai dan melaporkan tahap kecukupan dan keberkesanan sistem kawalan dalaman PR1MA.

Skop dan Liputan

Tanggungjawab JAD adalah selari dengan mandat yang digariskan dalam Pekeliling Perbendaharaan PS 3.1/2013. JAD menggunakan pendekatan pengauditan berasaskan risiko, dengan memberi keutamaan kepada pelan audit berdasarkan keutamaan strategik, matlamat dan risiko yang telah dikenal pasti oleh PR1MA.

Bagi tahun kewangan berakhir 31 Disember 2023, JAD telah melaksanakan tiga pengauditan seperti di rancangan audit tahunan dan empat audit khas merentasi fungsi teras, unit perniagaan dan anak syarikat seperti di bawah:

1. Audit Bahagian Hal Ehwal Korporat: Jabatan Pengurusan Acara – Inisiatif Tanggungjawab Sosial Korporat (CSR) Tahun 2022 #PR1MAPRIHATIN
2. Audit Bahagian Hal Ehwal Korporat: Jabatan Komunikasi Korporat – Platform Media Sosial
3. Audit ke atas PR1MA Facilities Management Sdn Bhd: Jabatan 3S (Security, Safety & Surveillance) – Perkhidmatan Keselamatan
4. Audit Khas ke atas PR1MA Communications Sdn Bhd – Projek Jendela 2.0@PPR
5. Audit Khas ke atas PR1MA Communications Sdn Bhd – Pemeriksaan Akhir Ujian Penerimaan Pengguna (UAT) Bersama selepas Pengaktifan Perkhidmatan
6. Audit Khas ke atas PR1MA Communications Sdn Bhd – Pemeriksaan Akhir UAT Bersama di Pusat Data Utama Lembah Klang (KVDC), Cyberjaya bagi Projek Jendela 2.0@PPR
7. Audit Khas ke atas PR1MA Communications Sdn Bhd – Ujian Penerimaan Akhir bagi Projek Jendela 2.0@PPR

Inisiatif Utama

Selain tugas pengauditan, JAD turut bekerjasama dengan jabatan-jabatan lain di bawah Bahagian Tadbir Urus dan Jaminan untuk memperkukuhkan tadbir urus, pengurusan risiko dan kawalan dalaman di seluruh PR1MA. JAD juga memainkan peranan penting dalam menyokong Jabatan Pematuhan dan Jabatan Integriti dalam melaksanakan ISO 9001:2015 QMS dan ISO 37001:2016 ABMS.

The IAD follows the PR1MA Act 2012, internal policies and SOPs (PR1MA Policy Tree), and the Internal Control and Risk Management Framework to assess and report on the adequacy and effectiveness of PR1MA internal control system.

Scope and Coverage

The IAD's responsibilities align with the mandates outlined in Treasury Circular PS 3.1/2013. The IAD employs a risk-based auditing approach, prioritising the audit plan based on PR1MA, strategic priorities, goals, and identified risks.

For the financial year ended 31 December 2023, the IAD conducted three planned audits and four special requests audits across core functions, business units, and subsidiaries as outlined below:

1. *Audit on Corporate Affairs Division: Event Department on Corporate Social Responsibility (CSR) Initiatives Year 2022 #PR1MAPRIHATIN*
2. *Audit on Corporate Affairs Division: Corporate Communications Department – Social Media*
3. *Audit on PR1MA Facilities Management Sdn Bhd: Security, Safety & Surveillance Department – Security Services*
4. *PR1MA Communications Sdn Bhd's Special Audit Review – Jendela 2.0@PPR Project*
5. *PR1MA Communications Sdn Bhd's Special Audit Review – Final Joint User Acceptance Test (UAT) Inspection Upon Service Activation*
6. *PR1MA Communications Sdn Bhd's Special Audit Review – Final Joint UAT Inspection at Klang Valley Core Data Centre (KVDC), Cyberjaya for Jendela 2.0@PPR Project*
7. *PR1MA Communications Sdn Bhd's Special Audit Review – Jendela 2.0@PPR Project – Final Acceptance Test*

Key Initiatives

In addition to its auditing duties, the IAD has collaborated with other departments within the Governance and Assurance Division to strengthen governance, risk management, and internal control across PR1MA. The IAD also played a key role in supporting the Compliance and Integrity Departments in implementing ISO 9001:2015 QMS and ISO 37001:2016 ABMS.

Tadbir Urus PR1MA PR1MA Governance

SKOR QLASSIC

PR1MA ditubuhkan untuk menyediakan kediaman mampu milik yang berkualiti kepada rakyat Malaysia yang berpendapatan pertengahan sambil memastikan persekitaran kerja yang sihat dan selamat untuk para pekerja sepanjang proses pembinaan. Selaras dengan aspirasi ini, PR1MA amat komited terhadap kualiti, kesihatan, keselamatan dan alam sekitar. Bagi memudahkan dan mencapai matlamat tersebut, Jabatan Kualiti, Kesihatan, Keselamatan dan Alam Sekitar (QHSE) telah ditubuhkan dan diletakkan di bawah penyeliaan Bahagian Tadbir Urus dan Jaminan.

Jabatan QHSE berperanan memantau prestasi pemaju/kontraktor di tapak projek PR1MA sepanjang proses pembinaan, dengan objektif berikut:

- Kualiti: Penilaian QLASSIC dengan skor 65% dan ke atas.
- Kesihatan dan Keselamatan: Sifar kematian di tapak projek.
- Alam Sekitar: Sifar bencana alam di tapak projek.

Jabatan QHSE telah memperkenalkan dan melaksanakan program audit mengikut undang-undang, peraturan dan standard pembinaan. Program audit kualiti yang diguna pakai adalah daripada Piawaian Industri Pembinaan (CIS) 7:2021 – Sistem Penilaian Kualiti untuk Kerja Pembinaan Bangunan, amalan standard di Malaysia yang dibangunkan oleh Lembaga Pembangunan Industri Pembinaan Malaysia (CIDB).

Begitu juga dengan program audit Kesihatan, Keselamatan dan Alam Sekitar (HSE) yang telah dijalankan mengikut Akta dan Peraturan Keselamatan dan Kesihatan Pekerjaan 1991 [Akta 514], Akta Kilang dan Jentera 1967 Pindaan 1974 [Akta 139] dan Akta Kualiti Alam Sekitar 1974 [Akta 127], termasuk peraturan-peraturan berkaitan yang lain.

Pada tahun 2023, sepuluh (10) projek PR1MA telah menjalani Penilaian QLASSIC dengan skor berikut:

1. Residensi Taman Raia Sentosa, Perak: 67%
2. Residensi Woodford Estate, Sabah: 75%
3. Residensi Kota Tinggi, Johor: 77%
4. Residensi Rangu, Sabah: 72%
5. Residensi Pelangi Indah, Johor: 80%.
6. Residensi Bandar Baru Setia Awan Perdana Fasa 2, Perak: 75%
7. Residensi Seri Mahkota, Kedah: 73%
8. Residensi Bandar Bukit Mahkota, Selangor: 67%
9. Residensi D'Marina @ Pinggiran Putra 2, Pahang: 72%

QLASSIC SCORE

PR1MA was established to provide quality, affordable homes to middle-income Malaysians while ensuring a healthy and safe working environment for its employees throughout the construction process. In line with this aspiration, PR1MA is highly committed to quality, health, safety, and the environment. To facilitate and achieve these goals, the Quality, Health, Safety and Environment (QHSE) Department was established and placed under the supervision of the Governance and Assurance Division.

The role of the QHSE Department is to monitor the performance of developers/contractors at PR1MA sites during the construction process, with the following objectives:

- *Quality: QLASSIC assessment with a score of 65% and above.*
- *Health and Safety: Zero fatalities on the project site.*
- *Environment: Zero environmental disasters on the project site.*

The QHSE Department has introduced and conducted audit programmes in accordance with construction laws, regulations, and standards. The quality audit programme was adopted from the Construction Industry Standard (CIS) 7:2021—Quality Assessment System for Building Construction Works, a standard practice in Malaysia developed by the Construction Industry Development Board Malaysia (CIDB).

Similarly, the Health, Safety and Environment (HSE) audit programme was conducted according to the Occupational Safety and Health Act and Regulations 1991 (Act 514), Factories and Machinery Act 1967 Revised 1974 (Acts 139), and Environmental Quality Act 1974 (Act 127), which included other related regulations.

In 2023, ten (10) PR1MA projects underwent QLASSIC Assessment with the following scores:

1. *Residensi Taman Raia Sentosa, Perak: 67%*
2. *Residensi Woodford Estate, Sabah: 75%*
3. *Residensi Kota Tinggi, Johor: 77%*
4. *Residensi Rangu, Sabah: 72%*
5. *Residensi Pelangi Indah, Johor: 80%*
6. *Residensi Bandar Baru Setia Awan Perdana Fasa 2, Perak: 75%*
7. *Residensi Seri Mahkota, Kedah: 73%*
8. *Residensi Bandar Bukit Mahkota, Selangor: 67%*
9. *Residensi D'Marina @ Pinggiran Putra 2, Pahang: 72%*

Tadbir Urus PR1MA PR1MA Governance

Rangka Kerja Keseluruhan QHSE

Kontraktor projek PR1MA dikehendaki mengemukakan Polisi Kualiti mereka bersama Pelan Kualiti Projek (PQP), Pelan Keselamatan Projek (PSP) dan Pelan Pengurusan Alam Sekitar (EMP), yang akan disahkan oleh Jabatan QHSE dengan salinan setiap satu disimpan untuk tujuan rekod.

Kesinambungan Mesyuarat Permulaan PR1MA (PKOM) dan Taklimat Kesedaran PR1MA kepada Kontraktor (PABC) tetap diteruskan, terutamanya apabila projek baharu dimulakan atau apabila kontraktor penyelamat baharu dilantik. Bagi menyokong pelaksanaan ini, Kit Permulaan QHSE PR1MA akan diberikan kepada kontraktor. Pada masa yang sama, Jabatan Integriti juga akan mengadakan taklimat mengenai polisi anti rasuah dan SOP PR1MA melalui PABC.

Inisiatif utama PR1MA, seperti Program Latihan dan Penambahbaikan PR1MA (PTIPS) dan Sesi Pembelajaran Silang dan Perkongsian PR1MA (P-CLASS), telah disusun secara strategik untuk dilaksanakan sepanjang kitaran hayat projek. Kedua-dua program ini dirangka untuk meningkatkan tahap kesedaran dan pengetahuan kontraktor serta mengelakkan pengulangan kesilapan dengan pembelajaran daripada amalan terpuji rakan kerja lain melalui lawatan ke tapak projek mereka. Penekanan diberikan kepada prinsip 'melakukan yang betul sejak kali pertama' bagi mengelakkan pembaziran bahan dan masa.

Selaras dengan komitmen PR1MA terhadap kecemerlangan, pelbagai program pemantauan pematuhan telah dilaksanakan sebagai langkah kawalan, termasuk Pemeriksaan Persekitaran serta Keselamatan PR1MA (P-EpSI), Pemeriksaan Kualiti dalam Pematuhan PR1MA (P-QUICK), Sistem Penilaian Kemahiran Kerja PR1MA (PWAS), Audit Pematuhan Rancangan PR1MA (P-PCA), Pemeriksaan Unit Percubaan PR1MA (P-MUI) dan Penilaian Risiko Projek. Program-program ini memastikan pematuhan ketat kontraktor terhadap keperluan perundangan dan piawaian PR1MA, demi menjamin keselamatan dan kesejahteraan semua kakitangan di tapak pembinaan, mencegah pencemaran alam sekitar dan meminimumkan pembaziran sumber. Usaha kolektif ini banyak menyumbang kepada kemampuan projek dengan mengurangkan risiko kelewatan dan implikasi kewangan serta memelihara reputasi PR1MA.

QHSE Overall Framework

The contractors of PR1MA projects are required to submit their Quality Policy alongside their Project Quality Plan (PQP), Project Safety Plan (PSP), and Environmental Management Plan (EMP), where they will then be endorsed by the QHSE Department, with copies of each being retained for record purposes.

The continuity of the PR1MA Kick-off Meeting (PKOM) and the PR1MA Awareness Briefing to Contractors (PABC) remains steadfast, especially with the initiation of new projects or the appointment of a new rescue contractor. To facilitate this, a PR1MA QHSE Starter Kit will be provided to the contractors. Concurrently, the Integrity Department will also conduct briefings on PR1MA anti-bribery policy and SOP through the PABC.

PR1MA noteworthy initiatives, such as the PR1MA Training and Improvement Programme (PTIPS) and the PR1MA Cross Learning and Sharing Session (P-CLASS), were strategically integrated throughout the project life cycle. These programmes were designed to elevate the contractors' awareness and knowledge and prevent the recurrence of mistakes by learning from the commendable practices of other working partners by visiting their project sites. The emphasis is placed on doing things right the first time, thereby averting unnecessary waste of materials and time.

Aligned with PR1MA unwavering commitment to excellence, a spectrum of compliance monitoring programmes, including the PR1MA Environmental plus Safety Inspection (P-EpSI), PR1MA Quality in Compliance Check (P-QUICK), PR1MA Workmanship Assessment System (PWAS), PR1MA Plan Compliance Audit (P-PCA), PR1MA Mock-up Unit Inspection (P-MUI), and Project Risk Assessment and Evaluation, stand as safeguards. These programmes ensure the contractors' strict adherence to legislative requirements and PR1MA standards, assuring the safety and well-being of all personnel at the project site, preventing environmental pollution, and minimising resource wastage. This collective effort substantially contributes to the project's sustainability by mitigating the risk of delays and financial implications and preserving the esteemed reputation of PR1MA.



**SIJIL KETUA AUDIT NEGARA
MENGENAI PENYATA KEWANGAN
PERBADANAN PR1MA MALAYSIA
BAGI TAHUN BERAKHIR 31 DISEMBER 2023**

Sijil Mengenai Pengauditan Penyata Kewangan

Pendapat Berteguran

Saya telah mengaudit Penyata Kewangan Perbadanan PR1MA Malaysia. Penyata kewangan tersebut merangkumi Penyata Kedudukan Kewangan pada 31 Disember 2023 Perbadanan PR1MA Malaysia dan Kumpulan dan Penyata Untung atau Rugi dan Pendapatan Komprehensif Lain, Penyata Perubahan Ekuiti serta Penyata Aliran Tunai bagi tahun berakhir pada tarikh tersebut dan nota kepada penyata kewangan termasuklah ringkasan polisi perakaunan yang signifikan seperti yang dinyatakan pada muka surat 3 hingga 91.

Pada pendapat saya, penyata kewangan ini memberi gambaran yang benar dan saksama terhadap kedudukan kewangan Perbadanan PR1MA Malaysia dan Kumpulan pada 31 Disember 2023, dan prestasi kewangan serta aliran tunai bagi tahun kewangan berakhir pada tarikh tersebut selaras dengan Piawaian Pelaporan Kewangan Malaysia (MFRS), Piawaian Pelaporan Kewangan Antarabangsa (IFRS) dan keperluan Akta Perumahan Rakyat 1Malaysia 2012 [Akta 739] kecuali perkara yang dinyatakan di perenggan Asas Kepada Pendapat Berteguran.

Asas Kepada Pendapat Berteguran

a. Inventori - RM2.386 bilion

Perbadanan PR1MA Malaysia telah mempermodakan komisen jualan dan kos guaman bagi penjualan unit rumah berjumlah RM42.18 juta yang tidak mematuhi kehendak MFRS 102, Inventori. Kos tersebut sepatutnya direkodkan sebagai perbelanjaan dalam tempoh ianya ditanggung. Perkara ini menyebabkan amaun inventori terlebih nyata dan perbelanjaan berkurang nyata sejumlah RM42.18 juta.

b. Kos Jualan - RM1.013 bilion

Perbadanan PR1MA Malaysia telah mengiktiraf kos jualan berjumlah RM289.91 juta berdasarkan peratus penjualan rumah. Kos jualan yang sepatutnya diiktiraf adalah berjumlah RM281.80 juta iaitu berdasarkan peratus siap projek setakat 31 Disember 2023 selaras dengan kehendak MFRS 15, Hasil daripada Kontrak dengan Pelanggan. Perkara ini menyebabkan kos jualan dan kurungan bersih terlebih nyata sejumlah RM8.11 juta.

c. Perbelanjaan Kakitangan - RM47.10 juta

Perbadanan PR1MA Malaysia telah membuat bayaran bonus kakitangan bagi tahun 2023 berjumlah RM4.67 juta dan perlu mengiktiraf amaun tersebut dalam tahun 2023 seperti kehendak MFRS 110, Peristiwa Selepas Tempoh Pelaporan. Bagaimanapun, Perbadanan PR1MA Malaysia hanya mengiktiraf perbelanjaan bonus kakitangan berjumlah RM4.67 juta pada tahun 2024. Perkara ini menyebabkan perbelanjaan kakitangan terkurang nyata dan kurungan bersih terlebih nyata berjumlah RM4.67 juta.

Pengauditan telah dilaksanakan berdasarkan Akta Audit 1957 dan International Standards of Supreme Audit Institutions. Tanggungjawab saya diuraikan selanjutnya di perenggan Tanggungjawab Juruaudit Terhadap Pengauditan Penyata Kewangan dalam sijil ini. Saya percaya bahawa bukti audit yang diperoleh adalah mencukupi dan bersesuaian untuk dijadikan asas kepada pendapat berteguran saya.

Kebebasan dan Tanggungjawab Etika Lain

Saya adalah bebas daripada Perbadanan PR1MA Malaysia dan Kumpulan serta telah memenuhi tanggungjawab etika lain berdasarkan International Standards of Supreme Audit Institutions.

Maklumat Lain Selain Daripada Penyata Kewangan dan Sijil Juruaudit Mengenainya

Anggota Perbadanan, Perbadanan PR1MA Malaysia bertanggungjawab terhadap maklumat lain dalam Laporan Tahunan. Pendapat saya terhadap Penyata Kewangan Perbadanan PR1MA Malaysia dan Kumpulan tidak meliputi maklumat lain selain daripada penyata kewangan dan Sijil Juruaudit mengenainya dan saya tidak menyatakan sebarang bentuk kesimpulan jaminan mengenainya.

Perkara Utama Audit

Kecuali perkara yang dijelaskan dalam perenggan Asas Kepada Pendapat Berteguran, saya memutuskan bahawa tidak ada Perkara Utama Audit lain untuk disampaikan di dalam sijil ini.

Tanggungjawab Anggota Perbadanan Terhadap Penyata Kewangan

Anggota Perbadanan bertanggungjawab terhadap penyediaan Penyata Kewangan Perbadanan PR1MA Malaysia dan Kumpulan yang memberi gambaran benar dan saksama selaras dengan Piawaian Pelaporan Kewangan Malaysia (MFRS), Piawaian Pelaporan Kewangan Antarabangsa (IFRS) dan keperluan Akta Perumahan Rakyat 1Malaysia 2012 [Akta 739]. Anggota Perbadanan juga bertanggungjawab terhadap penetapan kawalan dalaman yang perlu bagi membolehkan penyediaan Penyata Kewangan Perbadanan PR1MA Malaysia dan Kumpulan yang bebas daripada salah nyata yang ketara, sama ada disebabkan fraud atau kesilapan.

Semasa penyediaan Penyata Kewangan Perbadanan PR1MA Malaysia dan Kumpulan, Anggota Perbadanan bertanggungjawab untuk menilai keupayaan Perbadanan PR1MA Malaysia dan Kumpulan untuk beroperasi sebagai satu usaha berterusan, mendedahkannya jika berkaitan serta menggunakannya sebagai asas perakaunan.

Tanggungjawab Juruaudit Terhadap Pengauditan Penyata Kewangan

Objektif saya adalah untuk memperoleh keyakinan yang munasabah sama ada Penyata Kewangan Perbadanan PR1MA Malaysia dan Kumpulan secara keseluruhannya adalah bebas daripada salah nyata yang ketara, sama ada disebabkan fraud atau kesilapan, dan mengeluarkan Sijil Juruaudit yang merangkumi pendapat saya. Jaminan yang munasabah adalah satu tahap jaminan yang tinggi, tetapi bukan satu jaminan bahawa audit yang dijalankan mengikut International Standards of Supreme Audit Institutions akan sentiasa mengesan salah nyata yang ketara apabila ia wujud. Salah nyata boleh wujud daripada fraud atau kesilapan dan dianggap ketara sama ada, secara individu atau agregat, sekiranya boleh dijangkakan dengan munasabah untuk mempengaruhi keputusan ekonomi yang dibuat oleh pengguna berdasarkan penyata kewangan ini.

Sebagai sebahagian daripada pengauditan mengikut International Standards of Supreme Audit Institutions, saya menggunakan pertimbangan profesional dan mengekalkan keraguan profesional sepanjang pengauditan. Saya juga:

- a. mengenal pasti dan menilai risiko salah nyata ketara dalam Penyata Kewangan Perbadanan PR1MA Malaysia dan Kumpulan, sama ada disebabkan fraud atau kesilapan, merangka dan melaksanakan prosedur audit yang responsif terhadap risiko berkenaan serta mendapatkan bukti audit yang mencukupi dan bersesuaian untuk memberikan asas kepada pendapat saya. Risiko untuk tidak mengesan salah nyata ketara akibat daripada fraud adalah lebih tinggi daripada kesilapan kerana fraud mungkin melibatkan pakatan, pemalsuan, ketinggalan yang disengajakan, representasi yang salah, atau mengatasi kawalan dalaman;
- b. memahami kawalan dalaman yang relevan untuk merangka prosedur audit yang bersesuaian tetapi bukan untuk menyatakan pendapat mengenai keberkesanan kawalan dalaman Perbadanan PR1MA Malaysia dan Kumpulan;
- c. menilai kesesuaian dasar perakaunan yang diguna pakai, kemunasabahan anggaran perakaunan dan pendedahan yang berkaitan oleh Anggota Perbadanan;
- d. membuat kesimpulan terhadap kesesuaian penggunaan asas perakaunan untuk usaha berterusan oleh Anggota Perbadanan dan berdasarkan bukti audit yang diperoleh, sama ada wujudnya ketidakpastian ketara yang berkaitan dengan peristiwa atau keadaan yang mungkin menimbulkan keraguan yang signifikan terhadap keupayaan Perbadanan PR1MA Malaysia atau Kumpulan sebagai satu usaha berterusan. Jika saya membuat kesimpulan bahawa ketidakpastian ketara wujud, saya perlu melaporkan dalam Sijil Juruaudit terhadap pendedahan yang berkaitan dalam Penyata Kewangan Perbadanan PR1MA Malaysia dan Kumpulan atau, jika pendedahan tersebut tidak mencukupi, pendapat saya akan diubah. Kesimpulan saya dibuat berdasarkan bukti audit yang diperoleh sehingga tarikh Sijil Juruaudit. Bagaimanapun, peristiwa atau keadaan pada masa hadapan berkemungkinan menyebabkan Perbadanan PR1MA Malaysia atau Kumpulan tidak lagi berupaya meneruskan operasi secara usaha berterusan;
- e. menilai persembahan secara keseluruhan, struktur dan kandungan Penyata Kewangan Perbadanan PR1MA Malaysia dan Kumpulan, termasuk pendedahannya, dan sama ada penyata kewangan tersebut telah melaporkan asas-asas urus niaga dan peristiwa-peristiwa yang memberikan gambaran saksama; dan
- f. mendapatkan bukti audit yang mencukupi dan bersesuaian berkaitan maklumat kewangan entiti dan aktiviti perniagaan dalam Kumpulan untuk memberikan pendapat terhadap Penyata Kewangan Kumpulan. Saya bertanggungjawab untuk hala tuju, pengawasan dan pelaksanaan pengauditan kumpulan. Saya hanya bertanggungjawab terhadap pendapat saya.

Anggota Perbadanan telah dimaklumkan, antaranya mengenai skop dan tempoh pengauditan yang dirancang serta penemuan audit yang signifikan termasuk kelemahan kawalan dalaman yang dikenal pasti semasa pengauditan.

Saya juga telah memaklumkan Anggota Perbadanan bahawa saya telah mematuhi keperluan etika yang berkaitan dengan kebebasan, dan telah memaklumkan semua hubungan dan hal-hal lain yang berkemungkinan menjejaskan kebebasan dan langkah pencegahan yang bersesuaian, sekiranya berkaitan.

Laporan Mengenai Keperluan Perundangan dan Peraturan Lain

Berdasarkan keperluan Akta Perumahan Rakyat 1Malaysia 2012 [Akta 739], saya juga melaporkan:

- a. syarikat subsidiari yang tidak diaudit oleh saya, telah dinyatakan di Nota 8 dalam penyata kewangan; dan
- b. saya juga melaporkan bahawa pada pendapat saya, rekod perakaunan dan rekod lain tidak disimpan dengan sempurna seperti yang dinyatakan di perenggan Asas Kepada Pendapat Berteguran.

Hal-hal Lain

Perbadanan PR1MA Malaysia perlu mengambil perhatian terhadap perkara berikut:

- a. Empat daripada enam syarikat subsidiari Perbadanan PR1MA Malaysia telah mencatatkan kerugian dalam penyata kewangan masing-masing pada tahun 2023. Sehubungan itu, Perbadanan PR1MA Malaysia hendaklah meningkatkan pemantauan terhadap operasi dan pengurusan kewangan syarikat subsidiari bagi memastikan kelestarian syarikat dapat dikekalkan dan berupaya untuk memberi pulangan yang baik kepada Perbadanan PR1MA Malaysia serta mencapai objektif penubuhannya.
- b. Perbadanan PR1MA Malaysia juga hendaklah menilai semula strategi pembangunan projek perumahan dan komersial yang dirancang dan sedang dilaksanakan berdasarkan keperluan dan pasaran semasa bagi memastikan kebolehpasaran penjualan unit rumah dapat dipertingkatkan serta mencapai objektif pembangunan projek.
- c. Selain itu, Perbadanan PR1MA Malaysia juga perlu memastikan pengurusan tatakelola diambil serius supaya dapat membantu meningkatkan keberkesanan dan ketelusan dalam pengurusan Perbadanan PR1MA Malaysia.

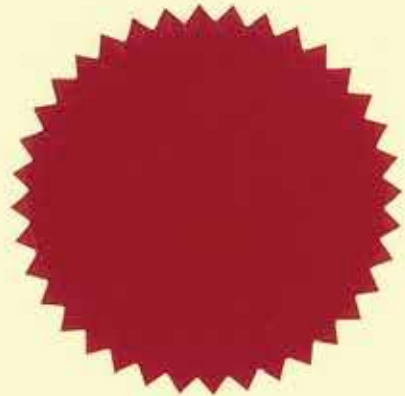
Sijil ini dibuat untuk Anggota Perbadanan, Perbadanan PR1MA Malaysia berdasarkan keperluan Akta Perumahan Rakyat 1Malaysia 2012 [Akta 739] dan bukan untuk tujuan lain. Saya tidak bertanggungjawab terhadap pihak lain bagi kandungan sijil ini.



(DATUK WAN SURAYA BINTI WAN MOHD RADZI)
KETUA AUDIT NEGARA
MALAYSIA

PUTRAJAYA

1 NOVEMBER 2024



PERBADANAN PR1MA MALAYSIA

(Ditubuhkan di bawah Akta PR1MA 2012)

**Penyata kewangan bagi tahun berakhir
31 Disember 2023**

PERBADANAN PR1MA MALAYSIA

(Ditubuhkan di bawah Akta PR1MA 2012)

Pengakuan oleh pegawai utama yang bertanggungjawab ke atas pengurusan kewangan Perbadanan PR1MA Malaysia

Saya, **Khalid bin Ramli**, pegawai utama yang bertanggungjawab ke atas pengurusan kewangan dan rekod-rekod perakaunan **Perbadanan PR1MA Malaysia** dengan ikhlasnya mengakui bahawa Penyata Kewangan yang terdiri daripada Penyata Kedudukan Kewangan, Penyata Untung atau Rugi dan Pendapatan Komprehensif Lain, Penyata Perubahan Ekuiti dan Penyata Aliran Tunai dalam kedudukan kewangan yang berikut ini berserta dengan nota-nota kepada Penyata Kewangan di dalamnya mengikut sebaik-baik pengetahuan dan kepercayaan saya, adalah betul dan saya membuat ikrar ini dengan sebenarnya mempercayai bahawa ia adalah benar dan atas kehendak-kehendak Akta Akuan Berkanun, 1960.

Sebenarnya dan sesungguhnya)
 diakui oleh penama di atas)
 di PETALING JAYA pada 30 APR 2024)
 SELANGOR


Khalid bin Ramli

Di hadapan saya,



A-7-05, Blok A, Oasis Square,
 Jalan PJU 1A/7A, Ara Damansara,
 47301 Petaling Jaya, Selangor.

PERBADANAN PR1MA MALAYSIA

(Ditubuhkan di bawah Akta PR1MA 2012)

Penyata Pengerusi dan seorang Anggota Perbadanan

Kami, **Datuk Azrulnizam bin Abdul Aziz** dan **Datuk Seri Haji Mohd Nazri bin Md. Shariff** yang merupakan Pengerusi dan salah seorang Anggota **Perbadanan PR1MA Malaysia**, dengan ini menyatakan bahawa, pada pendapat Anggota Perbadanan, Penyata Kewangan yang mengandungi Penyata Kedudukan Kewangan, Penyata Untung atau Rugi dan Pendapatan Komprehensif Lain, Penyata Perubahan Ekuiti, dan Penyata Aliran Tunai yang berikut ini berserta dengan nota-nota kepada Penyata Kewangan di dalamnya, adalah disediakan untuk menunjukkan pandangan yang benar dan saksama berkenaan kedudukan **Perbadanan PR1MA Malaysia** dan Kumpulan pada 31 Disember 2023 dan hasil kendaliannya serta perubahan kedudukan kewangannya bagi tahun berakhir pada tarikh tersebut.

Bagi pihak Anggota Perbadanan,



DATUK AZRULNIZAM BIN ABDUL AZIZ

Pengerusi Perbadanan

Tarikh: **30 APR 2024**

Tempat: Petaling Jaya, Selangor



DATUK SERI HAJI MOHD NAZRI BIN MD. SHARIFF

Anggota Perbadanan

Tarikh: **30 APR 2024**

Tempat: Petaling Jaya, Selangor

Penyata Kedudukan Kewangan

Pada 31 Disember 2023

	Nota	Kumpulan		Perbadanan	
		2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Aset bukan semasa					
Loji dan peralatan	4	15,149	14,852	6,898	6,575
Hartanah pelaburan	5	1,015	1,036	1,015	1,036
Hak penggunaan aset	6	20,926	12,283	20,926	12,283
Aset cukai tertunda	7	1,624	1,624	-	-
Pelaburan dalam syarikat subsidiari	8	-	-	3,000	3,000
Inventori	9	1,016,838	1,037,908	978,540	1,006,438
Jumlah aset bukan semasa		1,055,552	1,067,703	1,010,379	1,029,332
Aset semasa					
Inventori	9	1,590,675	2,023,028	1,407,493	1,784,393
Kerja dalam pelaksanaan	10	4,717	-	-	-
Penghutang dagangan dan lain-lain	11	354,847	461,516	1,159,029	1,321,355
Aset cukai		54,564	210,493	45,966	208,083
Aset kontrak	12	541,271	913,864	515,037	850,555
Tunai dan kesetaraan tunai	13	795,507	476,034	773,581	427,704
Jumlah aset semasa		3,341,581	4,084,935	3,901,106	4,592,090
Jumlah aset		4,397,133	5,152,638	4,911,485	5,621,422
Ekuiti					
(Defisit)/Lebihan terkumpul		(236,316)	34,111	(342,463)	(125,181)
Jumlah ekuiti		(236,316)	34,111	(342,463)	(125,181)
Liabiliti bukan semasa					
Kumpulan wang pembangunan	14	206,955	697,538	206,955	697,538
Geran kerajaan	15	-	22,164	-	22,164
Dana pinjaman	16	2,004,666	3,754,169	2,004,666	3,754,169
Liabiliti pajakan	17	16,780	8,265	16,780	8,265
Jumlah liabiliti bukan semasa		2,228,401	4,482,136	2,228,401	4,482,136

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Kedudukan Kewangan

Pada 31 Disember 2023 (sambungan)

		Kumpulan		Perbadanan	
	Nota	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Liabiliti semasa					
Pemiutang dagangan dan lain-lain	18	574,689	591,200	1,199,742	1,221,152
Liabiliti cukai		4,799	2,054	517	178
Liabiliti kontrak	12	272	-	-	-
Geran kerajaan	15	32,198	-	32,198	-
Dana pinjaman	16	1,788,019	38,223	1,788,019	38,223
Liabiliti pajakan	17	5,071	4,914	5,071	4,914
Jumlah liabiliti semasa		2,405,048	636,391	3,025,547	1,264,467
Jumlah liabiliti		4,633,449	5,118,527	5,253,948	5,746,603
Jumlah ekuiti dan liabiliti		4,397,133	5,152,638	4,911,485	5,621,422

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Untung atau Rugi dan Pendapatan Komprehensif Lain

bagi tahun kewangan berakhir 31 Disember 2023

	Nota	Kumpulan		Perbadanan	
		2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Hasil	19	1,265,888	1,515,675	1,226,485	1,284,194
Kos jualan	20	1,043,592	1,393,033	1,013,141	1,160,751
Lebihan kasar		222,296	122,642	213,344	123,443
Pendapatan lain:	21				
Kumpulan Wang Operasi dan Pembangunan		10,589	87,512	8,421	87,494
Lain-lain pendapatan		31,934	24,823	31,183	24,690
		42,523	112,335	39,604	112,184
Perbelanjaan:					
Perbelanjaan kakitangan	22	60,606	53,864	47,099	50,802
Perbelanjaan pentadbiran		15,473	14,320	13,005	12,628
Perbelanjaan perjalanan		8,638	8,350	7,439	8,276
Fi perkhidmatan profesional		2,764	2,583	2,337	2,295
Utiliti dan komunikasi		1,682	1,421	1,905	1,910
Pembaikan dan penyelenggaraan		4,101	4,892	3,709	4,694
Perbelanjaan sewa		736	496	675	488
Media dan pengiklanan		9,064	12,701	9,007	12,630
Pendaftaran dan insurans		2,455	3,231	2,255	3,023
PR1MA Prihatin	23	9,755	20,754	9,755	20,754
Kos berkaitan projek	24	219,420	187,461	220,343	186,195
Kos kewangan – projek	25	146,467	168,509	146,467	168,509
Kerugian rosot nilai	26	46,074	75,532	1,573	75,488
		527,235	554,114	465,569	547,692
Defisit sebelum cukai	27	(262,416)	(319,137)	(212,621)	(312,065)
Perbelanjaan/(pendapatan) cukai	28	8,011	(50,883)	4,661	(55,499)
Defisit Bersih		(270,427)	(268,254)	(217,282)	(256,566)
Defisit Bersih diagihkan kepada:					
Perbadanan		(265,018)	(262,889)	(217,282)	(256,566)
Syarikat subsidiari		(5,409)	(5,365)	-	-
		(270,427)	(268,254)	(217,282)	(256,566)

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Perubahan Ekuiti

bagi tahun kewangan berakhir 31 Disember 2023

	Defisit terkumpul RM'000	Jumlah RM'000
Kumpulan		
Pada 1 Januari 2022	302,365	302,365
Defisit tahun semasa	(268,254)	(268,254)
Pada 31 Disember 2022	34,111	34,111
Defisit tahun semasa	(270,427)	(270,427)
Pada 31 Disember 2023	(236,316)	(236,316)

	Defisit terkumpul RM'000	Jumlah RM'000
Perbadanan		
Pada 1 Januari 2022	131,385	131,385
Defisit tahun semasa	(256,566)	(256,566)
Pada 31 Disember 2022	(125,181)	(125,181)
Defisit tahun semasa	(217,282)	(217,282)
Pada 31 Disember 2023	(342,463)	(342,463)

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Aliran Tunai

bagi tahun kewangan berakhir 31 Disember 2023

	Kumpulan		Perbadanan	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Aliran tunai daripada aktiviti operasi				
Defisit sebelum cukai	(262,416)	(319,137)	(212,621)	(312,065)
<i>Pelarasan untuk:</i>				
Pendapatan kewangan	(20,423)	(16,150)	(19,583)	(15,940)
Kos kewangan	146,702	168,559	146,687	168,557
Rosot nilai bersih pada kos berkaitan projek	46,028	75,505	1,573	75,488
Penilaian semula bersih atas peruntukan kerugian	46	257	-	192
Sumbangan diterima	-	(64)	-	(64)
Susut nilai loji dan peralatan	4,353	4,261	2,450	2,725
Susut nilai hak penggunaan aset	5,432	4,739	5,432	4,739
Susut nilai hartanah pelaburan	21	20	21	20
Dana/Geran yang telah digunakan	(497,432)	(611,101)	(497,432)	(611,101)
Perbelanjaan faedah berkaitan liabiliti pajakan	1,107	711	1,107	711
Defisit operasi sebelum perubahan modal kerja:	(576,582)	(692,400)	(572,366)	(686,738)
Inventori	407,395	742,146	403,225	519,910
Penghutang dagangan dan lain-lain	106,623	211,634	162,326	310,037
Aset kontrak	372,593	175,662	335,518	171,640
Pemiutang dagangan dan lain-lain	(20,659)	80,977	(21,397)	182,519
Liabiliti kontrak	272	-	-	-
Aliran tunai daripada aktiviti operasi	289,642	518,019	307,306	497,368
Faedah diterima	20,423	16,150	19,583	15,940
Faedah dibayar	(108,683)	(130,336)	(108,668)	(130,334)
Bayaran balik cukai	162,117	-	162,117	-
Bayaran cukai	(11,457)	(129,527)	(4,322)	(127,081)
Aliran tunai bersih daripada aktiviti operasi	352,042	274,306	376,016	255,893

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Aliran Tunai

bagi tahun kewangan berakhir 31 Disember 2023 (sambungan)

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Aliran tunai daripada aktiviti pelaburan				
Perolehan loji dan peralatan	(5,216)	(7,335)	(2,786)	(3,713)
Aliran tunai bersih digunakan untuk aktiviti pelaburan	(5,216)	(7,335)	(2,786)	(3,713)
Aliran tunai daripada aktiviti pembiayaan				
Terimaan daripada dana/geran Pembangunan	16,883	148,170	16,883	148,170
Bayaran balik liabiliti pajakan	(6,510)	(5,162)	(6,510)	(5,162)
Bayaran balik dana pinjaman - prinsipal	-	(750,000)	-	(750,000)
Bayaran balik dana pinjaman - faedah	(37,726)	(37,614)	(37,726)	(37,614)
Aliran tunai bersih digunakan untuk aktiviti pembiayaan	(27,353)	(644,606)	(27,353)	(644,606)
Lebihan/(Kurangan) bersih dalam tunai dan kesetaraan tunai	319,473	(377,635)	345,877	(392,426)
Tunai dan kesetaraan tunai pada awal tahun	476,034	853,669	427,704	820,130
Tunai dan kesetaraan tunai pada akhir tahun	795,507	476,034	773,581	427,704

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Aliran Tunai

bagi tahun kewangan berakhir 31 Disember 2023 (sambungan)

Tunai dan kesetaraan tunai di dalam Penyata Aliran Tunai adalah termasuk amaun-amaun berikut seperti yang dinyatakan di dalam Penyata Kedudukan Kewangan:

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Deposit jangka pendek di institusi kewangan berlesen	648,329	330,574	648,329	330,574
Baki bank dan tunai	147,178	145,460	125,252	97,130
	795,507	476,034	773,581	427,704

Aliran tunai penerima pajakan di dalam aktiviti pajakan

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Termasuk di dalam aliran tunai bersih daripada aktiviti operasi:				
Bayaran berkaitan pajakan jangka pendek	736	496	675	488
Bayaran faedah berkaitan liabiliti pajakan	1,107	711	1,107	711
Termasuk di dalam aliran tunai bersih daripada aktiviti pembiayaan:				
Bayaran balik liabiliti pajakan	6,510	5,162	6,510	5,162
	8,353	6,369	8,292	6,361

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Nota-nota kepada Penyata Kewangan

1. Maklumat umum

Perbadanan PR1MA Malaysia telah diwartakan pada 19 Disember 2012 sebagai sebuah perbadanan dan mula beroperasi pada 12 Mac 2013. Perbadanan ini telah diperbadankan dan bermastautin di Malaysia. Alamat pejabat berdaftar dan tempat utama perniagaan adalah seperti berikut:

Pejabat berdaftar dan lokasi utama perniagaan

Tingkat 7, Blok F
No. 2, Jalan PJU 1A/7A
Oasis Square, Ara Damansara
47301 Petaling Jaya
Selangor Darul Ehsan

Perbadanan PR1MA Malaysia ("PR1MA") telah ditubuhkan di bawah Akta PR1MA 2012 untuk merancang, membangun, membina dan menawarkan perumahan berkualiti tinggi berkonsepkan gaya hidup moden bagi penduduk bandar berpendapatan sederhana. Pada tahun kewangan berakhir 31 Disember 2023, dua daripada keseluruhan syarikat subsidiari telah mencatatkan keuntungan dan selebihnya telah mencatatkan kerugian oleh sebab perniagaan tidak menjana pendapatan yang mencukupi untuk menampung kos dan syarikat berstatus tidak aktif.

Penyata kewangan Perbadanan yang telah disatukan, setakat dan bagi tahun kewangan berakhir 31 Disember 2023 terdiri daripada penyata kewangan Perbadanan dan syarikat subsidiari (secara kolektif dirujuk sebagai "Kumpulan" dan secara berasingan dirujuk sebagai "entiti Kumpulan").

Perbadanan ini diurus tadbir oleh Anggota Perbadanan. Penyata Kewangan bagi tahun kewangan berakhir 31 Disember 2023 ini telah dibentangkan dan diluluskan dalam Mesyuarat Anggota Perbadanan pada 30 April 2024.

2. Asas penyediaan

(a) Penyata pematuhan

Penyata kewangan Kumpulan dan Perbadanan telah disediakan mengikut Piawaian Laporan Kewangan Malaysia (*Malaysian Financial Reporting Standards* ("MFRS")), Piawaian Laporan Kewangan Antarabangsa (*International Financial Reporting Standards* ("IFRS")), Pekeliling Perbendaharaan 3.2 bertarikh 16 Ogos 2021, Akta Badan Berkanun (Akaun dan Laporan Tahunan) 1980 dan keperluan Akta PR1MA 2012.

Berikut adalah piawaian perakaunan, pindaan dan tafsiran yang telah dikeluarkan oleh Lembaga Piawaian Perakaunan Malaysia (*Malaysian Accounting Standards Board* ("MASB")), tetapi belum diguna pakai Kumpulan dan Perbadanan:

MFRS, tafsiran dan pindaan berkuatkuasa untuk tempoh tahunan bermula pada atau selepas 1 Januari 2024

- Pindaan kepada MFRS 16, *Pajakan – Liabiliti Pajakan dalam Jualan dan Pajakan Balik*
- Pindaan kepada MFRS 101, *Pembentangan Penyata Kewangan – Liabiliti Bukan Semasa dengan Perjanjian*
- Pindaan kepada MFRS 107, *Penyata Aliran Tunai dan MFRS 7, Instrumen Kewangan: Pendedahan – Pengaturan Pembekal Kewangan*

MFRS, tafsiran dan pindaan berkuatkuasa untuk tempoh tahunan bermula pada atau selepas 1 Januari 2025

- Pindaan kepada MFRS 121, *Kesan Perubahan dalam Kadar Pertukaran Asing – Kekurangan Boleh Pertukaran*

Nota-nota kepada Penyata Kewangan (sambungan)

2. Asas penyediaan (sambungan)

(a) Penyata pematuhan (sambungan)

MFRS, tafsiran dan pindaan berkuatkuasa untuk tempoh tahunan bermula pada atau selepas suatu tarikh yang belum disahkan

- Pindaan kepada MFRS 10, Penyata Kewangan Disatukan dan MFRS 128, *Pelaburan dalam Syarikat Bersekutu dan Usaha Sama – Penjualan dan Sumbangan Aset di antara Pelabur dan Syarikat Bersekutu atau Usaha Sama*

Kumpulan dan Perbadanan merancang untuk menerima pakai piawaian-piawaian perakaunan, tafsiran dan pindaan di atas mengikut kesesuaian:

- dari tahun bermula 1 Januari 2025 untuk pindaan yang berkuatkuasa untuk tempoh tahunan bermula pada atau selepas 1 Januari 2025, kecuali MFRS 121 yang tidak terpakai kepada oleh Kumpulan dan Perbadanan.

(b) Asas pengukuran

Penyata kewangan Kumpulan dan Perbadanan telah disediakan berdasarkan asas kos sejarah selain seperti yang dinyatakan di dalam Nota 3.

(c) Mata wang fungsian dan pembentangan

Penyata kewangan Kumpulan dan Perbadanan telah dibentangkan di dalam Ringgit Malaysia ("RM"), yang juga merupakan mata wang fungsian Perbadanan. Semua maklumat kewangan telah dibentangkan di dalam RM dan telah dibundarkan kepada jumlah ribuan terdekat, melainkan dinyatakan sebaliknya.

(d) Penggunaan anggaran dan pertimbangan

Penyediaan penyata kewangan yang berpandukan MFRS memerlukan pihak pengurusan untuk membuat pertimbangan, anggaran dan andaian yang memberi kesan terhadap penggunaan dasar perakaunan dan amaun yang dilaporkan pada aset, liabiliti, hasil dan belanja. Keputusan sebenar mungkin berbeza daripada anggaran tersebut.

Anggaran dan andaian telah disemak secara berterusan. Perubahan kepada anggaran perakaunan diiktiraf di dalam tempoh di mana anggaran tersebut disemak dan yang terkesan pada masa hadapan.

Tiada anggaran yang tidak dapat dipastikan serta pertimbangan yang kritikal yang ketara di dalam penggunaan dasar yang boleh memberi kesan signifikan kepada amaun yang telah diiktiraf di dalam penyata kewangan selain yang dinyatakan di dalam nota-nota kepada penyata kewangan.

Nota-nota kepada Penyata Kewangan

(sambungan)

3. Dasar perakaunan penting

Dasar perakaunan yang dinyatakan di bawah telah digunakan secara konsisten untuk tempoh yang dibentangkan dalam penyata kewangan dan dipakai secara konsisten oleh entiti Kumpulan, melainkan dinyatakan sebaliknya.

(a) Asas penyatuan

(i) Kombinasi perniagaan

Kombinasi perniagaan direkod menggunakan kaedah perolehan daripada tarikh perolehan, pada tarikh di mana kawalan telah beralih kepada Kumpulan.

Kos transaksi, selain daripada kos transaksi yang melibatkan terbitan instrumen hutang atau ekuiti sekuriti, yang ditanggung oleh Kumpulan berkaitan dengan gabungan perniagaan diambil kira sebagai perbelanjaan.

(ii) Subsidiari

Subsidiari adalah kesemua entiti, termasuk entiti berstruktur, yang berada di bawah kawalan Perbadanan. Penyata kewangan syarikat subsidiari dirangkumkan di dalam penyata kewangan yang disatukan bermula dari tarikh kawalan berkuat kuasa sehingga tarikh kawalan tamat.

Kawalan berlaku apabila Kumpulan terdedah kepada atau mempunyai hak ke atas pelbagai pulangan daripada penglibatan dengan entiti berkaitan dan mempunyai kemampuan dalam menentukan jumlah pulangan tersebut melalui kuasanya terhadap entiti. Hak keupayaan mengundi dipertimbangkan bagi menilai jika terdapat kawalan hanya jika keupayaan mengundi adalah substantif. Kumpulan juga beranggapan mempunyai kuasa *de facto* terhadap entiti yang dilabur apabila, walaupun tidak mempunyai kuasa mengundi majoriti, ia mempunyai keupayaan untuk mengatur aktiviti entiti yang dilabur yang memberi kesan ketara terhadap pulangannya.

Pelaburan di dalam syarikat subsidiari diukur di dalam Penyata Kedudukan Kewangan Perbadanan pada kos ditolak kerugian rosot nilai. Kos pelaburan adalah termasuk kos transaksi.

(iii) Transaksi yang dihapuskan atas penyatuan

Baki dan transaksi antara entiti dalam Kumpulan, dan sebarang pendapatan dan perbelanjaan yang belum direalisasi melalui transaksi antara Kumpulan, dihapuskan semasa penyediaan penyata kewangan yang disatukan.

(b) Instrumen kewangan

(i) Pengiktirafan dan pengukuran awal

Aset kewangan atau liabiliti kewangan diiktiraf di dalam Penyata Kedudukan Kewangan hanya apabila Kumpulan dan Perbadanan menjadi pihak yang terlibat di dalam peruntukan kontrak sesebuah instrumen.

Aset kewangan (kecuali penghutang dagangan yang tidak mempunyai komponen pembiayaan signifikan) atau liabiliti kewangan pada awalnya diukur pada nilai saksama ditambah atau ditolak, untuk sesuatu item bukan pada nilai saksama melalui untung atau rugi serta kos transaksi yang terlibat secara langsung dalam perolehan atau terbitan aset atau liabiliti kewangan.

Nota-nota kepada Penyata Kewangan (sambungan)

3. Dasar perakaunan penting (sambungan)

(b) Instrumen kewangan (sambungan)

(ii) Kategori instrumen kewangan dan pengukuran selanjutnya

Aset kewangan

Kategori aset kewangan ditentukan semasa pengiktirafan awal dan tidak dikelaskan semula melainkan jika Kumpulan dan Perbadanan menukar model perniagaan untuk mengurus aset kewangan di mana semua aset kewangan dikelaskan semula pada hari pertama tempoh kewangan berikutan daripada perubahan model perniagaan.

Kos terlunas

Kategori kos terlunas merangkumi aset kewangan yang tertakluk kepada model perniagaan yang bertujuan untuk memegang aset untuk mengutip aliran tunai berkontrak dan syarat kontrak bergantung kepada tarikh yang ditentukan oleh aliran tunai terutamanya bayaran prinsipal dan faedah kepada jumlah prinsipal yang belum dijelaskan. Aset kewangan tidak direkodkan pada nilai saksama melalui untung atau rugi. Selepas pengiktirafan awal, aset kewangan tersebut diukur pada kos terlunas menggunakan kaedah faedah efektif. Kos terlunas berkurang melalui rosot nilai. Pendapatan faedah, keuntungan atau kerugian melalui pertukaran wang asing dan rosot nilai diiktiraf di dalam untung atau rugi. Sebarang untung atau rugi daripada aset kewangan dinyahiktiraf telah diiktiraf di dalam untung atau rugi.

Pendapatan faedah diiktiraf menggunakan kadar faedah efektif kepada amaun dibawa kasar kecuali untuk aset kewangan dirosot nilai secara kredit (rujuk nota 3(j)(i)) di mana kadar faedah efektif digunakan terhadap kos terlunas.

Liabiliti kewangan

Liabiliti kewangan dikategorikan sebagai nilai saksama pada pengiktirafan awal melalui untung atau rugi dan kos terlunas.

Kos terlunas

Liabiliti kewangan yang tidak dikategorikan pada nilai saksama melalui untung atau rugi akan diukur pada kos terlunas menggunakan kaedah faedah efektif.

Belanja faedah diiktiraf di dalam untung atau rugi. Sebarang keuntungan atau kerugian pada liabiliti kewangan dinyahiktiraf juga diiktiraf di dalam untung atau rugi.

(iii) Nyahiktiraf

Aset kewangan atau sebahagian daripadanya dinyahiktiraf apabila, dan hanya apabila hak berkontrak terhadap aliran tunai daripada aset kewangan luput atau berpindah milik, atau hak kawalan kepada aset tidak dikekalkan atau risiko dan ganjaran dari pemilikan aset kewangan telah dipindah milik kepada pihak lain.

Semasa aset kewangan dinyahiktiraf, perbezaan di antara amaun dibawa dan jumlah pertimbangan diterima (termasuk sebarang perolehan aset baru ditolak sebarang andaian liabiliti baru) serta untung atau rugi terkumpul yang telah diiktiraf di dalam ekuiti akan diiktiraf di dalam untung atau rugi.

Nota-nota kepada Penyata Kewangan

(sambungan)

3. Dasar perakaunan penting (sambungan)

(b) Instrumen kewangan (sambungan)

(iii) Nyahiktiraf (sambungan)

Liabiliti kewangan atau sebahagian daripadanya dinyahiktiraf apabila, dan hanya apabila obligasi yang dinyatakan di dalam kontrak tamat, dibatalkan atau luput. Semasa liabiliti kewangan dinyahiktiraf, perbezaan di antara amaun dibawa liabiliti kewangan yang dipadamkan atau dipindahkan ke pihak lain berserta jumlah pertimbangan dibayar, termasuk aset bukan tunai dipindahkan atau andaian liabiliti, diiktiraf di dalam untung atau rugi.

(iv) Pengimbangan

Aset kewangan dan liabiliti kewangan diimbangkan dan amaun bersih akan dibentangkan di dalam penyata kedudukan kewangan apabila, dan hanya apabila Kumpulan atau Perbadanan mempunyai hak boleh kuatkuasa di sisi undang-undang untuk mengimbangkan amaun dan berhasrat sama ada mahu menjelaskannya pada asas bersih atau merealisasikan aset dan liabiliti secara serentak.

(c) Loji dan peralatan

(i) Pengiktirafan dan pengukuran

Loji dan peralatan diukur pada kos tolak susut nilai terkumpul dan sebarang rosot nilai terkumpul.

Kos termasuk perbelanjaan berkaitan dengan perolehan aset dan kos langsung lain yang terlibat untuk membawa aset kepada keadaan yang boleh berfungsi seperti yang dikehendaki dan kos pembongkaran, pengalihan dan pemulihan tapak di mana aset itu berada. Kos pembinaan aset juga merangkumi kos bahan dan kos buruh langsung.

Perisian yang dibeli yang tidak dapat dipisahkan dari fungsi peralatan berkaitan adalah dimodalkan sebagai sebahagian dari peralatan. Apabila sesebuah bahagian penting pada loji dan peralatan mempunyai jangka hayat yang berbeza, ia akan diakaunkan sebagai item berasingan (komponen utama) dari loji dan peralatan.

Untung atau rugi daripada jualan loji dan peralatan ditentukan dengan membuat perbandingan di antara jumlah terimaan daripada pelupusan loji dan peralatan pada amaun dibawa dan diiktiraf bersih sama ada sebagai "pendapatan lain" dan "perbelanjaan lain", masing-masing sebagai untung atau rugi.

(ii) Kos lanjutan

Kos menggantikan sebuah komponen pada loji dan peralatan diiktiraf dalam amaun dibawa jika manfaat ekonomi pada masa hadapan yang terkandung dalam komponen tersebut akan mengalir kepada Kumpulan dan Perbadanan serta kos tersebut boleh diukur dengan pasti. Amaun dibawa bagi bahagian yang telah diganti dinyahiktiraf sebagai untung atau rugi. Kos-kos penyelenggaraan harian loji dan peralatan diiktiraf di dalam Penyata Untung atau Rugi dan Pendapatan Komprehensif Lain apabila ia berlaku.

Nota-nota kepada Penyata Kewangan

(sambungan)

3. Dasar perakaunan penting (sambungan)**(c) Loji dan peralatan (sambungan)****(iii) Susut nilai**

Susut nilai adalah berdasarkan kos aset tolak nilai sisa. Komponen penting dalam sesebuah aset ditaksir, dan jika terdapat komponen yang mempunyai jangka hayat berbeza daripada jumlah keseluruhan aset, komponen tersebut disusut nilai secara berasingan.

Susut nilai diiktiraf di dalam Penyata Untung atau Rugi atau Pendapatan Komprehensif Lain berdasarkan asas garis lurus sepanjang tempoh jangka hayat penggunaan untuk setiap komponen loji dan peralatan.

Anggaran jangka hayat penggunaan bagi tahun semasa adalah seperti berikut:

Peralatan komputer	3 tahun
Infrastruktur telekomunikasi	10 - 20 tahun
Peralatan pejabat	3 - 10 tahun
Perabot dan kelengkapan	10 tahun
Kenderaan	5 tahun

Kaedah susut nilai, jangka hayat penggunaan dan nilai sisa disemak pada hujung tempoh kewangan dan diselaraskan dengan sebaiknya.

(d) Hartanah pelaburan

Hartanah pelaburan ialah hartanah yang dimiliki atau hak penggunaan aset yang dipegang di bawah kontrak pajakan untuk memperoleh pendapatan sewa atau untuk tambah nilai modal atau kedua-duanya, tetapi bukan untuk dijual dalam urusan kerja biasa, digunakan dalam pengeluaran atau pembekalan barang dan perkhidmatan atau tujuan pentadbiran.

Hartanah pelaburan yang dimiliki pada awalnya diukur pada kos. Kos termasuk perbelanjaan yang berkaitan secara langsung dengan perolehan hartanah pelaburan. Kos hartanah pelaburan yang dibina sendiri termasuk kos bahan dan buruh langsung, sebarang kos berkaitan secara langsung untuk membawa hartanah pelaburan kepada keadaan berfungsi untuk kegunaan yang dimaksudkan dan kos pinjaman yang dipermodalkan. Hak penggunaan aset yang dipegang di bawah kontrak pajakan yang memenuhi definisi hartanah pelaburan pada mulanya diukur sama seperti hak penggunaan aset yang lain.

Hartanah pelaburan dinyatakan pada kos tolak susut nilai terkumpul dan sebarang kerugian rosot nilai terkumpul. Tanah milik bebas dan bangunan dalam pembinaan tidak disusut nilai. Hartanah pelaburan yang lain akan disusut nilai pada asas garis lurus untuk turun nilai bagi kos setiap aset kepada nilai sisa sepanjang anggaran hayat berguna.

Kadar susut nilai tahunan utama ialah:

- Bangunan 2% hingga 5%, atau sepanjang tempoh pajakan jika lebih pendek

Nilai sisa aset dan jangka hayat penggunaan disemak, dan diselaraskan dengan sebaiknya, secara tahunan.

Hartanah pelaburan dinyahiktiraf pada pelupusannya, atau apabila ia ditarik balik secara kekal daripada penggunaan dan tiada faedah ekonomi masa hadapan dijangka daripada pelupusannya. Perbezaan antara hasil pelupusan bersih dan jumlah bawaan diiktiraf dalam untung atau rugi dalam tempoh di mana aset tersebut dinyahiktiraf.

Nota-nota kepada Penyata Kewangan

(sambungan)

3. Dasar perakaunan penting (sambungan)

(e) Inventori

(i) Tanah dipegang untuk pembangunan hartanah

Tanah dipegang untuk pembangunan hartanah merangkumi kos tanah di mana aktiviti pembangunan masih belum dijalankan atau aktiviti pembangunan tidak dijangka untuk disiapkan dalam kitaran operasi biasa. Kos tanah tersebut dibawa pada kos tolak rosot nilai terkumpul.

Tanah dipegang untuk pembangunan hartanah diklasifikasi semula sebagai kos pembangunan hartanah apabila aktiviti pembangunan bermula dan terdapat petunjuk bahawa aktiviti pembangunan boleh disiapkan dalam kitaran operasi biasa Kumpulan dan Perbadanan.

Kos berkaitan perolehan tanah termasuk harga perolehan tanah, fi profesional, duti setem, komisen, fi tukaran pemilikan dan kos relevan lain. Kos pra-perolehan direkodkan di dalam untung atau rugi sebagai perbelanjaan melainkan jika kos tersebut dapat dikenal pasti secara langsung melalui aktiviti pembangunan hartanah.

(ii) Kos pembangunan hartanah

Kos pembangunan hartanah merangkumi semua kos langsung berkaitan aktiviti pembangunan hartanah atau kos yang dapat diperuntukkan secara wajar untuk aktiviti tersebut.

Kos pembangunan hartanah tidak diiktiraf sebagai perbelanjaan akan diiktiraf sebagai aset, dan diukur pada amaun terendah di antara kos dan nilai realisasi bersih.

(iii) Hartanah dibangunkan

Kos merangkumi kos yang terlibat berkaitan perolehan tanah, kos langsung dan kadar kos biasa yang sewajarnya berkaitan pembangunan hartanah sehingga siap.

(iv) Hartanah yang telah siap dan sedia untuk dijual

Hartanah yang telah siap dan sedia untuk dijual direkod pada amaun terendah di antara kos dan nilai realisasi bersih.

Nota-nota kepada Penyata Kewangan
(sambungan)

3. Dasar perakaunan penting (sambungan)

(f) Pajak

(i) Definisi pajak

Sesebuah kontrak mengandungi pajak jika kontrak tersebut memberikan hak untuk mengawal penggunaan aset yang dikenal pasti untuk suatu tempoh sebagai pertukaran kepada pertimbangan. Semasa penilaian untuk mengenal pasti sama ada kontrak memberikan hak untuk mengawal penggunaan aset yang dikenal pasti, Kumpulan dan Perbadanan menilai sama ada:

- kontrak melibatkan penggunaan aset yang dikenal pasti dispesifikasikan secara jelas atau secara tersirat; dan perlu dibezakan secara fizikal atau melalui keupayaan aset yang mempunyai perbezaan fizikal secara keseluruhan. Jika pembekal mempunyai hak penggantian yang ketara, maka aset tersebut tidak dapat dikenal pasti;
- pelanggan berhak mendapatkan semua manfaat ekonomi melalui penggunaan aset di sepanjang tempoh penggunaan; dan
- pelanggan berhak ke atas penggunaan aset secara langsung. Pelanggan mempunyai hak tersebut apabila ia mempunyai hak untuk membuat keputusan yang paling relevan terhadap perubahan ke atas penggunaan dan tujuan penggunaan aset. Dalam situasi lain yang jarang berlaku di mana keputusan tentang bagaimana dan mengapa aset yang digunakan ditentukan terlebih dahulu, pelanggan berhak ke atas penggunaan langsung aset jika pelanggan mempunyai hak untuk mengendalikan aset; atau pelanggan merancang dengan menentukan terlebih dahulu bagaimana aset akan digunakan dan tujuan penggunaan sesebuah aset.

(ii) Pengiktirafan dan pengukuran awal

(a) Sebagai penerima pajak

Kumpulan dan Perbadanan mengiktiraf hak penggunaan aset dan liabiliti pajak pada tarikh permulaan pajak. Hak penggunaan aset pada awalnya diukur pada kos, yang merangkumi jumlah permulaan liabiliti pajak diselaraskan untuk sebarang bayaran pajak yang dibuat pada atau sebelum tarikh permulaan pajak, ditambah kos langsung awal dibelanja dan anggaran kos untuk membongkar dan mengalihkan aset terlibat atau untuk mengembalikan semula keadaan aset terlibat atau di mana tapak lokasi aset berada, ditolak sebarang insentif pajak diterima.

Liabiliti pajak pada awalnya diukur pada nilai terkini bayaran pajak yang tidak dibayar pada tarikh permulaan, didiskaunkan menggunakan kadar faedah yang tersirat di dalam pajak, atau, jika kadar tersebut tidak dapat dikenal pasti, kadar kenaikan pinjaman Kumpulan dan Perbadanan. Secara amnya, Kumpulan dan Perbadanan menggunakan kadar kenaikan pinjaman sebagai kadar diskaun.

Bayaran pajak termasuk di dalam pengukuran liabiliti pajak merangkumi perkara berikut:

- bayaran tetap, termasuk bayaran tetap tolak sebarang insentif yang belum diterima;
- bayaran pajak boleh ubah yang bergantung kepada suatu indeks atau kadar, yang pada awalnya diukur menggunakan indeks atau kadar pada tarikh permulaan;
- amaun yang dijangka akan dibayar di bawah nilai sisa jaminan,
- harga pelaksanaan di bawah pilihan pembelian yang pasti dilaksanakan oleh Kumpulan; dan
- penalti untuk penamatan awal pajak kecuali jika Kumpulan telah pasti untuk tidak menamatkan pajak lebih awal.

Nota-nota kepada Penyata Kewangan

(sambungan)

3. Dasar perakaunan penting (sambungan)

(f) Pajakan (sambungan)

(ii) Pengiktirafan dan pengukuran awal (sambungan)

(a) Sebagai penerima pajakan (sambungan)

Kumpulan dan Perbadanan mengeluarkan bayaran pajakan boleh ubah yang berkaitan dengan prestasi penggunaan aset pada masa akan datang daripada liabiliti pajakan. Sebaliknya, bayaran tersebut diiktiraf di dalam untung atau rugi pada tempoh prestasi atau penggunaan aset berlaku.

Kumpulan dan Perbadanan telah memilih untuk tidak mengiktiraf hak penggunaan aset dan liabiliti pajakan untuk pajakan jangka pendek yang mempunyai tempoh pajakan selama 12 bulan atau kurang dan pajakan aset nilaian rendah. Kumpulan dan Perbadanan mengiktiraf bayaran pajakan berkaitan dengan pajakan ini sebagai perbelanjaan pada asas garis lurus sepanjang tempoh pajakan.

(b) Sebagai pemajak

Apabila Kumpulan dan Perbadanan bertindak sebagai pemajak, jenis pajakan sama ada pajakan kewangan atau pajakan operasi akan ditentukan pada awal tempoh pajakan.

Untuk mengelaskan setiap pajakan, Kumpulan dan Perbadanan membuat penilaian keseluruhan sama ada pajakan tersebut akan memindahkan semua risiko dan ganjaran yang berkaitan dengan pemilikan aset terlibat. Situasi pemilikan ini merupakan situasi berkaitan pajakan kewangan, jika tidak, ia merupakan pajakan operasi.

Jika perjanjian mengandungi komponen pajakan dan bukan pajakan, Kumpulan dan Perbadanan mengguna pakai MFRS 15 untuk memperuntukkan pertimbangan kontrak berdasarkan harga jualan tersendiri.

Kumpulan dan Perbadanan mengiktiraf aset di bawah pajakan kewangan di dalam penyata kedudukan kewangan dan membentangkannya sebagai penghutang pada amaun bersamaan jumlah pelaburan bersih di dalam pajakan. Kumpulan dan Perbadanan menggunakan kadar faedah tersirat pada pajakan untuk mengukur jumlah pelaburan bersih di dalam pajakan.

Jika Kumpulan dan Perbadanan merupakan pemajak pertengahan, ia akan mengasingkan kepentingannya di dalam pajakan utama dan pajakan semula secara berasingan. Ia menilai klasifikasi penyewaan semula berdasarkan hak penggunaan aset terhadap pajakan utama, tanpa merujuk kepada aset terlibat. Jika pajakan utama adalah pajakan jangka pendek di mana Kumpulan dan Perbadanan menggunakan pengecualian seperti yang diterangkan di atas, maka ia mengklasifikasikan pajakan semula sebagai pajakan operasi.

Nota-nota kepada Penyata Kewangan
(sambungan)

3. Dasar perakaunan penting (sambungan)

(f) Pajak (sambungan)

(iii) Pengukuran lanjutan

(a) Sebagai penerima pajak

Hak penggunaan aset seterusnya disusut nilai menggunakan kaedah garis lurus dari tarikh permulaan pajak sehingga penghujung jangka hayat penggunaan untuk hak penggunaan aset atau penghujung tempoh pajak, mana-mana yang terawal. Anggaran jangka hayat penggunaan untuk hak penggunaan aset dikenal pasti menggunakan asas yang sama dengan loji dan peralatan. Disamping itu, hak penggunaan aset juga berkurang secara berkala disebabkan oleh rosot nilai, jika ada, dan pelarasan untuk pengukuran semula liabiliti pajak tertentu.

Liabiliti pajak diukur pada kos terlunas menggunakan kaedah faedah efektif. Ianya diukur semula jika terdapat perubahan pada bayaran pajak pada masa hadapan melalui perubahan indeks atau kadar, jika terdapat perubahan terhadap pembayaran pajak tetap, atau jika terdapat perubahan pada anggaran jumlah yang dijangka dibayar di bawah nilai sisa terjamin pada Kumpulan dan Perbadanan, atau jika Kumpulan dan Perbadanan menukar penilaian sama ada ia akan menggunakan pilihan perolehan, pemanjangan tempoh atau penamatan.

Apabila liabiliti pajak diukur semula, amaun dibawa hak penggunaan aset akan dilaraskan atau akan direkodkan di dalam untung atau rugi jika amaun dibawa hak penggunaan aset telah dikurangkan menjadi sifar.

(b) Sebagai pemajak

Kumpulan dan Perbadanan mengiktiraf bayaran pajak diterima sebagai pendapatan operasi pada asas garis lurus untuk sepanjang tempoh pajak sebagai sebahagian daripada "pendapatan".

Kumpulan dan Perbadanan mengiktiraf pendapatan faedah sepanjang tempoh pajak, berdasarkan corak kadar pulangan berkala tetap kepada pelaburan pajak bersih Kumpulan dan Perbadanan. Kumpulan dan Perbadanan meletakkan matlamat untuk memperuntukkan pendapatan faedah sepanjang tempoh pajak pada asas yang sistematik dan rasional. Kumpulan dan Perbadanan mengguna pakai bayaran pajak berkaitan dengan tempoh pajak terhadap pelaburan kasar dalam pajak untuk mengurangkan prinsipal dan pendapatan faedah belum diterima. Pelaburan bersih dalam pajak tertakluk kepada keperluan rosot nilai di dalam MFRS 9, *Instrumen Kewangan* (rujuk nota 3(j)(i)).

(g) Aset dan liabiliti kontrak

Aset kontrak diiktiraf apabila hak pertimbangan Kumpulan atau Perbadanan adalah bersyarat pada sesuatu selain daripada peredaran masa. Aset kontrak dikenakan rosot nilai menurut MFRS 9, *Instrumen Kewangan* (rujuk nota 3(j)(i)).

Liabiliti kontrak dinyatakan pada kos dan mewakili obligasi Kumpulan atau Perbadanan untuk pindahan hak milik produk atau perkhidmatan kepada pelanggan di mana nilai pertimbangan telah diterima (atau amaun perlu dibayar) oleh pelanggan.

Nota-nota kepada Penyata Kewangan

(sambungan)

3. Dasar perakaunan penting (sambungan)

(h) Kos kontrak

(i) Kos tambahan untuk mendapatkan kontrak

Kumpulan atau Perbadanan mengiktiraf kos tambahan untuk mendapatkan kontrak apabila Kumpulan atau Perbadanan menjangkakan untuk memperoleh semula kos-kos tersebut.

(ii) Kos untuk memenuhi kontrak

Kumpulan atau Perbadanan mengiktiraf kos kontrak yang mempunyai kaitan langsung terhadap kontrak atau terhadap jangkaan kontrak sebagai aset apabila kos penghasilan atau kos untuk meningkatkan sumber Kumpulan atau Perbadanan akan digunakan untuk memenuhi obligasi pelaksanaan pada masa hadapan dan dijangka boleh diperolehi semula.

Kos kontrak pada mulanya diukur pada kos dan dilunas pada asas sistematik yang konsisten dengan corak pengiktirafan pendapatan yang berkaitan dengan aset tersebut. Kerugian rosot nilai diiktiraf di dalam untung atau rugi di mana amaun dibawa kos kontrak melebihi pendapatan dijangka tolak kos dijangka yang akan ditanggung. Dalam situasi di mana tiada lagi rosot nilai atau keadaan telah bertambah baik, kerugian rosot nilai dilaraskan semula sehingga amaun dibawa kos kontrak tidak lagi melebihi amaun yang perlu diiktiraf sekiranya kerugian rosot nilai tidak pernah diiktiraf sebelumnya.

(i) Tunai dan kesetaraan tunai

Tunai dan kesetaraan tunai merangkumi tunai di tangan, baki dan deposit di bank yang berisiko rendah disebabkan perubahan kepada nilai saksama dengan kematangan asal pada tempoh tiga bulan atau kurang yang telah digunakan oleh Kumpulan dan Perbadanan dalam pengurusan komitmen jangka pendek. Tunai dan kesetaraan tunai dinyatakan pada nilai bersih bagi tujuan penyata aliran tunai.

(j) Rosot nilai

(i) Aset kewangan

Kumpulan dan Perbadanan mengiktiraf peruntukan kerugian untuk kerugian kredit dijangka pada aset kewangan diukur pada kos terlunas. Kerugian kredit dijangka adalah anggaran kebarangkalian yang wajar pada kerugian kredit.

Kumpulan dan Perbadanan mengukur peruntukan kerugian pada amaun bersamaan kerugian kredit dijangka seumur hidup, kecuali untuk tunai dan baki bank di mana risiko kredit tidak bertambah secara signifikan sejak pengiktirafan awal, yang diukur pada kerugian kredit dijangka untuk 12 bulan. Peruntukan kerugian pada penghutang dagangan, aset kontrak dan penghutang pajakan kebiasaannya diukur pada amaun bersamaan kerugian kredit dijangka seumur hidup.

Semasa menentukan sama ada risiko kredit aset kewangan telah meningkat secara signifikan sejak pengiktirafan awal dan semasa menganggar kerugian kredit dijangka, Kumpulan dan Perbadanan mempertimbangkan maklumat yang munasabah dan mempunyai sokongan yang relevan dan tersedia tanpa kos atau usaha tidak wajar. Ini termasuk maklumat dan analisis kuantitatif serta kualitatif, berdasarkan kepada pengalaman lepas Kumpulan dan Perbadanan dan maklumat penilaian kredit dan juga termasuk maklumat andaian masa depan yang tersedia.

Nota-nota kepada Penyata Kewangan (sambungan)

3. Dasar perakaunan penting (sambungan)

(j) Rosot nilai (sambungan)

(i) Aset kewangan (sambungan)

Kerugian kredit dijangka seumur hidup merupakan jangkaan kerugian kredit yang disebabkan sebarang kemungkiran sepanjang hayat aset, manakala jangkaan 12 bulan kerugian kredit merupakan sebahagian dari kerugian kredit dijangka yang disebabkan kemungkiran dalam masa 12 bulan selepas tarikh pelaporan. Tempoh maksimum yang dipertimbangkan semasa menganggarkan kerugian kredit dijangka adalah tempoh maksimum kontrak di mana Kumpulan dan Perbadanan terdedah kepada risiko kredit.

Kumpulan dan Perbadanan menganggarkan kerugian kredit dijangka pada jumlah penghutang menggunakan matriks peruntukan berdasarkan pengalaman kerugian kredit yang lepas.

Kerugian rosot nilai berkaitan aset kewangan diukur pada kos terlunas diiktiraf di dalam untung atau rugi dan amaun dibawa aset berkurang melalui penggunaan akaun peruntukan.

Pada setiap tarikh pelaporan, Kumpulan dan Perbadanan menilai sama ada aset kewangan dibawa pada kos terlunas dan sekuriti hutang yang dibawa pada nilai saksama melalui penyata pendapatan komprehensif lain telah dirosot nilai secara kredit. Aset kewangan dirosot nilai secara kredit apabila berlaku satu atau lebih perkara yang boleh menyebabkan kerugian pada anggaran aliran tunai berkaitan aset kewangan pada masa akan datang.

Kumpulan dan Perbadanan tidak mempunyai sebarang risiko kredit yang ketara kerana perkhidmatan dan produknya kebanyakan diberikan dan dijual kepada sebilangan besar pelanggan yang sebahagian besarnya terdiri daripada pembeli hartanah dengan kemudahan pembiayaan daripada pembiaya akhir yang bereputasi. Risiko kredit berkenaan dengan pembeli hartanah tanpa kemudahan pembiayaan akhir adalah terhad kerana pemilikan dan hak ke atas hartanah itu kembali kepada Kumpulan dan Perbadanan sekiranya berlaku kemungkiran.

Nilai dibawa kasar aset kewangan akan dihapus kira (sama ada sebahagian atau sepenuhnya) setakat mana tiada prospek pemulihan yang realistik. Perkara ini secara amnya berlaku apabila Kumpulan atau Perbadanan mengenal pasti penghutang yang tidak mempunyai aset atau sumber pendapatan yang boleh menghasilkan aliran tunai untuk membayar hutang mereka adalah tertakluk kepada hapus kira. Walau bagaimanapun, aset kewangan yang dihapus kira masih tertakluk kepada tindakan penguatkuasaan dalam mematuhi prosedur Kumpulan atau Perbadanan untuk mendapatkan kembali amaun terhutang.

(ii) Aset lain

Amaun dibawa untuk aset lain (kecuali inventori, aset kontrak, penghutang pajakan dan aset cukai tertunda) disemak pada akhir setiap tempoh pelaporan untuk mengenal pasti sama ada terdapat petunjuk rosot nilai. Jika terdapat petunjuk rosot nilai, maka amaun boleh pulih aset dianggarkan.

Untuk tujuan ujian rosot nilai, aset dikumpulkan mengikut kumpulan aset yang lebih kecil yang menghasilkan aliran masuk tunai dari penggunaan berterusan yang bebas dari aliran masuk tunai dari aset lain atau unit penajaan tunai.

Nota-nota kepada Penyata Kewangan

(sambungan)

3. Dasar perakaunan penting (sambungan)

(j) Rosot nilai (sambungan)

(ii) Aset lain (sambungan)

Amaun boleh pulih aset atau unit penajaan tunai merupakan nilai sedang digunakan dan nilai saksama yang mana lebih besar tolak kos pelupusan. Dalam menentukan nilai yang sedang digunakan, anggaran aliran tunai masa depan didiskaunkan kepada nilai semasa menggunakan kadar diskaun sebelum cukai yang mencerminkan nilai pasaran semasa pada nilai masa wang dan risiko yang spesifik terhadap aset atau unit penajaan tunai.

Kerugian rosot nilai diiktiraf sekiranya amaun dibawa aset atau unit penajaan tunai berkaitan, melebihi anggaran amaun boleh pulih.

Kerugian rosot nilai diiktiraf di dalam untung atau rugi. Kerugian rosot nilai diiktiraf berkaitan dengan unit penajaan tunai diperuntukkan untuk mengurangkan amaun dibawa aset lain di dalam unit penajaan tunai (atau sekumpulan unit penajaan tunai) secara pro rata.

Kerugian rosot nilai yang telah diiktiraf pada tempoh perakaunan sebelum ini telah dinilai pada penghujung setiap tempoh pelaporan untuk sebarang petunjuk bahawa kerugian telah berkurang atau tidak lagi wujud. Kerugian rosot nilai dibalikkan semula jika terdapat perubahan pada anggaran yang digunakan untuk mengenal pasti amaun boleh pulih sejak kerugian rosot nilai diiktiraf pada tempoh terdahulu. Kerugian rosot nilai dibalikkan semula setakat amaun dibawa aset yang tidak melebihi amaun dibawa yang telah dikenal pasti, selepas susut nilai dan pelunasan, jika tiada kerugian rosot nilai yang telah diiktiraf. Pelarasan semula kerugian rosot nilai dikreditkan pada untung atau rugi pada tahun kewangan di mana pelarasan semula diiktiraf.

(k) Instrumen ekuiti

Instrumen yang diklasifikasikan sebagai ekuiti diukur pada kos semasa pengiktirafan awal dan tidak diukur semula selepas itu.

(l) Manfaat kakitangan

(i) Manfaat kakitangan jangka pendek

Obligasi manfaat kakitangan jangka pendek membabitkan gaji, bonus tahunan, cuti tahunan berbayar dan cuti sakit diukur tanpa didiskaunkan dan dibelanjakan setelah perkhidmatan berkaitan telah diberikan.

Liabiliti diiktiraf pada amaun yang dijangka akan dibayar di bawah bonus tunai jangka pendek atau pelan perkongsian keuntungan jika Kumpulan dan Perbadanan mempunyai perundangan atau obligasi konstruktif untuk membayar amaun berkaitan disebabkan perkhidmatan yang diberikan oleh pekerja dan obligasi boleh dianggarkan secara munasabah.

(ii) Pelan caruman tetap

Kumpulan dan Perbadanan membuat caruman kepada skim pencen yang diiktiraf dan direkod di dalam untung atau rugi pada tahun kewangan yang terlibat. Caruman prabayar diiktiraf sebagai aset tertakluk kepada tunai yang akan dikembalikan atau pengurangan pembayaran pada masa depan yang tersedia.

Nota-nota kepada Penyata Kewangan (sambungan)

3. Dasar perakaunan penting (sambungan)

(m) Hasil dan pendapatan lain

(i) Hasil

Hasil diukur berdasarkan pertimbangan yang ditetapkan di dalam kontrak dengan pelanggan dan tidak termasuk amaun yang dikutip bagi pihak ketiga. Hasil yang diiktiraf oleh Kumpulan dan Perbadanan adalah hasil dari kontrak dengan pelanggan seperti jualan hartanah dibangunkan, jualan daripada aktiviti telekomunikasi, yuran pengurusan bagi pengurusan fasiliti dan perkhidmatan selenggara dan pendapatan lain seperti kumpulan wang pembangunan.

Kumpulan dan Perbadanan mengiktiraf hasil apabila (atau semasa) ia menyerahkan kawalan terhadap produk atau perkhidmatan kepada pelanggan. Aset diserahkan apabila (atau semasa) pelanggan memperoleh kawalan terhadap aset berkenaan.

Kumpulan dan Perbadanan menyerahkan kawalan terhadap produk atau perkhidmatan dari semasa ke semasa dan, setelah itu, memenuhi obligasi pelaksanaan dan mengiktiraf hasil dari semasa ke semasa, jika salah satu kriteria berikut dipenuhi:

- a) pelanggan secara serentak menerima dan menggunakan manfaat yang disediakan oleh entiti ketika entiti melaksanakannya;
- b) pelaksanaan entiti dalam menghasilkan atau menambah baik aset (contohnya kerja dalam pelaksanaan) di mana pelanggan mendapat kawalan apabila aset dihasilkan atau ditambah baik; atau
- c) prestasi entiti tidak menghasilkan aset kegunaan alternatif kepada entiti yang mempunyai hak untuk menerima bayaran ke atas pelaksanaan kerja yang telah disiapkan sehingga tarikh semasa.

Jika obligasi pelaksanaan tidak dipenuhi dari masa ke masa berdasarkan kriteria di atas, sesebuah entiti memenuhi obligasi pelaksanaan dan mengiktiraf hasil pada sesuatu masa.

Pertimbangan dan andaian yang ketara bagi pengiktirafan hasil

Kumpulan telah menggunakan pertimbangan dan andaian berikut yang memberi kesan yang ketara di dalam menentukan jumlah dan masa pengiktirafan hasil daripada kontrak dengan pelanggan:

- a) Untuk jualan hartanah yang dibangunkan, Kumpulan dan Perbadanan mengukur prestasi kerja yang telah siap dengan membuat perbandingan di antara kos sebenar yang ditanggung dengan jumlah kos yang dianggarkan untuk menyiapkan pembangunan hartanah. Pertimbangan ketara diperlukan untuk menganggar jumlah kos kontrak untuk menyiapkan bangunan.

Di dalam meletakkan anggaran ini, pihak pengurusan bergantung kepada anggaran profesional serta pengalaman lepas dalam menyiapkan projek- projek. Perubahan di dalam anggaran akan menyebabkan kesan langsung kepada hasil yang akan diiktiraf.

Nota-nota kepada Penyata Kewangan

(sambungan)

3. Dasar perakaunan penting (sambungan)

(m) Hasil dan pendapatan lain (sambungan)

(i) Hasil (sambungan)

Pertimbangan dan andaian yang ketara bagi pengiktirafan hasil (sambungan)

Jenis produk dan perkhidmatan

Jenis produk atau perkhidmatan	Masa dan kaedah digunakan untuk pengiktirafan hasil	Terma pembayaran signifikan
Hartanah dibangunkan	Hasil dan kos daripada aktiviti pembangunan hartanah diiktiraf dari masa ke masa berdasarkan kos yang ditanggung bahagi kos pembangunan dianggar. Untuk unit yang telah siap, hasil diiktiraf pada sesuatu masa apabila pelanggan mendapatkan kawalan terhadap hartanah iaitu semasa penyerahan milikan kosong.	Tempoh kredit 30 hari bekerja daripada tarikh invois.
Jalur lebar	Hasil diiktiraf dari masa ke masa apabila perkhidmatan telah diberikan kepada pelanggan.	Tempoh kredit 30 hari bekerja daripada tarikh invois.
Pengurusan Fasiliti dan Perkhidmatan Selenggara	Hasil diiktiraf dari masa ke masa apabila perkhidmatan telah diberikan kepada pelanggan.	Tempoh kredit 14 hari bekerja daripada tarikh invois.

(ii) Kumpulan Wang Pengurusan, Pembangunan dan PFI

Mengikut Seksyen 40 Akta PR1MA, Kumpulan Wang Perbadanan PR1MA terdiri daripada geran kerajaan yang diterima dan diklasifikasikan di bawah kumpulan wang berikut:

- a) Kumpulan Wang Pengurusan
- b) Kumpulan Wang Pembangunan
- c) Kumpulan Wang Inisiatif Pembiayaan Swasta ("PFI")

Kumpulan Wang Pengurusan digunakan untuk membiayai dan memastikan kelangsungan aktiviti operasi Perbadanan yang lain. Kumpulan Wang Pengurusan diiktiraf sebagai pendapatan lain di dalam Penyata Untung atau Rugi untuk diimbangkan semula dengan perbelanjaan operasi terutamanya perbelanjaan kakitangan yang berlaku pada tahun kewangan yang terlibat.

Kumpulan Wang Pembangunan dan PFI diterima daripada Kerajaan untuk menyokong aktiviti pembangunan serta pembinaan projek PR1MA. Dana ini dianggap sebagai pendapatan tertunda di dalam Penyata Kedudukan Kewangan dan diiktiraf sebagai pendapatan berdasarkan peratusan siap untuk semua projek yang ada, penggunaan terhadap rosot nilai dan untuk menyokong kerugian projek yang dijangka.

Nota-nota kepada Penyata Kewangan
(sambungan)

3. Dasar perakaunan penting (sambungan)

(m) Hasil dan pendapatan lain (sambungan)

(iii) Geran Kerajaan

Geran Kerajaan diterima daripada Kerajaan adalah untuk membantu Perbadanan sebagai ejen bagi melaksanakan projek-projek dan program Kerajaan. Geran Kerajaan diiktiraf dalam Penyata Untung atau Rugi sebagai pendapatan lain bagi menampung segala perbelanjaan berkaitan yang dikeluarkan secara sistematik dalam tempoh yang sama di mana perbelanjaan diiktiraf.

(iv) Pendapatan faedah

Pendapatan faedah diiktiraf dengan cara diakru menggunakan kaedah faedah efektif di dalam untung atau rugi kecuali pendapatan faedah daripada pelaburan sementara berkaitan pinjaman yang diambil khusus untuk memperoleh aset layak yang direkod menggunakan polisi perakaunan berkaitan kos pinjaman.

(v) Pendapatan sewa

Pendapatan sewa diiktiraf di dalam untung atau rugi Kumpulan dan Perbadanan pada asas garis lurus sepanjang tempoh pajakan. Insentif pajakan yang diberi diiktiraf sebagai bahagian penting daripada jumlah keseluruhan pendapatan sewa, sepanjang tempoh pajakan.

(n) Kos pinjaman

Kos pinjaman yang tidak mempunyai kaitan secara langsung dengan perolehan, pembinaan atau penghasilan aset layak diiktiraf di dalam Penyata Untung atau Rugi dan Pendapatan Komprehensif Lain menggunakan kaedah faedah efektif.

Kos pinjaman yang mempunyai kaitan secara langsung dengan perolehan, pembinaan atau penghasilan aset layak, di mana tempoh masa yang lama diambil untuk menyiapkan aset-aset tersebut untuk digunakan atau dijual, akan dimodalkan sebagai sebahagian daripada kos aset.

Permodalan kos pinjaman sebagai sebahagian daripada kos aset layak bermula apabila perbelanjaan berkaitan aset telah berlaku, kos pinjaman telah berlaku dan aktiviti untuk menyiapkan aset untuk digunakan atau dijual sedang berjalan. Permodalan kos pinjaman dihentikan atau ditamatkan apabila sebahagian besar aktiviti berkaitan penyediaan aset layak untuk digunakan atau dijual tergendala atau telah selesai. Hanya kos pinjaman yang mempunyai kaitan secara langsung dengan perolehan, pembinaan atau penghasilan aset layak sebagai sebahagian daripada kos yang dimodalkan.

Pendapatan pelaburan yang diperoleh dari pelaburan sementara berkaitan pinjaman khusus yang belum digunakan pada aset layak ditolak daripada kos pinjaman yang boleh dimodalkan.

Nota-nota kepada Penyata Kewangan

(sambungan)

3. Dasar perakaunan penting (sambungan)

(o) Cukai pendapatan

Perbelanjaan cukai terdiri daripada cukai semasa dan cukai tertunda. Cukai semasa dan cukai tertunda diiktiraf di dalam Penyata Untung atau Rugi dan Pendapatan Komprehensif Lain kecuali jika ia berkaitan dengan kombinasi perniagaan atau item, yang diiktiraf secara langsung di dalam ekuiti atau pendapatan komprehensif lain.

Cukai semasa adalah cukai yang dijangka perlu dibayar ke atas pendapatan atau kerugian bercukai pada tahun semasa, menggunakan kadar cukai yang diwartakan atau secara substantif diwartakan pada hujung tempoh pelaporan, dan sebarang pelarasan kepada cukai perlu dibayar untuk tahun-tahun terdahulu.

Cukai tertunda diiktiraf menggunakan kaedah liabiliti dengan mengambil kira perbezaan sementara di antara amaun dibawa bagi aset dan liabiliti di dalam penyata kedudukan kewangan dan asas cukainya. Cukai tertunda tidak diiktiraf untuk perbezaan sementara berikut: pengiktirafan awal muhibah; dan pengiktirafan awal aset atau liabiliti di dalam urus niaga yang tidak berkaitan dengan kombinasi perniagaan dan yang tidak menjejaskan sama ada perakaunan atau keuntungan atau kerugian boleh cukai. Cukai tertunda diukur pada kadar cukai yang dijangka untuk digunakan terhadap perbezaan sementara apabila ia dibalikkan, berdasarkan undang-undang yang diwartakan atau diwartakan secara substantif pada hujung tempoh pelaporan.

Aset dan liabiliti cukai tertunda diimbangi jika terdapat hak penguatkuasaan yang sah untuk mengimbangi aset dan liabiliti cukai semasa, dan ianya berkait dengan cukai pendapatan yang dikenakan oleh pihak berkuasa yang sama kepada entiti bercukai yang sama, atau kepada entiti bercukai yang berlainan, tetapi bercadang untuk menyelesaikan liabiliti dan aset cukai semasa pada asas bersih atau aset dan liabiliti cukai akan direalisasikan secara serentak.

Aset cukai tertunda diiktiraf sehingga setakat terdapat kemungkinan bahawa keuntungan boleh cukai dapat dihasilkan pada masa hadapan yang boleh digunakan terhadap perbezaan sementara. Aset cukai tertunda disemak pada akhir setiap tempoh pelaporan dan akan berkurang sehingga ia tidak lagi berkemungkinan untuk merealisasikan manfaat cukai terbabit.

(p) Segmen operasi

Segmen operasi adalah komponen di dalam Kumpulan yang terlibat di dalam aktiviti perniagaan di mana ia memperoleh pendapatan dan menanggung perbelanjaan, termasuk pendapatan dan perbelanjaan yang berkaitan dengan sebarang transaksi dengan komponen Kumpulan yang lain. Keputusan daripada segmen operasi disemak secara berkala oleh ketua operasi yang membuat keputusan, iaitu Anggota Perbadanan dan Ketua Pegawai Eksekutif Perbadanan, untuk membuat keputusan berkenaan sumber yang diperuntukkan kepada segmen terlibat dan menilai prestasinya, dan di mana maklumat kewangan terperinci tersedia.

(q) Liabiliti bersyarat

Sekiranya tiada kemungkinan bahawa aliran keluar manfaat ekonomi akan diperlukan, atau amaun berkaitan tidak dapat dianggarkan dengan pasti, obligasi tidak perlu diiktiraf di dalam penyata kedudukan kewangan dan didedahkan sebagai liabiliti bersyarat, kecuali jika terdapat kemungkinan bahawa aliran keluar manfaat ekonomi adalah tipis. Kemungkinan obligasi, di mana kewujudannya hanya disahkan melalui peristiwa yang berlaku atau tidak berlaku pada tempoh masa satu atau lebih peristiwa masa hadapan juga, perlu didedahkan sebagai liabiliti bersyarat kecuali jika terdapat kemungkinan bahawa aliran keluar manfaat ekonomi adalah tipis.

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(sambungan)

3. Dasar perakaunan penting (sambungan)

(r) Pengukuran nilai saksama

Nilai saksama bagi aset atau liabiliti, kecuali untuk transaksi pajakan, ditentukan sebagai amaun yang akan diterima daripada jualan aset atau bayaran untuk mengalihkan liabiliti secara teratur di antara peserta pasaran pada tarikh pengukuran. Pengukuran mengandaikan bahawa transaksi untuk menjual aset atau memindahkan liabiliti berlaku sama ada di pasaran utama atau jika tiada pasaran utama, di dalam pasaran yang paling menguntungkan.

Bagi aset bukan kewangan, pengukuran nilai saksama mengambil kira keupayaan peserta pasaran di dalam menjana manfaat ekonomi menggunakan aset pada tahap tertinggi dan terbaik atau dengan menjualnya kepada peserta pasaran lain yang akan menggunakan aset pada tahap tertinggi dan terbaik.

Semasa mengukur nilai saksama sesebuah aset atau liabiliti, Kumpulan dan Perbadanan menggunakan data rujukan pasaran sebanyak mungkin. Nilai saksama dikategorikan kepada pelbagai peringkat di dalam hierarki nilai saksama berdasarkan input yang digunakan di dalam teknik penilaian seperti berikut:

- Tahap 1 : sebut harga (tidak dilaras) di dalam pasaran aktif untuk aset atau liabiliti yang sama yang boleh diakses oleh Kumpulan dan Perbadanan pada tarikh pengukuran.
- Tahap 2 : input selain daripada sebut harga yang tercatat termasuk di dalam Tahap 1 yang dapat diperhatikan untuk aset atau liabiliti, sama ada secara langsung atau tidak langsung.
- Tahap 3 : input yang tidak dapat diperhatikan pada aset atau liabiliti.

Kumpulan dan Perbadanan mengiktiraf pemindahan di antara peringkat hierarki nilai saksama pada tarikh ia berlaku atau berubah pada keadaan yang menyebabkan pemindahan tersebut.

Nota-nota kepada Penyata Kewangan

(sambungan)

4. Loji dan peralatan

Kumpulan	Peralatan komputer RM'000	Infrastruktur telekomunikasi RM'000	Peralatan pejabat RM'000	Perabot dan kelengkapan RM'000	Kenderaan RM'000	Kerja dalam pelaksanaan RM'000	Jumlah RM'000
Kos							
Pada 1 Januari 2022	19,498	9,724	873	4,003	2,268	683	37,049
Tambahan	1,907	2,966	215	1,434	400	413	7,335
Pelupusan	(1,297)	-	-	-	-	-	(1,297)
Klasifikasi semula	215	-	-	12	-	(143)	84
Pada 31 Disember 2022	20,323	12,690	1,088	5,449	2,668	953	43,171
Tambahan	329	1,743	171	586	4	2,383	5,216
Klasifikasi semula	1,315	(52)	-	-	-	(1,829)	(566)
Pada 31 Disember 2023	21,967	14,381	1,259	6,035	2,672	1,507	47,821
Susut nilai terkumpul							
Pada 1 Januari 2022	17,618	4,123	534	2,559	521	-	25,355
Caj tahun semasa	1,749	1,502	97	473	440	-	4,261
Pelupusan	(1,297)	-	-	-	-	-	(1,297)
Pada 31 Disember 2022	18,070	5,625	631	3,032	961	-	28,319
Caj tahun semasa	1,463	1,773	112	544	461	-	4,353
Pada 31 Disember 2023	19,533	7,398	743	3,576	1,422	-	32,672
Amaun dibawa							
Pada 31 Disember 2022	2,253	7,065	457	2,417	1,707	953	14,852
Pada 31 Disember 2023	2,434	6,983	516	2,459	1,250	1,507	15,149

Nota-nota kepada Penyata Kewangan

(sambungan)

4. Loji dan peralatan (sambungan)

Perbadanan	Peralatan komputer RM'000	Peralatan pejabat RM'000	Perabot dan kelengkapan RM'000	Kenderaan RM'000	Kerja dalam pelaksanaan RM'000	Jumlah RM'000
Kos						
Pada 1 Januari 2022	19,497	844	4,003	2,268	101	26,713
Tambahan	1,581	215	1,434	400	83	3,713
Pelupusan	(1,297)	-	-	-	-	(1,297)
Klasifikasi semula	215	-	12	-	(143)	84
Pada 31 Disember 2022	19,996	1,059	5,449	2,668	41	29,213
Tambahan	1,528	169	561	4	524	2,786
Klasifikasi semula	(13)	-	-	-	-	(13)
Pada 31 Disember 2023	21,511	1,228	6,010	2,672	565	31,986
Susut nilai terkumpul						
Pada 1 Januari 2022	17,619	511	2,559	521	-	21,210
Caj tahun semasa	1,716	96	473	440	-	2,725
Pelupusan	(1,297)	-	-	-	-	(1,297)
Pada 31 Disember 2022	18,038	607	3,032	961	-	22,638
Caj tahun semasa	1,334	111	544	461	-	2,450
Pada 31 Disember 2023	19,372	718	3,576	1,422	-	25,088
Amaun dibawa						
Pada 31 Disember 2022	1,958	452	2,417	1,707	41	6,575
Pada 31 Disember 2023	2,139	510	2,434	1,250	565	6,898

Nota-nota kepada Penyata Kewangan

(sambungan)

5. Hartanah pelaburan

Kumpulan dan Perbadanan	2023 RM'000	2022 RM'000
Pada 1 Januari	1,036	727
Tambahan	-	329
Susut nilai	(21)	(20)
Pada 31 Disember	1,015	1,036
Kos	1,063	1,063
Susut nilai terkumpul	(48)	(27)
Amaun dibawa pada tahun kewangan berakhir	1,015	1,036

Hartanah pelaburan terdiri daripada beberapa hartanah komersial yang dipajakkan kepada pihak ketiga. Setiap pajakan mengandungi tempoh awal yang tidak boleh dibatalkan selama 2 tahun, dengan sewa tahunan diindeks kepada harga pengguna. Pembaharuan seterusnya dirundingkan dengan pemajak dan purata tempoh pembaharuan adalah 1 tahun. Kumpulan dan Perbadanan tidak mengenakan bayaran pajakan berubah yang tidak bergantung pada indeks atau kadar.

Perkara berikut diiktiraf dalam untung atau rugi:

Kumpulan dan Perbadanan	2023 RM'000	2022 RM'000
Pendapatan Sewa	34	52

Bayaran pajakan operasi yang akan diterima adalah seperti berikut:

Kumpulan dan Perbadanan	2023 RM'000	2022 RM'000
Bayaran sewa tertanggung		
- tidak melebihi dari 1 tahun	34	34
- melebihi dari 1 tahun dan tidak melebihi dari 2 tahun	20	25
- melebihi dari 2 tahun dan tidak melebihi dari 3 tahun	1	3
	55	62

Nota-nota kepada Penyata Kewangan

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6. Hak penggunaan aset

Kumpulan dan Perbadanan	Nota	Bangunan pejabat RM'000	Pusat data RM'000	Kenderaan bermotor RM'000	Ruang simpanan RM'000	Jumlah RM'000
Pada 1 Januari 2022		15,282	372	-	-	15,654
Tambahan	6.1	473	-	-	370	843
Susut nilai		(4,346)	(97)	(173)	(123)	(4,739)
Klasifikasi semula		-	-	525	-	525
Pada 31 Disember 2022		11,409	275	352	247	12,283
Tambahan	6.1	13,346	310	-	419	14,075
Susut nilai		(4,967)	(97)	(105)	(263)	(5,432)
Pada 31 Disember 2023		19,788	488	247	403	20,926

Hak penggunaan aset Kumpulan dan Perbadanan pada tahun berakhir 31 Disember 2023 mewakili sewa pajakan ke atas kenderaan bermotor, ruang simpanan dan bangunan pejabat yang terdiri daripada tingkat G, 1, 2, 3, 6, 7 dan 9 di Blok F, Oasis Square, sebuah ruang pejabat di Blok E, Oasis Square (juga dikenali sebagai Pusat Data), sebuah bangunan pejabat di Kuching, Sarawak dan pejabat serantau di Sabah, Pahang, Melaka, Perak dan Perlis.

Penambahan hak penggunaan aset dalam tahun kewangan semasa berjumlah RM10,144,000 disumbangkan oleh opsyen lanjutan pada aset pajakan sedia ada. Terdapat juga penambahan hak penggunaan aset ke atas bangunan pejabat dan ruang simpanan yang dipajak pada tahun kewangan berakhir 31 Disember 2023, masing-masing berjumlah RM3,512,000 dan RM419,000.

6.1 Opsyen lanjutan

Sesetengah pajakan bangunan pejabat mengandungi opsyen lanjutan yang dilaksanakan oleh Kumpulan dan Perbadanan sehingga tempoh setahun sebelum kontrak tidak boleh batal berakhir. Kumpulan dan Perbadanan perlu mengambil kira opsyen lanjutan di dalam pajakan baru untuk memberikan fleksibiliti kepada operasi, jika berkenaan. Opsyen lanjutan hanya dilaksanakan oleh Kumpulan dan Perbadanan dan tidak dilaksanakan oleh pemberi pajak. Kumpulan dan Perbadanan menilai tarikh mula pajakan sama ada pelaksanaan opsyen lanjutan adalah munasabah. Kumpulan dan Perbadanan menilai semula sama ada pelaksanaan opsyen tersebut adalah munasabah jika terdapat peristiwa atau perubahan keadaan yang signifikan di dalam kawalannya.

Kesemua bayaran pajakan yang berpotensi melalui penilaian opsyen lanjutan telah diambil kira di dalam liabiliti pajakan didiskaunkan pada 31 Disember 2023.

6.2 Pertimbangan dan andaian yang signifikan berkaitan pajakan

Kumpulan dan Perbadanan menilai tarikh mula pajakan dengan menggunakan pertimbangan yang signifikan sama ada pelaksanaan opsyen lanjutan adalah munasabah. Kumpulan dan Perbadanan mengambil kira semua fakta dan keadaan termasuk praktik lalu dan sebarang kos yang akan ditanggung untuk menukar aset jika opsyen lanjutan tidak digunakan, dalam menentukan tempoh pajakan.

Kumpulan dan Perbadanan juga menggunakan pertimbangan dan andaian dalam menentukan kadar kenaikan pinjaman untuk pajakan berkaitan. Kumpulan dan Perbadanan mengenal pasti kadar pinjaman sedia ada terlebih dahulu sebelum menggunakan pertimbangan signifikan untuk mengenal pasti pelarasan yang diperlukan untuk mencerminkan tempoh, keselamatan, nilai atau persekitaran ekonomi bagi pajakan tersebut.

Nota-nota kepada Penyata Kewangan

(sambungan)

7. Aset cukai tertunda

Pengiktirafan aset cukai tertunda

Aset cukai tertunda adalah dikaitkan dengan perkara berikut:

Kumpulan	2023 RM'000	2022 RM'000
Loji dan peralatan	(1,275)	(1,275)
Peruntukan	25	25
Pendapatan tertunda	2,874	2,874
	1,624	1,624

Pergerakan dalam perbezaan sementara pada tahun semasa

Kumpulan	Pada 1.1.2022 RM'000	Diiktiraf dalam untung atau rugi (Nota 28) RM'000	Pada 31.12.2023 RM'000
Loji dan peralatan	(1,275)	-	(1,275)
Peruntukan	25	-	25
Pendapatan tertunda	2,874	-	2,874
	1,624	-	1,624

8. Pelaburan dalam syarikat subsidiari

Perbadanan	2023 RM'000	2022 RM'000
Kos pelaburan		
Pada awal dan akhir tahun kewangan	3,000	3,000

Perbadanan merekodkan pelaburan dalam syarikat subsidiari pada kos tolak rosot nilai. Pada tahun kewangan semasa, Perbadanan menilai kebolehpulihan pelaburan dalam syarikat subsidiari dengan menggunakan anggaran signifikan untuk mengenal pasti jumlah kebolehpulihan berdasarkan kedudukan aset bersih atau liabiliti bersih, lebihan atau defisit pada akhir tahun kewangan dan pelan operasi masa depan syarikat subsidiari berkenaan. Dengan mengambil kira semua anggaran terlibat serta pertimbangan pada kebolehpulihan pelaburan Perbadanan dalam syarikat subsidiari, tiada rosot nilai telah dikenakan pada tahun kewangan semasa.

Nota-nota kepada Penyata Kewangan

(sambungan)

8. Pelaburan dalam syarikat subsidiari (sambungan)

Perincian syarikat subsidiari adalah seperti berikut:

Nama syarikat	Lokasi utama perniagaan	Aktiviti utama	Pegangan efektif dan hak mengundi	
			2023 %	2022 %
PR1MA Asset Management Sdn. Bhd.	Malaysia	Mengurus perumahan dan kompleks komersial PR1MA yang telah siap	100	100
PR1MA Development Sdn. Bhd.	Malaysia	Membangun dan membina perumahan dan kompleks komersial PR1MA	100	100
PR1MA Communications Sdn. Bhd.	Malaysia	Menyediakan perkhidmatan Teknologi Maklumat dan Komunikasi ("ICT")	100	100
PR1MA Facilities Management Sdn. Bhd.	Malaysia	Menyediakan perkhidmatan pengurusan fasiliti, penyelenggaraan, domestik dan sebarang kepakaran perkhidmatan dan fasiliti	100	100
PR1MA Seremban Sentral Sdn. Bhd.	Malaysia	Pembangunan hartanah dan aktiviti pelaburan	100	100
PR1MA Project Management Sdn. Bhd. <i>(Dahulunya dikenali sebagai PR1MA Brunsfield Corporation Sdn. Bhd.)</i>	Malaysia	Pembangunan hartanah dan aktiviti pelaburan	100	100

Kesemua syarikat subsidiari telah diaudit oleh firma juruaudit selain daripada Jabatan Audit Negara Malaysia.

Nota-nota kepada Penyata Kewangan

(sambungan)

9. Inventori

	Nota	2023 RM'000	2022 RM'000
Kumpulan			
Bukan semasa			
Tanah dipegang untuk pembangunan hartanah	9.1	1,016,838	1,037,908
		1,016,838	1,037,908
Semasa			
Unit pembangunan yang telah siap	9.2	886,726	655,025
Kos pembangunan hartanah	9.3	703,949	1,368,003
		1,590,675	2,023,028
		2,607,513	3,060,936
Perbadanan			
Bukan semasa			
Tanah dipegang untuk pembangunan hartanah	9.1	978,540	1,006,438
		978,540	1,006,438
Semasa			
Unit pembangunan yang telah siap	9.2	659,941	640,434
Kos pembangunan hartanah	9.3	747,552	1,143,959
		1,407,493	1,784,393
		2,386,033	2,790,831

Pada tahun semasa, Kumpulan dan Perbadanan, masing-masing telah mengiktiraf kos inventori berjumlah RM660,628,000 (2022: RM934,689,000) dan RM639,175,000 (2022: RM753,108,000), sebagai kos jualan.

Nota-nota kepada Penyata Kewangan
 (sambungan)

9. Inventori (sambungan)

9.1 Tanah dipegang untuk pembangunan hartanah

	2023 RM'000	2022 RM'000
Kumpulan		
Pada awal tahun kewangan	1,037,908	1,012,169
Klasifikasi semula	(21,070)	32,553
Rosot nilai	-	(6,814)
Pada akhir tahun kewangan	1,016,838	1,037,908
Perbadanan		
Pada awal tahun kewangan	1,006,438	980,699
Klasifikasi semula	(27,898)	32,553
Rosot nilai	-	(6,814)
Pada akhir tahun kewangan	978,540	1,006,438

Tanah dipegang untuk pembangunan hartanah diperincikan seperti berikut:

	2023 RM'000	2022 RM'000
Kumpulan		
Direkodkan pada nilai saksama:		
- Tanah milik bebas	742,948	742,948
- Tanah milik pajakan	273,890	294,960
	1,016,838	1,037,908
Perbadanan		
Direkodkan pada nilai saksama:		
- Tanah milik bebas	742,948	742,948
- Tanah milik pajakan	235,592	263,490
	978,540	1,006,438

Pada tahun kewangan semasa, penurunan pada tanah dipegang untuk pembangunan hartanah terutamanya disebabkan oleh klasifikasi semula tanah sedia ada daripada tanah dipegang untuk pembangunan hartanah kepada kos pembangunan hartanah, di mana pembangunan telah dimulakan di atas tanah tersebut pada tahun kewangan semasa.

Nota-nota kepada Penyata Kewangan

(sambungan)

9. Inventori (sambungan)

9.2 Unit pembangunan yang telah siap

	2023 RM'000	2022 RM'000
Kumpulan		
Unit pembangunan yang telah siap, pada kos	949,408	671,908
Rosot nilai	(62,682)	(16,554)
Dipindahkan ke hartanah pelaburan	-	(329)
	886,726	655,025
Perbadanan		
Unit pembangunan yang telah siap, pada kos	678,001	657,150
Rosot nilai	(18,060)	(16,387)
Dipindahkan ke hartanah pelaburan	-	(329)
	659,941	640,434

Unit pembangunan yang telah siap direkodkan pada amaun terendah di antara kos dan nilai realisasi bersih.

9.3 Kos pembangunan hartanah

	2023 RM'000	2022 RM'000
Kumpulan		
Kos pembangunan hartanah		
Pada awal tahun kewangan	8,747,714	8,295,948
Kos pembangunan ditanggung pada tahun semasa	650,266	597,463
Dipindahkan ke unit pembangunan yang telah siap	(653,792)	(145,697)
Pada akhir tahun kewangan	8,744,188	8,747,714
Tolak: Kos diiktiraf dalam untung atau rugi		
Pada awal tahun kewangan	(7,379,711)	(6,383,749)
Kos diiktiraf pada tahun semasa	(660,628)	(934,689)
Rosot nilai	100	(61,273)
Pada akhir tahun kewangan	(8,040,239)	(7,379,711)
	703,949	1,368,003

Nota-nota kepada Penyata Kewangan
 (sambungan)

9. Inventori (sambungan)

9.3 Kos pembangunan hartanah (sambungan)

Perbadanan	2023 RM'000	2022 RM'000
Kos pembangunan hartanah		
Pada awal tahun kewangan	7,611,862	7,132,392
Kos pembangunan ditanggung pada tahun semasa	637,814	609,093
Dipindahkan ke unit pembangunan yang telah siap	(395,146)	(129,623)
Pada akhir tahun kewangan	7,854,530	7,611,862
Tolak: Kos diiktiraf dalam untung atau rugi		
Pada awal tahun kewangan	(6,467,903)	(5,653,521)
Kos diiktiraf pada tahun semasa	(639,175)	(753,108)
Rosot nilai	100	(61,274)
Pada akhir tahun kewangan	(7,106,978)	(6,467,903)
	747,552	1,143,959

Kos pembangunan hartanah diperincikan seperti berikut:

	2023 RM'000	2022 RM'000
Kumpulan		
Kos tanah	1,352,585	1,269,839
Kos pembangunan, selepas rosot nilai	7,391,603	7,477,874
Kos diiktiraf dalam untung atau rugi	(8,040,239)	(7,379,710)
	703,949	1,368,003
Perbadanan		
Kos tanah	1,245,527	1,165,562
Kos pembangunan, selepas rosot nilai	6,609,003	6,446,299
Kos diiktiraf dalam untung atau rugi	(7,106,978)	(6,467,902)
	747,552	1,143,959

10. Kerja dalam pelaksanaan

	Kumpulan		Perbadanan	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Infrastruktur ICT	4,717	-	-	-

Nota-nota kepada Penyata Kewangan

(sambungan)

11. Penghutang dagangan dan lain-lain

Nota	Kumpulan		Perbadanan	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Dagangan				
Penghutang dagangan daripada kontrak dengan pelanggan	255,411	319,994	234,410	262,354
Tolak: Peruntukan rosot nilai 11.1	(111)	(65)	-	-
	255,300	319,929	234,410	262,354
Bukan dagangan				
Penghutang pelbagai	19,415	55,678	19,217	55,486
Tolak: Peruntukan rosot nilai 11.1	(192)	(192)	(192)	(192)
	19,223	55,486	19,025	55,294
Amaun terhutang oleh syarikat subsidiari 11.2	-	-	873,064	964,511
Pendapatan terakru	48	7,651	-	7,651
Deposit	79,477	77,920	31,764	31,015
Bayaran terdahulu	799	530	766	530
	99,547	141,587	924,619	1,059,001
	354,847	461,516	1,159,029	1,321,355

11.1 Pada tahun kewangan semasa, peruntukan rosot nilai telah diperuntukkan oleh Kumpulan kepada kedua-dua penghutang dagangan dan penghutang pelbagai, masing-masing sebanyak RM111,000 (2022: RM65,000) dan RM192,000 (2022: RM192,000).

11.2 Amaun terhutang oleh syarikat subsidiari tidak bercagar, bebas faedah dan bayaran diterima mengikut permintaan.

Perbadanan telah menilai kebolehpulihan amaun terhutang oleh syarikat subsidiari pada tahun kewangan semasa berdasarkan kriteria-kriteria berikut:

- Keupayaan syarikat subsidiari untuk membayar obligasinya kepada Perbadanan;
- Aktiviti operasi, sumber dana, pelan operasi masa depan dan kutipan hasil oleh syarikat subsidiari;
- Bayaran yang telah diterima daripada syarikat subsidiari pada tahun kewangan semasa; dan
- Kedudukan aset bersih atau liabiliti bersih syarikat subsidiari.

Berdasarkan kesemua kriteria di atas, Perbadanan membuat kesimpulan bahawa amaun terhutang oleh syarikat subsidiari dianggap sebagai boleh pulih dan tiada rosot nilai tambahan perlu dikenakan pada tahun kewangan semasa.

Nota-nota kepada Penyata Kewangan
 (sambungan)

12. Aset / (liabiliti) kontrak

	2023 RM'000	2022 RM'000
Kumpulan		
Aset kontrak	541,271	913,864
Liabiliti kontrak	(272)	-
Perbadanan		
Aset kontrak	515,037	850,555

Aset kontrak merujuk kepada hak Kumpulan dan Perbadanan untuk pertimbangan bagi kerja pembinaan yang telah diselesaikan ke atas kontrak pembinaan tetapi belum dibil pada tarikh pelaporan. Kebiasaannya, amaun akan dibil mengikut tingkat pencapaian yang telah dipersetujui dan bayaran dijangka diterima di dalam lingkungan 30 – 90 hari.

Liabiliti kontrak merujuk kepada pendahuluan yang diterima daripada pelanggan bagi kontrak kerja dan sistem pembangunan projek, di mana pendapatan diiktiraf dari masa ke semasa sewaktu projek dijalankan. Liabiliti kontrak dijangka diiktiraf sebagai pendapatan berdasarkan tahap kerja siap bagi projek tersebut.

Perubahan signifikan terhadap aset kontrak dan liabiliti kontrak pada tahun semasa adalah seperti berikut:

	2023 RM'000	2022 RM'000
Kumpulan		
Keuntungan diiktiraf tolak kerugian diiktiraf pada tahun kewangan semasa	779,046	992,087
Bil peringkat siap diterima dan akan diterima pada akhir tahun	541,271	913,864
Perbadanan		
Keuntungan diiktiraf tolak kerugian diiktiraf pada tahun kewangan semasa	742,475	857,388
Bil peringkat siap diterima dan akan diterima pada akhir tahun	515,037	850,555

Nota-nota kepada Penyata Kewangan

(sambungan)

13. Tunai dan kesetaraan tunai

	Nota	Kumpulan		Perbadanan	
		2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Deposit jangka pendek	13.1	648,329	330,574	648,329	330,574
Baki di tangan dan di bank		147,178	145,460	125,252	97,130
		795,507	476,034	773,581	427,704

13.1 Deposit jangka pendek

Deposit jangka pendek merangkumi amaun yang dideposit ke dalam institusi kewangan berlesen yang berikut:

	Kumpulan		Perbadanan	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Malayan Banking Berhad	52,283	25,850	52,283	25,850
AmBank Islamic Berhad	202,127	77,020	202,127	77,020
Bank Kerjasama Rakyat Malaysia	-	59,300	-	59,300
CIMB Islamic Bank Berhad	202,117	115,684	202,117	115,684
Bank Islam Malaysia Berhad	29,424	-	29,424	-
RHB Islamic Bank Berhad	83,039	52,720	83,039	52,720
Co-opbank Pertama	77,158	-	77,158	-
MBSB Bank Berhad	2,181	-	2,181	-
	648,329	330,574	648,329	330,574

Kumpulan dan Perbadanan memperuntukkan deposit jangka pendek untuk perolehan tanah serta pembayaran kos pembangunan untuk projek-projek.

Nota-nota kepada Penyata Kewangan
 (sambungan)

14. Kumpulan wang pembangunan

Kumpulan dan Perbadanan	2023 RM'000	2022 RM'000
Kumpulan wang pembangunan		
Pada awal tahun	697,538	1,182,633
Dana diterima	-	114,000
Penggunaan untuk perbelanjaan pembangunan:		
- Berkaitan diskaun kempen pemilikan rumah ("HOC"), rebat dan kerugian dijangka	(386,353)	(364,496)
- Berkaitan projek yang telah siap dan sedang berjalan	(97,657)	(62,310)
- Berkaitan kerugian rosot nilai	(1,573)	(78,156)
Peruntukan kepada projek pembangunan dalam syarikat subsidiari:		
- Berkaitan diskaun kempen pemilikan rumah ("HOC"), rebat dan kerugian dijangka	(2,832)	(94,190)
- Berkaitan projek yang telah siap dan sedang berjalan	-	(2,594)
- Berkaitan kerugian rosot nilai	(2,168)	(18)
Penarikbalikan perbelanjaan pembangunan:		
- Lebihan rosot nilai	-	2,669
Pada akhir tahun	206,955	697,538

Pada tahun kewangan semasa, Perbadanan tidak menerima sebarang dana bagi Kumpulan Wang Pembangunan (2022: RM114,000,000).

Perbadanan telah diberi tugas untuk menguruskan dana bagi membina rumah mampu milik kepada rakyat bagi pihak kerajaan. Peruntukan Kumpulan Wang Pembangunan berjumlah RM97,657,000 mewakili jumlah keseluruhan kumpulan wang yang digunakan pada tahun semasa berpandukan pelan Rasionalisasi Projek menurut peratusan siap untuk semua projek yang siap dan sedang dijalankan.

Pada tahun kewangan semasa, terdapat RM3,741,000 (2022: RM78,174,000) kumpulan wang pembangunan yang telah digunakan oleh Kumpulan terhadap kerugian rosot nilai daripada kos berkaitan projek dan RM389,185,000 (2022: RM458,686,000) kumpulan wang telah diperuntukan untuk diskaun, rebat dan kerugian yang dijangkakan.

Nota-nota kepada Penyata Kewangan

(sambungan)

15. Geran kerajaan

Kumpulan dan Perbadanan	2023 RM'000	2022 RM'000
Bukan Semasa		
Geran Kerajaan	-	22,164
	-	22,164
Semasa		
Geran Kerajaan	32,198	-
	32,198	-
	32,198	22,164

Kumpulan dan Perbadanan	2023 RM'000	2022 RM'000
Geran kerajaan		
Pada awal tahun	22,164	-
Dana diterima	16,883	34,170
Digunakan terhadap geran:		
- Berkaitan <i>Pembaikan Rumah KPKT</i>	(4,012)	(12,006)
- Berkaitan JENDELA	(3,775)	-
- Berkaitan lebih digunakan pada tahun sebelumnya	938	-
Pada akhir tahun	32,198	22,164

Perbadanan telah dilantik oleh Kementerian Perumahan dan Kerajaan Tempatan (KPKT) pada tahun 2022 untuk melaksanakan program-program KPKT dengan objektif untuk membina semula dan membaiki rumah yang terjejas akibat banjir dan kerja pembaikan untuk keluarga berpendapatan rendah terpilih.

Semasa tahun kewangan, Perbadanan telah menerima Geran Kerajaan tambahan dari KPKT bagi kerja pembaikan untuk keluarga berpendapatan rendah terpilih berjumlah RM7,907,000 dan geran bagi program JENDELA berjumlah RM8,415,000.

Pada Disember 2023, Perbadanan telah menerima Geran Operasi dari KPKT berjumlah RM561,000 sebagai rakan strategik KPKT bersempena Program Setahun Bersama Kerajaan Madani. Namun demikian, geran operasi masih belum digunakan pada tahun kewangan semasa.

Nota-nota kepada Penyata Kewangan
(sambungan)

16. Dana Pinjaman

Kumpulan dan Perbadanan	Nota	2023 RM'000	2022 RM'000
Bukan semasa			
Nota jangka sederhana Islamik ("Sukuk")	16.1	2,004,666	3,754,169
		2,004,666	3,754,169
Semasa			
Nota jangka sederhana Islamik ("Sukuk")	16.1	1,788,019	38,223
Kredit pusingan	16.2	-	-
		1,788,019	38,223
		3,792,685	3,792,392

16.1 Nota jangka sederhana Islamik ("Sukuk")

Perbadanan mempunyai program nota kewangan Islam berjangka sederhana ("Program Sukuk") berjumlah sehingga RM3,750,000,000 pada jumlah nominal. Program Sukuk ini tidak boleh dibatalkan dan dijamin tanpa syarat oleh Kerajaan. Tempoh program Sukuk seperti yang tertakluk di dalam perjanjian program adalah selama 20 tahun bermula dari tarikh program Sukuk ini. Program Sukuk ini bermula pada Oktober 2017.

16.2 Kredit pusingan

Program kredit pusingan sehingga RM2,500,000,000 tidak boleh dibatalkan dan tanpa syarat dijamin oleh kerajaan. Tempoh program kredit pusingan seperti yang ditetapkan dalam perjanjian program adalah 5 tahun bermula dari Oktober 2017. Pada tahun kewangan, penyelesaian penuh telah dibuat.

Tujuan penyertaan program Sukuk dan pusingan kredit, antara lainnya termasuk:

- Untuk membiayai sebarang perbelanjaan berkaitan projek perumahan PR1MA;
- Untuk membiayai semua kos pembinaan dan bayaran progresif kepada kontraktor termasuk perolehan tanah;
- Untuk membiayai sebarang caj kewangan; dan
- Untuk pembayaran yuran Jaminan Kerajaan.

Had Jaminan Kerajaan yang digabungkan untuk kedua-dua program hanyalah sehingga RM5,000,000,000. Pada tarikh semasa, Perbadanan telah menggunakan sepenuhnya kemudahan pinjaman ini sehingga Had Jaminan.

Nota-nota kepada Penyata Kewangan

(sambungan)

16. Dana Pinjaman (sambungan)**Penyesuaian bagi liabiliti dengan aliran tunai daripada aktiviti pembiayaan**

Kumpulan dan Perbadanan	1.1.2022 RM'000	Perubahan bersih dari aliran tunai pembiayaan RM'000	31.12.2022 RM'000	Perubahan bersih dari aliran tunai pembiayaan RM'000	31.12.2023 RM'000
Nota jangka sederhana Islamik ("Sukuk")	4,039,556	(247,164)	3,792,392	293	3,792,685
Kredit pusingan	502,227	(502,227)	-	-	-
	4,541,783	(749,391)	3,792,392	293	3,792,685

Perubahan bersih dari aliran tunai pembiayaan ditafsirkan di dalam Penyata Aliran Tunai

	2023 RM'000	2022 RM'000
Kumpulan		
Kos kewangan	146,702	168,559
Faedah dibayar	(108,683)	(130,336)
Bayaran balik prinsipal pinjaman	-	(750,000)
Bayaran balik faedah pinjaman	(37,726)	(37,614)
	293	(749,391)
Perbadanan		
Kos kewangan	146,687	168,557
Faedah dibayar	(108,668)	(130,334)
Bayaran balik prinsipal pinjaman	-	(750,000)
Bayaran balik faedah pinjaman	(37,726)	(37,614)
	293	(749,391)

Berikut merupakan istilah penting bagi Nota jangka sederhana Islam ("Sukuk") RM3,750,000,000 bagi Tranche 2 hingga Tranche 6 yang diterbitkan oleh Perbadanan seperti berikut:

	Nilai Nominal RM'000	Tarikh Terbitan	Tarikh Matang	Kadar Kupon (setahun)
Tranche No. 2	1,750,000	20 Oktober 2017	18 Oktober 2024	4.34%
Tranche No. 3	500,000	30 Julai 2020	30 Julai 2025	2.38%
Tranche No. 4	500,000	30 Julai 2020	30 Julai 2027	2.58%
Tranche No. 5	500,000	30 September 2021	30 September 2026	3.05%
Tranche No. 6	500,000	29 Julai 2022	29 Julai 2027	4.00%

Bayaran kupon untuk sukuk di atas akan dibayar dua kali setahun.

Nota-nota kepada Penyata Kewangan
 (sambungan)

17. Liabiliti pajakan

	2023 RM'000	2022 RM'000
Kumpulan dan Perbadanan		
Bukan Semasa		
Liabiliti pajakan	16,780	8,265
Semasa		
Liabiliti pajakan	5,071	4,914
Tempoh dan jadual pembayaran		
	2023 RM'000	2022 RM'000
Kumpulan dan Perbadanan		
Bukan Semasa		
Bayaran dalam tempoh lebih dari setahun tetapi tidak lebih dari 2 tahun	5,512	5,017
Bayaran dalam tempoh lebih dari 2 tahun tetapi tidak lebih dari 3 tahun	5,531	1,230
Bayaran dalam tempoh lebih dari 3 tahun	5,737	2,018
	16,780	8,265
Semasa		
Bayaran dalam tempoh kurang dari setahun	5,071	4,914
	5,071	4,914
	21,851	13,179

Kumpulan dan Perbadanan, masing-masing menanggung kadar faedah ke pajakan sebanyak 4.50% (2022: 4.50%).

Nota-nota kepada Penyata Kewangan

(sambungan)

18. Pemiutang dagangan dan lain-lain

Nota	Kumpulan		Perbadanan	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Dagangan				
Pemiutang dagangan	25,368	134,349	20,708	127,978
Jumlah pengekaln	111,982	135,489	111,955	135,400
	137,350	269,838	132,663	263,378
Bukan dagangan				
Pemiutang pelbagai	18.1 41,002	35,443	35,759	24,458
Amaun terhutang kepada syarikat subsidiari	18.2 -	-	676,557	691,066
Hasil tertunda	11,342	11,972	-	-
Akruan	16,463	39,160	8,071	38,333
Peruntukan	18.3 368,532	234,787	346,692	203,917
	437,339	321,362	1,067,079	957,774
	574,689	591,200	1,199,742	1,221,152

18.1 Pada akhir tahun, termasuk di dalam pemiutang pelbagai bagi Kumpulan dan Perbadanan adalah deposit terhutang kepada pembeli rumah, masing-masing berjumlah RM20,391,000 (2022: RM8,081,000) dan RM19,900,000 (2022: RM7,672,000).

18.2 Amaun terhutang kepada subsidiari tidak bercagar, bebas faedah dan perlu dibayar mengikut permintaan.

18.3 Kebanyakan peruntukan di peringkat Kumpulan adalah terdiri daripada peruntukan berkaitan kos pembangunan hartanah dan peruntukan kos untuk menyiapkan bangunan, masing masing berjumlah RM312,060,000 dan RM50,815,000 (2022: RM196,793,000 dan RM21,075,000).

Peruntukan kos untuk menyiapkan bangunan dan peruntukan berkaitan kos pembangunan hartanah telah diperuntukkan berdasarkan kos sebenar yang ditanggung seperti tahap pencapaian yang telah dipersetujui bersama kontraktor.

Nota-nota kepada Penyata Kewangan
 (sambungan)

19. Hasil

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Hasil daripada kontrak dengan pelanggan				
Jualan hartanah dibangunkan	775,112	971,211	742,475	857,388
Jualan daripada aktiviti telekomunikasi	2,751	20,874	-	-
Yuran pengurusan bagi pengurusan fasiliti dan perkhidmatan penyelenggaraan	1,183	-	-	-
	779,046	992,085	742,475	857,388
Pelunasan Kumpulan Wang Pembangunan	486,842	523,590	484,010	426,806
	486,842	523,590	484,010	426,806
	1,265,888	1,515,675	1,226,485	1,284,194

Pecahan hasil mengikut produk/perkhidmatan utama

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Produk dan perkhidmatan utama				
Hartanah dibangunkan	775,112	971,211	742,475	857,388
Jalur lebar	2,751	20,874	-	-
Perkhidmatan penyelenggaraan	1,183	-	-	-
	779,046	992,085	742,475	857,388
Masa dan pengiktirafan				
Dari masa ke masa	779,046	992,085	742,475	857,388
	779,046	992,085	742,475	857,388
Hasil daripada kontrak dengan pelanggan	779,046	992,085	742,475	857,388
Pelunasan Kumpulan Wang Pembangunan	486,842	523,590	484,010	426,806
Jumlah hasil	1,265,888	1,515,675	1,226,485	1,284,194

Nota-nota kepada Penyata Kewangan

(sambungan)

20. Kos jualan

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Kos pembangunan hartanah yang diiktiraf	1,036,592	1,371,356	1,013,141	1,160,751
Kos berkaitan perkhidmatan telekomunikasi	5,502	21,677	-	-
Kos berkaitan pengurusan fasiliti dan perkhidmatan selenggara	1,498	-	-	-
	1,043,592	1,393,033	1,013,141	1,160,751

21. Pendapatan lain

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Kumpulan wang operasi dan pembangunan				
Pelunasan untuk rosot nilai pada kos pembangunan hartanah	3,741	75,506	1,573	75,488
Pelunasan geran pembangunan	6,848	12,006	6,848	12,006
	10,589	87,512	8,421	87,494
Lain-lain pendapatan				
Pendapatan faedah				
Faedah dan dividen diperoleh daripada penempatan di dalam akaun semasa	4,765	4,884	3,925	4,674
Faedah diperoleh daripada deposit jangka pendek dengan bank berlesen	15,658	11,266	15,658	11,266
	20,423	16,150	19,583	15,940
Pendapatan sewa				
Pendapatan sewa jangka pendek daripada syarikat subsidiari	-	-	100	100
Pendapatan sewa jangka pendek daripada tapak perladangan	402	579	402	579
Pendapatan sewa hartanah pelaburan	34	52	34	52
	436	631	536	731
Pendapatan operasi lain	11,075	8,042	11,064	8,019
Jumlah lain-lain pendapatan	31,934	24,823	31,183	24,690
Jumlah pendapatan lain	42,523	112,335	39,604	112,184

Nota-nota kepada Penyata Kewangan

(sambungan)

22. Perbelanjaan kakitangan

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Gaji dan elaun	45,288	40,092	34,366	37,793
Caruman ke Kumpulan Wang Simpanan Pekerja	7,985	7,046	6,161	6,697
Lain-lain	7,333	6,726	6,572	6,312
	60,606	53,864	47,099	50,802

Jumlah kakitangan di pejabat di peringkat Kumpulan dan Perbadanan pada akhir tahun kewangan, masing-masing adalah seramai 489 dan 344 (2022: 424 dan 382).

23. PR1MA Prihatin

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
PR1MA Prihatin	9,755	20,754	9,755	20,754

PR1MA Prihatin adalah inisiatif Perbadanan sebagai sebahagian daripada aktiviti tanggungjawab sosial korporatnya yang berterusan, untuk membina profil awam dan memaksimumkan kesan keseluruhan kepada masyarakat.

Sepanjang tahun kewangan semasa, PR1MA telah terlibat dalam pelbagai aktiviti tanggungjawab sosial korporat seperti sumbangan bakul makanan bagi membantu *Program Santai Kasih PR1MA*, bantuan kerusi roda kepada beberapa NGO, program IQRA di Ibu Pejabat PR1MA dan beberapa residensi PR1MA, *Program Festival Semarak Ilmu* dan sumbangan kewangan bagi Karnival Sukan di PR1MA Lakefront Homes.

PR1MA meneruskan usaha dan inisiatifnya untuk menjadi masyarakat yang inklusif dan penyayang sebagai sebahagian daripada usaha pertubuhan itu untuk meningkatkan kualiti hidup orang ramai agar tidak ada yang ketinggalan.

Nota-nota kepada Penyata Kewangan

(sambungan)

24. Kos berkaitan projek

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Pemasaran	4,051	7,039	4,051	7,039
Penyelenggaraan	19,581	15,621	23,984	14,872
Infrastruktur ICT	924	1,746	-	1,746
Kos penyeliaan	-	60	-	60
Yuran perundangan	1,298	991	1,260	976
Kontigensi	182,212	146,118	179,750	145,619
<i>Pembaikan Rumah KPKT</i>	7,797	12,006	7,797	12,006
Pelbagai	3,557	3,880	3,501	3,877
	219,420	187,461	220,343	186,195

Kumpulan dan Perbadanan telah menilai risiko berkaitan Gantirugi Tertentu dan Ditetapkan ("LAD") disebabkan kelewatan di dalam menyiapkan pembangunan hartanah sejak bermulanya penularan wabak COVID-19 pada penghujung tahun 2019.

Pada tahun kewangan semasa, Kumpulan dan Perbadanan telah mengiktiraf peruntukan LAD kepada pembeli rumah yang termasuk di dalam kontingensi, masing-masing berjumlah RM223,286,000 dan RM222,830,000.

25. Kos kewangan – projek

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Nota jangka sederhana Islam ("Sukuk")	136,000	149,028	136,000	149,028
Kredit pusingan	-	7,371	-	7,371
Lain-lain	10,467	12,110	10,467	12,110
	146,467	168,509	146,467	168,509

Pada tahun kewangan, Kumpulan dan Perbadanan mengiktiraf kos kewangan berkaitan projek masing-masing berjumlah RM146,467,000 (2022: RM168,509,000).

Nota-nota kepada Penyata Kewangan
 (sambungan)

26. Kerugian rosot nilai

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Kerugian rosot nilai dikenakan pada:				
Diskaun kempen pemilikan rumah ("HOC") dan rebat	180,390	309,818	177,558	264,806
Kerugian dijangka daripada pengiraan pengiktirafan keuntungan	208,795	148,867	208,795	99,690
Kerugian rosot nilai berkaitan jualan hartanah	389,185	458,685	386,353	364,496
Unit pembangunan telah siap	46,128	8,221	1,673	8,204
Kos pembangunan hartanah	(100)	60,470	(100)	60,470
Tanah dipegang untuk pembangunan	-	6,814	-	6,814
Peruntukan kerugian berkaitan akaun penghutang	46	27	-	-
Kerugian rosot nilai berkaitan inventori dan penghutang, diklasifikasi sebagai belanja operasi lain	46,074	75,532	1,573	75,488
	435,259	534,217	387,926	439,984

Pihak pengurusan telah melaksanakan penilaian rosot nilai secara berkala berdasarkan pelaksanaan Rasionalisasi Projek yang terkini.

27. Defisit sebelum cukai

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Defisit sebelum cukai diperoleh selepas dikenakan:				
Imbuhan juruaudit	245	245	89	77
Susut nilai loji dan peralatan	4,353	4,261	2,450	2,725
Susut nilai hak penggunaan aset	5,432	4,739	5,432	4,739
Susut nilai hartanah pelaburan	21	20	21	20
Belanja berkaitan sewa jangka pendek	736	496	675	488
Yuran perundangan	589	223	584	223
Caj bank	235	50	220	48
Belanja faedah berkaitan liabiliti pajakan	1,107	711	1,107	711
Perolehan aset nilaian rendah	531	1,298	520	1,288

Nota-nota kepada Penyata Kewangan

(sambungan)

28. Perbelanjaan/(Pendapatan) Cukai

Nota	Kumpulan		Perbadanan	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Perbelanjaan/(Penerimaan) cukai semasa				
Tahun semasa	9,121	2,055	4,839	178
Lebihan peruntukan bagi tahun sebelumnya	(1,110)	(54,427)	(178)	(55,677)
Jumlah cukai semasa yang diiktiraf dalam untung atau rugi	8,011	(52,372)	4,661	(55,499)
Perbelanjaan cukai tertunda				
Pengasalan dan pembalikan perbezaan sementara	-	-	-	-
Manfaat cukai yang timbul daripada kerugian cukai yang tidak diiktiraf	-	1,489	-	-
Jumlah cukai tertunda yang diiktiraf dalam untung atau rugi	-	1,489	-	-
Jumlah perbelanjaan/(penerimaan) cukai pendapatan	8,011	(50,883)	4,661	(55,499)
Penyesuaian perbelanjaan cukai pendapatan				
Defisit sebelum cukai	(262,416)	(319,137)	(212,621)	(312,065)
Cukai pendapatan dikira menggunakan kadar cukai Malaysia 24% (2022: 24%)	(62,980)	(76,593)	(51,029)	(74,896)
Perbelanjaan yang tidak boleh ditolak	108,609	139,314	91,100	131,712
Pendapatan dikecualikan cukai	-	(3,825)	-	(3,825)
Pengiktirafan kerugian cukai yang sebelum ini tidak diiktiraf	(2,119)	(55,370)	-	(52,813)
Pengecualian cukai mengikut Seksyen 127(3A) ITA	(35,232)	-	(35,232)	-
Kesan kerugian cukai tidak diiktiraf	843	18	-	-
Lebihan peruntukan bagi tahun sebelumnya	(1,110)	(54,427)	(178)	(55,677)
	8,011	(50,883)	4,661	(55,499)

Nota-nota kepada Penyata Kewangan

(sambungan)

28. Perbelanjaan/(Pendapatan) Cukai (sambungan)

Pengecualian cukai

Kementerian Kewangan ("MOF") telah memberikan pengecualian cukai berdasarkan Seksyen 127 (3A) Akta Cukai Pendapatan, 1967 mengenai pendapatan perniagaan Berkanun Perbadanan dari 2021 hingga 2027.

Berdasarkan pengumuman Rang Undang-undang Kewangan 2023 bersempena dengan Pengumuman Belanjawan 2023, kerugian dari cukai tidak digunakan yang dibawa dari tahun penilaian hanya boleh dibawa sehingga 10 tahun taksiran secara berturut-turut. Termasuk dalam perbezaan sementara yang boleh ditolak yang lain ialah elaun modal yang tidak digunakan yang tidak luput di bawah perundangan cukai semasa.

29. Pengurusan modal

Jumlah ekuiti di dalam Penyata Kedudukan Kewangan mewakili modal Kumpulan dan Perbadanan. Keperluan modal Kumpulan dan Perbadanan dipantau oleh Anggota Perbadanan secara berterusan. Kumpulan dan Perbadanan tidak tertakluk kepada keperluan permodalan daripada luar.

Tiada perubahan pada kaedah pengurusan modal Kumpulan dan Perbadanan pada tahun semasa.

	Kumpulan		Perbadanan	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Dana pinjaman bank	3,792,685	3,792,392	3,792,685	3,792,392
Tolak: Tunai dan kesetaraan tunai	(795,507)	(476,034)	(773,581)	(427,704)
Hutang bersih	2,997,178	3,316,358	3,019,104	3,364,688
Jumlah ekuiti	(236,316)	34,111	(342,463)	(125,181)
Nisbah hutang kepada ekuiti	(12.68)	97.22	(8.82)	(26.88)

30. Segmen operasi

Segmen Kumpulan yang dilaporkan merangkumi pembangunan hartanah dan perkhidmatan telekomunikasi. Kedua-dua segmen yang dilaporkan menawarkan produk dan perkhidmatan yang berlainan serta memerlukan strategi pemasaran tersendiri. Ringkasan berikut menerangkan operasi bagi setiap segmen Kumpulan yang dilaporkan:

- Pembangunan hartanah - Merangkumi jualan hartanah dibangunkan termasuk unit perumahan dan komersial
- Telekomunikasi - Merangkumi aktiviti perkhidmatan jalur lebar di projek-projek PR1MA
- Pengurusan Fasiliti dan Perkhidmatan Selenggara - Merangkumi pengurusan fasiliti kepada projek PR1MA dan perkhidmatan selenggara bagi projek PPR di bawah KPKT

Nota-nota kepada Penyata Kewangan

(sambungan)

30. Segmen operasi (sambungan)

Pada setiap segmen pelaporan, Ketua Operasi Kumpulan yang Membuat Keputusan ("CODM"), iaitu Anggota Perbadanan dan Ketua Pegawai Eksekutif Perbadanan, menyemak kemajuan segmen perniagaan dan laporan pengurusan dalaman secara berkala.

Prestasi diukur berdasarkan hasil segmen dan lebih kasar seperti yang terkandung di dalam laporan pengurusan dalaman yang telah disemak oleh CODM secara berkala. Hasil dan lebih bersih segmen digunakan untuk mengukur prestasi kerana pihak pengurusan percaya bahawa maklumat tersebut merupakan yang paling relevan di dalam menilai keputusan segmen tertentu jika dibandingkan dengan keputusan entiti-entiti lain yang beroperasi di dalam industri-industri ini.

Segmen Perniagaan

Kumpulan	Pembangunan hartanah RM'000	Telekomunikasi RM'000	Pengurusan fasiliti dan penyelenggaraan RM'000	Jumlah RM'000
2023				
Hasil	1,261,954	2,751	1,183	1,265,888
Kos jualan	(1,036,592)	(5,502)	(1,498)	(1,043,592)
Lebihan/(Defisit) kasar	225,362	(2,751)	(315)	222,296
2022				
Hasil	1,494,801	20,874	-	1,515,675
Kos jualan	(1,371,356)	(21,677)	-	(1,393,033)
Lebihan/(Defisit) kasar	123,445	(803)	-	122,642

Maklumat geografi dan pelanggan utama

Tiada pendedahan berkenaan maklumat segmen geografi kerana Kumpulan tidak mempunyai operasi di luar Malaysia. Tiada pendedahan berkenaan pelanggan utama kerana Kumpulan menjual hartanah dibangunkan dan menyediakan perkhidmatan jalur lebar terus kepada pengguna akhir.

Nota-nota kepada Penyata Kewangan
(sambungan)

31. Instrumen kewangan

31.1 Kategori instrumen kewangan

Jadual di bawah menunjukkan analisis instrumen kewangan pada 31 Disember 2023 yang dikategorikan sebagai kos terlunas.

	Amaun dibawa RM'000	Kos terlunas RM'000
2023		
Aset kewangan		
Kumpulan		
Penghutang dagangan dan lain-lain tidak termasuk prabayar	354,048	354,048
Tunai dan kesetaraan tunai	795,507	795,507
	1,149,555	1,149,555
Perbadanan		
Penghutang dagangan dan lain-lain tidak termasuk prabayar	1,158,263	1,158,263
Tunai dan kesetaraan tunai	773,581	773,581
	1,931,844	1,931,844
Liabiliti kewangan		
Kumpulan		
Pemiutang dagangan dan lain-lain	(574,689)	(574,689)
Dana pinjaman	(3,792,685)	(3,792,685)
Liabiliti pajakan	(21,851)	(21,851)
	(4,389,225)	(4,389,225)
Perbadanan		
Pemiutang dagangan dan lain-lain	(1,199,742)	(1,199,742)
Dana pinjaman	(3,792,685)	(3,792,685)
Liabiliti pajakan	(21,851)	(21,851)
	(5,014,278)	(5,014,278)

Nota-nota kepada Penyata Kewangan

(sambungan)

31. Instrumen kewangan (sambungan)

31.1 Kategori instrumen kewangan (sambungan)

Jadual di bawah menunjukkan analisis instrumen kewangan pada 31 Disember 2022 yang dikategorikan sebagai kos terlunas.

	Amaun dibawa RM'000	Kos terlunas RM'000
2022		
Aset kewangan		
Kumpulan		
Penghutang dagangan dan lain-lain tidak termasuk prabayar	460,986	460,986
Tunai dan kesetaraan tunai	476,034	476,034
	937,020	937,020
Perbadanan		
Penghutang dagangan dan lain-lain tidak termasuk prabayar	1,320,825	1,320,825
Tunai dan kesetaraan tunai	427,704	427,704
	1,748,529	1,748,529
Liabiliti kewangan		
Kumpulan		
Pemiutang dagangan dan lain-lain	(591,200)	(591,200)
Dana pinjaman	(3,792,392)	(3,792,392)
Liabiliti pajakan	(13,179)	(13,179)
	(4,396,771)	(4,396,771)
Perbadanan		
Pemiutang dagangan dan lain-lain	(1,221,152)	(1,221,152)
Dana pinjaman	(3,792,392)	(3,792,392)
Liabiliti pajakan	(13,179)	(13,179)
	(5,026,723)	(5,026,723)

Nota-nota kepada Penyata Kewangan (sambungan)

31. Instrumen kewangan (sambungan)

31.2 Kerugian bersih daripada instrumen kewangan

	Kumpulan		Perbadanan	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Rugi bersih yang timbul daripada:				
Aset kewangan pada kos terlunas	20,377	16,123	19,583	15,940
Liabiliti kewangan pada kos terlunas	(147,809)	(169,270)	(147,794)	(169,268)
	(127,432)	(153,147)	(128,211)	(153,328)

31.3 Pengurusan risiko kewangan

Kumpulan dan Perbadanan terdedah kepada risiko berikut melalui penggunaan instrumen kewangan:

- Risiko kredit
- Risiko kecairan
- Risiko pasaran

31.4 Risiko kredit

Risiko kredit merupakan risiko kerugian kewangan kepada Kumpulan dan Perbadanan jika seorang pelanggan atau rakan niaga kepada instrumen kewangan gagal untuk memenuhi obligasi kontraknya. Pendedahan Kumpulan dan Perbadanan kepada risiko kredit timbul terutamanya pada amaun terhutang daripada pelanggan.

Penghutang dagangan dan aset kontrak

Objektif pengurusan risiko, polisi dan proses pengurusan risiko

Pengurusan mempunyai polisi kredit dan pendedahan kepada risiko kredit yang dipantau secara berkala. Kebiasaannya, jaminan kewangan diperolehi daripada bank, dan penilaian kredit dilakukan terhadap pelanggan yang memerlukan hutang kredit melebihi amaun tertentu.

Kumpulan dan Perbadanan menilai sama ada penghutang dagangan dan aset kontrak perlu dirosot nilai secara kredit pada setiap tahun pelaporan.

Amaun dibawa kasar yang dirosot nilai secara kredit pada penghutang dagangan dan aset kontrak dihapuskan (sama ada sebahagiannya atau keseluruhannya) apabila tiada prospek kebolehpulihan yang realistik. Perkara ini secara umumnya berlaku apabila Kumpulan dan Perbadanan mengenal pasti penghutang yang tidak mempunyai aset atau sumber pendapatan yang boleh menjana aliran tunai yang mencukupi untuk membayar amaun terhutang yang tertakluk kepada hapuskira. Walau bagaimanapun, penghutang dagangan dan aset kontrak yang dihapuskan masih lagi tertakluk kepada aktiviti penguatkuasaan.

Tiada perubahan ketara yang dilaporkan berbanding tahun sebelumnya.

Nota-nota kepada Penyata Kewangan

(sambungan)

31. Instrumen kewangan (sambungan)

31.4 Risiko kredit (sambungan)

Penghutang dagangan dan aset kontrak (sambungan)

Pendedahan kepada risiko kredit, kualiti kredit dan cagaran

Pada akhir tempoh pelaporan, pendedahan maksimum kepada risiko kredit yang timbul daripada penghutang diwakili oleh amaun dibawa di dalam penyata kedudukan kewangan.

Pengurusan telah mengambil langkah munasabah di dalam memastikan penghutang yang tidak melepasi tempoh dan tidak dirosot nilai telah dinyatakan di dalam nilai boleh direalisasi. Sebilangan besar penghutang ini merupakan pelanggan tetap yang telah berurus niaga dengan Kumpulan dan Perbadanan. Kumpulan dan Perbadanan menggunakan analisis pengumuran untuk memantau kualiti kredit penghutang. Sebarang penghutang yang mempunyai amaun melepasi tempoh lebih hutang yang ketara dianggap mempunyai risiko kredit yang lebih tinggi, akan dipantau secara berasingan.

Pengiktirafan dan pengukuran kerugian rosot nilai

Di dalam mengurus risiko kredit berkaitan penghutang dagangan, Kumpulan menguruskan penghutang-penghutangnya dan mengambil tindakan sewajarnya (termasuk tetapi tidak terhad kepada tindakan undang-undang) untuk mendapatkan baki hutang yang telah lama tertunggak. Secara amnya, penghutang dagangan akan membayar di dalam masa 90 hari. Proses pemulihan hutang Kumpulan adalah seperti berikut:

- a) Kumpulan akan memulakan proses pemulihan hutang berstruktur yang dipantau oleh pihak pengurusan kredit untuk penghutang dagangan yang telah melepasi tempoh kredit selama lebih dari 90 hari.

Kumpulan menggunakan matriks peruntukan untuk mengukur kerugian kredit dijangka ("ECL") pada penghutang dagangan terutamanya pada pembeli tunai untuk kesemua segmen bagi segmen pembangunan hartanah dan kesemua pelanggan bagi segmen telekomunikasi. Konsisten dengan proses pemulihan hutang, invois yang telah melebihi tempoh selama 90 hari dianggap sebagai telah dirosot nilai secara kredit kecuali pembelian hartanah dengan kemudahan pembiayaan daripada pembiaya akhir yang bereputasi atau hartanah boleh dikembalikan sekiranya berlaku keingkaran.

Kadar kerugian dikira menggunakan kaedah 'kadar pusingan' berdasarkan kemungkinan bahawa terdapat tunggakan daripada penghutang untuk amaun terhutang melebihi 90 hari.

Kadar rugi adalah berdasarkan pengalaman kerugian kredit sebenar dalam tempoh 3 tahun yang lepas. Kumpulan juga mempertimbangkan perbezaan di antara (a) keadaan ekonomi di mana data-data lepas telah dikumpul, (b) keadaan semasa dan (c) pandangan Kumpulan terhadap keadaan ekonomi sepanjang jangka hayat penghutang. Walau bagaimanapun, Kumpulan percaya bahawa faktor-faktor ini tidak material untuk digunakan di dalam pengiraan rosot nilai pada tahun semasa.

Kumpulan telah menilai risiko kerugian pada setiap pelanggan secara individu berdasarkan maklumat kewangan mereka, pola pembayaran lepas dan penarafan kredit luaran, jika berkenaan. Kesemua pelanggan tersebut mempunyai risiko kemungkiran yang rendah.

Nota-nota kepada Penyata Kewangan
 (sambungan)

31. Instrumen kewangan (sambungan)

31.4 Risiko kredit (sambungan)

Penghutang dagangan dan aset kontrak (sambungan)

Pengiktirafan dan pengukuran kerugian rosot nilai (sambungan)

Jadual berikut menunjukkan maklumat berkaitan pendedahan kepada risiko kredit dan ECL untuk penghutang dagangan dan aset kontrak pada 31 Disember 2023 yang telah disatukan dan dianggap mempunyai sifat risiko yang sama.

Kumpulan	Amaun dibawa kasar RM'000	Peruntukan kerugian RM'000	Baki bersih RM'000
2023			
Semasa (tidak tertangguh)	632,342	-	632,342
Tertangguh 0 - 30 hari	24,587	-	24,587
Tertangguh 31 - 60 hari	11,830	-	11,830
Tertangguh 61 - 90 hari	4,349	-	4,349
Tertangguh lebih dari 90 hari	123,574	(111)	123,463
	796,682	(111)	796,571
Penghutang dagangan	255,411	(111)	255,300
Aset kontrak	541,271	-	541,271
	796,682	(111)	796,571
2022			
Semasa (tidak tertangguh)	971,767	-	971,767
Tertangguh 0 - 30 hari	30,000	-	30,000
Tertangguh 31 - 60 hari	38,676	-	38,676
Tertangguh 61 - 90 hari	39,026	-	39,026
Tertangguh lebih dari 90 hari	154,389	(65)	154,324
	1,233,858	(65)	1,233,793
Penghutang dagangan	319,994	(65)	319,929
Aset kontrak	913,864	-	913,864
	1,233,858	(65)	1,233,793

Nota-nota kepada Penyata Kewangan

(sambungan)

31. Instrumen kewangan (sambungan)

31.4 Risiko kredit (sambungan)

Penghutang dagangan dan aset kontrak (sambungan)

Pengiktirafan dan pengukuran kerugian rosot nilai (sambungan)

Pada tahun kewangan semasa, Kumpulan telah memperuntukkan peruntukan kerugian rosot nilai berjumlah RM111,000 (2022: RM65,000) ke atas penghutang dagangan yang timbul melalui perkhidmatan telekomunikasi. Kumpulan tidak memperuntukkan peruntukan kerugian rosot nilai ke atas aset kontrak pada tahun kewangan semasa.

Perbadanan	Amaun dibawa kasar RM'000	Peruntukan kerugian RM'000	Baki bersih RM'000
2023			
Semasa (tidak tertangguh)	605,090	-	605,090
Tertangguh 0 - 30 hari	20,232	-	20,232
Tertangguh 31 - 60 hari	11,704	-	11,704
Tertangguh 61 - 90 hari	4,319	-	4,319
Tertangguh lebih dari 90 hari	108,102	-	108,102
	749,447	-	749,447
Penghutang dagangan	234,410	-	234,410
Aset kontrak	515,037	-	515,037
	749,447	-	749,447
2022			
Semasa (tidak tertangguh)	903,662	-	903,662
Tertangguh 0 - 30 hari	23,716	-	23,716
Tertangguh 31 - 60 hari	23,719	-	23,719
Tertangguh 61 - 90 hari	16,247	-	16,247
Tertangguh lebih dari 90 hari	145,565	-	145,565
	1,112,909	-	1,112,909
Penghutang dagangan	262,354	-	262,354
Aset kontrak	850,555	-	850,555
	1,112,909	-	1,112,909

Tiada rosot nilai lain yang telah diperuntukkan pada tahun semasa kerana Perbadanan berpuas hati dengan kemungkinan kebolehpulihan amaun terhutang dan amaun yang tidak boleh pulih akan dihapuskan secara langsung.

Nota-nota kepada Penyata Kewangan
(sambungan)

31. Instrumen kewangan (sambungan)

31.4 Risiko kredit (sambungan)

Penghutang dagangan dan aset kontrak (sambungan)

Pengiktirafan dan pengukuran kerugian rosot nilai (sambungan)

Kumpulan dan Perbadanan tidak mempunyai sebarang risiko kredit yang ketara kerana perkhidmatan dan produknya kebanyakannya diberikan dan dijual kepada sebilangan besar pelanggan yang terdiri daripada sebahagian besar pembeli hartanah dengan kemudahan pembiayaan daripada pembiaya akhir yang bereputasi. Risiko kredit berkenaan dengan pembeli hartanah tanpa kemudahan pembiayaan akhir adalah terhad kerana pemilikan dan hak ke atas hartanah itu kembali kepada Kumpulan dan Perbadanan sekiranya berlaku kemungkiran.

Pergerakan dalam peruntukan kerugian rosot nilai bagi Kumpulan berhubung dengan penghutang dagangan pada tahun semasa seperti ditunjukkan di bawah:

	ECL sepanjang hayat RM'000
Kumpulan	
Baki pada 1 Januari 2022	38
Pengukuran semula bersih peruntukan kerugian	27
Baki pada 31 Disember 2022	65
Pengukuran semula bersih peruntukan kerugian	46
Baki pada 31 Disember 2023	111

Tunai dan kesetaraan tunai

Tunai dan kesetaraan tunai dipegang oleh bank dan institusi kewangan. Pada akhir tahun pelaporan, pendedahan maksimum terhadap risiko kredit dinyatakan pada amaun dibawa di dalam penyata kedudukan kewangan.

Bank dan institusi kewangan tersebut mempunyai risiko kredit yang rendah. Selain itu, sesetengah baki bank diinsuranskan oleh agensi kerajaan. Sehubungan itu, Kumpulan dan Perbadanan berpandangan bahawa peruntukan kerugian tidak material maka, ianya tidak diperuntukkan.

Lain-lain penghutang

Risiko kredit pada lain-lain penghutang kebanyakannya terdiri daripada penghutang pelbagai, pendahuluan berkaitan projek, deposit berkaitan sewa bangunan dan premis perniagaan serta faedah terhutang daripada deposit di dalam institusi kewangan berlesen.

Pada akhir tempoh pelaporan, pendedahan maksimum kepada risiko kredit dinyatakan pada amaun dibawa di dalam penyata kedudukan kewangan.

Pada akhir tempoh pelaporan, Kumpulan dan Perbadanan telah memperuntukkan peruntukan kerugian rosot nilai ke atas penghutang pelbagai berjumlah sehingga RM192,000 (2022: RM192,000).

Nota-nota kepada Penyata Kewangan

(sambungan)

31. Instrumen kewangan (sambungan)

31.4 Risiko kredit (sambungan)

Pendahuluan kepada syarikat berkaitan

Objektif pengurusan risiko, polisi dan proses mengurus risiko

Perbadanan menyediakan pendahuluan tidak bercagar kepada syarikat berkaitan. Perbadanan memantau keputusan kewangan dan pembayaran balik dari syarikat berkaitan secara berkala.

Pendedahan kepada risiko, kualiti kredit dan cagaran

Pada akhir tempoh pelaporan, pendedahan maksimum kepada risiko kredit dinyatakan pada amaun dibawa di dalam penyata kedudukan kewangan.

Pendahuluan yang dibayar tidak dicagarkan atau disokong oleh penambahbaikan kredit.

Pengiktirafan dan pengukuran kerugian rosot nilai

Secara amnya, Perbadanan berpendapat pendahuluan kepada syarikat subsidiari adalah berisiko rendah. Perbadanan mengandaikan bahawa peningkatan risiko kredit yang ketara berlaku apabila kedudukan kewangan syarikat subsidiari merosot dengan ketara. Disebabkan Perbadanan boleh menentukan waktu pembayaran pendahuluan daripada syarikat subsidiari apabila ia perlu dibayar, Perbadanan berpendapat bahawa pendahuluan tersebut dimungkirkan hanya apabila syarikat subsidiari tidak dapat membayar jumlah yang diminta pada satu-satu masa. Perbadanan mempertimbangkan agar pendahuluan kepada syarikat subsidiari perlu dirosot nilai apabila:

- Syarikat subsidiari tidak dapat membayar semula jumlah pendahuluan kepada Perbadanan sepenuhnya;
- Pendahuluan kepada syarikat subsidiari telah tertunda melebihi 365 hari; atau
- Syarikat subsidiari merekodkan kerugian secara berterusan dan mengalami kedudukan dana pemegang saham yang defisit secara berterusan.

Perbadanan mengenal pasti kemungkinan pendahuluan-pendahuluan ini dimungkirkan secara individu menggunakan maklumat dalaman yang sedia ada.

Pada akhir tempoh pelaporan, setelah mengambil kira kesemua kriteria di atas, tiada indikasi yang menunjukkan bahawa amaun terhutang daripada syarikat berkaitan tidak boleh diperolehi semula.

31.5 Risiko kecairan

Risiko kecairan merupakan risiko di mana Kumpulan dan Perbadanan tidak dapat memenuhi obligasi kewangan apabila sampai pada masanya. Pendedahan Kumpulan dan Perbadanan kepada risiko kecairan timbul terutamanya daripada pelbagai pemiutang dan pinjaman.

Kumpulan dan Perbadanan mengekalkan tahap tunai dan kesetaraan tunai serta kemudahan perbankan yang dianggap mencukupi oleh pihak pengurusan untuk memastikan bahawa ianya mempunyai kecairan yang mencukupi untuk memenuhi tuntutan liabiliti apabila sampai pada masanya.

Aliran tunai tidak dijangka untuk dimasukkan ke dalam analisis kematangan yang boleh berlaku lebih awal, atau di dalam jumlah perbezaan yang ketara.

Nota-nota kepada Penyata Kewangan (sambungan)

31. Instrumen kewangan (sambungan)

31.5 Risiko kecairan (sambungan)

Analisis kematangan

Jadual berikut merangkumi profil kematangan liabiliti kewangan Kumpulan dan Perbadanan pada akhir tempoh pelaporan berdasarkan pembayaran berkontrak yang tidak didiskaunkan:

Kumpulan	Amaun dibawa RM'000	Kadar keuntungan efektif %	Aliran tunai berkontrak RM'000	Kurang dari 1 tahun RM'000	1 - 2 tahun RM'000	2 - 3 tahun RM'000	Lebih dari 3 tahun RM'000
2023							
<i>Liabiliti kewangan bukan derivatif</i>							
Dana pinjaman	3,792,685	2.38% - 4.34%	4,340,300	898,700	606,400	593,200	2,242,000
Liabiliti pajakan	21,851	4.50%	23,867	6,287	6,158	5,868	5,554
Pemiutang dagangan dan lain-lain	574,689	-	574,689	574,689	-	-	-
	4,389,225		4,938,856	1,479,676	612,558	599,068	2,247,554
2022							
<i>Liabiliti kewangan bukan derivatif</i>							
Dana pinjaman	3,792,392	2.38% - 4.34%	4,189,400	145,500	1,895,700	564,100	1,584,100
Liabiliti pajakan	13,179	4.50%	14,033	5,288	5,288	1,351	2,106
Pemiutang dagangan dan lain-lain	591,200	-	591,200	591,200	-	-	-
	4,396,771		4,794,633	741,988	1,900,988	565,451	1,586,206

Nota-nota kepada Penyata Kewangan

(sambungan)

31. Instrumen kewangan (sambungan)

31.5 Risiko kecairan (sambungan)

Analisis kematangan (sambungan)

Perbadanan	Amaun dibawa RM'000	Kadar keuntungan efektif %	Aliran tunai berkontrak RM'000	Kurang dari 1 tahun RM'000	1 - 2 tahun RM'000	2 - 3 tahun RM'000	Lebih dari 3 tahun RM'000
2023							
<i>Liabiliti kewangan bukan derivatif</i>							
Dana pinjaman	3,792,685	2.38% - 4.34%	4,340,300	898,700	606,400	593,200	2,242,000
Liabiliti pajakan	21,851	4.50%	23,867	6,287	6,158	5,868	5,554
Pemiutang dagangan dan lain-lain	1,199,742	-	1,199,742	1,199,742	-	-	-
	5,014,278		5,563,909	2,104,729	612,558	599,068	2,247,554
2022							
<i>Liabiliti kewangan bukan derivatif</i>							
Dana pinjaman	3,792,392	2.38% - 4.34%	4,189,400	145,500	1,895,700	564,100	1,584,100
Liabiliti pajakan	13,179	4.50%	14,033	5,288	5,288	1,351	2,106
Pemiutang dagangan dan lain-lain	1,221,152	-	1,221,152	1,221,152	-	-	-
	5,026,723		5,424,585	1,371,940	1,900,988	565,451	1,586,206

31.6 Risiko pasaran

Risiko pasaran merupakan risiko perubahan harga pasaran, contohnya kadar tukaran wang asing dan kadar keuntungan yang akan memberi kesan terhadap kedudukan kewangan atau aliran tunai Kumpulan dan Perbadanan.

Risiko mata wang

Kumpulan tidak terdedah kepada risiko tukaran wang asing kerana semua jualan adalah di dalam mata wang fungsian entiti Kumpulan.

Nota-nota kepada Penyata Kewangan (sambungan)

31. Instrumen kewangan (sambungan)

31.6 Risiko pasaran (sambungan)

Risiko keuntungan faedah efektif

Penghutang bukan dagangan, tunai dan kesetaraan tunai, pemiutang bukan dagangan dan pinjaman kadar tetap Kumpulan dan Perbadanan terdedah kepada risiko perubahan di dalam nilai saksama berikutan perubahan di dalam kadar keuntungan.

Pendedahan pada risiko kadar keuntungan faedah efektif

Profil kadar keuntungan instrumen kewangan berfaedah yang ketara bagi Kumpulan dan Perbadanan, berdasarkan amaun dibawa pada akhir tempoh pelaporan adalah seperti berikut:

	Kumpulan		Perbadanan	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Instrumen kadar tetap				
Aset kewangan	791,317	468,502	769,971	423,103
Liabiliti kewangan	(3,814,536)	(3,805,571)	(3,814,536)	(3,805,571)
	(3,023,219)	(3,337,069)	(3,044,565)	(3,382,468)

Analisis sensitiviti nilai saksama untuk instrumen kadar tetap

Kumpulan dan Perbadanan tidak merekodkan sebarang aset dan liabiliti kewangan dengan kadar tetap pada nilai saksama melalui untung atau rugi. Oleh itu, perubahan kadar keuntungan pada akhir tempoh pelaporan tidak akan memberi kesan keuntungan atau kerugian.

31.7 Instrumen kewangan pada nilai saksama

Amaun dibawa tunai dan kesetaraan tunai, penghutang dagangan dan lain-lain, pemiutang dagangan dan lain-lain serta pinjaman jangka pendek menghampiri nilai saksama munasabah secara relatif disebabkan sifat jangka pendek instrumen-instrumen kewangan tersebut.

Nota-nota kepada Penyata Kewangan

(sambungan)

31. Instrumen kewangan (sambungan)

31.7 Instrumen kewangan pada nilai saksama (sambungan)

Jadual di bawah merupakan analisa instrumen kewangan yang tidak dibawa pada nilai saksama di mana nilai saksama dibentangkan, bersama dengan nilai saksama dan amaun dibawa seperti di dalam penyata kedudukan kewangan.

Kumpulan dan Perbadanan	Nilai saksama instrumen kewangan yang tidak dinyatakan di dalam nilai saksama				Jumlah nilai saksama	Amaun dibawa
	Tahap 1 RM'000	Tahap 2 RM'000	Tahap 3 RM'000	Jumlah RM'000	RM'000	RM'000
2023						
Liabiliti kewangan						
Nota jangka sederhana Islam ("Sukuk")	-	-	3,792,685	3,792,685	3,792,685	3,792,685
2022						
Liabiliti kewangan						
Nota jangka sederhana Islam ("Sukuk")	-	-	3,792,392	3,792,392	3,792,392	3,792,392

Nilai saksama tahap 3

Jadual di bawah menunjukkan teknik penilaian yang digunakan di dalam menentukan nilai saksama di dalam Tahap 3 serta input utama yang tidak dapat diperhatikan menggunakan model penilaian.

Instrumen kewangan tidak dibawa pada nilai saksama

Jenis	Penerangan tentang teknik penilaian dan input yang digunakan
Dana pinjaman	Jumlah yang belum dibayar berdasarkan bayaran berjadual dengan institusi kewangan.
Liabiliti pajakan	Aliran tunai didiskaunkan menggunakan kadar berpandukan kadar pinjaman pasaran semasa untuk entiti Kumpulan sewaktu pinjaman dibuat.

Nota-nota kepada Penyata Kewangan

(sambungan)

32. Urusniaga dengan pihak berkaitan

Identiti pihak berkaitan

Untuk tujuan laporan di dalam penyata kewangan ini, sesebuah pihak dianggap sebagai berkaitan kepada Perbadanan apabila Perbadanan mempunyai kemampuan, secara langsung atau tidak langsung, untuk mengawal atau mengawal secara bersama pihak tersebut atau mempunyai pengaruh yang signifikan terhadap pihak tersebut di dalam membuat keputusan berkaitan kewangan dan operasi, atau sebaliknya, atau di dalam keadaan di mana Perbadanan dan pihak tersebut adalah di bawah kawalan bersama. Pihak berkaitan berkemungkinan merupakan individu atau entiti lain.

Pihak berkaitan termasuk kakitangan pengurusan utama yang ditakrifkan sebagai seseorang yang mempunyai autoriti atau tanggungjawab untuk merancang, mengarah dan mengawal aktiviti-aktiviti Perbadanan sama ada secara langsung ataupun tidak langsung serta entiti yang memberikan perkhidmatan kakitangan pengurusan utama kepada Perbadanan. Kakitangan pengurusan utama termasuk kesemua Anggota Perbadanan dan beberapa pegawai pengurusan kanan Perbadanan.

Perbadanan mempunyai hubungan pihak berkaitan dengan syarikat subsidiari dan kakitangan pengurusan utama.

Urusniaga dengan pihak berkaitan dilaksanakan sebagai urusan perniagaan yang biasa di bawah terma perniagaan yang normal. Urusniaga Perbadanan dengan pihak berkaitan yang signifikan seperti yang ditunjukkan di bawah. Baki urusniaga dengan pihak berkaitan pula ditunjukkan di Nota 11 dan 18.

Perbadanan	2023 RM'000	2022 RM'000
A. Syarikat subsidiari		
Pendahuluan kepada syarikat subsidiari untuk kos berkaitan projek	107,485	44,648
Perbelanjaan dicaj semula bagi pihak syarikat subsidiari	24,938	44,514
Caj kewangan dibayar bagi pihak syarikat subsidiari	2,266	2,266
Fi perkhidmatan ICT	(8,313)	(7,656)
B. Kakitangan pengurusan utama		
Anggota Perbadanan		
Fi dan elaun	1,236	1,155

Nota-nota kepada Penyata Kewangan

(sambungan)

33. Litigasi material

1. Mahkamah Tinggi Kuala Lumpur: PR1MA (Plaintif) lwn. Eastcape Vista Sdn Bhd dan Uplands Green Sdn Bhd (Defendan)

PR1MA, EVSB ("Kontraktor" tersebut) dan UGSB ("Tuan Tanah" tersebut) telah memeterai suatu perjanjian 'Master EnBloc Purchase Agreement' ("MEBPA") bertarikh 15 Mac 2016 bagi Residensi Batu Feringghi untuk unit perumahan dan runcit. Melalui suatu Perjanjian Tambahan bertarikh 28 Ogos 2017 ("Perjanjian Tambahan"), syarat-syarat tertentu MEBPA telah dipinda. Antara PR1MA dan UGSB, MEBPA memperuntukan penjualan oleh UGSB dan pembelian tanah oleh PR1MA dalam jumlah terkumpul sebanyak RM70,336,480.00. Sehingga kini, jumlah baki sebanyak RM46,293,832.00 ("Jumlah Baki") masih perlu dibayar untuk pembelian tanah tersebut. Suatu pertikaian wujud antara PR1MA, EVSB dan UGSB. Pada atau di sekitar bulan September 2020, pihak-pihak telah mengadakan rundingan dengan tujuan untuk menamatkan MEBPA, Perjanjian Tambahan dan Projek secara bersama dengan syarat-syarat yang dipersetujui oleh semua pihak. Syarat-syarat yang dipersetujui oleh pihak-pihak adalah akan dirasmikan (*'formalised'*) dalam bentuk suatu perjanjian penamatan bersama ("MTA") untuk dimeterai (*'to be executed'*) oleh semua pihak. Meskipun Persetujuan telah dicapai, EVSB hanya melaksanakan sebahagian daripada tanggungjawab-tanggungjawabnya di bawah MTA tersebut dan enggan meneruskan pelaksanaan tanggungjawab-tanggungjawab yang berbaki manakala UGSB pula enggan menghormati (*'honour'*) Persetujuan tersebut dan menuntut Jumlah Baki berserta faedah bayaran lewat secara langsung daripada PR1MA. Peguamcara PR1MA telah mengeluarkan Notis Tuntutan kepada EVSB dan UGSB pada 17 Mei 2021. Pada 16 Julai 2021, PR1MA telah memulai suatu tindakan guaman terhadap EVSB dan UGSB untuk menuntut, antara lainnya, relief-relief perisytiharan dan pelaksanaan spesifik dan/atau ganti rugi sebagai ganti atau sebagai tambahan kepada (*'in lieu of or in addition to'*) pelaksanaan spesifik daripada EVSB dan UGSB. Semasa pengurusan kes pada 20 Februari 2024, Mahkamah telah menetapkan Tarikh Bicara pada 18 – 21 Jun 2024 dan mengarahkan pihak-pihak untuk memfailkan pernyataan saksi 1 bulan sebelum tarikh bicara. **Kes masih berjalan dan akan diteruskan dengan bicara penuh.**

2. Mahkamah Sesyen Shah Alam: Adele Farah binti Osman (Plaintif) lwn. PR1MA (Defendan)

Pada 22 Jun 2023, Adele Farah binti Osman ("Adele Farah") memfailkan tindakan terhadap PR1MA di Mahkamah Sesyen Shah Alam. Saman ini dimulakan terhadap PR1MA untuk pengisytiharan bahawa PR1MA telah salah nyata lokasi sebuah unit Rumah PR1MA di Residensi Jalan Jubilee dan supaya PR1MA menyediakan unit dengan pandangan yang lebih baik seperti yang dinyatakan oleh PR1MA. Semasa pengurusan kes pertama pada 29 September 2023, Adele Farah mencadangkan agar pihak-pihak yang terlibat dapat menyelesaikan perkara melalui mediasi. **Kes ini sedang berjalan dan pihak-pihak yang terlibat akan memaklumkan Mahkamah mengenai proses mediasi.**

3. Mahkamah Tinggi Kuala Lumpur: PR1MA (Plaintif) lwn. Knowledge Estate Sdn Bhd ("KESB") (Defendan)

Pada 8 Mac 2022, PR1MA telah memulakan prosiding bagi tuntutan ganti rugi sebanyak RM58,390,926.13 termasuk kos tambahan untuk menyiapkan projek dan kos membaikpulih akibat daripada pelanggaran MEBPA oleh KESB. KESB telah memfailkan Pembelaan pada 31 Mei 2022. PR1MA memfailkan Jawapan dan Pembelaan kepada Tuntutan Balas pada 14 Jun 2022. Pada 16 Februari 2023, Mahkamah telah membenarkan permohonan PR1MA untuk meminda Pernyataan Tuntutan. Pada 28 Julai 2023, Mahkamah telah membenarkan tuntutan PR1MA sebanyak RM76,000,000 dan menolak tuntutan balas KESB dengan kos. Pada 26 Oktober 2023, PR1MA memulakan prosiding garnishee terhadap akaun Maybank KESB. Pada 4 Januari 2024, Mahkamah membenarkan perintah garnishee terhadap akaun Maybank KESB. **Kes masih berjalan dan PR1MA akan meneruskan dengan prosiding penggulangan syarikat terhadap KESB.**

Nota-nota kepada Penyata Kewangan
(sambungan)

33. Litigasi material (sambungan)

4. Mahkamah Sesyen Butterworth: Nurul Huda Binti Abdul Karim (Nurul Huda Property Consultancy) (Plaintif) lwn. PR1MA (Defendan)

Pada 8 Mei 2023, Nurul Huda Property Consultancy ("NHPC") telah memulakan prosiding terhadap PR1MA di Mahkamah Sesyen Butterworth. Saman ini dimulakan terhadap PR1MA untuk menuntut sebanyak RM219,080.96 bagi bayaran profesional tertunggak dan perkhidmatan lain sebagai pengurus hartanah Residensi Pauh Permai. Pada 9 Jun 2023, PR1MA menuntut balas sebanyak RM114,500 bagi penalti yang dikenakan terhadap NHPC. **Kes ini masih berjalan dan ditetapkan untuk perbicaraan pada Julai 2024.**

5. Timbang Tara AIAC: Meranti Tiga Sdn Bhd (Plaintif) lwn. PR1MA (Defendan)

Pada 15 Mac 2023, Meranti Tiga Sdn Bhd ("MTSB") telah memulakan prosiding terhadap PR1MA di AIAC. Saman itu dimulakan terhadap PR1MA untuk menuntut sejumlah RM318,000 bagi kerja variasi berhubung telekomunikasi berkenaan infrastruktur di Residensi Tapah. **Kes ini sedang berjalan dan ditetapkan untuk perbicaraan pada April 2024.**

6. Mahkamah Tinggi Johor Bahru: 111 Residensi Tebrau Pembeli (Plaintif-Plaintif) lwn. PR1MA (Defendan)

Plaintif-Plaintif telah memfailkan saman terhadap PR1MA pada 14 November 2021 untuk Gantirugi Jumlah Tertentu dan Ditetapkan ("LAD") tambahan berjumlah RM3,023,198.35 berserta faedah dan kos. Tuntutan yang dibuat adalah berdasarkan kegagalan PR1MA dalam menyerahkan milikan kosong kediaman PR1MA dan menyiapkan kemudahan bersama dalam tempoh yang ditetapkan dalam Perjanjian Jual Beli. Plaintif-Plaintif telah memplidkan bahawa milikan kosong seharusnya dianggap telah diserahkan semasa penyerahan kunci, dan bukan apabila pembeli telah diberikan Notis Pemilikan Kosong. Plaintif-Plaintif turut memohon supaya Akta Langkah-Langkah Sementara untuk Mengurangkan Kesan Akta Penyakit Coronavirus 2019 (COVID-19) 2020 ("Akta COVID- 19") tidak terpakai bagi Plaintif-Plaintif yang sepatutnya menerima milikan kosong pada atau sebelum 17 Mac 2020. Plaintif-Plaintif adalah berpendapat bahawa peraturan estoppel tidak terpakai bagi akujanji yang telah ditandatangani oleh sesetengah Plaintif-Plaintif untuk penyelesaian penuh dan muktamad LAD kerana tuntutan LAD merupakan remedi berkanun (statutory remedy). Plaintif-Plaintif dibahagikan kepada kumpulan berikut- **Kumpulan Pertama Plaintif** di mana 96 Plaintif yang telah mencapai penyelesaian penuh dengan PR1MA untuk LAD akibat kelewatan pemberian milikan kosong ("VP") dan kelewatan penyediaan Kemudahan Bersama; **Kumpulan Kedua Plaintif** di mana 8 Plaintif yang telah mencapai penyelesaian penuh dengan PR1MA untuk LAD akibat kelewatan VP atau kelewatan penyediaan kemudahan bersama dan **Kumpulan Ketiga Plaintif** di mana 7 Plaintif yang tidak pernah menerima sebarang bayaran penyelesaian daripada PR1MA untuk LAD akibat kelewatan VP dan kelewatan penyediaan kemudahan bersama. PR1MA telah memfailkan satu Notis Permohonan pada 19 Januari 2022 untuk membatalkan tuntutan yang dibuat oleh Kumpulan Plaintif Pertama dan Kedua atas alasan bahawa penyelesaian penuh LAD telah dibayar kepada mereka. Plaintif-Plaintif telah memfailkan Notis Permohonan pada 7 Februari 2022 supaya tuntutan Plaintif-Plaintif boleh ditentukan tanpa perbicaraan penuh berdasarkan persoalan undang-undang.

Satu mesyuarat penjelasan ("*clarification meeting*") telah diadakan pada 19 Mei 2022 di mana Mahkamah mengarahkan kedua-dua pihak untuk menumpukan perhatian ke atas satu (1) isu utama semasa pendengaran permohonan interlokutori- sama ada perjanjian penyelesaian (mengenai "LAD") antara PR1MA dan majoriti Plaintif adalah sah dan kesahihan perjanjian penyelesaian tersebut. Pada 13 Februari 2023, Mahkamah Tinggi telah membenarkan permohonan PR1MA untuk meminda Pembelaan dan Tuntutan Balas. Mahkamah Tinggi selanjutnya mengarahkan pihak-pihak terlibat untuk memuktamadkan dan menutup pliding pada 20 Mac 2023. **Kes ini masih berjalan dan Pendengaran di Mahkamah Rayuan telah ditetapkan pada 23 Mei 2024. Namun, perbicaraan penuh ditetapkan pada 23 hingga 26 Jun 2024.**

Nota-nota kepada Penyata Kewangan

(sambungan)

33. Litigasi material (sambungan)

7. Mahkamah Tinggi Melaka: Jeram Anggun Sdn. Bhd. (Plaintif) lwn. PR1MA (Defendan)

Pada 23 Disember 2014, Plaintiff ("JASB") dan PR1MA memasuki MEBPA bagi membangunkan 40 unit komersial dan 980 unit PR1MA Homes ("Projek"). PR1MA telah membayar kos tanah sepenuhnya namun JASB gagal memindahkan hak milik tanah tersebut kepada PR1MA. JASB dikehendaki menyiapkan Projek pada atau sebelum 22 Mac 2018. Projek tersebut tidak disiapkan dan terbengkalai. JASB telah membuat tuntutan interim untuk pembayaran mereka dan cubaan untuk menamatkan MEBPA. PR1MA telah mengeluarkan Notis Ingkar pada 13 Ogos 2020 kerana kegagalan JASB menyiapkan Projek dan seterusnya mengeluarkan Notis Penamatan kepada JASB bertarikh 26 Oktober 2020. Prosiding mahkamah dimulakan oleh Plaintiff terhadap PR1MA pada 5 November 2020 untuk tuntutan kewangan dan ganti rugi akibat penamatan MEBPA. Pada 7 Disember 2020 PR1MA telah memfailkan tuntutan balas terhadap JASB untuk pemindahan hakmilik tanah, tuntutan kewangan dan penyerahan semula dokumen-dokumen kontrak. Ringkasan penghakiman telah difailkan secara berasingan terhadap JASB pada 16 Disember 2020 untuk pemindahan tanah daripada JASB kepada PR1MA. Pada 25 Ogos 2021, PR1MA telah menarik balik Permohonan Penghakiman Ringkasan tanpa perintah terhadap kos kerana tanah tersebut telah dipindahkan kepada PR1MA pada 10 Jun 2020. Arkitek Wan Arjuna telah memulakan prosiding garnishee (*'garnishee proceedings'*) terhadap PR1MA pada 19 November 2021. Bagaimanapun, permohonan itu telah ditarik balik pada 22 Disember 2021 kerana JASB telah diisytiharkan muflis.

Semasa pengurusan kes pada 11 Januari 2022, peguamcara JASB telah memaklumkan kepada Mahkamah bahawa JASB telah digulung dan seterusnya menarik balik tuntutan terhadap PR1MA. PR1MA bercadang untuk meneruskan tuntutan balasnya terhadap JASB (dalam likuidasi). Tiada arahan untuk mewakili JASB dan JASB tidak lagi diwakili oleh Messrs. Shashi Kannan and Partners. PR1MA memohon penghakiman menurut Aturan 35 peraturan 1(2) Kaedah-Kaedah Mahkamah yang memperuntukkan bahawa Hakim dibenarkan untuk memberi penghakiman sekiranya JASB tidak menghadiri perbicaraan. PR1MA juga memohon tuntutan balas terhadap JASB. Mahkamah membenarkan permohonan itu dan membenarkan tuntutan balas PR1MA terhadap JASB pada 9 Mei 2022. Mahkamah selanjutnya memutuskan tiada perintah terhadap kos disebabkan status JASB. Pada 20 Mei 2022, Mahkamah telah memeterai Perintah bertarikh 9 Mei 2022. Pada 6 Julai 2023, suatu mesyuarat pemiutang diadakan di mana Pegawai Penerima memaklumkan bahawa LHDN telah memfailkan '*Proof of Debt*' sebanyak RM22,000,000. Setakat ini, tiada mesyuarat pemiutang selanjutnya telah diadakan.

Kes ini masih berjalan.

Rumusan dan Analisis Kewangan 2023

HASIL

Kumpulan PR1MA telah merekodkan jumlah **Hasil** sebanyak RM1,265.88 juta pada tahun kewangan 2023 yang terdiri daripada **Hasil Penjualan Unit Rumah dan Komersial** sebanyak RM775.11 juta, **Pelunasan Kumpulan Wang Pembangunan** sebanyak RM486.84 Juta, **Jualan dan Perkhidmatan daripada Aktiviti Telekomunikasi** berjumlah RM2.75 juta dan **Yuran Pengurusan bagi Pengurusan Fasiliti dan Perkhidmatan Penyelenggaraan** sebanyak RM1.18 juta.

Jumlah **hasil** jualan mengalami penurunan iaitu sebanyak 16% atau RM249.79 juta dari tahun sebelumnya. Pengurangan dalam hasil ini disebabkan oleh **pengurangan yang ketara dalam jualan rumah PR1MA**, yang menurun sebanyak 39% daripada 3,227 unit kepada 1,970 unit dalam tahun 2023. **Hasil Jualan Dan Perkhidmatan daripada aktiviti telekomunikasi** oleh anak syarikat juga berlaku pengurangan dalam tahun 2023 sebanyak 87% atau RM18.12 juta. **Pelunasan Kumpulan Wang Pembangunan** yang lebih rendah sebanyak 7% atau RM36.75 juta pada tahun semasa turut menyumbang kepada pengurangan hasil.

PENDAPATAN LAIN

Pelunasan Kumpulan Wang Pembangunan terhadap rosot nilai pada kos pembangunan hartanah PR1MA menurun sebanyak 95% atau RM71.77 juta kepada RM3.74 juta pada 2023 (2022: RM75.51 juta) adalah penyumbang utama dalam penurunan jumlah lain-lain pendapatan. Terdapat **Pelunasan Geran Pembangunan** berjumlah RM6.85 juta bagi Program Pembaikan Rumah di bawah Kementerian Perumahan dan Kerajaan Tempatan (KPKT).

Lain-lain Pendapatan termasuk **Pendapatan Kewangan** telah mencatatkan peningkatan sebanyak 29% atau RM7.11 juta kepada RM31.93 juta pada tahun 2023 (2022: RM24.82 juta).

PERBELANJAAN

Jumlah Perbelanjaan menurun sebanyak 5% atau RM26.87 juta kepada RM527.24 juta bagi tahun 2023 (2022: RM554.11 juta). Penurunan tersebut berlaku disebabkan oleh penurunan **Kos Kewangan - Projek** dan **Kerugian Rosot Nilai**.

Kumpulan PR1MA mencatatkan peningkatan pada **Perbelanjaan Kakitangan** sebanyak 13% atau RM6.74 juta berbanding tahun 2022. Peningkatan ini selaras dengan **pertambahan jumlah kakitangan** di peringkat Kumpulan PR1MA seramai 489 orang berbanding tahun sebelumnya seramai 424 orang.

Kos Berkaitan Projek meningkat kepada RM219.42 juta pada tahun 2023 berbanding RM187.46 juta pada tahun 2022 yang sebahagian besarnya disebabkan oleh Bayaran Ganti Rugi Tertentu (LAD) kepada pembeli rumah. PR1MA telah mengambil langkah dengan mengadakan perbincangan bersama pihak pembeli yang terkesan dengan projek lewat sebagai langkah bagi mengurangkan kos (LAD) dan sentiasa berusaha menyiapkan projek-projek sakit dengan secepat mungkin.

Kos Kewangan - Projek mencatatkan penurunan RM146.47 juta pada tahun 2023 (2022: RM168.51 juta). Penurunan sebanyak 13% atau RM22.04 juta adalah disebabkan pembayaran balik prinsipal kedua-dua jenis pinjaman iaitu Sukuk dan Kemudahan Kredit Pusingan dengan Jaminan Kerajaan serta tiada terbitan Sukuk yang baharu pada tahun semasa.

Kumpulan PR1MA mencatatkan jumlah keseluruhan **Kerugian Rosot Nilai berkaitan inventori dan penghutang** sebanyak RM46.07 juta pada tahun 2023, berbanding tahun sebelumnya sebanyak RM75.53 juta. Penurunan ketara sebanyak RM29.46 juta ini adalah disebabkan unit-unit rumah yang belum terjual pada tahun terdahulu telah diiktiraf sebagai kos jualan pada tahun 2023.

Rumusan dan Analisis Kewangan 2023

(sambungan)

ASET BUKAN SEMASA

Aset Bukan Semasa mencatatkan penurunan kecil sebanyak **1% atau RM12.15 juta** berbanding tahun sebelumnya. Penurunan ini disebabkan oleh pengurangan dalam **Tanah Dipegang untuk Pembangunan Hartanah (Inventori)**, yang menurun kepada **RM1,016.84 juta pada 2023**, (2022: RM1,037.91), iaitu penurunan sebanyak **2%**. Pengurangan ini berlaku disebabkan beberapa bidang tanah telah diklasifikasikan semula daripada **Tanah Dipegang untuk Pembangunan Hartanah** kepada **Inventori – Kos Pembangunan Hartanah**, selaras dengan projek yang mula dibangunkan dalam tahun semasa.

ASET SEMASA

Terdapat penurunan dalam **Inventori** sebanyak 21% atau RM423.35 juta iaitu RM1,590.68 juta pada tahun 2023 berbanding RM2,023.03 juta pada tahun 2022. Sebahagian besar penurunan inventori adalah disebabkan **pengiktirafan kos jualan bagi unit rumah yang terjual** pada tahun semasa.

Tambahan pula, terdapat penurunan dalam **Aset Kontrak** sebanyak 41% atau RM372.59 juta berbanding tahun sebelumnya (2022: RM913.86 juta). Penurunan tersebut disebabkan oleh pengebilan bil peringkat siap yang lebih tinggi pada tahun semasa berbanding tahun sebelumnya.

Selain itu, terdapat juga peningkatan ketara dalam **Tunai dan Kesetaraan Tunai** sebanyak 67% atau RM319.48 juta kepada RM795.51 juta bagi tahun 2023 (2022: RM476.03 juta). Peningkatan ini disebabkan oleh penyediaan ansuran awal bayaran balik prinsipal Sukuk yang dijadualkan pada Oktober 2024.

LIABILITI BUKAN SEMASA

Antara faktor yang menyebabkan penurunan **Liabiliti Bukan Semasa** pada tahun 2023 sebanyak 50.28% atau RM2,253.73 juta berbanding tahun 2022 adalah disebabkan pengelasan semula prinsipal Sukuk dengan **Jaminan Kerajaan** sebanyak RM1,750.00 juta kepada **Liabiliti Semasa** kerana tempoh matangnya yang kurang daripada setahun daripada tahun kewangan 2023.

Di samping itu, terdapat penurunan **Kumpulan Wang Pembangunan** sebanyak 70.33% atau RM490.58 juta disebabkan pelunasan geran Pembangunan dan rosot nilai.

LIABILITI SEMASA

Liabiliti Semasa pula telah mencatatkan peningkatan sebanyak 278% atau RM1,768.66 juta dalam tahun 2023 berbanding tahun sebelumnya (2022: RM636.91 juta) disebabkan pengelasan prinsipal Sukuk dengan Jaminan Kerajaan daripada Liabiliti Bukan Semasa.

Terdapat juga pengelasan semula baki **Geran Kerajaan** yang diterima daripada KPKT pada tahun 2022 daripada Liabiliti Bukan Semasa kepada Liabiliti Semasa sebanyak RM32.20 juta.

ANALISA NISBAH

PERKARA	2023	2022
Nisbah Semasa	1.39	6.42
Nisbah Kecairan	0.73	3.24
Nisbah Hutang	0.86	0.74

Rumusan dan Analisis Kewangan 2023

(sambungan)

Penurunan dalam **Nisbah Semasa** dan **Nisbah Kecairan** iaitu masing-masing 1.39 kali dan 0.73 kali berbanding 6.42 kali dan 3.24 kali pada tahun kewangan sebelumnya adalah disebabkan kadar peningkatan ketara pada jumlah **Liabiliti Semasa** serta penurunan dalam jumlah **Aset Semasa**. Hal ini berpunca daripada reklasifikasi prinsipal Sukuk dengan Jaminan Kerajaan sebanyak RM1,750.00 juta daripada **Liabiliti Bukan Semasa** kepada **Liabiliti Semasa** disebabkan tempoh matangnya yang kurang setahun dari tahun semasa.

Nisbah Hutang pula mencatatkan sedikit kenaikan iaitu 0.86 kali (2022: 0.74 kali) disebabkan oleh berlakunya sedikit penurunan di dalam jumlah **Aset** dalam tahun semasa berbanding tahun 2022. Namun, kedudukan kewangan kumpulan PR1MA kekal stabil dan aktiviti-aktiviti pembangunan masih berjalan dengan lancar.

Sorotan Lima Tahun Kewangan

Tahun Kewangan Berakhir 31 Disember 2023

	Kumpulan				
	2019 RM'000 (Dinyatakan Semula)	2020 RM'000 (Beraudit)	2021 RM'000 (Dinyatakan Semula)	2022 RM'000 (Beraudit)	2023 RM'000 (Beraudit)
Ringkasan Keputusan Kewangan	RM				
Hasil Jualan dan Perkhidmatan	2,023,483	1,565,451	1,439,083	992,085	779,046
Hasil – Pelunasan Kumpulan Wang Pembangunan	677,936	483,141	1,723,069	523,590	486,842
Kos Jualan	(2,561,217)	(1,915,778)	(1,801,368)	(1,393,033)	(1,043,592)
Lebihan Kasar	140,202	132,814	1,360,784	122,642	222,296
Pendapatan Lain – Geran / Kumpulan Wang Pembangunan	162,604	239,189	(55,747)	87,512	10,589
Lain-lain Pendapatan	9,946	80,806	84,862	24,823	31,934
Jumlah Hasil & Pendapatan Lain	312,752	452,809	1,389,899	234,977	264,819
Jumlah Perbelanjaan	(456,329)	(610,339)	(388,405)	(554,114)	(527,235)
(Pendapatan) / Perbelanjaan Cukai	1,966	170	54,722	(50,883)	8,011
Lebihan / (Defisit) Bersih	(145,543)	(157,700)	946,772	(268,254)	(270,427)

Ringkasan Kedudukan Kewangan	RM				
Jumlah Aset	9,044,250	7,705,544	6,552,031	5,152,638	4,397,133
Jumlah Liabiliti	9,530,819	8,349,813	6,249,666	5,118,527	4,633,449

Analisis Nisbah Kewangan	Kadar Nisbah				
Nisbah Semasa	2.34	3.35	3.06	6.42	1.39
Nisbah Kecairan	0.74	1.39	1.47	3.24	0.73
Nisbah Hutang kepada Aset	0.56	0.65	0.69	0.74	0.86

Geran Kerajaan	RM				
Geran Mengurus	25,000	20,000	5,000	-	-
Geran Pembangunan dan PFI	741,960	1,000	-	114,000	-



**CERTIFICATE OF THE AUDITOR GENERAL
ON THE FINANCIAL STATEMENTS OF
PR1MA CORPORATION MALAYSIA
FOR THE YEAR ENDED 31 DECEMBER 2023**

Certificate on the Audit of the Financial Statements

Qualified Opinion

I have audited the Financial Statements of the PR1MA Corporation Malaysia. The financial statements comprise the Statements of Financial Position as at 31 December 2023 of the Group and of the PR1MA Corporation Malaysia and the Statements of Profit or Loss and Other Comprehensive Income, Statements of Changes in Equity, Statements of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, as set out on pages 3 to 89.

In my opinion, except for the effects of the matter described in the Basis for Qualified Opinion section, the accompanying financial statements give a true and fair view of the financial position of the Group and of the PR1MA Corporation Malaysia as at 31 December 2023, and of their financial performance and their cash flows for the year then ended in accordance with the Malaysian Financial Reporting Standards (MFRS), International Financial Reporting Standards (IFRS) and the Perumahan Rakyat 1Malaysia Act 2012 [Act 739] requirements.

Basis for Qualified Opinion

a. Inventories - RM2.386 billion

PR1MA Corporation Malaysia has capitalised sales commission and legal costs for the sale of residential units amounting to RM42.18 million that did not comply with the requirements of MFRS 102 Inventory. The cost should be recorded as an expense in the period of cost incurred. This has resulted in the inventory amount being overstated and expenses understated by RM42.18 million.

b. Cost of Sales - RM1.013 billion

PR1MA Corporation Malaysia has recognised the cost of sales amounting to RM289.91 million based on the percentage of houses sold. However, the cost of sales should be recognised as RM281.80 million based on the percentage of completion of the project as of 31 December 2023, in accordance with MFRS 15, Revenue from Contracts with Customers. As a result, the cost of sales and the net deficit is overstated by RM8.11 million.

c. Employment Expenses - RM47.10 million

PR1MA Corporation Malaysia paid a staff bonus of RM4.67 million for the year 2023, and the amount should be recognised in 2023 in accordance with MFRS 110, Events After the Reporting Period. However, PR1MA Corporation Malaysia recorded staff bonus expenses of RM4.67 million in 2024. As a result, employment expenses are understated, and the net deficit is overstated by RM4.67 million.

The audit was conducted in accordance with the Audit Act 1957 and the International Standards of Supreme Audit Institutions. My responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of my certificate. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified opinion.

Independence and Other Ethical Responsibilities

I am independent of the Group and of the PR1MA Corporation Malaysia and I have fulfilled my other ethical responsibilities in accordance with the International Standards of Supreme Audit Institutions.

Information Other than the Financial Statements and Auditor's Certificate Thereon

The Members of the PR1MA Corporation Malaysia is responsible for the other information in the Annual Report. My opinion on the Financial Statements of the Group and of the PR1MA Corporation Malaysia does not cover the other information than the financial statements and Auditor's Certificate thereon and I do not express any form of assurance conclusion thereon.

Key Audit Matters

Except for the matter described in the Basis for Qualified Opinion section, I have determined that there are no other key audit matters to communicate in my certificate.

Responsibilities of the Members for the Financial Statements

The Members is responsible for the preparation of Financial Statements of the Group and of the PR1MA Corporation Malaysia that give a true and fair view in accordance with the Malaysian Financial Reporting Standards (MFRS), International Financial Reporting Standards (IFRS) and the Perumahan Rakyat 1Malaysia Act 2012 [Act 739] requirements. The Members is also responsible for such internal control as the Members determines is necessary to enable the preparation of the Financial Statements of the Group and of the PR1MA Corporation Malaysia that are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements of the Group and of the PR1MA Corporation Malaysia, the Members is responsible for assessing the Group's and the PR1MA Corporation Malaysia's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the Financial Statements of the Group and of the PR1MA Corporation Malaysia as a whole are free from material misstatement, whether due to fraud or error, and to issue an Auditor's Certificate that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the International Standards of Supreme Audit Institutions will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with the International Standards of Supreme Audit Institutions, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- a. identify and assess the risks of material misstatement of the Financial Statements of the Group and of the PR1MA Corporation Malaysia, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- b. obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of

expressing an opinion on the effectiveness of the Group's and the PR1MA Corporation Malaysia's internal control;

- c. evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Members;
- d. conclude on the appropriateness of the Members' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the PR1MA Corporation Malaysia's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my Auditor's Certificate to the related disclosures in the Financial Statements of the Group and of the PR1MA Corporation Malaysia or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of Auditor's Certificate. However, future events or conditions may cause the Group or the PR1MA Corporation Malaysia to cease to continue as a going concern;
- e. evaluate the overall presentation, structure and content of the Financial Statements of the Group and of the PR1MA Corporation Malaysia, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
- f. obtain sufficient appropriate audit evidence regarding the financial information of the entities and business activities within the Group to express an opinion on the Financial Statements of the Group. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

The Members has been informed regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I have identify during the audit.

I have also disclosed to the Members that I have complied with the ethical requirements regarding independence, and communicated with them all relationships and other matters that may reasonably be thought to bear on my independence, and if applicable, actions taken to eliminate threats or safeguards applied.

Report on Other Legal and Regulatory Requirements

In accordance with the requirements of the Perumahan Rakyat 1Malaysia Act 2012 [Act 739], I report that:

- a. the subsidiaries of which I have not acted as auditor, are disclosed in Note 8 to the financial statements; and

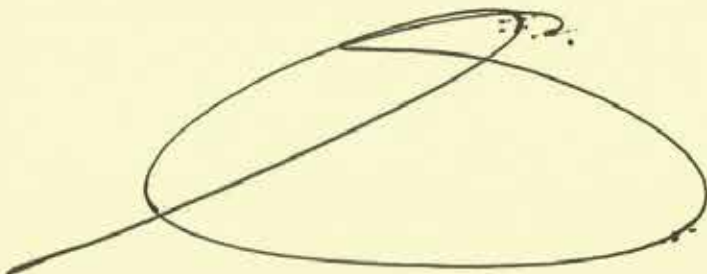
- b. in my opinion, the accounting and other records for the matter as described in the Basis for Qualified Opinion section have not been properly kept by the PR1MA Corporation Malaysia.

Other Matters

PR1MA Corporation Malaysia should take note of the following:

- a. Four of the six subsidiary companies of PR1MA Corporation Malaysia recorded losses in their respective financial statements in 2023. Therefore, PR1MA Corporation Malaysia should enhance the monitoring of operations and financial management of its subsidiary companies to ensure the company's sustainability is maintained and able to provide a good return to PR1MA Corporation Malaysia, as well as to achieve its incorporation objectives.
- b. PR1MA Corporation Malaysia should re-evaluate the development strategy of residential and commercial projects that were planned and ongoing based on the requirements and market conditions to increase the marketability of the sale of residential units and achieve the objectives of project developments.
- c. Besides, PR1MA Corporation Malaysia must ensure that governance management is given serious attention to enhance the effectiveness and transparency in the management of PR1MA Corporation Malaysia.

This certificate is made solely to the Members of the PR1MA Corporation Malaysia in accordance with the Perumahan Rakyat 1Malaysia Act 2012 [Act 739] requirements, and for no other purpose. I do not assume responsibility to any other person for the content of this certificate.



(DATUK WAN SURAYA BINTI WAN MOHD RADZI)
AUDITOR GENERAL
MALAYSIA

PUTRAJAYA
1 NOVEMBER 2024



PR1MA CORPORATION MALAYSIA

(Established under the PR1MA Act 2012)

**Financial statements for the year ended
31 December 2023**

PR1MA CORPORATION MALAYSIA

(Established under the PR1MA Act 2012)

Declaration by the officer primarily responsible for the financial management of PR1MA Corporation Malaysia

I, **Khalid bin Ramli**, being the officer primarily responsible for the financial management and accounting records of **PR1MA Corporation Malaysia** do solemnly and sincerely declare that the accompanying Financial Statements which includes the Statements of Financial Position, Statements of Profit or Loss and Other Comprehensive Income, Statements of Changes in Equity, and Statements of Cash Flows in the following financial position together with the notes to the Financial Statements to the best of my knowledge and belief, are correct and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act, 1960.

Subscribed and solemnly)

declared by the abovenamed)

in **PETALING JAYA** on **30 APR 2024**)
SELANGOR


Khalid bin Ramli



A-7-05, Blok A, Oasis Square,
Jalan PJU 1A/7A, Ara Damansara,
47301 Petaling Jaya, Selangor.

PR1MA CORPORATION MALAYSIA

(Established under the PR1MA Act 2012)

Statement by Chairman and a Member of Corporation

We, **Datuk Azrulnizam bin Abdul Aziz** and **Datuk Seri Haji Mohd Nazri bin Md. Shariff** as the Chairman and one of the Members of **PR1MA Corporation Malaysia**, do hereby state that, in the opinion of the Members of Corporation, the accompanying Financial Statements which includes the Statements of Financial Position, Statements of Profit or Loss and Other Comprehensive Income, Statements of Changes in Equity and Statements of Cash Flows, as follows together with the notes to the Financial Statements, are drawn up so as to give a true and fair view of the state of affairs of **PR1MA Corporation Malaysia** and the Group as at 31 December 2023 and of the results of its operations and changes in financial position for the year ended on that date.

On behalf of Members of Corporation,



.....
DATUK AZRULNIZAM BIN ABDUL AZIZ

Chairman of Corporation

Date: **30 APR 2024**

Location: Petaling Jaya, Selangor



.....
DATUK SERI HAJI MOHD NAZRI BIN MD. SHARIFF

Member of Corporation

Date: **30 APR 2024**

Location: Petaling Jaya, Selangor

Statements of Financial Position

as at 31 December 2023

		Group		Corporation	
	Note	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Non-current assets					
Plant and equipment	4	15,149	14,852	6,898	6,575
Investment properties	5	1,015	1,036	1,015	1,036
Right-of-use assets	6	20,926	12,283	20,926	12,283
Deferred tax asset	7	1,624	1,624	-	-
Investment in subsidiaries	8	-	-	3,000	3,000
Inventories	9	1,016,838	1,037,908	978,540	1,006,438
Total non-current assets		1,055,552	1,067,703	1,010,379	1,029,332
Current assets					
Inventories	9	1,590,675	2,023,028	1,407,493	1,784,393
Work in progress	10	4,717	-	-	-
Trade and other receivables	11	354,847	461,516	1,159,029	1,321,355
Tax assets		54,564	210,493	45,966	208,083
Contract assets	12	541,271	913,864	515,037	850,555
Cash and cash equivalents	13	795,507	476,034	773,581	427,704
Total current assets		3,341,581	4,084,935	3,901,106	4,592,090
Total assets		4,397,133	5,152,638	4,911,485	5,621,422
Equity					
Accumulated (deficit)/surplus		(236,316)	34,111	(342,463)	(125,181)
Total equity		(236,316)	34,111	(342,463)	(125,181)
Non-current liabilities					
Development fund	14	206,955	697,538	206,955	697,538
Government grants	15	-	22,164	-	22,164
Borrowing fund	16	2,004,666	3,754,169	2,004,666	3,754,169
Lease liabilities	17	16,780	8,265	16,780	8,265
Total non-current liabilities		2,228,401	4,482,136	2,228,401	4,482,136

Attached notes are an integral part of these financial statements.

Statements of Financial Position

as at 31 December 2023 (continued)

		Group		Corporation	
	Note	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Current liabilities					
Trade and other payables	18	574,689	591,200	1,199,742	1,221,152
Tax liabilities		4,799	2,054	517	178
Contract liabilities	12	272	-	-	-
Government grants	15	32,198	-	32,198	-
Borrowing fund	16	1,788,019	38,223	1,788,019	38,223
Lease liabilities	17	5,071	4,914	5,071	4,914
Total current liabilities		2,405,048	636,391	3,025,547	1,264,467
Total liabilities		4,633,449	5,118,527	5,253,948	5,746,603
Total equity and liabilities		4,397,133	5,152,638	4,911,485	5,621,422

Attached notes are an integral part of these financial statements.

Statements of Profit or Loss and Other Comprehensive Income

as at 31 December 2023

	Note	Group		Corporation	
		2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Revenue	19	1,265,888	1,515,675	1,226,485	1,284,194
Cost of sales	20	1,043,592	1,393,033	1,013,141	1,160,751
Gross surplus		222,296	122,642	213,344	123,443
Other income:	21				
Operating and Development Fund		10,589	87,512	8,421	87,494
Other income		31,934	24,823	31,183	24,690
		42,523	112,335	39,604	112,184
Expenditure:					
Employment expenses	22	60,606	53,864	47,099	50,802
Administrative expenses		15,473	14,320	13,005	12,628
Travelling expenses		8,638	8,350	7,439	8,276
Professional fees		2,764	2,583	2,337	2,295
Utilities and communications		1,682	1,421	1,905	1,910
Repair and maintenance		4,101	4,892	3,709	4,694
Rental expenses		736	496	675	488
Media and advertisement		9,064	12,701	9,007	12,630
Registration and insurance		2,455	3,231	2,255	3,023
PR1MA Prihatin	23	9,755	20,754	9,755	20,754
Project related costs	24	219,420	187,461	220,343	186,195
Finance costs - project	25	146,467	168,509	146,467	168,509
Impairment loss	26	46,074	75,532	1,573	75,488
		527,235	554,114	465,569	547,692
Deficit before tax	27	(262,416)	(319,137)	(212,621)	(312,065)
Tax expense/(income)	28	8,011	(50,883)	4,661	(55,499)
Net Deficit		(270,427)	(268,254)	(217,282)	(256,566)
Net Deficit attributable to:					
Corporation		(265,018)	(262,889)	(217,282)	(256,566)
Subsidiaries		(5,409)	(5,365)	-	-
		(270,427)	(268,254)	(217,282)	(256,566)

Attached notes are an integral part of these financial statements.

Statements of Changes in Equity

for the financial year ended 31 December 2023

	Accumulated deficit RM'000	Total RM'000
Group		
As at 1 January 2022	302,365	302,365
Deficit for the year	(268,254)	(268,254)
As at 31 December 2022	34,111	34,111
Deficit for the year	(270,427)	(270,427)
As at 31 December 2023	(236,316)	(236,316)

	Accumulated deficit RM'000	Total RM'000
Corporation		
As at 1 January 2022	131,385	131,385
Deficit for the year	(256,566)	(256,566)
As at 31 December 2022	(125,181)	(125,181)
Deficit for the year	(217,282)	(217,282)
As at 31 December 2023	(342,463)	(342,463)

Attached notes are an integral part of these financial statements.

Statements of Cash Flows

for the financial year ended 31 December 2023

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Cash flows from operating activities				
Deficit before tax	(262,416)	(319,137)	(212,621)	(312,065)
<i>Adjustments for:</i>				
Finance income	(20,423)	(16,150)	(19,583)	(15,940)
Finance costs	146,702	168,559	146,687	168,557
Net impairment loss on project related cost	46,028	75,505	1,573	75,488
Net remeasurement of loss allowance	46	257	-	192
Contribution received	-	(64)	-	(64)
Depreciation of plant and equipment	4,353	4,261	2,450	2,725
Depreciation of right-of-use assets	5,432	4,739	5,432	4,739
Depreciation of investment properties	21	20	21	20
Funds/Grants utilised	(497,432)	(611,101)	(497,432)	(611,101)
Interest expenses in relation to lease liabilities	1,107	711	1,107	711
Operating deficit before changes in working capital:	(576,582)	(692,400)	(572,366)	(686,738)
Inventories	407,395	742,146	403,225	519,910
Trade and other receivables	106,623	211,634	162,326	310,037
Contract assets	372,593	175,662	335,518	171,640
Trade and other payables	(20,659)	80,977	(21,397)	182,519
Contract liabilities	272	-	-	-
Cash generated from operating activities	289,642	518,019	307,306	497,368
Interest received	20,423	16,150	19,583	15,940
Interest paid	(108,683)	(130,336)	(108,668)	(130,334)
Tax refund	162,117	-	162,117	-
Tax paid	(11,457)	(129,527)	(4,322)	(127,081)
Net cash generated from operating activities	352,042	274,306	376,016	255,893

Attached notes are an integral part of these financial statements.

Statements of Cash Flows

for the financial year ended 31 December 2023 (continued)

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Cash flows from investing activity				
Acquisition of plant and equipment	(5,216)	(7,335)	(2,786)	(3,713)
Net cash used in investing activity	(5,216)	(7,335)	(2,786)	(3,713)
Cash flows from financing activities				
Proceeds from Development fund/grant	16,883	148,170	16,883	148,170
Repayment of lease liabilities	(6,510)	(5,162)	(6,510)	(5,162)
Repayment of borrowing fund - principal	-	(750,000)	-	(750,000)
Repayment of interest from borrowing fund	(37,726)	(37,614)	(37,726)	(37,614)
Net cash used in financing activities	(27,353)	(644,606)	(27,353)	(644,606)
Net increase/(decrease) in cash and cash equivalents	319,473	(377,635)	345,877	(392,426)
Cash and cash equivalents at beginning of the year	476,034	853,669	427,704	820,130
Cash and cash equivalents at end of the year	795,507	476,034	773,581	427,704

Attached notes are an integral part of these financial statements.

Statements of Cash Flows

for the financial year ended 31 December 2023 (continued)

Cash and cash equivalents included in the Statements of Cash Flows comprise the following amounts as stated in the Statements of Financial Positions:

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Short-term deposits with licensed banks	648,329	330,574	648,329	330,574
Cash and bank balances	147,178	145,460	125,252	97,130
	795,507	476,034	773,581	427,704

Cash outflows for leases as a lessee

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Included in net cash from operating activities:				
Payment relating to short-term lease	736	496	675	488
Interest paid in relation to lease liabilities	1,107	711	1,107	711
Included in net cash from financing activities				
Repayment of lease liabilities	6,510	5,162	6,510	5,162
	8,353	6,369	8,292	6,361

Attached notes are an integral part of these financial statements.

Notes to the Financial Statements

1. General information

PR1MA Corporation Malaysia was gazetted as a corporation on 19 December 2012 and started operations on 12 March 2013. The Corporation is incorporated and domiciled in Malaysia. The address of the registered office and principle place of business of the Corporation is as follow:

Registered office and principal place of business

7th Floor, Block F
No. 2, Jalan PJU 1A/7A
Oasis Square, Ara Damansara
47301 Petaling Jaya
Selangor Darul Ehsan

PR1MA Corporation Malaysia ("PR1MA") was established under PR1MA Act 2012 to plan, develop, construct and maintain high-quality housing with lifestyle concepts for middle-income households in key urban areas. For the financial year ended 31 December 2023, two of its subsidiaries reported profit while the others recorded losses due to the business have not generate sufficient revenue to cover its costs and inactive business status.

The consolidated financial statements of the Corporation as at and for the financial year ended 31 December 2023 comprise the Corporation and its subsidiaries (together referred to as "Group" and individually referred to as "Group entity").

The Corporation is administered by Members of Corporation. The Financial Statements for the financial year ended 31 December 2023 were tabled and approved during the Members of Corporation meeting held on 30 April 2024.

2. Basis of preparation

(a) Statement of compliance

The financial statements of the Group and the Corporation have been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS"), International Financial Reporting Standards ("IFRS"), Treasury Circular 3.2 dated 16 August 2021, Statutory Bodies (Accounts and Annual Reports) Act 1980 and the requirements of the PR1MA Act 2012.

The following are accounting standards, amendments and interpretations that have been issued by the Malaysian Accounting Standards Board ("MASB") but have not been adopted by the Group and the Corporation:

MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2024

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

MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2025

- Amendments to MFRS 121, *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

MFRSs, interpretations and amendments effective for annual periods beginning on or after a date yet to be confirmed

- Amendments to MFRS 10, *Consolidated Financial Statements* and MFRS 128, *Investments in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

Notes to the Financial Statements

(continued)

2. Basis of preparation (continued)

(a) Statement of compliance (continued)

The Group and the Corporation plan to apply the abovementioned accounting standards, interpretations and amendments, where applicable:

- from the annual period beginning on 1 January 2025 for the accounting standard and amendments that are effective for annual periods beginning on or after 1 January 2025, except for MFRS 121 which is not applicable to the Group and the Corporation.

(b) Basis of measurement

The financial statements of the Group and Corporation have been prepared on the historical cost basis other than as disclosed in Note 3.

(c) Functional and presentation currencies

The financial statements of the Group and the Corporation are presented in Ringgit Malaysia ("RM"), which is also the Corporation's functional currency. All financial information is presented in RM and has been rounded to the nearest thousand, unless otherwise stated.

(d) Use of estimates and judgements

The preparation of the financial statements in conformity with MFRSs requires management to make judgements, estimates and assumptions that effect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

There are no significant areas of estimation uncertainty and critical judgements in applying policies that have significant effect on the amounts recognised in the financial statements other than those disclosed in the notes to the financial statements.

3. Significant accounting policies

The accounting policies set out below have been applied consistently to the periods presented in these financial statements and have been applied consistently by Group entities, unless otherwise stated.

(a) Basis of consolidation

(i) Business combinations

Business combinations are accounted for using the acquisition method from the acquisition date, which is the date on which control is transferred to the Group.

Transaction costs, other than those associated with the issue of debt or equity securities, that the Group incurs in connection with a business combination are expensed as incurred.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(a) Basis of consolidation (continued)

(ii) Subsidiaries

Subsidiaries are entities, including structured entities, controlled by the Corporation. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Potential voting rights are considered when assessing control only when such rights are substantive. The Group also considered it has de facto power over an investee when, despite not having the majority of voting rights, it has the current ability to direct the activities of the investee that significantly affect the investee's return.

Investment in subsidiaries is measured in Corporation's Statements of Financial Position at cost less any impairment losses. The cost of investment includes transaction costs.

(iii) Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements.

(b) Financial instruments

(i) Recognition and initial measurement

A financial asset or financial liability is recognised in the Statements of Financial Position when, and only when, the Group or the Corporation becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivables without significant financing component) or a financial liability is initially measured at fair value plus or minus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issuance.

(ii) Financial instrument categories and subsequent measurement

Financial assets

Categories of financial assets are determined on initial recognition and are not reclassified subsequent to their initial recognition unless the Group and the Corporation changes its business model for managing financial assets in which case all affected financial assets are reclassified on the first day of the first reporting period following the change of the business model.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(b) Financial instruments (continued)

(ii) Financial instrument categories and subsequent measurement (continued)

Financial assets (continued)

Amortised cost

Amortised cost category comprises of financial assets that are held within a business model whose objective is to hold assets to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The financial assets are not designated as fair value through profit or loss. Subsequent to initial recognition, these financial assets are measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Interest income is recognised by applying effective interest rate to the gross carrying amount except for credit impaired financial assets (see Note 3(j)(i)) where the effective interest rate is applied to the amortised cost.

Financial liabilities

The financial liabilities are categorised at initial recognition as fair value through profit or loss and amortised cost.

Amortised cost

Financial liabilities which are not categorised as fair value through profit or loss are subsequently measured at amortised cost using the effective interest method.

Interest expense are recognised in the profit or loss. Any gains or losses on derecognition are also recognised in the profit or loss.

(iii) Derecognition

A financial asset or part of it is derecognised when, and only when the contractual rights to the cash flows from the financial asset expire or transferred, or control of the asset is not retained or substantially all of the risks and rewards of ownership of the financial asset are transferred to another party.

On derecognition of a financial asset, the difference between the carrying amount and the sum of the consideration received (including any new asset obtained less any new liability assumed) and any cumulative gain or loss that had been recognised in equity is recognised in profit or loss.

A financial liability or a part of it is derecognised when, and only when, the obligation specified in the contract is discharged, cancelled or expires. On derecognition of a financial liability, the difference between the carrying amount of the financial liability extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)**(b) Financial instruments (continued)****(iv) Offsetting**

Financial assets and financial liabilities are offset and the net amount presented in the statements of financial position when, and only when, the Group or the Corporation currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and liability simultaneously.

(c) Plant and equipment**(i) Recognition and measurement**

Items of plant and equipment are measured at cost less accumulated depreciation and any accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset and any other costs directly attributable to bringing the asset to working condition for its intended use, and the costs of dismantling and removing the items and restoring the site on which they are located. The cost of self-constructed assets also includes the cost of materials and direct labour.

Purchased software that is integral to the functionality of the related equipment is capitalised as part of that equipment. When significant parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of plant and equipment.

The gain or loss on disposal of an item of plant and equipment is determined by comparing the proceeds from disposal with the carrying amount of plant and equipment and is recognised net within "other income" and "other expenses" respectively as profit or loss.

(ii) Subsequent costs

The cost of replacing a component of an item of plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the component will flow to the Group or the Corporation, and its cost can be measured reliably. The carrying amount of the replaced component is derecognised as profit or loss. The costs of day-to-day maintenance of plant and equipment are recognised in Statement of Profit or Loss and Other Comprehensive Income as incurred.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(c) Plant and equipment (continued)

(iii) Depreciation

Depreciation is based on the cost of an asset less its residual value. Significant components of individual assets are assessed, and if a component has a useful life that is different from the remainder of that asset, then that component is depreciated separately.

Depreciation is recognised in the Statement of Profit or Loss and Other Comprehensive Income on a straight-line basis over the estimated useful lives of each component of an item of plant and equipment.

The estimated useful lives for the current periods are as follows:

Computer equipment	3 years
Telecommunication infrastructure	10 - 20 years
Office equipment	3 - 10 years
Furniture and fittings	10 years
Motor vehicles	5 years

Depreciation methods, useful lives and residual values are reviewed at the end of the reporting period and adjusted appropriately.

(d) Investment property

Investment properties are properties which are owned or right-of-use asset held under a lease contract to earn rental income or for capital appreciation or for both, but not for sale in the ordinary course of the business, use in the production or supply of goods or services or for administrative purpose.

Investment properties which are owned are measured initially at cost. Cost includes expenditure that is directly attributable to the acquisition of the investment property. The cost of self-constructed investment property includes the cost of materials and direct labour, any other costs directly attributable to bringing the investment property to a working condition for the intended use and capitalised borrowing costs. Right-of-use asset held under a lease contract that meets the definition of investment property is initially measured similarly as other right-of-use assets.

Investment properties are stated at cost less accumulated depreciation and any accumulated impairment losses. Freehold land and buildings under construction are not depreciated. Other investment properties are depreciated on a straight-line basis to write-down the cost of each asset to their residual values over their estimated useful lives.

The principal annual depreciation rates are:

- Buildings 2% to 5%, or over the lease term if shorter

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, annually.

An investment property is derecognised on its disposal, or when it is permanently withdrawn from use and no future economic benefits are expected from its disposal. The difference between the net disposal proceeds and the carrying amount is recognised in profit or loss in the period in which the item is derecognised.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(e) Inventories

(i) Land held for property development

Land held for property development consists of land costs where no development activities are carried out or where development activities are not expected to be completed within the normal operating cycle. Such land costs are carried at cost less any accumulated impairment losses.

Land held for property development is reclassified as property development costs at the point when development activities have commenced and where it can be demonstrated that the development activities can be completed within the Group's and Corporation's normal operating cycle.

Costs associated with the acquisition of land include the purchase price of the land, professional fees, stamp duties, commissions, conversion fees and other relevant levies. Pre-acquisition costs are charged to profit or loss as incurred unless such costs are directly identifiable to the consequent property development activity.

(ii) Property development costs

Property development costs comprise all costs that are directly attributable to development activities or that can be allocated on a reasonable basis to such activities.

Property development costs not recognised as an expense are recognised as an asset, which is measured at the lower of cost and net realisable value.

(iii) Developed properties

Cost consists of costs associated with the acquisition of land, direct costs and appropriate proportions of common costs attributable to developing the properties to completion.

(iv) Completed development units for sales

Completed development units and held for sales are stated at lower of cost and net realisable value.

(f) Leases

(i) Definition of lease

A contract is, or contains, a lease if the contract conveys a right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group and the Corporation assesses whether:

- the contract involves the use of an identified asset – this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(f) Leases (continued)

(i) Definition of lease (continued)

- the customer has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- the customer has the right to direct the use of the asset. The customer has this right when it has the decision-making rights that are most relevant to changing how and for what purpose the asset is used. In rare cases where the decision about how and for what purpose the asset is used is predetermined, the customer has the right to direct use of the asset if either the customer has the right to operate the asset; or the customer designed the asset in a way that predetermines how and for what purpose it will be used.

(ii) Recognition and initial measurement

(a) As a lessee

The Group and the Corporation recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Group's and the Corporation's incremental borrowing rate. Generally, the Group and the Corporation uses its incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- fixed payments, including in-substance fixed payments less any incentives receivable;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at commencement date;
- amounts expected to be payable under a residual value guarantee;
- the exercise price under a purchase option that the Group is reasonably certain to exercise; and
- penalties for early termination of a lease unless the Group is reasonably certain not to terminate early.

The Group and the Corporation excludes variable lease payments that linked to future performance usage of the underlying asset from the lease liability. Instead, these payments are recognised in profit or loss in the period in which the performance or use occurs.

The Group and the Corporation has elected not to recognise right-of-use assets and lease liabilities for short-term leases that have a lease term of 12 months or less and leases of low-value assets. The Group and the Corporation recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(f) Leases (continued)

(ii) Recognition and initial measurement (continued)

(b) As a lessor

When the Group and the Corporation acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

To classify each lease, the Group and the Corporation makes an overall assessment of whether the lease transfers substantially all of risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease.

If an arrangement contains lease and non-lease components, the Group and the Corporation applies MFRS 15 to allocate the consideration in the contract based on the stand-alone selling prices.

The Group and the Corporation recognises assets held under finance lease in its statements of financial position and presents them as receivable at an amount equal to the net investment in the lease. The Group and the Corporation uses the interest rate implicit in the lease to measure the net investment in the lease.

When the Group and the Corporation is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. It assesses the lease classification of a sublease with reference to the right-of-use asset arising from the head lease, with no reference to the underlying asset. If a head lease is a short term lease to which the Group and the Corporation applies the exemption described above, then it classifies the sublease as an operating lease.

(iii) Subsequent measurement

(a) As a lessee

The right-of-use asset is subsequently depreciated using the straightline method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a revision of in-substance fixed lease payments, or if there is a change in the Group's and the Corporation's estimate of the amount expected to be payable under a residual value guarantee, or if the Group and the Corporation changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured, a corresponding adjustment is made to the carrying amount of the right-of-use asset or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(f) Leases (continued)

(iii) Subsequent measurement (continued)

(b) As a lessor

The Group and the Corporation recognises lease payments received under operating income on a straight-line basis over the lease term as part of “revenue”.

The Group and the Corporation recognises finance income over the lease term, based on platform on a pattern reflecting a constant periodic rate of return on the Group’s and the Corporation’s net investment in the lease. The Group and the Corporation aims to allocate finance income over the lease term on a systematic and rational basis. The Group and the Corporation applies the lease payments relating to the period against the gross investment in the lease to reduce both the principal and the unearned finance income. The net investment in the lease is subject to impairment requirement in MFRS 9, *Financial Instruments* (see note 3(j)(i)).

(g) Contract assets and liabilities

A contract asset is recognised when the Group’s or the Corporation’s right to consideration is conditional on something other than the passage of time. A contract asset is subject to impairment in accordance to MFRS 9, *Financial Instruments* (see note 3(j)(i)).

A contract liability is stated at cost and represents the obligation of the Group or the Corporation to transfer goods or services to a customer for which consideration has been received (or the amount is due) from the customers.

(h) Contract cost

(i) Incremental cost of obtaining a contract

The Group or the Corporation recognises incremental costs of obtaining contracts when the Group or the Corporation expects to recover these costs.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(h) Contract cost (continued)

(ii) Cost to fulfil a contract

The Group or the Corporation recognises a contract cost that relate directly to a contract or to an anticipated contract as an asset when the cost generates or enhances resources of the Group or the Corporation, will be used in satisfying performance obligations in the future and it is expected to be recovered.

These contract costs are initially measured at cost and amortised on a systematic basis that is consistent with the pattern of revenue recognition to which the asset relates. An impairment loss is recognised in the profit and loss when the carrying amount of the contract cost exceeds the expected revenue less expected cost that will be incurred. Where the impairment condition no longer exists or has improved, the impairment loss is reversed to the extent that the carrying amount of the contract cost does not exceed the amount that would have been recognised had there been no impairment loss recognised previously.

(i) Cash and cash equivalents

Cash and cash equivalents consist of cash on hand, balances and deposits with banks which have an insignificant risk of changes in fair value with original maturities of three months or less, and are used by the Group and the Corporation in the management of their short term commitments. For the purpose of the statements of cash flows, cash and cash equivalents are presented at net.

(j) Impairment

(i) Financial assets

The Group and the Corporation recognise loss allowances for expected credit losses on financial assets measured at amortised cost. Expected credit losses are a probability-weighted estimate of credit losses.

The Group and the Corporation measure loss allowances at an amount equal to lifetime expected credit loss, except for cash and bank balance for which credit risk has not increased significantly since initial recognition, which are measured at 12-month expected credit loss. Loss allowances for trade receivables, contract assets and lease receivables are always measured at an amount equal to lifetime expected credit loss.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit loss, the Group and the Corporation consider reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's and the Corporation's historical experience and informed credit assessment and also including forward-looking information, where available.

Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of the asset, while 12-month expected credit losses are the portion of expected credit losses that result from default events that are possible within the 12 months after the reporting date. The maximum period considered when estimating expected credit losses is the maximum contractual period over which the Group and the Corporation are exposed to credit risk.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(j) Impairment (continued)

(i) Financial assets (continued)

The Group and the Corporation estimate the expected credit losses on receivables using a provision matrix with reference to historical credit loss experience.

An impairment loss in respect of financial assets measured at amortised cost is recognised in profit or loss and the carrying amount of the asset is reduced through the use of an allowance account.

At each reporting date, the Group and the Corporation assess whether financial assets carried at amortised cost and debt securities at fair value through other comprehensive income are credit-impaired. A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

The Group and the Corporation do not have any significant credit risk as its services and products are predominantly rendered and sold to a large number of customers comprise substantially property purchasers with financing facilities from reputable end-financiers. Credit risks with respect to property purchasers with no end-financing facilities are limited as the ownership and rights to the properties revert to the Group and the Corporation in the event of default.

The gross carrying amount of a financial asset is written off (either partially or full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group or the Corporation determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's or the Corporation's procedures for recovery of amounts due.

(ii) Other assets

The carrying amounts of other assets (except for inventories, contract asset, lease receivables and deferred tax asset) are reviewed at the end of each reporting period to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating unit.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs of disposal. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset or cash-generating unit.

An impairment loss is recognised if the carrying amount of an asset or its related cash-generating unit exceeds its estimated recoverable amount.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(j) Impairment (continued)

(ii) Other assets (continued)

Impairment losses are recognised in profit or loss. Impairment losses recognised in respect of cash-generating units are allocated to reduce the carrying amounts of other assets in the cash-generating unit (or a group of cash-generating units) on a pro rata basis.

Impairment losses recognised in prior periods are assessed at the end of each reporting period for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount since the last impairment loss was recognised. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised. Reversals of impairment losses are credited to profit or loss in the financial year in which the reversals are recognised.

(k) Equity instrument

Instruments classified as equity are measured at cost on initial recognition and are not remeasured subsequently.

(l) Employee benefit

(i) Short term employee benefits

Short-term employee benefit obligations in respect of salaries, annual bonuses, paid annual leave and sick leave are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognised for the amount expected to be paid under short-term cash bonus or profit-sharing plans if the Group and the Corporation has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee and the obligation can be estimated reliably.

(ii) State plans

The Group's and the Corporation's contributions to statutory pension funds are charged to profit or loss in the financial year to which they relate. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in future payments is available.

(m) Revenue and other income

(i) Revenue

Revenue is measured based on the consideration specified in a contract with a customer and exclude amounts collected on behalf of third parties. The revenue recognised by the Group and Corporation are revenues from contracts with customers such as sales of development properties, sales from telecommunication activities, management fee for facilities management and maintenance services and other revenues such as development funds.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)**(m) Revenue and other income (continued)****(i) Revenue (continued)**

The Group and the Corporation recognises revenue when (or as) it transfers control over a product or service to customer. An asset is transferred when (or as) the customer obtains control of the asset.

The Group and the Corporation transfer control of a good or service over time and, therefore, satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

- a) the customer simultaneously receives and consumes the benefit provided by the entity's performance as the entity performs;
- b) the entity's performance creates or enhances an asset (for example, work in progress) that the customer controls as the asset is created or enhanced; or
- c) the entity's performance does not create an asset with an alternative use to the entity and the entity has an enforceable right to payment for performance completed to date.

If a performance obligation is not satisfied over time in accordance with the above criteria, an entity satisfies the performance obligation and recognises revenue at a point in time.

Significant judgements and assumptions arising from revenue recognition

The Group applied the following judgements and assumptions that significantly affect the determination of the amount and timing of revenue recognised from contracts with customers:

- a) For sales of development properties, the Group and the Corporation measured the performance of work done by comparing the actual costs incurred with the estimated total costs required to complete the development properties. Significant judgements are required to estimate the total contract costs to complete.

In making these estimates, management relied on professionals' estimates and also on past experience of completed projects. A change in the estimates will directly affect the revenue to be recognised.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(m) Revenue and other income (continued)

(i) Revenue (continued)

Significant judgements and assumptions arising from revenue recognition (continued)

Nature of goods and services

Nature of goods or services	Timing of recognition or method used to recognise revenue	Significant payment terms
Development properties	Revenue and cost arising from property development activities is recognised overtime by reference to the cost incurred over the estimated cost of development. For completed units, revenue is recognised at a point in time when the customer obtains control of the property. i.e. upon delivery of vacant possession.	Credit period of 30 working days from invoice date.
Broadband	Revenue is recognised overtime when the services are delivered to the customer.	Credit period of 30 working days from invoice date.
Facilities management and maintenance services	Revenue is recognised overtime when the services are delivered to the customer.	Credit period of 14 working days from invoice date.

(ii) Operating, Development and PFI funds

According to Section 40 of the PR1MA Act, PR1MA Corporation Funds consist of government grants received and is classified under the following funds:

- a) Operating Fund
- b) Development Fund
- c) Private Finance Initiative ("PFI") Fund

Operating Fund used to fund and ensure survival of the Corporation's other operational activities. Operating Fund is recognised in Statement of Profit or Loss as other income to offset against all operating expenditure especially employment expenses incurred in the respective financial year.

Development and PFI Funds received from the Government to support development activities and construction of PR1MA projects. Development and PFI Funds are treated as deferred income in the Statements of Financial Position and recognised as income based on percentage of completion for all available projects, utilisation against impairment made and to support expected project losses.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(m) Revenue and other income (continued)

(iii) Government grant

Government grant received from the Government are for the purpose of assisting the Corporation as an agent in executing the government's projects and programme. Government grant is recognised in Statement of Profit or Loss as other income to offset against all related expenditure incurred on a systematic basis in the same period in which the expenses are recognised.

(iv) Interest income

Interest income is recognised as it accrues using the effective interest method in profit or loss except for interest income arising from temporary investment of borrowings taken specifically for the purpose of obtaining a qualifying asset which is accounted for in accordance with the accounting policy on borrowing costs.

(v) Rental income

Rental income is recognised in profit or loss of the Group and the Corporation on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

(n) Borrowing costs

Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognised in Statement of Profit or Loss and Other Comprehensive Income using the effective interest method.

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalised as part of the cost of those assets.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the assets is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sales are in progress. Capitalisation of borrowing costs is suspended or ceases when substantially all the activities necessary to prepare the qualifying assets for its intended use or sale are interrupted or completed. Only borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset as part of the cost are being capitalised.

Investment income earned on the temporary investment of specific borrowings which pending the expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(o) Income tax

Income tax expense for the period comprises of current and deferred tax. Current and deferred tax are recognised in Statement of Profit or Loss and Other Comprehensive Income except to the extent that it relates to a business combination or items, which recognised directly in equity or other comprehensive income.

Current tax is the expected tax payable on the taxable income or loss for the year, using tax rates enacted or substantively enacted by the end of the reporting period, and any adjustment to tax payable in respect of previous financial years.

Deferred tax is recognised using the liability method, providing for temporary differences between the carrying amounts of assets and liabilities in the statements of financial position and their tax bases. Deferred tax is not recognised for the following temporary differences: the initial recognition of goodwill, and the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the reporting period.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reviewed at the end of each reporting period and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(p) Operating segments

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. Operating segment results are reviewed regularly by the chief operating decision maker, which in this case is the Members of Corporation and Chief Executive Officer of the Corporation, to make decisions about resources to be allocated to the segment and to assess its performance, and for which discrete financial information is available.

(q) Contingent liabilities

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is not recognised in the statements of financial position and is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

Notes to the Financial Statements

(continued)

3. Significant accounting policies (continued)

(r) Fair value measurements

Fair value of an asset or a liability, except for lease transactions, is determined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The measurement assumes that the transaction to sell the asset or transfer the liability takes place either in the principal market or in the absence of a principal market, in the most advantageous market.

For non-financial asset, the fair value measurement takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

When measuring the fair value of an asset or a liability, the Group and the Corporation uses observable market data as far as possible. Fair value are categorised into different levels in a fair value hierarchy based on the input used in the valuation technique as follows:

- Level 1 : quoted prices (unadjusted) in active markets for identical asset or liabilities that the Group can access at the measurement date.
- Level 2 : inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3 : unobservable inputs for the asset or liability.

The Group and the Corporation recognises the transfers between levels of the fair value hierarchy as of the date of the event or change in circumstances that caused the transfers.

Notes to the Financial Statements
 (continued)

4. Plant and equipment

Group	Computer equipment RM'000	Tele- communication infrastructure RM'000	Office equipment RM'000	Furniture and fittings RM'000	Motor vehicle RM'000	Work-in- progress RM'000	Total RM'000
Cost							
As at 1 January 2022	19,498	9,724	873	4,003	2,268	683	37,049
Additions	1,907	2,966	215	1,434	400	413	7,335
Disposals	(1,297)	-	-	-	-	-	(1,297)
Reclassification	215	-	-	12	-	(143)	84
As at 31 December 2022	20,323	12,690	1,088	5,449	2,668	953	43,171
Additions	329	1,743	171	586	4	2,383	5,216
Reclassification	1,315	(52)	-	-	-	(1,829)	(566)
As at 31 December 2023	21,967	14,381	1,259	6,035	2,672	1,507	47,821
Accumulated depreciation							
As at 1 January 2022	17,618	4,123	534	2,559	521	-	25,355
Charge for the year	1,749	1,502	97	473	440	-	4,261
Disposals	(1,297)	-	-	-	-	-	(1,297)
As at 31 December 2022	18,070	5,625	631	3,032	961	-	28,319
Charge for the year	1,463	1,773	112	544	461	-	4,353
As at 31 December 2023	19,533	7,398	743	3,576	1,422	-	32,672
Carrying amount							
As at 31 December 2022	2,253	7,065	457	2,417	1,707	953	14,852
As at 31 December 2023	2,434	6,983	516	2,459	1,250	1,507	15,149

Notes to the Financial Statements

(continued)

4. Plant and equipment (continued)

Corporation	Computer equipment RM'000	Office equipment RM'000	Furniture and fittings RM'000	Motor vehicle RM'000	Work-in- progress RM'000	Total RM'000
Cost						
As at 1 January 2022	19,497	844	4,003	2,268	101	26,713
Additions	1,581	215	1,434	400	83	3,713
Disposals	(1,297)	-	-	-	-	(1,297)
Reclassification	215	-	12	-	(143)	84
As at 31 December 2022	19,996	1,059	5,449	2,668	41	29,213
Additions	1,528	169	561	4	524	2,786
Reclassification	(13)	-	-	-	-	(13)
As at 31 December 2023	21,511	1,228	6,010	2,672	565	31,986
Accumulated depreciation						
As at 1 January 2022	17,619	511	2,559	521	-	21,210
Charge for the year	1,716	96	473	440	-	2,725
Disposals	(1,297)	-	-	-	-	(1,297)
As at 31 December 2022	18,038	607	3,032	961	-	22,638
Charge for the year	1,334	111	544	461	-	2,450
As at 31 December 2023	19,372	718	3,576	1,422	-	25,088
Carrying amount						
As at 31 December 2022	1,958	452	2,417	1,707	41	6,575
As at 31 December 2023	2,139	510	2,434	1,250	565	6,898

Notes to the Financial Statements
(continued)

5. Investment Properties

Group and Corporation	2023 RM'000	2022 RM'000
As at 1 January	1,036	727
Addition	-	329
Depreciation	(21)	(20)
As at 31 December	1,015	1,036
Cost	1,063	1,063
Accumulated depreciation	(48)	(27)
Carrying amount at the end of the financial year	1,015	1,036

Investment properties comprise a number of commercial properties that are leased to third parties. Each of the leases contains an initial non-cancellable period of 2 years, with annual rents indexed to consumer prices. Subsequent renewals are negotiated with the lessee and on average renewal periods are 1 year. The Group and the Corporation does not charge variable lease payments that do not depend on an index or rate.

The following are recognised in profit or loss:

Group and Corporation	2023 RM'000	2022 RM'000
Rental income	34	52

The operating lease payments to be received are as follows:

Group and Corporation	2023 RM'000	2022 RM'000
Rental payment due		
- not later than 1 year	34	34
- later than 1 year and not later than 2 years	20	25
- later than 2 year and not later than 3 years	1	3
	55	62

Notes to the Financial Statements

(continued)

6. Right-of-use assets

Group and Corporation	Note	Office buildings RM'000	Data centre RM'000	Motor vehicle RM'000	Storage space RM'000	Total RM'000
As at 1 January 2022		15,282	372	-	-	15,654
Addition	6.1	473	-	-	370	843
Depreciation		(4,346)	(97)	(173)	(123)	(4,739)
Reclassification		-	-	525	-	525
As at 31 December 2022		11,409	275	352	247	12,283
Addition	6.1	13,346	310	-	419	14,075
Depreciation		(4,967)	(97)	(105)	(263)	(5,432)
As at 31 December 2023		19,788	488	247	403	20,926

Right-of-use assets for the Group and Corporation during the financial year 31 December 2023 represents lease rental of motor vehicle, storage spaces and office buildings which comprises of level G, 1, 2, 3, 6, 7 and 9 at Block F, Oasis Square, an office space in Block E, Oasis Square (also known as Data Centre), an office buildings in Kuching, Sarawak, regional offices in Sabah, Pahang, Melaka, Perak and Perlis.

Additional right-of-use assets during the financial year amounting to RM10,144,000 contributed by the extension options on the existing lease assets. There are also additional of right-of-use assets on the office building and storage space leased during the financial year ended 31 December 2023 which amounted to RM3,512,000 and RM419,000, respectively.

6.1 Extension options

Some leases of office buildings contain extension options exercisable by the Group and the Corporation up to one year before the end of the non-cancellable contract period. Where applicable, the Group and the Corporation seeks to include extension options in new leases to provide operational flexibility. The extension options held are exercisable only by the Group and the Corporation and not by the lessors. The Group and the Corporation assesses at lease commencement whether it is reasonably certain to exercise the extension options. The Group and the Corporation reassesses whether it is reasonably certain to exercise the options if there is a significant event or significant change in circumstances within its control.

All potential future lease payments from assessment on extension options has been included in discounted lease liabilities as at 31 December 2023.

6.2 Significant judgements and assumptions in relation to leases

The Group and the Corporation assesses at lease commencement by applying significant judgement whether it is reasonably certain to exercise the extension options. The Group and the Corporation considers all facts and circumstances including their past practice and any cost that will be incurred to change the asset if an option to extend is not taken, to help them determine the lease term.

The Group and the Corporation also applied judgement and assumptions in determining the incremental borrowing rate of the respective leases. The Group and the Corporation first determines the closest available borrowing rates before using significant judgement to determine the adjustments required to reflect the term, security, value or economic environment of the respective leases.

Notes to the Financial Statements

(continued)

7. Deferred tax assets

Recognised deferred tax assets

Deferred tax assets are attributable to the following:

Group	2023 RM'000	2022 RM'000
Plant and equipment	(1,275)	(1,275)
Provisions	25	25
Deferred revenue	2,874	2,874
	1,624	1,624

Movement in temporary differences during the year

Group	As at 1.1.2022 RM'000	Recognised in profit or loss (Note 28) RM'000	As at 31.12.2023 RM'000
Plant and equipment	(1,275)	-	(1,275)
Provisions	25	-	25
Deferred revenue	2,874	-	2,874
	1,624	-	1,624

8. Investment in subsidiaries

Corporation	2023 RM'000	2022 RM'000
Cost of investment		
At beginning and end of the financial year	3,000	3,000

The Corporation recorded investment in subsidiaries at cost less impairment loss. During the financial year, the Corporation assesses the recoverability of the investment in subsidiaries by applying significant estimates to determine the recoverable amount based on their net assets or net liabilities position, surpluses or deficits as at end of the financial year and future operational plan of the respective subsidiaries. Considering all necessary estimates and judgements on recoverability of the Corporation's investment in subsidiaries, no impairment was made during the financial year.

Notes to the Financial Statements

(continued)

8. Investment in subsidiaries (continued)

Details of subsidiaries are as follows:

Name of company	Principal place of business	Principal activities	Effective ownership interest and voting rights	
			2023 %	2022 %
PR1MA Asset Management Sdn. Bhd.	Malaysia	Manage completed PR1MA homes and commercial complexes	100	100
PR1MA Development Sdn. Bhd.	Malaysia	Development and construction of PR1MA homes and commercial complexes	100	100
PR1MA Communications Sdn. Bhd.	Malaysia	Provide Information and Communication Technology ("ICT") services	100	100
PR1MA Facilities Management Sdn. Bhd.	Malaysia	Provide facility management, maintenance, domestic and any specialist or expert services and facilities	100	100
PR1MA Seremban Sentral Sdn. Bhd.	Malaysia	Property development and investment activity	100	100
PR1MA Project Management Sdn. Bhd. (Formerly known as PR1MA Brunfield Corporation Sdn. Bhd.)	Malaysia	Property development and investment activity	100	100

All the subsidiaries were audited by a firm of auditors other than *Jabatan Audit Negara* Malaysia.

Notes to the Financial Statements
 (continued)

9. Inventories

	Note	2023 RM'000	2022 RM'000
Group			
Non-current			
Land held for property development	9.1	1,016,838	1,037,908
		1,016,838	1,037,908
Current			
Completed development units	9.2	886,726	655,025
Property development costs	9.3	703,949	1,368,003
		1,590,675	2,023,028
		2,607,513	3,060,936
Corporation			
Non-current			
Land held for property development	9.1	978,540	1,006,438
		978,540	1,006,438
Current			
Completed development units	9.2	659,941	640,434
Property development costs	9.3	747,552	1,143,959
		1,407,493	1,784,393
		2,386,033	2,790,831

During the financial year, the Group and the Corporation recognised inventories cost of RM660,628,000 (2022: RM934,689,000) and RM639,175,000 (2022: RM753,108,000), respectively, as cost of sales.

Notes to the Financial Statements

(continued)

9. Inventories (continued)

9.1 Land held for property development

	2023 RM'000	2022 RM'000
Group		
At beginning of the financial year	1,037,908	1,012,169
Reclassifications	(21,070)	32,553
Impairment	-	(6,814)
At end of the financial year	1,016,838	1,037,908
Corporation		
At beginning of the financial year	1,006,438	980,699
Reclassifications	(27,898)	32,553
Impairment	-	(6,814)
At end of the financial year	978,540	1,006,438

Land held for property development are analysed as follows:

	2023 RM'000	2022 RM'000
Group		
Recorded at fair value:		
- Freehold land	742,948	742,948
- Leasehold land	273,890	294,960
	1,016,838	1,037,908
Corporation		
Recorded at fair value:		
- Freehold land	742,948	742,948
- Leasehold land	235,592	263,490
	978,540	1,006,438

During the financial year, the decrease in land held for property development was mainly due to the reclassification of existing land from land held for property development to property development costs, where development has been commenced on the land during the financial year.

Notes to the Financial Statements

(continued)

9. Inventories (continued)

9.2 Completed development units

	2023 RM'000	2022 RM'000
Group		
Completed development units, at cost	949,408	671,908
Impairment	(62,682)	(16,554)
Transferred to investment properties	-	(329)
	886,726	655,025
Corporation		
Completed development units, at cost	678,001	657,150
Impairment	(18,060)	(16,387)
Transferred to investment properties	-	(329)
	659,941	640,434

Completed development units are recorded at lower of cost and net realisable value.

9.3 Property development costs

	2023 RM'000	2022 RM'000
Group		
Property development costs		
At beginning of the financial year	8,747,714	8,295,948
Development costs incurred during the financial year	650,266	597,463
Transferred to completed development units	(653,792)	(145,697)
At end of the financial year	8,744,188	8,747,714
Less: Cost recognised in profit or loss		
At beginning of the financial year	(7,379,711)	(6,383,749)
Cost recognised during the financial year	(660,628)	(934,689)
Impairment	100	(61,273)
At end of the financial year	(8,040,239)	(7,379,711)
	703,949	1,368,003

Notes to the Financial Statements

(continued)

9. Inventories (continued)

9.3 Property development costs (continued)

Corporation	2023 RM'000	2022 RM'000
Property development costs		
At beginning of the financial year	7,611,862	7,132,392
Development costs incurred during the financial year	637,814	609,093
Transferred to completed development units	(395,146)	(129,623)
At end of the financial year	7,854,530	7,611,862
Less: Cost recognised in profit or loss		
At beginning of the financial year	(6,467,903)	(5,653,521)
Cost recognised during the financial year	(639,175)	(753,108)
Impairment	100	(61,274)
At end of the financial year	(7,106,978)	(6,467,903)
	747,552	1,143,959

Property development costs are analysed as follows:

	2023 RM'000	2022 RM'000
Group		
Land costs	1,352,585	1,269,839
Development costs, net of impairment	7,391,603	7,477,874
Cost recognised in profit or loss	(8,040,239)	(7,379,710)
	703,949	1,368,003
Corporation		
Land costs	1,245,527	1,165,562
Development costs, net of impairment	6,609,003	6,446,299
Cost recognised in profit or loss	(7,106,978)	(6,467,902)
	747,552	1,143,959

10. Work in progress

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
ICT Infrastructure	4,717	-	-	-

Notes to the Financial Statements

(continued)

11. Trade and other receivables

	Note	Group 2023 RM'000	2022 RM'000	Corporation 2023 RM'000	2022 RM'000
Trade					
Trade receivables from contracts with customer		255,411	319,994	234,410	262,354
Less: Impairment allowance	11.1	(111)	(65)	-	-
		255,300	319,929	234,410	262,354
Non-trade					
Other receivables		19,415	55,678	19,217	55,486
Less: Impairment allowance	11.1	(192)	(192)	(192)	(192)
		19,223	55,486	19,025	55,294
Amount due from subsidiaries	11.2	-	-	873,064	964,511
Accrued income		48	7,651	-	7,651
Deposits		79,477	77,920	31,764	31,015
Prepayment		799	530	766	530
		99,547	141,587	924,619	1,059,001
		354,847	461,516	1,159,029	1,321,355

11.1 During the financial year, the Group has provided an impairment allowance for both trade receivables and sundry debtors which amounting to RM111,000 (2022: RM65,000) and RM192,000 (2022: RM192,000), respectively.

11.2 Amount due from subsidiaries are unsecured, interest free and receivable on demand.

During the financial year, the Corporation assessed recoverability of amount due from subsidiaries based on the following criteria:

- Subsidiaries ability to pay their obligations to the Corporation;
- Subsidiaries operational activities, source of fundings, future operational plans and sales collections;
- Collection received from the respective subsidiaries during the financial year; and
- Net assets or net liabilities position of subsidiaries.

Based on all the criteria above, during the financial year, the Corporation concluded that the amount due from subsidiaries are deemed recoverable and no further impairment are required.

Notes to the Financial Statements

(continued)

12. Contract assets / (liabilities)

	2023 RM'000	2022 RM'000
Group		
Contract assets	541,271	913,864
Contract liabilities	(272)	-
Corporation		
Contract assets	515,037	850,555

The contract assets primarily relate to the Group's and the Corporation's rights to consideration for work completed on construction contracts but not yet billed at the reporting date. Typically, the amount will be billed upon agreed milestone achieved and payment is expected within 30 – 90 days.

The contract liabilities primarily relate to the advance consideration received from a customer for construction contract and system development projects, which revenue is recognised overtime during the projects. The contract liabilities are expected to be recognised as revenue based on the stage of completion of the projects.

Significant changes to contract assets and contract liabilities during the financial year are as follows:

	2023 RM'000	2022 RM'000
Group		
Recognised profits less recognised losses during the financial year	779,046	992,087
Progress billings received and receivable as at end of the year	541,271	913,864
Corporation		
Recognised profits less recognised losses during the financial year	742,475	857,388
Progress billings received and receivable as at end of the year	515,037	850,555

Notes to the Financial Statements
 (continued)

13. Cash and cash equivalents

	Note	Group		Corporation	
		2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Short term deposits	13.1	648,329	330,574	648,329	330,574
Cash and bank balances		147,178	145,460	125,252	97,130
		795,507	476,034	773,581	427,704

13.1 Short term deposits

Short term deposits comprises amount deposited in the following licensed financial institutions:

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Malayan Banking Berhad	52,283	25,850	52,283	25,850
AmBank Islamic Berhad	202,127	77,020	202,127	77,020
Bank Kerjasama Rakyat Malaysia	-	59,300	-	59,300
CIMB Islamic Bank Berhad	202,117	115,684	202,117	115,684
Bank Islam Malaysia Berhad	29,424	-	29,424	-
RHB Islamic Bank Berhad	83,039	52,720	83,039	52,720
Co-opbank Pertama	77,158	-	77,158	-
MBSB Bank Berhad	2,181	-	2,181	-
	648,329	330,574	648,329	330,574

The Group and the Corporation allocated short term deposits for acquisition of land as well as for payment of development costs for projects.

Notes to the Financial Statements

(continued)

14. Development fund

Group and Corporation	2023 RM'000	2022 RM'000
Development fund		
At beginning of the year	697,538	1,182,633
Fund received	-	114,000
Utilised against development expenditure:		
- In respect of Home ownership campaign discounts ("HOC"), rebate and expected loss	(386,353)	(364,496)
- In respect of completed and ongoing projects	(97,657)	(62,310)
- In respect of impairment losses	(1,573)	(78,156)
Allocation to development projects in subsidiaries:		
- In respect of Home ownership campaign discounts ("HOC"), rebate and expected loss	(2,832)	(94,190)
- In respect of completed and ongoing projects	-	(2,594)
- In respect of impairment losses	(2,168)	(18)
Reversal of development expenditure:		
- In respect of over impairment	-	2,669
At end of the year	206,955	697,538

During the financial year, the Corporation did not received any Development Fund (2022: RM114,000,000).

The Corporation has been assigned to manage the funds to build affordable homes for the *rakyat* on behalf of the government. Allocation of Development Fund amounting to RM97,657,000 represents the total funds utilised according to Projects Rationalisation plan based on percentage of completion for all completed and ongoing projects.

In the current financial year, there was RM3,741,000 (2022: RM78,174,000) of development fund utilised by the Group against the impairment losses from project related costs and RM389,185,000 (2022: RM458,686,000) funds was utilised against discounts, rebate and expected loss.

Notes to the Financial Statements
 (continued)

15. Government grants

Group and Corporation	2023 RM'000	2022 RM'000
Non-current		
Government Grants	-	22,164
	-	22,164
Current		
Government Grants	32,198	-
	32,198	-
	32,198	22,164

Group and Corporation	2023 RM'000	2022 RM'000
Government Grants		
At beginning of the year	22,164	-
Fund received	16,883	34,170
Utilised against grant:		
- In respect of <i>Pembaikan Rumah</i> KPKT	(4,012)	(12,006)
- In respect of JENDELA 2.0	(3,775)	-
- In respect of over utilised in prior year	938	-
At end of the year	32,198	22,164

Corporation was appointed by Ministry of Local Government Development (KPKT) in 2022 to carry out the KPKT programme with the objectives of rebuilding and repairing houses affected by floods and repair work for selected low-income families.

During the financial year, the Corporation received additional Government Grant from KPKT for the repair work for selected low-income families amounted to RM7,907,000 and for JENDELA 2.0 programme amounted to RM8,415,000.

In December 2023, the Corporation also received an Operating Grant from KPKT amounted to RM561,000 to be a strategic partner for KPKT under the *Program Setahun Bersama Kerajaan Madani*. However, the operating grant has yet to be utilised during the financial year.

Notes to the Financial Statements

(continued)

16. Borrowing fund

Group and Corporation	Note	2023 RM'000	2022 RM'000
Non-current			
Islamic medium term notes ("Sukuk")	16.1	2,004,666	3,754,169
		2,004,666	3,754,169
Current			
Islamic medium term notes ("Sukuk")	16.1	1,788,019	38,223
Revolving credit	16.2	-	-
		1,788,019	38,223
		3,792,685	3,792,392

16.1 Islamic medium term notes ("Sukuk")

The Corporation has an Islamic medium term notes programme ("Sukuk programme") of up to RM3,750,000,000 in nominal value. The Sukuk programme is irrevocably and unconditionally guaranteed by the Government. The Sukuk programme tenure as stipulated in the programme agreement is 20 years commencing from the date of the Sukuk under this programme. The Sukuk programme commenced in October 2017.

16.2 Revolving credit

The revolving credit programme of up to RM2,500,000,000 is irrevocably and unconditionally guaranteed by the Government. The revolving credit programme tenure as stipulated in the programme agreement is 5 years commencing from October 2017. During the financial year, a full settlement has been made.

The purpose of the Sukuk and revolving credit programme, amongst others are:

- To fund any expenditure relating to PR1MA housing projects;
- To finance all construction cost and progressive payments to contractors including land acquisitions;
- To utilise against any finance charges; and
- To pay for Government Guarantee fees.

The combined Guarantee Limit of both programmes by the Government is only up to RM5,000,000,000. As at date, the Corporation has fully utilised the aggregated facilities amount up to Guarantee Limit.

Notes to the Financial Statements

(continued)

16. Borrowing fund (continued)

Reconciliation of movements of liabilities to cash flows arising from the financing activities

Group and Corporation	1.1.2022 RM'000	Net changes from financing cash flows RM'000	31.12.2022 RM'000	Net changes from financing cash flows RM'000	31.12.2023 RM'000
Islamic medium term notes ("Sukuk")	4,039,556	(247,164)	3,792,392	293	3,792,685
Revolving credit	502,227	(502,227)	-	-	-
	4,541,783	(749,391)	3,792,392	293	3,792,685

Net changes from financing cash flows interpreted in the Statements of Cash Flows

	2023 RM'000	2022 RM'000
Group		
Finance cost	146,702	168,559
Interest paid	(108,683)	(130,336)
Repayment of borrowing fund - principal	-	(750,000)
Repayment of interest from borrowing fund	(37,726)	(37,614)
	293	(749,391)
Corporation		
Finance cost	146,687	168,557
Interest paid	(108,668)	(130,334)
Repayment of borrowing fund - principal	-	(750,000)
Repayment of interest from borrowing fund	(37,726)	(37,614)
	293	(749,391)

The salient terms of Islamic medium term note Sukuk of RM3,750,000,000 for Tranche No. 2 to Tranche No. 6 issued by the Corporation are as follows:

	Nominal Value RM'000	Issue Date	Maturity Date	Coupon Rate (per annum)
Tranche No. 2	1,750,000	20 October 2017	18 October 2024	4.34%
Tranche No. 3	500,000	30 July 2020	30 July 2025	2.38%
Tranche No. 4	500,000	30 July 2020	30 July 2027	2.58%
Tranche No. 5	500,000	30 September 2021	30 September 2026	3.05%
Tranche No. 6	500,000	29 July 2022	29 July 2027	4.00%

The coupon payment from the above sukuk will be paid twice a year.

Notes to the Financial Statements

(continued)

17. Lease liabilities

	2023 RM'000	2022 RM'000
Group and Corporation		
Non-current		
Lease liabilities	16,780	8,265
Current		
Lease liabilities	5,071	4,914
Terms and repayment schedule		
	2023 RM'000	2022 RM'000
Group and Corporation		
Non-current		
Repayment later than 1 year but not later than 2 years	5,512	5,017
Repayment later than 2 years but not later than 3 years	5,531	1,230
Repayment later than 3 years	5,737	2,018
	16,780	8,265
Current		
Repayment not more than 1 year	5,071	4,914
	5,071	4,914
	21,851	13,179

The lease liabilities of the Group and the Corporation bear interest rates of 4.50% per annum (2022: 4.50%) respectively.

Notes to the Financial Statements
 (continued)

18. Trade and other payables

		Group		Corporation	
	Note	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Trade					
Trade payables		25,368	134,349	20,708	127,978
Retention sum		111,982	135,489	111,955	135,400
		137,350	269,838	132,663	263,378
Non-trade					
Other payables	18.1	41,002	35,443	35,759	24,458
Amount due to subsidiaries	18.2	-	-	676,557	691,066
Deferred revenue		11,342	11,972	-	-
Accruals		16,463	39,160	8,071	38,333
Provisions	18.3	368,532	234,787	346,692	203,917
		437,339	321,362	1,067,079	957,774
		574,689	591,200	1,199,742	1,221,152

18.1 As at end of the year, included in other payables of the Group and the Corporation are deposits payable to homebuyers amounting to RM20,391,000 (2022: RM8,081,000) and RM19,900,000 (2022: RM7,672,000) respectively.

18.2 Amount due to subsidiaries are unsecured, interest free and repayable on demand.

18.3 The Group's provisions mainly consist of provision related to property development costs and provision for cost to complete amounted to RM312,060,000 and RM50,815,000 (2022: RM196,793,000 and RM21,075,000), respectively.

Provision for cost to complete and provision related to property development costs were made based on the actual costs to incurred as per agreed milestone with contractors.

Notes to the Financial Statements

(continued)

19. Revenue

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Revenue from contracts with customers				
Sales of development properties	775,112	971,211	742,475	857,388
Sales from telecommunication activities	2,751	20,874	-	-
Management fees for facilities management and maintenance services	1,183	-	-	-
	779,046	992,085	742,475	857,388
Development fund utilisation	486,842	523,590	484,010	426,806
	486,842	523,590	484,010	426,806
	1,265,888	1,515,675	1,226,485	1,284,194

Disaggregation of revenue by major products/services lines

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Major products and services lines				
Development properties	775,112	971,211	742,475	857,388
Broadband	2,751	20,874	-	-
Maintenance services	1,183	-	-	-
	779,046	992,085	742,475	857,388
Timing and recognition				
Overtime	779,046	992,085	742,475	857,388
	779,046	992,085	742,475	857,388
Revenue from contract with customers	779,046	992,085	742,475	857,388
Development fund utilisation	486,842	523,590	484,010	426,806
Total revenue	1,265,888	1,515,675	1,226,485	1,284,194

Notes to the Financial Statements

(continued)

20. Cost of sales

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Property development cost recognised	1,036,592	1,371,356	1,013,141	1,160,751
Cost related to telecommunication services	5,502	21,677	-	-
Cost related to facilities management and maintenance services	1,498	-	-	-
	1,043,592	1,393,033	1,013,141	1,160,751

21. Other income

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Operating and development fund				
Utilisation for impairment on property development cost	3,741	75,506	1,573	75,488
Amortisation of development grant	6,848	12,006	6,848	12,006
	10,589	87,512	8,421	87,494
Other income				
Interest income				
Interest and dividend earned from placement in the current account	4,765	4,884	3,925	4,674
Interest earned from short-term deposits with licensed banks	15,658	11,266	15,658	11,266
	20,423	16,150	19,583	15,940
Rental income				
Income from short-term rental of subsidiary companies	-	-	100	100
Income from short-term rental of plantation site	402	579	402	579
Income from rental of investment properties	34	52	34	52
	436	631	536	731
Other operational income	11,075	8,042	11,064	8,019
Total other income	31,934	24,823	31,183	24,690
Total Other Income	42,523	112,335	39,604	112,184

Notes to the Financial Statements

(continued)

22. Employment expenses

	Group		Corporation	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Salaries and allowances	45,288	40,092	34,366	37,793
Contribution to Employees Provident Funds	7,985	7,046	6,161	6,697
Others	7,333	6,726	6,572	6,312
	60,606	53,864	47,099	50,802

The number of personnel in office for the Group and the Corporation as at end of the financial year are 489 and 344 (2022: 424 and 382), respectively.

23. PR1MA Prihatin

	Group		Corporation	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
PR1MA Prihatin	9,755	20,754	9,755	20,754

PR1MA Prihatin is an initiative by the Corporation as part of its continuous corporate social responsibility activities, to build a public profile and maximise the overall impact on the society.

During the financial year, PR1MA has involved in various corporate social responsibility activities such as donation on food basket to support *Program Santai Kasih PR1MA*, donation of wheelchair to few NGOs, IQRA programme at PR1MA Headquarters and various PR1MA residential areas, *Program Festival Semarak Ilmu* and also sponsored a monetary fund for Sport Carnival Programme at PR1MA Lakefront Homes.

PR1MA continues its efforts and initiatives to become an inclusive and caring society as part of the organisation's efforts to improve the quality of life of people so that no one is left behind.

Notes to the Financial Statements

(continued)

24. Project related costs

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Marketing	4,051	7,039	4,051	7,039
Maintenance	19,581	15,621	23,984	14,872
ICT infrastructure	924	1,746	-	1,746
Supervision cost	-	60	-	60
Legal fee	1,298	991	1,260	976
Contingencies	182,212	146,118	179,750	145,619
<i>Pembaikan Rumah KPKT</i>	7,797	12,006	7,797	12,006
Others	3,557	3,880	3,501	3,877
	219,420	187,461	220,343	186,195

The Group and the Corporation assessed risks underlying Liquidated Ascertained Damages ("LAD") due to delay in completion of property development since the COVID-19 outbreaks emerged in the end of 2019.

During the financial year, the Group and the Corporation recognised provision for LAD to the homebuyers which included in contingencies amounting to RM223,286,000 and RM222,830,000, respectively.

25. Finance costs - project

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Islamic medium term notes ("Sukuk")	136,000	149,028	136,000	149,028
Revolving credit	-	7,371	-	7,371
Others	10,467	12,110	10,467	12,110
	146,467	168,509	146,467	168,509

During the financial year, the Group and the Corporation recognised finance cost which related to project amounting to RM146,467,000 (2022: RM168,509,000).

Notes to the Financial Statements

(continued)

26. Impairment loss

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Impairment loss provided on:				
Home ownership campaign ("HOC") discounts and rebates	180,390	309,818	177,558	264,806
Expected losses from computation of profit recognition	208,795	148,867	208,795	99,690
Impairment loss related to sales of property	389,185	458,685	386,353	364,496
Completed development units	46,128	8,221	1,673	8,204
Property development costs	(100)	60,470	(100)	60,470
Land held for property development	-	6,814	-	6,814
Loss allowance related to receivable accounts	46	27	-	-
Impairment loss related to inventories and receivables, classified as other operating expenses	46,074	75,532	1,573	75,488
	435,259	534,217	387,926	439,984

Management performed impairment assessment periodically based on the latest Project Rationalisation exercise.

27. Deficit before tax

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Deficit before tax arrived after charging:				
Auditors' remuneration	245	245	89	77
Depreciation of plant and equipment	4,353	4,261	2,450	2,725
Depreciation of right-of-use assets	5,432	4,739	5,432	4,739
Depreciation of investment properties	21	20	21	20
Expenses related to short-term leases	736	496	675	488
Legal fee	589	223	584	223
Bank charges	235	50	220	48
Interest expenses relating to lease liabilities	1,107	711	1,107	711
Acquisition of low value assets	531	1,298	520	1,288

Notes to the Financial Statements

(continued)

28. Tax expense/(income)

	Note	Group		Corporation	
		2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Current tax expense/(income)					
Current year		9,121	2,055	4,839	178
Over provision in prior year		(1,110)	(54,427)	(178)	(55,677)
Total current tax recognised in profit or loss		8,011	(52,372)	4,661	(55,499)
Deferred tax expenses					
Origination and reversal of temporary differences		-	-	-	-
Tax benefits arising from previously unrecognised tax losses		-	1,489	-	-
Total deferred tax recognised in profit or loss	7	-	1,489	-	-
Total expense/(income) tax expense		8,011	(50,883)	4,661	(55,499)
Reconciliation on income tax expenses					
Deficit before tax		(262,416)	(319,137)	(212,621)	(312,065)
Income tax using Malaysian tax rate 24% (2022: 24%)		(62,980)	(76,593)	(51,029)	(74,896)
Non-deductible expenses		108,609	139,314	91,100	131,712
Tax exempt income		-	(3,825)	-	(3,825)
Recognition of previously unrecognised tax losses		(2,119)	(55,370)	-	(52,813)
Tax exemption in accordance Sec. 127(3A) ITA		(35,232)	-	(35,232)	-
Effect of tax losses not recognised		843	18	-	-
		9,121	3,544	4,839	178
Over provision in prior year		(1,110)	(54,427)	(178)	(55,677)
		8,011	(50,883)	4,661	(55,499)

Notes to the Financial Statements

(continued)

28. Tax expense/(income) (continued)

Tax exemption

The Ministry of Finance ("MOF") granted tax exemption in accordance to Section 127 (3A) of the Income Tax Act, 1967 on Corporation's Statutory business income from 2021 until 2027.

Pursuant to the announcement of Finance Bill 2023 in conjunction with the Budget Announcement 2023, unutilised tax loss carry-forwards from a year of assessment can only be carried forward up to 10 consecutive years of assessment. Included in the other deductible temporary differences is unutilised capital allowances which do not expire under the current tax legislation.

29. Capital management

Total equity in the Statements of Financial Position represents the Group and Corporation's capital. The capital requirements of the Group and Corporation are monitored by the Members of Corporation on an ongoing basis. The Group and Corporation are not subject to externally imposed capital requirements.

During the financial year, no changes in capital management approach was made by the Group and the Corporation.

	Group		Corporation	
	2023 RM'000	2022 RM'000	2023 RM'000	2022 RM'000
Bank borrowing fund	3,792,685	3,792,392	3,792,685	3,792,392
Less: Cash and cash equivalents	(795,507)	(476,034)	(773,581)	(427,704)
Net debts	2,997,178	3,316,358	3,019,104	3,364,688
Total equity	(236,316)	34,111	(342,463)	(125,181)
Debt to equity ratio	(12.68)	97.22	(8.82)	(26.88)

30. Operating segments

The Group's reportable segments comprise of property development, telecommunication, facilities management and maintenance services. Both reportable segments offers different products and services and require different marketing strategies. The following summary describes the operations in each of the Group's reportable segments:

- Property development - Consist of sales of development properties including residential and commercial units
- Telecommunication - Consist of broadband services in PR1MA projects
- Facilities management and maintenance services - Consist of facilities management for PR1MA projects and maintenance services for PPR project under KPKT

Notes to the Financial Statements

(continued)

30. Operating segments (continued)

For each reportable segment, the Group Chief Operating Decision Maker ("CODM"), which is the Members of Corporation and Chief Executive Officer of the Corporation, reviews business segment progress and internal management reports on periodical basis.

Performance is measured based on segment revenue and gross surplus as included in the internal management reports that are reviewed by the CODM on periodical basis. Segment revenue and gross surplus is used to measure performance as management believes that such information is the most relevant in evaluating the results of certain segments relative to other entities that operate within these industries.

Business Segments

Group	Property development RM'000	Telecommunication RM'000	Facilities management and maintenance RM'000	Total RM'000
2023				
Revenue	1,261,954	2,751	1,183	1,265,888
Cost of sales	(1,036,592)	(5,502)	(1,498)	(1,043,592)
Gross surplus/(deficit)	225,362	(2,751)	(315)	222,296
2022				
Revenue	1,494,801	20,874	-	1,515,675
Cost of sales	(1,371,356)	(21,677)	-	(1,393,033)
Gross surplus/(deficit)	123,445	(803)	-	122,642

Geographical information and major customers

There is no disclosure on geographical segment information as the Group does not have operation outside of Malaysia. There is no disclosure on major customers as the Group sold development properties and provided broadband services to end buyers.

Notes to the Financial Statements

(continued)

31. Financial instruments

31.1 Categories of financial instruments

The table below provides an analysis of financial instruments as at 31 December 2023 categorised as amortised cost ("AC").

	Carrying amount RM'000	AC RM'000
2023		
Financial assets		
Group		
Trade and other receivables, excluding prepayments	354,048	354,048
Cash and cash equivalents	795,507	795,507
	1,149,555	1,149,555
Corporation		
Trade and other receivables, excluding prepayments	1,158,263	1,158,263
Cash and cash equivalents	773,581	773,581
	1,931,844	1,931,844
Financial liabilities		
Group		
Trade and other payables	(574,689)	(574,689)
Borrowing fund	(3,792,685)	(3,792,685)
Lease liabilities	(21,851)	(21,851)
	(4,389,225)	(4,389,225)
Corporation		
Trade and other payables	(1,199,742)	(1,199,742)
Borrowing fund	(3,792,685)	(3,792,685)
Lease liabilities	(21,851)	(21,851)
	(5,014,278)	(5,014,278)

Notes to the Financial Statements
 (continued)

31. Financial instruments (continued)

31.1 Categories of financial instruments (continued)

The table below provides an analysis of financial instruments as at 31 December 2022 categorised as amortised cost ("AC").

	Carrying amount RM'000	AC RM'000
2022		
Financial assets		
Group		
Trade and other receivables, excluding prepayments	460,986	460,986
Cash and cash equivalents	476,034	476,034
	937,020	937,020
Corporation		
Trade and other receivables, excluding prepayments	1,320,825	1,320,825
Cash and cash equivalents	427,704	427,704
	1,748,529	1,748,529
Financial liabilities		
Group		
Trade and other payables	(591,200)	(591,200)
Borrowing fund	(3,792,392)	(3,792,392)
Lease liabilities	(13,179)	(13,179)
	(4,396,771)	(4,396,771)
Corporation		
Trade and other payables	(1,221,152)	(1,221,152)
Borrowing fund	(3,792,392)	(3,792,392)
Lease liabilities	(13,179)	(13,179)
	(5,026,723)	(5,026,723)

Notes to the Financial Statements

(continued)

31. Financial instruments (continued)

31.2 Net losses arising from financial instruments

	Group		Corporation	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Net losses arising from:				
Financial assets at amortised cost	20,377	16,123	19,583	15,940
Financial liabilities at amortised cost	(147,809)	(169,270)	(147,794)	(169,268)
	(127,432)	(153,147)	(128,211)	(153,328)

31.3 Financial risk management

The Group and the Corporation has exposure to the following risks from its use of financial instruments:

- Credit risk
- Liquidity risk
- Market risk

31.4 Credit risk

Credit risk is the risk of a financial loss to the Group and the Corporation if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Group's and Corporation's exposure to credit risk arises principally from its receivables from customers.

Trade receivables and contract assets

Risk management objectives, policies and processes for managing the risk

Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. Normally financial guarantees given by banks are obtained, and credit evaluations are performed on customers requiring credit over a certain amount.

At each reporting date, the Group or the Corporation assesses whether any of the trade receivables and contract assets are credit impaired.

The gross carrying amounts of credit impaired trade receivables and contract assets are written off (either partially or full) when there is no realistic prospect of recovery. This is generally the case when the Group or the Corporation determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. Nevertheless, trade receivables and contract assets that are written off could still be subject to enforcement activities.

There are no significant changes as compared to previous year.

Notes to the Financial Statements

(continued)

31. Financial instruments (continued)

31.4 Credit risk (continued)

Trade receivables and contract assets (continued)

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk arising from receivables is represented by the carrying amounts in the statement of financial position.

Management has taken reasonable steps to ensure that receivables that are neither past due nor impaired are stated at their realisable values. A significant portion of these receivables are regular customers that have been transacting with the Group and the Corporation. The Group and the Corporation uses ageing analysis to monitor the credit quality of the receivables. Any receivables having significant balances past due, which are deemed to have higher credit risk, are monitored individually.

Recognition and measurement of impairment losses

In managing credit risk of trade receivables, the Group manages its debtors and takes appropriate actions (including but not limited to legal actions) to recover long overdue balances. Generally, trade receivables will pay within 90 days. The Group's debt recovery process is as follows:

- a) Above 90 days past due after credit term, the Group will start to initiate a structured debt recovery process which is monitored by the credit management team.

The Group uses an allowance matrix to measure ECLs of trade receivables, specifically on cash buyer for all segments for property development segment and all subscribers for telecommunication segment. Consistent with the debt recovery process, invoices which are past due 90 days will be considered as credit impaired except for properties purchased with financing facilities from reputable endfinanciers or properties revertible back in the event of default.

Loss rates are calculated using a 'roll rate' method based on the probability of a receivable progressing through successive stages of delinquency to 90 days past due.

Loss rates are based on actual credit loss experience over the past three years. The Group also considers differences between (a) economic conditions during the period over which the historic data has been collected, (b) current conditions and (c) the Group's view of economic conditions over the expected lives of the receivables. Nevertheless, the Group believes that these factors are immaterial for the purpose of impairment calculation for the year.

The Group assessed the risk of loss of each customer individually based on their financial information, past trend of payments and external credit ratings, where applicable. All of these customers have low risk of default.

Notes to the Financial Statements

(continued)

31. Financial instruments (continued)

31.4 Credit risk (continued)

Trade receivables and contract assets (continued)

Recognition and measurement of impairment losses (continued)

The following table provides information about the exposure to credit risk and ECLs for trade receivables and contract assets as at 31 December 2023 which are grouped together as they are expected to have similar risk nature.

Group	Gross carrying amount RM'000	Loss allowance RM'000	Net balance RM'000
2023			
Current (not past due)	632,342	-	632,342
0 - 30 days past due	24,587	-	24,587
31 - 60 days past due	11,830	-	11,830
61 - 90 days past due	4,349	-	4,349
More than 90 days past due	123,574	(111)	123,463
	796,682	(111)	796,571
Trade receivables	255,411	(111)	255,300
Contract assets	541,271	-	541,271
	796,682	(111)	796,571
2022			
Current (not past due)	971,767	-	971,767
0 - 30 days past due	30,000	-	30,000
31 - 60 days past due	38,676	-	38,676
61 - 90 days past due	39,026	-	39,026
More than 90 days past due	154,389	(65)	154,324
	1,233,858	(65)	1,233,793
Trade receivables	319,994	(65)	319,929
Contract assets	913,864	-	913,864
	1,233,858	(65)	1,233,793

Notes to the Financial Statements

(continued)

31. Financial instruments (continued)

31.4 Credit risk (continued)

Trade receivables and contract assets (continued)

Recognition and measurement of impairment losses (continued)

During the financial year, the Group provided allowance for impairment losses of RM111,000 (2021: RM65,000) on trade receivables arises from telecommunication services. There are no allowance for impairment losses provided by the Group on contract assets during the financial year.

Corporation	Gross carrying amount RM'000	Loss allowance RM'000	Net balance RM'000
2023			
Current (not past due)	605,090	-	605,090
0 - 30 days past due	20,232	-	20,232
31 - 60 days past due	11,704	-	11,704
61 - 90 days past due	4,319	-	4,319
More than 90 days past due	108,102	-	108,102
	749,447	-	749,447
Trade receivables	234,410	-	234,410
Contract assets	515,037	-	515,037
	749,447	-	749,447
2022			
Current (not past due)	903,662	-	903,662
0 - 30 days past due	23,716	-	23,716
31 - 60 days past due	23,719	-	23,719
61 - 90 days past due	16,247	-	16,247
More than 90 days past due	145,565	-	145,565
	1,112,909	-	1,112,909
Trade receivables	262,354	-	262,354
Contract assets	850,555	-	850,555
	1,112,909	-	1,112,909

No other impairment was provided during the year as the Corporation are satisfied that recovery of the amount is possible, the amount considered irrecoverable is written off against the receivable directly.

Notes to the Financial Statements

(continued)

31. Financial instruments (continued)

31.4 Credit risk (continued)

Trade receivables and contract assets (continued)

Recognition and measurement of impairment losses (continued)

The Group and the Corporation do not have any significant credit risk as its services and products are predominantly rendered and sold to a large number of customers comprise substantially property purchasers with financing facilities from reputable end-financiers. Credit risks with respect to property purchasers with no end-financing facilities are limited as the ownership and rights to the properties revert to the Group and the Corporation in the event of default.

The movements in the allowance for impairment loss for the Group in respect of trade receivables during the year are shown below:

Group	Lifetime ECL RM'000
Balance at 1 January 2022	38
Net remeasurement of loss allowance	27
Balance at 31 December 2022	65
Net remeasurement of loss allowance	46
Balance at 31 December 2023	111

Cash and cash equivalents

The cash and cash equivalents are held with banks and financial institutions. As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statement of financial position.

These banks and financial institutions have low credit risks. In addition, some of the bank balances are insured by government agencies. Consequently, the Group and the Corporation are of the view that the loss allowance is not material and hence, it is not provided for.

Other receivables

Credit risks on other receivables are mainly arising from sundry debtors, projects related advances, deposits related to rental of office buildings and business premises and interest receivables from deposits in licensed financial institutions.

As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statement of financial position.

As at the end of the reporting period, the Group and the Corporation provided allowance for impairment loss on sundry debtors amounted to RM192,000 (2022: RM192,000).

Notes to the Financial Statements

(continued)

31. Financial instruments (continued)

31.4 Credit risk (continued)

Related companies advances

Risk management objectives, policies and processes for managing the risk

The Corporation provides unsecured advances to related companies. The Corporation monitors on an ongoing basis the finance results of the related companies and repayments made by the related companies.

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk is represented by their carrying amounts in the statement of financial position.

Advances provided are not secured by any collateral or supported by any credit enhancements.

Recognition and measurement of impairment losses

Generally, the Corporation considers advances to subsidiaries have low credit risk. The Corporation assumes that there is a significant increase in credit risk when a subsidiary's financial position deteriorates significantly. As the Corporation is able to determine the timing of payments of the subsidiaries' advances when they are payable, the Corporation considers the advances to be in default when the subsidiaries are not able to pay when demanded. The Corporation considers advances to subsidiaries to be credit impaired when:

- The subsidiary is unlikely to repay its advances to the Corporation in full;
- The subsidiary's advance is overdue for more than 365 days; or
- The subsidiary is continuously making loss and is having a deficit shareholders' fund.

The Corporation determines the probability of default for these advances individually using internal information available.

As at end of the reporting period, after considering all the criteria above, there were no indications that the amount due from related companies are not recoverable.

31.5 Liquidity risk

Liquidity risk is the risk that the Group and the Corporation will not be able to meet its financial obligations as they fall due. The Group's and the Corporation's exposure to liquidity risk arises principally from its various payables and borrowing fund.

The Group and the Corporation maintains a level of cash and cash equivalents and bank facilities deemed adequate by the management to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they fall due.

It is not expected that the cash flows included in the maturity analysis could occur significantly earlier, or at significantly different amounts.

Notes to the Financial Statements

(continued)

31. Financial instruments (continued)

31.5 Liquidity risk (continued)

Maturity analysis

The following table summarises the maturity profile of the Group's and the Corporations's financial liabilities as at the end of the reporting period based on undiscounted contractual payments:

Group	Carrying amount RM'000	Effective profit rate %	Contractual cash flows RM'000	Less than 1 year RM'000	1 - 2 years RM'000	2 - 3 years RM'000	More than 3 years RM'000
2023							
<i>Non-derivative financial liabilities</i>							
Borrowing fund	3,792,685	2.38% - 4.34%	4,340,300	898,700	606,400	593,200	2,242,000
Lease liabilities	21,851	4.50%	23,867	6,287	6,158	5,868	5,554
Trade and other payables	574,689	-	574,689	574,689	-	-	-
	4,389,225		4,938,856	1,479,676	612,558	599,068	2,247,554
2022							
<i>Non-derivative financial liabilities</i>							
Borrowing fund	3,792,392	2.38% - 4.34%	4,189,400	145,500	1,895,700	564,100	1,584,100
Lease liabilities	13,179	4.50%	14,033	5,288	5,288	1,351	2,106
Trade and other payables	591,200	-	591,200	591,200	-	-	-
	4,396,771		4,794,633	741,988	1,900,988	565,451	1,586,206

Notes to the Financial Statements

(continued)

31. Financial instruments (continued)

31.5 Liquidity risk (continued)

Maturity analysis (continued)

Corporation	Carrying amount RM'000	Effective profit rate %	Contractual cash flows RM'000	Less than 1 year RM'000	1 - 2 years RM'000	2 - 3 years RM'000	More than 3 years RM'000
2023							
<i>Non-derivative financial liabilities</i>							
Borrowing fund	3,792,685	2.38% - 4.34%	4,340,300	898,700	606,400	593,200	2,242,000
Lease liabilities	21,851	4.50%	23,867	6,287	6,158	5,868	5,554
Trade and other payables	1,199,742	-	1,199,742	1,199,742	-	-	-
	5,014,278		5,563,909	2,104,729	612,558	599,068	2,247,554
2022							
<i>Non-derivative financial liabilities</i>							
Borrowing fund	3,792,392	2.38% - 4.34%	4,189,400	145,500	1,895,700	564,100	1,584,100
Lease liabilities	13,179	4.50%	14,033	5,288	5,288	1,351	2,106
Trade and other payables	1,221,152	-	1,221,152	1,221,152	-	-	-
	5,026,723		5,424,585	1,371,940	1,900,988	565,451	1,586,206

31.6 Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates and profit rates that will affect the Group's and the Corporation's financial position or cash flows.

Currency risk

The Group did not exposed to any foreign currency risk as all sales are denominated in functional currencies of Group entities.

Notes to the Financial Statements

(continued)

31. Financial instruments (continued)

31.6 Market risk (continued)

Effective profit rate risk

The Group's and the Corporation's non-trade receivables, cash and cash equivalents, non-trade payables and fixed rate borrowing fund are exposed to a risk of change in their fair value due to changes in profit rates.

Exposure to effective profit rates risk

The profit rate profile of the Group's and the Corporation's significant profit-bearing financial instruments, based on carrying amounts as at the end of the reporting year was:

	Group		Corporation	
	2023	2022	2023	2022
	RM'000	RM'000	RM'000	RM'000
Fixed rate instruments				
Financial assets	791,317	468,502	769,971	423,103
Financial liabilities	(3,814,536)	(3,805,571)	(3,814,536)	(3,805,571)
	(3,023,219)	(3,337,069)	(3,044,565)	(3,382,468)

Fair value sensitivity analysis for fixed rate instruments

The Group and the Corporation does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in profit rates at the end of the reporting period would not affect profit or loss.

31.7 Fair value of financial instruments

The carrying amounts of cash and cash equivalents, trade and other receivables, trade and other payables and short term borrowing fund reasonably approximate fair values due to the relatively short term nature of these financial instruments.

Notes to the Financial Statements

(continued)

31. Financial instruments (continued)

31.7 Fair value of financial instruments (continued)

The table below analyses financial instruments not carried at fair value for which fair value is disclosed, together with their fair values and carrying amounts shown in the statements of financial position.

Group and Corporation	Fair value of financial instruments not carried at fair value				Total fair value RM'000	Carrying amount RM'000
	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000		
2023						
Financial liabilities						
Islamic medium term notes ("Sukuk")	-	-	3,792,685	3,792,685	3,792,685	3,792,685
2022						
Financial liabilities						
Islamic medium term notes ("Sukuk")	-	-	3,792,392	3,792,392	3,792,392	3,792,392

Level 3 fair value

The following table shows the valuation techniques used in the determination of fair values within Level 3, as well as the key unobservable inputs used in the valuation models.

Financial instruments not carried at fair value

Type	Description of valuation technique and inputs used
Borrowing fund	Payables amount based on the scheduled payment with the financial institution.
Lease liabilities	Discounted cash flows using a rate based on the current market rate of borrowing of the respective Group entities at the time of borrowing.

Notes to the Financial Statements

(continued)

32. Related party transactions

Identity of related parties

For the purposes of these financial statements, parties are considered to be related to the Corporation if the Corporation has the ability, directly or indirectly, to control or jointly control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Corporation and the party are subject to common control. Related parties may be individuals or other entities.

Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Corporation either directly or indirectly and entity that provides key management personnel services to the Corporation. The key management personnel include all the Members of Corporation, and certain members of senior management of the Corporation.

The Corporation has related party relationship with its subsidiaries and key management personnel.

Related party transactions have been entered into in the normal course of business under normal trade terms. The significant related party transactions of the Corporation are shown below. The balances related to the transactions below are shown in Notes 11 and 18.

Corporation	2023 RM'000	2022 RM'000
A. Subsidiaries		
Advance to subsidiaries on projects related costs	107,485	44,648
Expenses backcharged on behalf of subsidiaries	24,938	44,514
Finance charges paid on behalf of subsidiaries	2,266	2,266
ICT services fee	(8,313)	(7,656)
B. Key management personnel		
<i>Member of Corporation</i>		
Fees and allowances	1,236	1,155

Notes to the Financial Statements

(continued)

33. Material litigation

1. Kuala Lumpur High Court: PR1MA ("Plaintiff") vs. Eastcape Vista Sdn Bhd and Uplands Green Sdn Bhd ("Defendant")

PR1MA, EVSB (the "Contractor") and UGSB (the "Proprietor") entered into a Master En-Bloc Purchase Agreement ("MEBPA") dated 15 March 2016 in respect of Residensi Batu Ferringhi for the development of housing accommodation and retail units ("Project"). By a Supplemental Agreement dated 28 August 2017 ("Supplemental Agreement"), certain terms in the MEBPA were amended. The MEBPA provides for the sale by UGSB and purchase by PR1MA of the Land in the cumulative sum of RM70,336,480.00. To-date, a balance sum of RM46,293,832.00 ("Balance Sum") remains payable for the purchase of the Land. A dispute arose between PR1MA, EVSB and UGSB. On or around September 2020, the parties engaged in negotiations with the view of mutually terminating the MEBPA, the Supplemental Agreement and the Project on terms that are acceptable to all parties. The terms agreed by the parties were to be formalised in the form of a mutual termination agreement ("MTA") to be executed by all parties. EVSB only carried out part of its obligations under the Agreement and refused to further perform the same while UGSB refused to honour the Agreement by demanding for the Balance Sum with late payment interest from PR1MA directly. PR1MA's solicitors issued a Notice of Demand to EVSB and UGSB vide email on 17 May 2021. On 16 July 2021, PR1MA commenced a court action against EVSB and UGSB to claim for, amongst others, declaratory reliefs and specific performance and/or damages in lieu of specific performance from both EVSB and UGSB. During Case Management on 20 February 2024, Court has fixed Trial dates in 18 – 21 June 2024 and directed parties to file the witness statement within 1 month before the trial dates. **The case is on-going and will proceed with full trial.**

2. Shah Alam Sessions Court: Adele Farah binti Osman ("Plaintiffs") vs. PR1MA ("Defendant")

On 22 June 2023, Adele Farah binti Osman ("Adele Farah") filed an action against PR1MA at Shah Alam Sessions Court. The suit was commenced against PR1MA for a declaration that PR1MA had misrepresented the location of a PR1MA Home unit in Residensi Jalan Jubilee and for PR1MA to provide a unit with a better view as purportedly represented by PR1MA. During the 1st case management on 29 September 2023, Adele Farah proposed for parties involved to go for mediation to resolve the matter amicably. **The matter is on-going and parties involved to update Court on the mediation process.**

3. Kuala Lumpur High Court: PR1MA ("Plaintiffs") vs. Knowledge Estate Sdn Bhd's ("KESB") ("Defendant")

On 8 March 2022, PR1MA started proceedings for claim of damages for the sum of RM58,390,926.13 which consists of additional cost to complete the project and rectification cost due to KESB's breach of MEBPA. KESB filed the Defence on 31 May 2022. PR1MA is to file its Reply and Defence to Counterclaim by 14 June 2022. On 16 February 2023, Court has allowed PR1MA's application to amend its Statement of Claim. On 28 July 2023, the Court allowed PR1MA's claim for RM76,000,000 and dismissed KESB's counterclaim with costs. On 26 October 2023, PR1MA commenced garnishee proceedings against KESB's Maybank account. On 4 January 2024, the Court allowed the garnishee order against KESB's Maybank account. **The matter is on-going and PR1MA will proceed with winding up proceedings against KESB.**

Notes to the Financial Statements

(continued)

33. Material litigation (continued)

4. Butterworth Sessions Court: Nurul Huda Binti Abdul Karim (Nurul Huda Property Consultancy) ("Plaintiffs") vs. PR1MA ("Defendant")

On 8 May 2023, Nurul Huda Property Consultancy ("NHPC") filed an action against PR1MA at Butterworth Sessions Court. The suit was commenced against PR1MA to claim for the sum of RM219,080.96 for outstanding professional fees and other services as property manager of Residensi Pauh Permai. On 9 June 2023, PR1MA filed its counterclaim to claim for the sum of RM114,500 for penalties imposed against NHPC. **The matter is on-going and fixed for trial in July 2024.**

5. AIAC Arbitration: Meranti Tiga Sdn Bhd ("Plaintiffs") vs. PR1MA ("Defendant")

On 15 March 2023, Meranti Tiga Sdn Bhd ("MTSB") filed an action against PR1MA at AIAC. The suit was commenced against PR1MA to claim for the sum of RM318,000 for variation works in relation to telecommunication on infrastructure in Residensi Tapah. **The matter is on-going and fixed for trial in April 2024.**

6. Johor Bahru High Court: 111 Residensi Tebrau Purchasers ("Plaintiffs") vs. PR1MA ("Defendant")

The Plaintiffs filed a suit against PR1MA on 14 November 2021 for additional liquidated ascertained damages ("LAD") amounting to RM3,023,198.35 together with interest and costs. The claim made was based on PR1MA's failure to deliver vacant possession ("VP") of the PR1MA residence and to complete the common facilities within the period stipulated in the Sale and Purchase Agreement. The Plaintiffs have contended that the delivery of VP should have been deemed to have been delivered at the time of surrender of the keys, and not when the Plaintiffs had been given a Notice of Vacant Possession. The Plaintiffs also request that the Temporary Measures For Reducing The Impact of Coronavirus Disease 2019 (COVID-19) Act 2020 ("Covid-19 Act") to not apply to Plaintiffs who should have received VP on or before 17 March 2020. The Plaintiffs are of the opinion that the estoppel rule does not apply to undertakings that have been signed by some of the Plaintiffs for the full and final settlement of the LAD as the LAD claim is a statutory remedy. The Plaintiffs are divided into the following groups- **First Group of Plaintiffs** in which 96 Plaintiffs have reached full settlement of PR1MA for LAD due to delay in VP and delay in completion of Common Facility; **Second Group of Plaintiffs** where 8 Plaintiffs have reached full settlement with PR1MA for LAD due to delay in VP or delay in completion of common facilities and **Third Group of Plaintiffs** where 7 Plaintiffs have never received any settlement payment from PR1MA for LAD due to VP delay and delay in completion of common facilities together. PR1MA had filed a Notice of Application on 19 January 2022 to quash the claims made by the First and Second Group of Plaintiffs on the grounds that the full settlement of the LAD had been paid to them. The Plaintiffs have filed a Notice of Application on 7 February 2022 so that the claims of the Plaintiffs can be heard without a full trial based on question of law.

A clarification meeting was held on 19 May 2022 whereby the Court instructed both parties to focus on only one (1) main issue at the hearing of the interlocutory applications- whether the settlement agreements (regarding the LADs) between PR1MA and majority of the Plaintiffs are valid and what are the effects of the validity or non-validity of the settlement agreements. The High Court on 13 February 2023 has allowed PR1MA's application to amend the Defence and Counterclaim. The High Court has further directed the parties to finalise and close pleading by 20 March 2023. **The matter is on-going and the Hearing at Court of Appeal is fixed on 23 May 2024. However, full trial was fixed on 23 to 26 June 2024.**

Notes to the Financial Statements

(continued)

33. Material litigation (continued)

7. Melaka High Court: Jeram Anggun Sdn. Bhd. ("Plaintiffs") vs. PR1MA ("Defendant")

On 23 December 2014, the Plaintiff ("JASB") and PR1MA entered into a MEBPA to develop 40 commercial units and 980 units of PR1MA Homes ("Project"). PR1MA has paid the full land cost however JASB failed to transfer the ownership of the land to PR1MA. JASB was required to complete the Project on or before 22 March 2018. The Project was not completed and abandoned. JASB made an interim claim for their payment and attempted to terminate the MEBPA. PR1MA issued a Notice of Default on 13 August 2020 due to JASB's failure to complete the Project and subsequently issued a Notice of Termination to JASB dated 26 October 2020. A court action was commenced by the Plaintiff against PR1MA on 5 November 2020 for monetary claim and damages due to the termination of the MEBPA. On 7 December 2020 PR1MA filed a counterclaim against JASB for the transfer of land title, monetary claim and for the handing over of all the contract documents. A summary judgement was filed separately against JASB on 16 December 2020 for the transfer of the land from JASB to PR1MA. On 25 August 2021, PR1MA withdrew the Summary Judgment Application with no order as to costs as the land has been transferred to PR1MA on 10 June 2020. Wan Arjuna Architect started garnishee proceedings against PR1MA on 19 November 2021. However, the application was withdrawn on 22 December 2021 as JASB has been wound up.

During the case management on 11 January 2022, JASB's solicitors informed the Court that JASB has been wound up and consequently withdrew the claim against PR1MA. PR1MA intends to pursue its counterclaim against JASB (in liquidation). There were no instructions to defend and represent the JASB and JASB is no longer represented by Messrs Shashi Kannan and Partners. PR1MA sought for a judgment pursuant to Ord 35 rule 1(2) of the Rules of Court which provides that the Judge may give a judgment if JASB does not attend the trial. PR1MA also sought for counterclaim against JASB. The Court granted the application and allowed PR1MA's counterclaim against the JASB on 9 May 2022. On 6 July 2023, a creditors' meeting was convened where the Official Receiver informed that LHDN will be coming in as a creditor and has filed a Proof of Debt for RM22,000,000. As of to-date, no further creditor's meeting has been convened. **The matter is on-going.**

Financial Summary and Analysis 2023

REVENUE

In the financial year 2023, PR1MA Group recorded a **Revenue** totalling RM1,265.88 million which comprised **Sales of Development Properties and Commercial** amounting to RM775.11 million, **Amortisation of Development Fund** amounting to RM486.84 million, **Sales from Telecommunication Activities** amounting to RM2.75 million and **Management Fees for Facilities Management and Maintenance Services** amounting RM1.18 million.

The Group's total **revenue** declined by 16% or RM249.79 million, primarily due to a **significant reduction in PR1MA home sales**, which decreased by 39% from 3,227 units to 1,970 units in 2023. Besides that, the **total sales of Telecommunication Activities** from subsidiaries also show a decline trend in 2023 by 87% or RM18.12 million. A 7% or RM36.75 million reduction in the **Amortisation of the Development Fund** during the financial year also **contributed** to the decline in revenue.

OTHER INCOME

Amortisation of the Development Fund on impairment of Property Development Cost (PDC) has been a major contributed factor to the decrease in Other Income by 95% or RM71.77 million to RM3.74 million in 2023 (2022: RM75.51 million). There is also **Amortisation Development Grant** amounted RM6.85 million for Home Repair Initiative Program by Ministry of Housing and Local Government (KPKT).

Nevertheless, **Other Income** inclusive of **Finance Income** recorded an increase by 29% or RM7.11 million to RM31.93 million in 2023 (2022: RM24.82 million).

EXPENDITURE

Total Expenditure decreased by 5% or RM26.87 million to RM527.24 million in 2023 (2022: RM554.11 million). The decline was mainly due to the reduction in **Project Related Costs** and **Impairment Losses**.

PR1MA Group recorded a 13% increase in **Operating Expenditure**, amounting to RM6.74 million compared to 2022. This rise is primarily attributed to **higher employee costs** in the current financial year, following an increase in headcount at the Group level from 424 employees in the previous year to 489 employees in 2023.

Project Related Costs increased to RM219.42 million in 2023 compared to RM187.46 million in 2022, which was largely attributed to Liquidated Ascertained Damages (LAD) to the homebuyers. PR1MA has addressed the impact of LAD by holding discussions with affected homebuyers and is continuously striving to complete the *Projek Sakit* as soon as possible.

Finance Costs - Project show decreasing in trend amounted to RM146.47 million (2022: RM168.51 million). The reduction of 13% or RM22.04 million is attributed to the repayment of loan principals for both Government Guaranteed Sukuk and Revolving Credit Facility beside no issuance of Sukuk in the current year.

In 2023, PR1MA Group recorded a total **impairment loss related to inventory and debtors** amounting to RM46.07 million, compared to RM75.53 million in the previous year. The significant decrease of RM29.46 million was mainly due to unsold housing units from the prior year being recognised as cost of sales in 2023.

NON-CURRENT ASSET

Non-current assets show a slight reduction of **1%, or RM12.15 million**, compared to the previous year. The reduction in non-current asset is contributed by a decline in **Land Held for Property Development**, by **2% to RM1,016.84 million in 2023** (2022: RM1,037.91). The main contributing factor was the reclassification of **Land Held for Property Development** to **Inventories – Property Development Cost** following the kick off a new project during the current year.

Financial Summary and Analysis 2023

(continued)

CURRENT ASSETS

There was a reduction in **Inventory** of 21% or RM423.35 million totalling RM1,590.68 million in 2023 (2022: RM2,023.03). The decline in inventory was due to **recognition of the cost of sales on sold units of PR1MA homes** during the year.

In addition, there was a decrease in **Contract Asset** by 41% or RM372.59 million as compared to previous year (2022: RM913.86 million). The decrease was due to higher issuance of progress billing during the year compared to the previous year.

However, **Cash and Cash Equivalents** shows a significant increase of 67% or RM319.48 million bringing the total to RM795.51 million in 2023 (2022: RM476.03 million). The increase was due to built-up instalment payment for the principal repayment of the Government Guaranteed Sukuk which was due in October 2024.

NON-CURRENT LIABILITIES

The key factor for the decrease in **Non-Current Liabilities** by 50.28% or RM2,253.73 million in 2023 (2022: RM4,482.14 million) was due to the reclassification of **Government Guaranteed Sukuk** principal totalling RM1,750.00 million as **Current Liabilities**, since it will mature in less than one year from financial year end 2023.

Additionally, there was a 70.33% or RM490.58 million reduction in the **Development Fund**, mainly due to the amortisation of impairment loss.

CURRENT LIABILITIES

Current Liabilities recorded a substantial increase of 278% or RM1,768.66 million in 2023 compared to previous year (2022: RM636.91 million), primarily due to the reclassification of the Government Guaranteed Sukuk principal from the Non-Current Liabilities.

There was also a reclassification of the remaining **Government Grant** received from KPKT in 2022 from Non-Current Liabilities to Current Liabilities amounting to RM32.20 million.

RATIO ANALYSIS

DETAILS	2023	2022
Current Ratio	1.39	6.42
Liquidity Ratio	0.73	3.24
Debt Ratio	0.86	0.74

The decline in the **Current Ratio** and **Liquidity Ratio** to 1.39 times and 0.73 times respectively, compared to 6.42 times and 3.24 times in the previous financial year, was attributed to the significant increase in **Current Liabilities** as well as a decrease in **Current Assets**. This was mainly due to the reclassification of RM1,750.00 million in Government Guaranteed Sukuk principal from **Non-Current Liabilities** to **Current Liabilities**, as its maturity is less than one year from the current financial year.

The **Debt Ratio** has increased 0.86 times (2022: 0.74 times) due to slight decreased in total **Asset** in the current year compared to financial year 2022. However, PR1MA Group financial position remains stable in the current year and development activities are progressing smoothly.

Financial Summary and Analysis 2023

(continued)

Five Year Financial Highlights

	Financial Year Ended 31 December 2023				
	2019 RM'000 (Restated)	2020 RM'000 (Audited)	Group 2021 RM'000 (Restated)	2022 RM'000 (Audited)	2023 RM'000 (Audited)
Summary of Financial Results	RM				
Sales and Services Revenue	2,023,483	1,565,451	1,439,083	992,085	779,046
Revenue – Amortisation of Development Fund	677,936	483,141	1,723,069	523,590	486,842
Cost of Sales	(2,561,217)	(1,915,778)	(1,801,368)	(1,393,033)	(1,043,592)
Gross Surplus	140,202	132,814	1,360,784	122,642	222,296
Other Income – Amortisation of Grant / Development Fund	162,604	239,189	(55,747)	87,512	10,589
Other Income	9,946	80,806	84,862	24,823	31,934
Total Revenue & Other Income	312,752	452,809	1,389,899	234,977	264,819
Total Expenditure	(456,329)	(610,339)	(388,405)	(554,114)	(527,235)
Tax (Income) / Expenses	1,966	170	54,722	(50,883)	8,011
Net (Deficit) / Surplus	(145,543)	(157,700)	946,772	(268,254)	(270,427)
Summary of Financial Position	RM				
Total Assets	9,044,250	7,705,544	6,552,031	5,152,638	4,397,133
Total Liabilities	9,530,819	8,349,813	6,249,666	5,118,527	4,633,449
Summary of Financial Ratio	Rate of Ratio				
Current Ratio	2.34	3.35	3.06	6.42	1.39
Liquidity Ratio	0.74	1.39	1.47	3.24	0.73
Debt to Asset Ratio	0.56	0.65	0.69	0.74	0.86
Government Grant	RM				
Operating Grant	25,000	20,000	5,000	-	-
Development and PFI Grant	741,960	1,000	-	114,000	-



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