PERBADANAN
PR1MA MALAYSIA

MEMPERKASA TRANSFORMASI KOMUNITI LESTARI

Empowering Sustainable Community Transformation

LAPORAN TAHUNAN **2022** *ANNUAL REPORT*

Isi Kandungan
Contents

Residensi Kepayang, Perak

Residensi Gambang Baru 1, Pahang

Residensi A'Famosa, Melaka

Ringkasan 2022
Summary of 2022

Pencapaian PR1MA tahun 2022

Tahun 2022 menyaksikan penyelesaian tiga projek penting yang secara keseluruhannya menambah kepada sejumlah 1,227 unit kediaman. Tiga projek tersebut ialah Residensi Gambang Baru 1 di Pahang, yang terdiri daripada 500 unit, Residensi Kepayang di Perak dengan 252 unit, dan Residensi A'Famosa 1 di Melaka, yang menambahkan 475 unit lagi.

Pencapaian ini menandakan usaha penting dalam meningkatkan kualiti hidup bagi rakyat Malaysia dan memperluaskan portfolio kediaman PR1MA kepada sejumlah 29,048 unit. Komitmen PR1MA untuk memenuhi permintaan rumah mampu milik diterjemahkan dengan penjualan 4,218 unit pada tahun 2022 sahaja. Ini mencerminkan kepercayaan umum terhadap jenama dan misinya.

Di samping itu, PR1MA membabitkan diri secara aktif dalam pembangunan yang masih di dalam pembinaan, yang berjumlah 20,313 unit kesemuanya. Negeri-negeri yang terlibat dalam pembangunan tersebut adalah Perak, dengan jumlah 808 unit; Selangor, dengan jumlah 1,755 unit; dan Kedah, dengan jumlah 1,511 unit. Kemajuan berterusan ini menyerlahkan komitmen teguh organisasi untuk memperluaskan ketersediaan rumah mampu milik merentasi pelbagai negeri di Malaysia.

Tiga projek teratas dengan jumlah unit jualan tertinggi pada tahun 2022 adalah Residensi Bukit Gelugor, Pulau Pinang (1,857 unit), Residensi Larkin Indah, Johor (389 unit), dan Residensi Pelangi Indah, Johor (234 unit). Pencapaian ini menyumbang kepada jumlah keseluruhan unit PR1MA yang dijual setakat 2022, mencapai angka yang mengagumkan sebanyak 38,955 unit. Ini mencerminkan komitmen berterusan Perbadanan dalam memenuhi keperluan kediaman mampu milik rakyat Malaysia.

PR1MA Accomplishment in 2022

The year 2022 witnessed the successful completion of three pivotal projects that collectively added to a total of 1,227 residential units. The three projects are Residensi Gambang Baru 1 in Pahang, comprising 500 units, Residensi Kepayang in Perak with 252 units, and Residensi A'Famosa 1 in Melaka, adding another 475 units.

This achievement marked a significant effort in enhancing the quality of living for Malaysians and expanded PR1MA housing portfolio to a total of 29,048 units. PR1MA dedication to addressing the demand for affordable housing was underscored by its ability to sell 4,218 units in 2022 alone, reflecting the trust in the brand and its mission.

Furthermore, PR1MA is actively involved in ongoing developments, comprising a total of 20,313 units. Notable states with projects under construction include Perak with 808 units, Selangor with 1,755 units, and Kedah with 1,511 units. These ongoing progress highlight the organisation's unwavering commitment to expanding the availability of affordable housing across different states in Malaysia.

Notably, the top three projects with the highest selling units in 2022 were Residensi Bukit Gelugor, Pulau Pinang (1,857 units), Residensi Larkin Indah, Johor (389 units), and Residensi Pelangi Indah, Johor (234 units). These successes contributed to PR1MA total units sold as of 2022, reaching an impressive figure of 38,955 units underlining the organisation's continued dedication to addressing the affordable housing needs of Malaysians.

Unit Siap pada 2022/
Units Completed in 2022

Residensi Gambang Baru 1, Pahang

500

Unit/*Units*

Residensi Kepayang, Perak

252

Unit/*Units*

Residensi A'Famosa, Melaka

475

Unit/*Units*

Unit Terjual (Dari 2016-2022)/
Units Sold (From 2016-2022)

38,955

Unit/*Units*

Nilai Pembangunan Kasar/
Gross Development Value
(2018-2022, RM 8.94 billion)

2018 - RM2.84

Bilion/*Billion*

2019 - RM11.18

Bilion/*Billion*

2020 - RM7.64

Bilion/*Billion*

2021 - RM8.00

Bilion/*Billion*

2022 - RM8.94

Bilion/*Billion*

Unit Dibuka untuk Jualan (Dari 2016-2022)
Units Open for Sale (From 2016-2022)

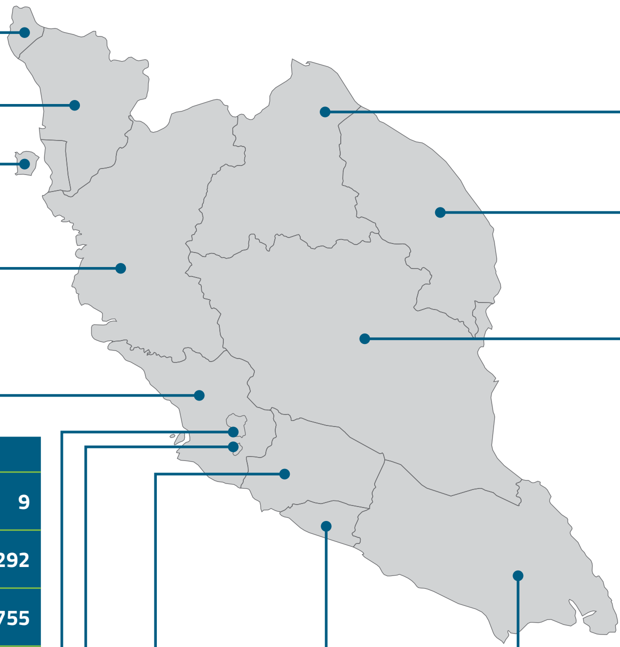
63

Projek/*Projects*

47,849

Unit/*Units*

Ringkasan 2022
Summary of 2022



PERLIS	
Jumlah Projek/ *No. of Projects*	1
Unit Siap *Completed Units*	231
Unit dalam Pembinaan *Units under Construction*	0
Unit dalam Perancangan *Units in Planning*	0

KEDAH	
Jumlah Projek/ *No. of Projects*	7
Unit Siap *Completed Units*	3,340
Unit dalam Pembinaan *Units under Construction*	1,511
Unit dalam Perancangan *Units in Planning*	0

SELANGOR	
Jumlah Projek/ *No. of Projects*	9
Unit Siap *Completed Units*	3,292
Unit dalam Pembinaan *Units under Construction*	1,755
Unit dalam Perancangan *Units in Planning*	3,412

PULAU PINANG	
Jumlah Projek/ *No. of Projects*	2
Unit Siap *Completed Units*	1,017
Unit dalam Pembinaan *Units under Construction*	2,850
Unit dalam Perancangan *Units in Planning*	0

WILAYAH PERSEKUTUAN KUALA LUMPUR	
Jumlah Projek/ *No. of Projects*	3
Unit Siap *Completed Units*	2,617
Unit dalam Pembinaan *Units under Construction*	920
Unit dalam Perancangan *Units in Planning*	491

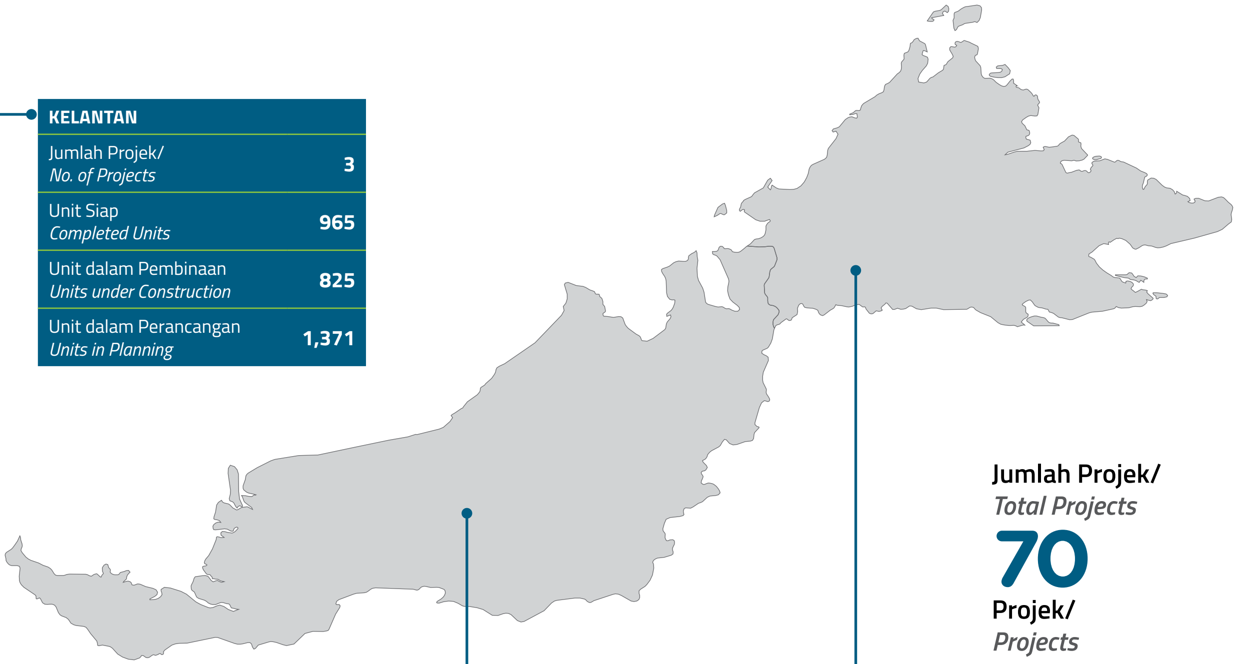
NEGERI SEMBILAN	
Jumlah Projek/ *No. of Projects*	3
Unit Siap *Completed Units*	0
Unit dalam Pembinaan *Units under Construction*	2,929
Unit dalam Perancangan *Units in Planning*	0

PERAK	
Jumlah Projek/ *No. of Projects*	13
Unit Siap *Completed Units*	6,823
Unit dalam Pembinaan *Units under Construction*	808
Unit dalam Perancangan *Units in Planning*	752

WILAYAH PERSEKUTUAN PUTRAJAYA	
Jumlah Projek/ *No. of Projects*	1
Unit Siap *Completed Units*	560
Unit dalam Pembinaan *Units under Construction*	0
Unit dalam Perancangan *Units in Planning*	0

MELAKA	
Jumlah Projek/ *No. of Projects*	6
Unit Siap *Completed Units*	2,327
Unit dalam Pembinaan *Units under Construction*	2,187
Unit dalam Perancangan *Units in Planning*	0

KELANTAN	
Jumlah Projek/ *No. of Projects*	3
Unit Siap *Completed Units*	965
Unit dalam Pembinaan *Units under Construction*	825
Unit dalam Perancangan *Units in Planning*	1,371



TERENGGANU	
Jumlah Projek/ *No. of Projects*	1
Unit Siap *Completed Units*	0
Unit dalam Pembinaan *Units under Construction*	0
Unit dalam Perancangan *Units in Planning*	413

SABAH	
Jumlah Projek/ *No. of Projects*	7
Unit Siap *Completed Units*	1,861
Unit dalam Pembinaan *Units under Construction*	3,486
Unit dalam Perancangan *Units in Planning*	384

PAHANG	
Jumlah Projek/ *No. of Projects*	4
Unit Siap *Completed Units*	817
Unit dalam Pembinaan *Units under Construction*	523
Unit dalam Perancangan *Units in Planning*	2,083

SARAWAK	
Jumlah Projek/ *No. of Projects*	3
Unit Siap *Completed Units*	3,238
Unit dalam Pembinaan *Units under Construction*	0
Unit dalam Perancangan *Units in Planning*	702

JOHOR	
Jumlah Projek/ *No. of Projects*	7
Unit Siap *Completed Units*	1,960
Unit dalam Pembinaan *Units under Construction*	2,519
Unit dalam Perancangan *Units in Planning*	1,326

Jumlah Projek/
Total Projects
70
Projek/
Projects

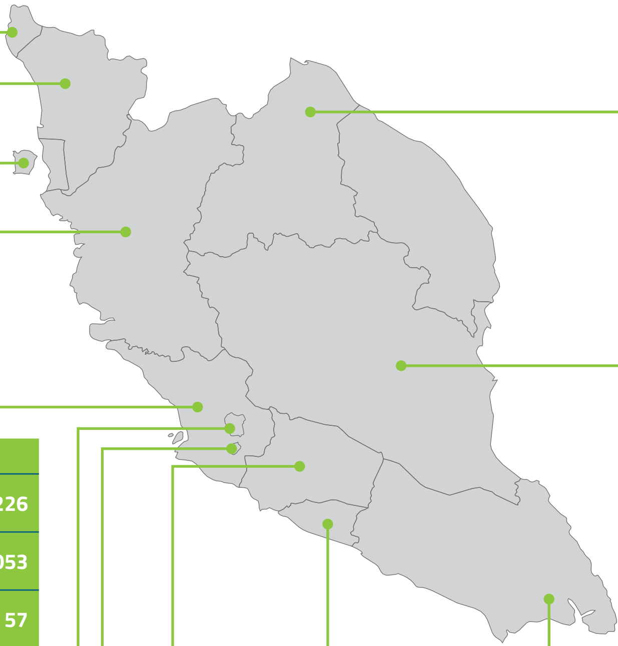
Jumlah Unit/
Total Units
60,295
Unit/
Units

Unit Siap/
Completed Units
29,048
Unit/
Units
(48.18%)

Unit dalam Pembinaan/
Units under Construction
20,313
Unit/
Units
(33.69%)

Unit dalam Perancangan/
Units in Planning
10,934
Unit/
Units
(18.13%)

Unit Terjual pada 2022
Units Sold in 2022



PERLIS	
Unit Sedia untuk Dijual *Units Available for Sale*	5
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	220
Unit Terjual Pada 2022 *Units Sold in 2022*	5

KEDAH	
Unit Sedia untuk Dijual *Units Available for Sale*	35
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	4,800
Unit Terjual Pada 2022 *Units Sold in 2022*	89

SELANGOR	
Unit Sedia untuk Dijual *Units Available for Sale*	226
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	4,053
Unit Terjual Pada 2022 *Units Sold in 2022*	57

PULAU PINANG	
Unit Sedia untuk Dijual *Units Available for Sale*	158
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	1,636
Unit Terjual Pada 2022 *Units Sold in 2022*	649

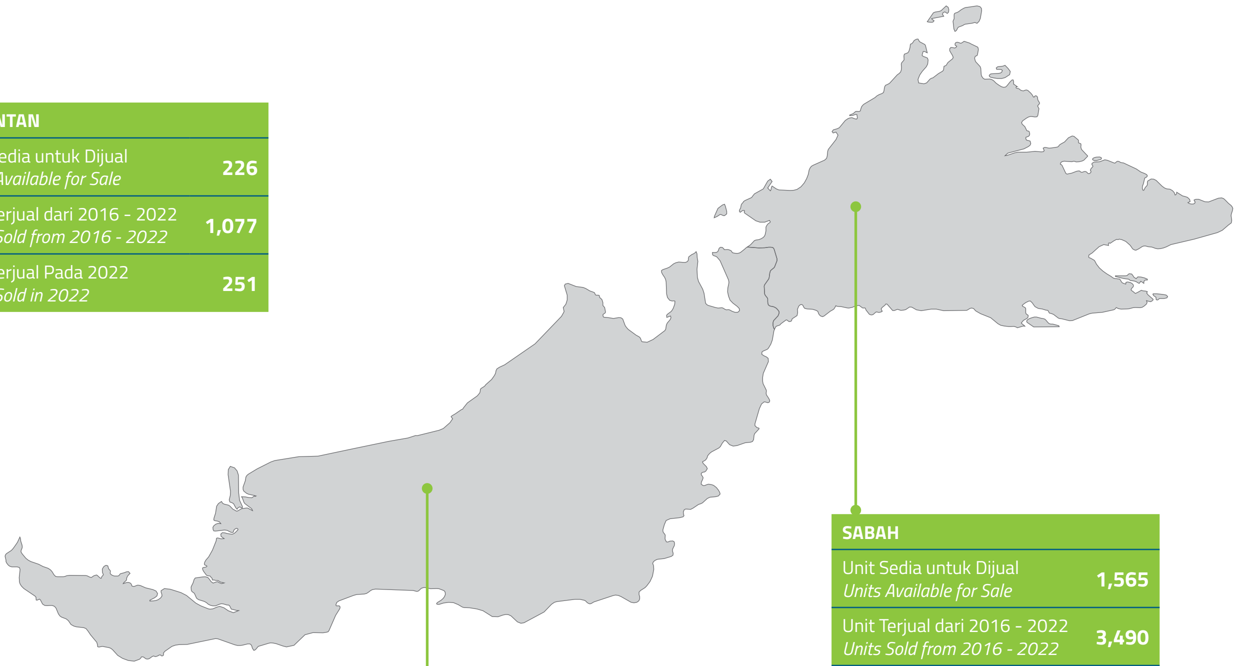
WILAYAH PERSEKUTUAN KUALA LUMPUR	
Unit Sedia untuk Dijual *Units Available for Sale*	668
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	3,485
Unit Terjual Pada 2022 *Units Sold in 2022*	90

NEGERI SEMBILAN	
Unit Sedia untuk Dijual *Units Available for Sale*	255
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	2,200
Unit Terjual Pada 2022 *Units Sold in 2022*	442

PERAK	
Unit Sedia untuk Dijual *Units Available for Sale*	976
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	6,229
Unit Terjual Pada 2022 *Units Sold in 2022*	858

WILAYAH PERSEKUTUAN PUTRAJAYA	
Unit Sedia untuk Dijual *Units Available for Sale*	0
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	560
Unit Terjual Pada 2022 *Units Sold in 2022*	0

MELAKA	
Unit Sedia untuk Dijual *Units Available for Sale*	1,016
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	3,118
Unit Terjual Pada 2022 *Units Sold in 2022*	249



KELANTAN	
Unit Sedia untuk Dijual *Units Available for Sale*	226
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	1,077
Unit Terjual Pada 2022 *Units Sold in 2022*	251

SABAH	
Unit Sedia untuk Dijual *Units Available for Sale*	1,565
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	3,490
Unit Terjual Pada 2022 *Units Sold in 2022*	616

PAHANG	
Unit Sedia untuk Dijual *Units Available for Sale*	23
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	1,309
Unit Terjual Pada 2022 *Units Sold in 2022*	44

SARAWAK	
Unit Sedia untuk Dijual *Units Available for Sale*	14
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	3,214
Unit Terjual Pada 2022 *Units Sold in 2022*	62

JOHOR	
Unit Sedia untuk Dijual *Units Available for Sale*	237
Unit Terjual dari 2016 - 2022 *Units Sold from 2016 - 2022*	3,564
Unit Terjual Pada 2022 *Units Sold in 2022*	806

Unit Sedia untuk Dijual/
Units Available for Sale

5,404

Unit/
Units

Unit Terjual dari 2016 - 2022/
Units Sold from 2016 - 2022

38,955

Unit/
Units

Unit Terjual pada 2022/
Units Sold in 2022

4,218

Unit/
Units

Kempen Pemasaran
Marketing Campaign

Sepanjang tahun 2022, PR1MA telah melancarkan tiga (3) kempen pemasaran yang berbeza, setiap satunya mempunyai fokus dan garis masa yang tersendiri: "Rileklah," "Super Duper", dan "Rent-to-Own". Kempen-kempen ini bertumpu kepada kaedah digital dan penglibatan media sosial yang bertujuan untuk meningkatkan akses pemilikan kediaman di Malaysia. Kempen "Rileklah" mensasarkan golongan pemohon yang layak dengan menawarkan skim pembayaran jumlah perbezaan tertunda bagi ansuran bayaran pendahuluan, membenarkan penangguhan Jumlah Perbezaan (*Differential Sum* - DS) atau bayaran pendahuluan sifar sehingga pengeluaran Notis Milikan Kosong (*Vacant Possession*) untuk kediaman-kediaman yang masih dalam pembinaan. Inisiatif ini memberikan kelonggaran kepada pembeli untuk memiliki kediaman PR1MA tanpa bebanan kewangan segera untuk menyelesaikan DS setelah menandatangani Perjanjian Jual Beli (*Sales and Purchase Agreement* - SPA). Pada masa yang sama, kempen "Super Duper" memberi tumpuan kepada mempromosikan inventori terpilih yang masih tersedia bagi projek-projek dalam pembinaan, dengan matlamat merangsang tempahan baharu dan mempercepatkan penukaran daripada tempahan kepada jualan.

Sementara itu, program "Rent-to-Own" pula menyediakan penyelesaian kepada keperluan individu berpendapatan sederhana (M40) dengan menawarkan konsep sewa-untuk-dimiliki melalui skim pemilikan rumah mampu milik. Inisiatif strategik ini secara keseluruhannya memainkan peranan penting dalam usaha PR1MA untuk menjadikan pemilikan rumah lebih mudah diakses oleh rakyat Malaysia.

Selain itu, kehadiran PR1MA dapat dirasai di seluruh negara, dengan menggunakan sejumlah 75 unit *Out-of-Home* (OOH) termasuk tiga papan iklan statik bagi meningkatkan pemasaran. Khususnya, kempen-kempen PR1MA juga mencapai kawasan-kawasan yang mempunyai kadar trafik yang tinggi melalui *'LRT Transit Wraps'* di Laluan Ampang dan Kelana Jaya, serta *'Bus Transit Wraps'* meliputi laluan di Putrajaya, KL Sentral, dan Kajang. Pendekatan yang komprehensif dan pelbagai ini

Throughout 2022, PR1MA launched three (3) distinct marketing campaigns, each with its unique focus and timeline: "Rileklah," "Super Duper," and "Rent-to-Own." These campaigns placed a strong emphasis on digital outreach and social media engagement, aiming to enhance homeownership accessibility in Malaysia. "Rileklah" campaign targeted eligible applicants by offering deferred differential sum payment schemes for down payment instalments, allowing for deferment of Differential Sum (DS) or zero down payment until vacant possession for under construction properties. This initiative provided buyers with the flexibility to purchase PR1MA homes without the immediate financial burden of settling full DS upon signing the Sales and Purchase Agreement (SPA). In parallel, "Super Duper" campaign concentrated on promoting selected slow-moving inventories for under construction projects, with the goal of stimulating new bookings and expediting their conversion into sales. Meanwhile, the "Rent-to-Own" programme addressed the needs of middle-income individuals (M40) by offering a rent-to-buy concept with affordable housing ownership schemes. These strategic initiatives collectively played a pivotal role in PR1MA efforts to make homeownership more accessible to Malaysians.

Besides that, PR1MA presence was felt nationwide, utilising a total of 75 Out-of-Home (OOH) units, including three static billboards to enhance visibility. Notably, PR1MA campaigns reached high-traffic areas through LRT Transit Wraps on the Ampang and Kelana Jaya Lines, as well as Bus Transit Wraps covering routes in Putrajaya, KL Sentral, and Kajang. This comprehensive and diverse approach was instrumental in expanding PR1MA marketing reach across various regions and demographics. The efforts have translated to the generation of impressive sales prospects, with 2,655 units being reserved and an impressive 4,218 units successfully sold throughout the year 2022.

Jelajah Aspirasi #KELUARGAMALAYSIA, Perlis

berperanan penting dalam meluaskan jangkauan pemasaran PR1MA di pelbagai wilayah dan demografi. Usaha tersebut telah memberikan hasil yang memberangsangkan, dengan 2,655 unit telah ditempah, dan 4,218 unit berjaya dijual sepanjang tahun 2022.

Komitmen PR1MA terhadap kecemerlangan dan inovasi dalam sektor hartanah turut dizahirkan dengan pengiktirafan empat anugerah yang berprestij. Anugerah-anugerah yang diterima ini termasuk *Nation's Pride Outstanding Best Value Developer 2021-2022* di The BrandLaureate BestBrand Awards 2021-2022, membuktikan komitmen Perbadanan dalam menyediakan nilai yang terbaik kepada pelanggannya. Selain itu, projek-projek PR1MA juga telah diiktiraf di Property Guru Asia Awards Malaysia, dengan kerjasama iProperty. Residensi Bintawa Riverfront, Sarawak secara khususnya telah menerima anugerah *Best Value Waterfront High-Rise Development Award*, manakala Residensi Pauh Permai, Pulau Pinang dan Residensi Larkin Indah, Johor telah diberi penghormatan sebagai *The Best Mass Market High-Rise Developments* di Wilayah Utara dan Selatan, masing-masing. Pencapaian ini menterjemahkan misi PR1MA untuk menawarkan perumahan berkualiti dan bernilai tinggi di seluruh Malaysia.

Di samping kempen-kempen pemasaran, PR1MA turut terlibat secara aktif dengan masyarakat umum melalui pelbagai program jualan sebanyak 45 acara di seluruh negara. Aktiviti-aktiviti ini dirangka dengan teliti untuk memenuhi ciri-ciri unik dan keutamaan di setiap wilayah. Daripada sesi-sesi jelajah dan perayaan budaya hingga ke pameran dan forum khusus, pendekatan PR1MA di seluruh negara ini telah meningkatkan keterlihatannya dan memupuk hubungan bermakna bersama pelanggan-pelanggan yang berpotensi di pelbagai kawasan tempatan.

Kesimpulannya, tahun 2022 adalah tahun yang memperlihatkan komitmen teguh PR1MA terhadap inovasi, kecemerlangan dan penglibatannya yang meluas. Kempen pemasaran Perbadanan yang berjaya, anugerah dan acara di seluruh negara mencerminkan kesungguhannya dalam menyediakan kediaman berkualiti dan memberikan pengalaman berharga kepada rakyat Malaysia. PR1MA beriltizam untuk meneruskan pertumbuhannya yang progresif dan perkhidmatannya yang cemerlang pada tahun-tahun akan datang.

PR1MA commitment to excellence and innovation in the real estate sector was further underscored by the receipt of four prestigious awards. These accolades, including the Nation's Pride Outstanding Best Value Developer 2021-2022, bestowed upon PR1MA at The BrandLaureate BestBrand Awards 2021-2022, serve as a testament to the company's dedication to providing exceptional value to its customers. Moreover, individual PR1MA projects were recognised and celebrated at the Property Guru Asia Awards Malaysia, in collaboration with iProperty. Notably, Residensi Bintawa Riverfront, Sarawak received the Best Value Waterfront High-Rise Development award, while Residensi Pauh Permai, Pulau Pinang and Residensi Larkin Indah, Johor were honoured as the Best Mass Market High-Rise Developments in the Northern and Southern regions, respectively. These achievements underscore PR1MA mission to deliver high-quality and valuable properties across Malaysia.

In addition to its marketing campaigns, PR1MA actively engaged with its audience through a diverse array of sales events, totalling 45 events held nationwide. These campaigns were carefully tailored to the unique characteristics and preferences of each region. From outreach sessions and cultural celebrations to specialised fairs and forums, PR1MA nationwide approach enhanced its visibility and fostered meaningful connections with potential customers in diverse localities.

In conclusion, 2022 was a year marked by PR1MA unwavering commitment to innovation, excellence, and widespread engagement. The company's successful marketing campaigns, awards, and nationwide events reflect its dedication to providing quality homes and valuable experiences to the people of Malaysia. PR1MA looks forward to continuing its journey of growth and service in the years to come.

Aktiviti Pemasaran Sepanjang Tahun 2022
Marketing Activities Throughout the Year 2022

Kempen Promosi/
Promotional Campaign

3

Promotions
Promotions

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

2,655

Tempahan/
Bookings

Program Pemilikan Rumah/
Home Ownership Programme

2

Program/
Programmes

Video Promosi & Bahan Pemasaran/
Promotional Videos & Marketing Materials

4

Video Promosi/
Promotional Videos

Projek Fotografi/
Photography Projects

5

Projek Fotografi/
Photography Projects

Pengiklanan OOH/
OOH Advertising

1,440

Iklan OOH Dipasang/
OOH Advertisements Installed

Iklan Transit OOH/
OOH Transit Advertisements

5

Iklan Transit OOH Dipasang/
OOH Transit Advertisements Installed

Kandungan Media Sosial/
Social Media Contents

240

Kandungan/
Contents

Senarai Aktiviti Pemasaran
List of Marketing Activities

Promosi: Rileklah #PR1MAkanAda
(1 Januari 2022 – 31 Disember 2022)/
Promotion: Rileklah #PR1MAkanAda
(1 January 2022 – 31 December 2022)

25

Projek Dalam Pembinaan Seluruh Negara/
Under Construction Projects Nationwide

Promosi: Super Duper
(4 Mac 2022 – 30 Jun 2022)/
Promotion: Super Duper
(4 March 2022 - 30 June 2022)

2,655

Unit Ditempah/
Units Booked

4,218

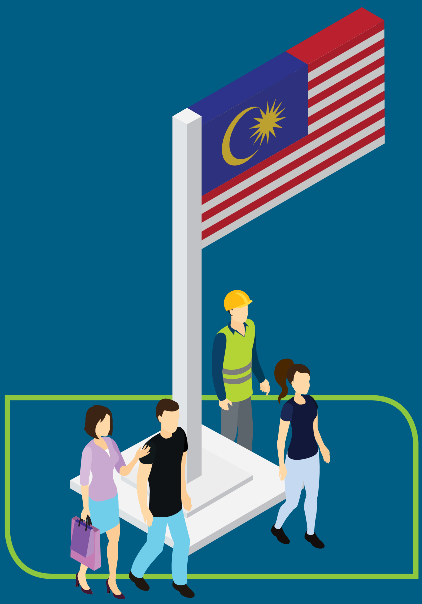
Unit Jual/
Units Sold

Promosi: PR1MA Sewa-untuk-Milik
(1 April – 31 December 2022)/
Promotion: PR1MA Rent-to-Own
(1 April – 31 December 2022)

8

Projek Siap Seluruh Negara/
Completed Projects Nationwide

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

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 Kepayang, Perak

Residensi Gambang 1, Pahang

Perutusan Pengerusi
Chairman's Speech

Assalamualaikum wbt dan Salam Sejahtera,

Pengenalan

Tahun 2022 mencorakkan pencapaian yang signifikan bagi PR1MA, hasil daripada perjalanan transformatif yang dilaksanakan pada tahun 2021. Sepanjang tahun 2022, PR1MA kekal teguh dalam mengejar kecemerlangan, menempuhi cabaran dengan penuh azam dan inovasi. Sebagai Pengerusi PR1MA, saya berbesar hati untuk membentangkan Laporan Tahunan PR1MA 2022 kepada seluruh rakyat Malaysia, mengetengahkan pencapaian dan cabaran yang dilalui Perbadanan sepanjang tahun lalu.

Mengimbas kembali perjalanan sepanjang tahun 2022, dengan penuh rasa bangga saya ingin mengucapkan tahniah dan setinggi-tinggi penghargaan kepada setiap warga kerja PR1MA. Dedikasi anda yang tidak berbelah bahagi dan usaha tanpa henti dalam mencapai kecemerlangan telah membuka laluan yang luas kepada tahun yang penuh dengan kejayaan dan impak yang bermakna. Menjelang akhir 2022, lebih daripada 29,048 unit kediaman PR1MA telah disiapkan, dan lebih daripada 38,955 unit telah berjaya dijual. Pencapaian ini menterjemahkan komitmen PR1MA dalam membangunkan negara melalui penyediaan kediaman berkualiti tinggi dan mampu milik.

Perjalanan PR1MA dipenuhi pelbagai kejayaan, dan pencapaian ini tidak digapai dengan sendiri. Sokongan teguh yang diterima daripada pihak-pihak berkepentingan adalah amat mustahak. Kami bersyukur atas sokongan daripada Kementerian Perumahan dan Kerajaan Tempatan, kerjasama pelbagai agensi Kerajaan, komitmen daripada rakan-rakan kerjasama, dan yang paling penting adalah kepercayaan rakyat Malaysia bahawa kami sedia berkhidmat. Kerjasama inilah yang membentuk asas kukuh kepada pencapaian PR1MA dan kedudukannya pada hari ini.

Assalamualaikum wbt and Salam Sejahtera

Introduction

2022 marks a significant milestone for PR1MA, the result of a transformative journey undertaken in 2021. Throughout the year, PR1MA has remained steadfast in its pursuit of excellence, navigating through adversity with determination and innovation. As the Chairman of PR1MA, I am honoured to present the PR1MA Annual Report for 2022 to all Malaysians, laying out achievements and challenges the Corporation has faced over the past year.

As we reflect on the journey of 2022, it fills me with immense pride to extend my heartfelt congratulations and highest appreciation to each member of our PR1MA team. Your unwavering dedication and relentless pursuit of excellence have paved the path for a year replete with success and meaningful impact. By the end of 2022, over 29,048 PR1MA residential units have been completed, and more than 38,955 units have been successfully sold. These milestones underscore our commitment to nation-building through the provision of high-quality and affordable housing.

Our journey has been marked by remarkable successes throughout, and we have not accomplished them alone. The strong support we have received from our stakeholders has been crucial. We are thankful for the support from the Ministry of Housing and Local Government, the collaboration of various government agencies, the dedication of our partners, and most importantly, the trust of the Malaysian people we are here to serve. It is this partnership that forms the solid foundation of PR1MA success and its standing today.

YBhg. Dato' Dr. Fathul Bari bin Mat Jahya
Pengerusi/Chairman

Perutusan Pengerusi
Chairman's Speech

Perjalanan Transformatif PR1MA

Perjalanan transformatif PR1MA yang bermula pada tahun 2019 merupakan sebuah tempoh penting dalam penstrukturan dan pentakrifan semula pendekatan kami bagi menyediakan kediaman mampu milik yang berkualiti tinggi di Malaysia. Komitmen Perbadanan bukan sekadar ke arah membina kediaman, tetapi juga dalam memastikan kemampanan kewangan dan kecekapan operasi. Kami beralih daripada pendekatan yang didorong oleh pembangunan kepada penjualan yang mengurangkan kebergantungan PR1MA terhadap geran Kerajaan dan terus maju beroperasi secara berdikari.

Transformasi ini juga melibatkan Pelan Rasionalisasi Projek yang memberi fokus kepada projek-projek yang memenuhi kriteria bagi mengoptimumkan kesinambungan operasi dan kemampanan kewangan. Pelan Rasionalisasi ini telah menghasilkan penyiapan pembinaan sebanyak 29,048 unit rumah dan jualan sebanyak 38,955 unit pada tahun 2022, membentuk asas yang kukuh bagi PR1MA di masa hadapan.

Fokus strategik kami adalah berpandukan pada Lapan Teras Pembangunan Strategik, merangkumi bidang seperti Perumahan untuk Kumpulan M40, Perumahan Premier, dan Pembangunan Berorientasikan Transit. Teras-teras ini melambangkan komitmen kami yang tidak hanya terhad kepada pembinaan kediaman; ianya mencerminkan dedikasi kami dalam mewujudkan komuniti holistik. Pembentukan konsep dan permulaan projek seperti Bandar Mini PR1MA adalah salah satu kejayaan dan contoh matlamat kami dalam mewujudkan kehidupan masyarakat yang sejahtera.

Hasil daripada usaha kami dalam pembangunan hartanah telah direalisasikan pada tahun 2022. Dengan berbesar hati, kami mengumumkan sebanyak 37 projek telah siap dibina, menjadikan jumlah penyerahan kunci kepada pemilik kediaman PR1MA sebanyak 24,834 unit. Pencapaian luar biasa ini yang menyaksikan sejumlah 115,176 penduduk komuniti berpindah masuk, tidak akan menjadi realiti tanpa komitmen dan kerja keras oleh warga kerja PR1MA.

PR1MA Transformative Journey

The transformative journey of PR1MA, which began in 2019, was a pivotal period of restructuring and redefining our approach to delivering high-quality, affordable housing in Malaysia. Our commitment was not only towards building homes, but also towards ensuring financial sustainability and operational efficiency. We shifted from a development-driven model to a sales-driven approach, reducing PR1MA reliance on government grants and progressing towards a more self-sustaining operation.

This transformation also included a rigorous Project Rationalisation Plan, focusing on prioritising projects that meet stringent criteria to optimise operational continuity and financial viability. This led to the successful completion of 29,048 units as of 2022 and the sale of 38,955 units as of 2022, setting a strong foundation for our future endeavours.

Our strategic focus has been guided by Eight Strategic Development Pillars, encompassing areas such as Housing for M40 Group, Premier Housing, and Transit-Oriented Development. These pillars signify our commitment to more than home construction; they underscore our dedication to creating holistic communities. A notable success in this regard has been the conceptualisation and initiation of projects like the PR1MA Mini Townships, which exemplify our vision for comprehensive community living.

In 2022, the results of our efforts in property development are evident. We are proud to announce 37 projects have been completed, resulting in the handover of 24,834 PR1MA Homes to the proud owners. This remarkable achievement, which saw 115,176 community move-ins, would not have been possible without the commitment and hard work of the PR1MA team.

Residensi Larkin Indah, Johor

Membina Komuniti Lestari Melalui Kerjasama

PR1MA telah mengambil langkah-langkah penting untuk memperkukuhkan komitmennya dalam membina komuniti yang lestari. Cadangan pelaburan strategik bernilai RM8.1 bilion telah dibentangkan kepada pihak Qatar Investment Authority (QIA) dengan matlamat untuk menggalakkan pembangunan rumah mampu milik di Malaysia. Kerjasama ini mempamerkan komitmen teguh PR1MA dalam meningkatkan akses pemilikan kediaman untuk Rakyat Malaysia, memupuk perpaduan dan kemakmuran dalam kalangan masyarakat yang berbilang bangsa.

Selain itu, PR1MA juga telah menjalin kerjasama dengan SANY Construction Industry Development Sdn Bhd (SCID) untuk melaksanakan Sistem Binaan Berindustri (Industrialised Building System - IBS) yang berinovasi untuk diaplikasikan dalam projek-projek kediaman kami. Langkah ini bukan sahaja menekankan komitmen Perbadanan dalam menyediakan kediaman yang berkualiti, tetapi juga mencerminkan dedikasi kami terhadap pemodenan dan kecekapan. Kami yakin melalui pengaplikasian teknologi pembinaan yang efisien, kami dapat mewujudkan kediaman yang memenuhi keperluan pelbagai lapisan masyarakat, sekali gus menyumbang kepada kesejahteraan keseluruhan negara.

Building Sustainable Communities Through Collaboration

PR1MA took significant steps in fortifying our commitment to building sustainable communities. We initiated a groundbreaking RM8.1 billion strategic investment proposal to the Qatar Investment Authority (QIA), aiming to bolster affordable housing in Malaysia. This collaboration demonstrates PR1MA unwavering dedication to enhancing housing accessibility for the Malaysian families, fostering unity, and prosperity among Malaysians.

Furthermore, we have forged a partnership with SANY Construction Industry Development Sdn Bhd (SCID) to implement innovative Industrialised Building System (IBS) technology in our housing projects. This step not only signifies our commitment to providing quality homes but also reflects our dedication to modernisation and efficiency. We firmly believe that by embracing advanced construction techniques, we can create homes that cater to the diverse needs of Malaysians, thus contributing to the overall well-being of our nation.

Additionally, our strategic collaboration with Universiti Malaysia Perlis (UNIMAP) and the brand launch of the CSR pillar under the Aspirasi #PR1MAKita in 2022 underscore our ongoing efforts for sustainable community development, aligning with the Government's vision. We remain steadfast in our mission to provide affordable, quality homes for all Malaysians, building a brighter future for every family in our great nation.

Perutusan Pengerusi
Chairman's Speech

PR1MA turut mewujudkan kolaborasi strategik dengan Universiti Malaysia Perlis (UNIMAP) dan juga melancarkan jenama teras CSR di bawah Aspirasi #PR1MAKita pada 2022. Ia menzahirkan usaha berterusan kami untuk pembangunan komuniti yang lestari, sejajar dengan wawasan Kerajaan. Kami berpegang teguh dengan misi untuk menyediakan kediaman mampu milik dan berkualiti untuk semua Rakyat Malaysia, membina masa depan yang lebih cerah untuk setiap keluarga di negara ini.

Di PR1MA, aspirasi kami adalah menjadi peneraju utama agenda perumahan negara. Kami optimis melalui usaha yang berterusan, matlamat ini dapat direalisasikan. Pada masa hadapan, kami juga merancang untuk menambahbaik projek-projek PR1MA yang akan datang dengan menumpukan kepada peningkatan kualiti dan integrasi dalam pembangunan perumahan.

Kesimpulannya, saya ingin merakamkan setinggi-tinggi penghargaan kepada semua pihak berkepentingan yang telah menyokong PR1MA di sepanjang perjalanan kami, khususnya Kementerian Perumahan dan Kerajaan Tempatan serta agensi-agensi Kerajaan yang lain. Kami komited untuk membina kediaman berkualiti dan komuniti lestari untuk rakyat Malaysia.

Kepada semua yang telah menyertai kami dalam perjalanan ini, terima kasih kami ucapkan. Kami dengan rendah hati menerima tanggungjawab ini dan berharap untuk terus berkhidmat kepada rakyat Malaysia dengan lebih baik di masa hadapan.

Terima kasih dan Wassalam.

At PR1MA, we aspire to become the leader in the national housing agenda. We firmly believe that with persistent effort, this ambitious goal can be realised. Our future plans include enhancing upcoming PR1MA projects, with a focus on improving quality and better integration in housing development.

In conclusion, I would like to express my gratitude to all stakeholders who have supported PR1MA throughout our journey, especially the Ministry of Housing and Local Government and other government agencies. We reiterate our commitment to building quality homes and sustainable communities for the people of Malaysia.

To all who have joined us on this journey, thank you. We humbly accept this responsibility and look forward to continually serving the people of Malaysia better in the future.

Thank you and best regards.

Residensi Pauh Permai, Pulau Pinang

Residensi Seremban Sentral, Negeri Sembilan

Aspirasi Ketua Pegawai Eksekutif
Chief Executive Officer's Aspirations

PENGENALAN

Sekilas Pandang Misi PR1MA

Pada tahun 2022, PR1MA melalui perjalanan transformatif dengan pelbagai pencapaian dan kejayaan yang membanggakan sehingga hari ini. Dengan tumpuan yang diberikan pada penjualan dan penyiapan projek, Perbadanan membentangkan strategi penjualan kepada Jawatankuasa Kira-Kira Wang Negara (*Parliament Public Accounts Committee* - PAC) Parlimen yang menggariskan rancangan progresif dengan 70 projek merangkumi 60,295 unit kediaman. Menggunakan model yang dipacu jualan melalui Perjanjian Tambahan, PR1MA meneruskan komitmen kami untuk menyediakan kediaman mampu milik bagi kumpulan M40 di bawah inisiatif RMK-12 (2021-2025). Berbekalkan sokongan daripada pelbagai pemegang taruh, kami amat berterima kasih kepada semua pihak di samping mengimbas pencapaian-pencapaian PR1MA sepanjang tahun. PR1MA akan terus komited dalam memperkasakan agenda perumahan negara dan meneruskan misi kami untuk menyediakan kediaman berkualiti serta menyumbang kepada kesejahteraan Rakyat Malaysia.

Kemajuan yang Teguh pada 2022

Pada tahun 2022, PR1MA telah mencapai kemajuan yang besar dalam memenuhi komitmennya untuk menyediakan kediaman mampu milik dan berkualiti tinggi untuk golongan berpendapatan pertengahan di Malaysia. Melalui perancangan yang teliti dan kerjasama strategik, PR1MA telah mencapai kemajuan yang signifikan dalam pembangunan perumahan moden yang memenuhi keperluan pemilik rumah yang semakin berkembang. Tahun ini menyaksikan kejayaan dalam menyelesaikan beberapa projek perumahan yang tidak hanya memenuhi tetapi melepasi piawaian yang ditetapkan, dengan menggabungkan reka bentuk inovatif dan konsep kehidupan moden. Selain itu, komitmen kami untuk menambah baik pengalaman hidup bagi pemilik rumah terbukti melalui inisiatif penglibatan komuniti yang disusun dengan teliti, memastikan kesejahteraan penduduk adalah secara holistik dan memperkasakan penduduknya.

PR1MA kekal teguh terhadap komitmennya dalam memberikan aksesibiliti dan kemampuan kepada perumahan berkualiti tinggi serta usaha dalam memastikan peluang perumahan yang saksama walaupun terdapat cabaran-cabaran yang timbul disebabkan keperluan pembeli rumah yang sentiasa berubah. Pencapaian ini disumbang oleh pendekatan yang teratur dalam mengekalkan dan memperkukuh jenama PR1MA melalui pematuhan yang konsisten terhadap piawaian pembangunan, memastikan setiap projek memenuhi tanda aras yang telah ditetapkan. Usaha bersama ini telah mendorong PR1MA lebih dekat kepada matlamat utamanya dalam membina komuniti yang lestari dan menyumbang kepada masyarakat yang harmoni dan sejahtera.

INTRODUCTION

Overview of PR1MA Mission

In 2022, PR1MA embarked on a transformative journey, marked by significant achievements and milestones. With a renewed focus on sales and project delivery, we presented our sales-focused strategy to the Parliament Public Accounts Committee (PAC), outlining plans to move forward with 70 projects encompassing 60,295 unit of homes. Embracing a sales-driven model through Supplemental Agreements, we continued our commitment to providing affordable housing for the M40 segment under the RMK-12 initiative (2021-2025). Amidst these endeavours, we would like to express our sincere gratitude for the unwavering support of our stakeholders and reflect on our accomplishments throughout the year. PR1MA remains dedicated to continue pave the way for the nation's housing needs and our mission of delivering quality housing solutions as well as contributing to the well-being of Malaysians.

A Steadfast Progress in 2022

In the year 2022, PR1MA made substantial strides in fulfilling its commitment to providing affordable, high-quality homes for middle-income Malaysians. Through meticulous planning and strategic collaborations, PR1MA made notable progress in the development of modern housing solutions that cater to the evolving needs of Malaysian homeowners. The year saw the successful completion of several housing projects that not only met but surpassed the established standards, integrating innovative designs and modern living concepts. Moreover, our commitment to improving the overall living experience for the homeowners was evident through thoughtfully curated community engagement initiatives, ensuring holistic and enriching well-being of the residents.

Amidst the challenges posed by the ever-changing needs of homebuyers, PR1MA remained resolute in its dedication to accessibility and affordability, striving to ensure equitable housing opportunities. This achievement was coupled with a streamlined approach to upholding and reinforcing the PR1MA brand through consistent adherence to established development standards, ensuring that every project met the stringent benchmarks set forth. These collective efforts have propelled PR1MA closer to its overarching goal of building sustainable communities and contributing to a harmonious and prosperous society.

YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff
Ketua Pegawai Eksekutif & Anggota Perbadanan/
Chief Executive Officer & Member of Corporation

Aspirasi Ketua Pegawai Eksekutif
Chief Executive Officer's Aspirations

CABARAN PR1MA PADA TAHUN 2022

Walaupun Malaysia telah menghadapi cabaran-cabaran ekonomi yang signifikan pada tahun 2022, ia telah menunjukkan daya ketahanan apabila dapat pulih daripada pandemik COVID-19 dan mengadaptasi dengan pelaksanaan Perintah Kawalan Pergerakan (PKP). Kadar inflasi global yang tinggi telah memberi kesan kepada ekonomi, dengan inflasi Malaysia yang telah meningkat kepada 3.4% pada tahun 2022 daripada 2.5% pada tahun 2021. Peningkatan tertinggi dicatatkan di Putrajaya, Selangor, dan Johor. Kadar Overnight Policy Rate (OPR) meningkat daripada 1.75% pada awal tahun ke 2.75% menjelang akhir tahun 2022. Ini memberi tekanan tambahan ke atas belanjawan isi rumah dan kos pinjaman, serta mempengaruhi daya beli bakal pembeli rumah.

Sektor perumahan turut menghadapi cabaran-cabaran lain yang disebabkan oleh kekurangan tenaga buruh dan kenaikan kos bahan mentah, yang secara kritikal telah memberi kesan kepada projek pembinaan. Situasi ini menyebabkan cabaran besar terhadap kemajuan dan pencapaian sasaran PR1MA. Walau bagaimanapun, Perbadanan telah menunjukkan ketahanan dan keberkesanan dengan mengatasi cabaran ini melalui siri penyelesaian strategik.

BUKAN SEKADAR KEDIAMAN

Membina Masa Hadapan

PR1MA membuktikan komitmen yang teguh kepada pelanggannya dan inisiatif pembangunan negara melalui usaha berterusan dalam mencapai kecemerlangan operasi khidmat pelanggan dan sokongan. Selain menyediakan kediaman, dedikasi PR1MA diperluaskan kepada usahanya untuk memupuk masyarakat yang harmoni dan makmur. Usaha yang dijalankan pada tahun 2022 menegaskan komitmen PR1MA dalam memastikan rumah mampu milik, boleh diakses dan berkualiti tinggi untuk golongan berpendapatan pertengahan Malaysia, mempamerkan keazaman yang teguh untuk memenuhi keperluan yang berkembang dan melangkaui piawaian yang telah ditetapkan. Selain itu, sebagai sebuah agensi kerajaan, PR1MA secara aktif berusaha menyumbang kepada proses pembinaan negara dengan memainkan peranan penting dalam membentuk masa hadapan yang lebih cerah untuk Malaysia dengan menumpukan kepada amalan mampan dan menjadi pemangkin perubahan positif kepada komuniti. Ini menjadi bukti komitmen kami yang bukan sekadar menyediakan penyelesaian perumahan tetapi juga dalam membentuk masa depan yang lebih baik bagi Rakyat Malaysia.

Pencapaian Transformatif

Sepanjang tahun ini, PR1MA telah mengecapi pencapaian yang penting dalam pembangunan projek perumahan di seluruh Malaysia bagi projek yang telah siap dan yang masih dalam pembinaan, menekankan komitmen kami dalam menyediakan penyelesaian perumahan mampu milik dan berkualiti tinggi. Komitmen ini jelas terlihat dalam kejayaan PR1MA menyiapkan Residensi Gambang Baru 1, Pahang, - 500 unit; Residensi Kepayang, Perak, - 252 unit; dan Residensi A'Famosa, Melaka, - 475 unit kediaman.

PR1MA CHALLENGES IN 2022

Despite significant challenges faced in 2022, Malaysia's economy has shown resilience as it recovered from the COVID-19 pandemic and adapted to Movement Control Order (MCO) measures. High global inflation rates impacted the economy, with Malaysia's inflation rising to 3.4% in 2022 from 2.5% in 2021, and the highest increases observed in Putrajaya, Selangor, and Johor. The Overnight Policy Rate (OPR) increased from 1.75% at the beginning of the year to 2.75% by the end, adding pressure on household budgets and borrowing costs, affecting potential homebuyers' affordability.

The housing sector faced additional challenges due to significant labour shortages and rising raw material costs, which critically impacted construction projects. These disruptions posed substantial obstacles to the progress and target achievement of PR1MA. However, the Corporation demonstrated resilience and efficacy by adeptly addressing these challenges with a series of strategic solutions.

MORE THAN HOMES

Building the Future

PR1MA demonstrates unwavering commitment to its customers and nation-building through a relentless pursuit of operational excellence in customer service, support, and success. Beyond providing homes, our dedication extends to fostering a harmonious and prosperous society. The endeavours undertaken in 2022 underscore PR1MA dedication to ensuring affordable, accessible, and high-quality homes for middle-income Malaysians, showcasing a steadfast resolve to meet evolving needs and exceed established standards. Moreover, as a government statutory body, PR1MA actively seeks to contribute to the nation-building process by playing a pivotal role in shaping a brighter future for Malaysia by focusing on sustainable practices and catalysing positive change within the communities we serve. This serves as a testament to our commitment, not solely to providing housing solutions but to shaping a better tomorrow for Malaysians.

Transformative Achievements

In the year under review, PR1MA achieved notable milestones in both the completion and ongoing development of housing projects across Malaysia, underscoring our commitment to delivering affordable and high-quality housing solutions. This commitment is particularly evident in the successful completion of Residensi Gambang Baru 1, Pahang, - 500 units; Residensi Kepayang, Perak, - 252 units; and Residensi A'Famosa, Melaka, - 475 residential units.

Residensi Jalan Jubilee, Kuala Lumpur

Pada masa yang sama, dedikasi kami dizahirkan menerusi fasa pembinaan yang sedang berjalan, di mana 20,313 unit sedang dalam pembinaan, merentasi 25 projek dan 28 fasa. Selain itu, perancangan rapi sedang dijalankan bagi 10,934 unit, merangkumi lapan projek dengan 16 fasa, sejajar dengan misi berterusan PR1MA demi pembangunan perumahan masa hadapan. Pencapaian keseluruhan tahun fiskal merangkumi 29,048 unit siap dibina, melibatkan 37 projek dan 45 fasa, membuktikan usaha berterusan PR1MA dalam memenuhi mandat perumahannya.

Dari segi jualan, jualan keseluruhan Tahun Terkini (YTD) bagi tahun 2022 telah mencapai angka yang baik iaitu berjumlah RM1,417,394,700, menyumbang kepada Kutipan Jualan Terkumpul berjumlah RM6,711,284,294 setakat 31 Disember 2022. Manakala Nilai Pembangunan Kasar (GDV) bagi tahun fiskal berjumlah RM8.9 bilion, mencerminkan impak kewangan yang besar daripada inisiatif perumahan kami, sekaligus menggariskan kejayaan projek kami dalam menyumbang kepada nilai keseluruhan dan kelestarian usaha PR1MA dalam sektor perumahan.

Mentakrif Semula Kehidupan Moden

Di PR1MA, kami menyedari kepentingan kehidupan berkualiti. Kediaman PR1MA telah memperkenalkan pelbagai ciri tambahan kepada tawaran perumahannya, menangani keperluan dan cita rasa pembeli rumah yang semakin berkembang. Penambahbaikan ini merangkumi pembangunan perumahan PR1MA yang diperakui dan dinilai oleh Sistem Penilaian Kualiti dalam Pembinaan (QLASSIC), yang diakreditasi dan diselia oleh Lembaga Pembangunan Industri Pembinaan (CIDB). Ia adalah sistem yang mengukur dan menilai kualiti hasil kerja pembinaan bangunan, dengan menentukan semula standard kehidupan moden dan memastikan keselesaan yang terbaik diberikan kepada penduduk.

Penggabungan teknologi dan reka bentuk moden adalah penting dalam penambahbaikan kediaman PR1MA, sejajar dengan komitmen kami terhadap inovasi dan kesejahteraan komuniti. Ini mengukuhkan kedudukan PR1MA sebagai pemain utama dalam sektor perumahan Malaysia yang kian berkembang.

Simultaneously, our dedication is reflected in the ongoing construction phases, where 20,313 units are currently under construction, distributed across 25 projects and 28 phases. Furthermore, meticulous planning is in progress for 10,934 units, spanning eight projects with 16 phases, aligning with PR1MA ongoing mission for future housing development. The overall accomplishment for the fiscal year encompasses 29,048 completed units, spread across 37 projects and 45 phases, attesting to PR1MA sustained efforts in fulfilling its housing mandate.

In terms of sales, the collective Year-to-Date (YTD) sales for 2022 reached a commendable RM1,417,394,700, contributing to a Cumulative Sales Collection of RM6,711,284,294 as of 31 December 2022. Notably, the Gross Development Value (GDV) for the fiscal year stands at RM8.9 Billion, reflecting the substantial financial impact of our housing initiatives and underscoring the success of our projects in contributing to the overall value and sustainability of PR1MA endeavours in the housing sector.

Redefining Modern Living

At PR1MA Homes, we recognise the importance of quality living. PR1MA Homes has introduced a range of value-added features to its housing offerings, addressing the evolving needs and preferences of homebuyers. These improvements encompass PR1MA housing developments are Quality Assessment System in Construction (QLASSIC) certified and assessed, accredited, and regulated by the Construction Industry Development Board (CIDB), a system to measure and evaluate the workmanship quality of building construction, thereby redefining the standard of modern living and ensuring utmost comfort for residents.

The integration of modern technologies and designs is crucial for enhancing PR1MA Homes, aligning with our dedication to innovation and the community's well-being. This reinforces PR1MA position as a prominent player in Malaysia's evolving housing sector.

Aspirasi Ketua Pegawai Eksekutif
Chief Executive Officer's Aspirations

Memupuk Sebuah Komuniti Holistik

Melalui kempen penjenamaan, Aspirasi #PR1MAKita bertujuan untuk menambahbaik hubungan antara PR1MA dan komuniti serta membentuk sebuah entiti yang bersatu-padu bagi mencapai aspirasi Kerajaan dalam mewujudkan komuniti yang pelbagai dan harmoni. Selain menyediakan kediaman mampu milik dan berkualiti tinggi untuk golongan berpendapatan pertengahan, PR1MA berdedikasi untuk memupuk komuniti yang berkembang maju. Komitmen kami melangkaui penyediaan perumahan; kami berhubung secara aktif dengan penduduk melalui pelbagai inisiatif komuniti, memupuk perpaduan antara PR1MA dan masyarakat Malaysia yang pelbagai.

Salah satu inisiatif tersebut adalah melibatkan Persatuan Orang Buta Malaysia (MAB), yang memberikan tumpuan dalam memupuk penglibatan dan sokongan masyarakat kepada golongan kurang upaya. Dengan kerjasama Kementerian Perumahan dan Kerajaan Tempatan (KPKT), kami menganjurkan PR1MA Caring Programme di MAB di Brickfields sempena Hari Habitat Sedunia 2022. Antara aktiviti yang dijalankan termasuk khidmat masyarakat, latihan pembangunan insan, pemeriksaan kesihatan dan pengagihan makanan. Program ini bertujuan untuk meningkatkan kesedaran tentang kepentingan penempatan manusia yang selesa dan menyokong golongan kurang upaya, menekankan matlamat kami untuk membina bukan sahaja kediaman tetapi juga komuniti yang berkembang maju.

Komitmen PR1MA terhadap penglibatan komuniti juga dibuktikan melalui program sumbangan lembu korban sempena sambutan Hari Raya Aidiladha. Inisiatif ini melibatkan 12 residensi PR1MA di beberapa negeri. Ia menterjemahkan tumpuan berterusan PR1MA bagi membantu golongan kurang bernasib baik dan memupuk semangat keperihatinan dalam masyarakat, menggariskan komitmen PR1MA terhadap tanggungjawab sosial dan kesejahteraan holistik masyarakat.

Inisiatif-inisiatif ini memperlihatkan fokus PR1MA dalam membina lebih daripada sekadar rumah. Melalui penglibatan aktif bersama penduduk dan kerjasama dengan organisasi seperti MAB, PR1MA meneruskan pemberian sumbangan bermakna kepada masyarakat, memupuk komuniti yang inklusif di mana kepelbagaian diraikan dan setiap individu berpeluang untuk berkembang maju.

Inisiatif-Inisiatif Komuniti yang Akan Datang

Memandang ke hadapan, inisiatif yang berterusan dilihat dapat mengukuhkan hubungan di antara PR1MA dengan warga kerjanya, pemilik kediaman PR1MA serta masyarakat Malaysia. Kami percaya bahawa usaha-usaha ini berpotensi untuk memberi impak yang berkekalan dan perubahan positif sesama komuniti di samping memupuk semangat perpaduan yang mendalam.

Fostering A Holistic Community

Through the brand campaign, Aspirasi #PR1MAKita aims to strengthen the relationship between PR1MA and the community and forming a unified entity to achieve the Government's aspiration of creating a diverse and harmonious community. In addition to providing affordable and high-quality homes for the middle-income group, PR1MA is dedicated to fostering thriving communities. Our commitment transcends housing provision; we actively engage with residents through a diverse range of community initiatives, cultivating unity between PR1MA and the diverse Malaysian community.

One such initiative involves the Malaysian Association of the Blind (MAB), focused on fostering community engagement and support for vulnerable groups. In collaboration with the Ministry of Housing and Local Government (KPKT), we organised the PR1MA Caring Programme at MAB in Brickfields for World Habitat Day 2022. Activities included community service, human development training, health screenings and food distribution. This programme aimed to raise awareness of the importance of comfortable human settlements and support vulnerable groups, emphasising our goal of building not just homes but thriving communities.

PR1MA dedication to community engagement was also exemplified through its involvement in the Contribution of Cattle during Hari Raya Aidiladha. This meaningful endeavour, carried out in conjunction with the festive occasion, involved 12 PR1MA residences in all states participating in the programme. It demonstrated a steadfast focus on supporting the less fortunate and fostering a spirit of compassion within the community, underscoring PR1MA commitment to social responsibility and the holistic well-being of society.

These initiatives highlight PR1MA focus on building more than just houses. Through active engagement with residents and collaboration with organisations like MAB, PR1MA continues to make meaningful contributions to society, fostering inclusive communities where diversity is celebrated, and everyone has the opportunity to thrive.

Upcoming Community Initiatives

As PR1MA looks towards the future, a series of upcoming initiatives is poised to strengthen the bond between PR1MA and its staff, buyers of PR1MA residences and the broader community. We believe that these forward-thinking endeavours have the potential to bring about a lasting impact and positive transformation within our communities as we strive to foster a profound sense of unity.

Di samping itu, PR1MA kekal teguh dalam usahanya dalam mengukuhkan ikatan di antara pelbagai organisasi dan pihak berkepentingan melalui majlis-majlis Penyerahan Kunci PR1MA. Majlis-majlis ini menjadi peristiwa penting, menandakan penyelesaian projek PR1MA dan merealisasikan impian pemilikan rumah bagi pembeli, mengesahkan komitmen kami untuk memberikan penyelesaian perumahan mampu milik dan berkualiti tinggi kepada Rakyat Malaysia.

Selain itu, PR1MA bersedia melancarkan siri inisiatif komuniti yang berimpak tinggi di bawah Program Jelajah Komuniti Aspirasi #PR1MAKita, bertujuan memupuk penglibatan dan pemerkasaan yang lebih baik dalam kalangan penduduk dan warga kerja PR1MA. Salah satu inisiatif terbesar ialah pengenalan aplikasi mudah alih komuniti yang akan membantu memudahkan komunikasi dan kerjasama dalam kalangan komuniti PR1MA. Penggunaan aplikasi ini akan meningkatkan akses penduduk kepada maklumat penting, dan berfungsi sebagai platform bagi penduduk untuk memberikan maklum balas dan mengemukakan cadangan, serta pengurusan pelawat dengan harapan ia dapat memupuk semangat kekitaan yang lebih baik dalam kalangan komuniti PR1MA.

PR1MA juga telah menyusun pelbagai program pendidikan untuk manfaat komuniti dan warga kerja. Salah satunya ialah program IQRA' yang direka khas untuk membantu individu daripada semua peringkat umur di dalam komuniti PR1MA. Sesi-sesi ceramah kesedaran juga telah dirancang bagi memastikan masyarakat cakna terutamanya mengenai topik yang berkaitan dengan alam sekitar dan sosial, yang mengukuhkan komitmen PR1MA terhadap kelestarian alam sekitar dan kebajikan masyarakat. Pelbagai aktiviti sukan dan pertandingan bakal juga diadakan untuk menggalakkan gaya hidup aktif dan memupuk ikatan komuniti juga.

Melalui inisiatif-inisiatif ini, PR1MA berhasrat untuk memupuk semangat kekitaan dan perpaduan dalam komunitinya sekaligus memenuhi keperluan mereka yang pelbagai. Dengan memupuk penglibatan dan pemerkasaan yang kukuh dan bermakna, PR1MA kekal teguh terhadap komitmennya untuk mewujudkan komuniti yang inklusif dan lestari. PR1MA beriltizam untuk terus menyumbang secara signifikan dalam memupuk masyarakat Malaysia yang harmoni dan sejahtera.

PEMBANGUNAN NEGARA

PR1MA beraspirasi untuk menjadi peneraju negara dalam menyediakan kediaman berkualiti, sebuah matlamat yang berakar umbi daripada komitmen kami untuk meningkatkan taraf hidup rakyat Malaysia. Aspirasi ini sejajar dengan misi utama PR1MA untuk menyediakan rumah mampu milik dan berkualiti tinggi untuk golongan berpendapatan pertengahan. Usaha ini melibatkan penetapan penanda aras dalam kecemerlangan di dalam sektor perumahan, memastikan penduduk PR1MA merasai taraf hidup yang diperkasa dan dipertingkatkan.

Furthermore, PR1MA remains steadfast in its efforts to strengthen the bond between the organisation and its stakeholders through the PR1MA Key Handover events. These events serve as significant milestones, marking the completion of PR1MA projects and the realisation of homeownership dreams for our buyers, reaffirming our commitment to delivering affordable and high-quality housing solutions to the Malaysian population.

Moreover, PR1MA is set to launch a series of impactful community initiatives under the Program Jelajah Komuniti Aspirasi #PR1MAKita umbrella, aimed to foster greater engagement and empowerment among both PR1MA residents and employees. One of the biggest initiatives will be the introduction of a community mobile application that will help facilitate communication and collaboration among PR1MA residents. The adoption of this platform will significantly enhance residents' access to important information, and serve as a forum for residents to provide feedback and raise concerns, as well as visitor management in the hope of fostering a greater sense of belonging within the PR1MA community.

Additionally, PR1MA has curated various educational programmes for the lifelong benefit of the residents and employees. One of which will be the IQRA' programme, especially designed to support individuals of all ages within PR1MA communities. Awareness talks have also been planned to keep the communities informed particularly on topics relating to environmental and social, reinforcing PR1MA commitment to environmental sustainability and community welfare. Various sports activities and competitions will also be held to promote active lifestyles and foster community bonding too.

Through these initiatives, PR1MA aims to cultivate a sense of belonging and unity within its communities while addressing their diverse needs. By fostering strong and meaningful engagement and empowerment, PR1MA remain steadfast in its commitment to creating inclusive and sustainable communities. PR1MA aspires to continue contributing significantly to fostering a harmonious and prosperous Malaysian society.

NATION-BUILDING

PR1MA aspires to be the nation's leader in providing quality homes, a goal rooted in our commitment to elevating the standards of living for Malaysians. This aspiration aligns with our overarching mission of providing affordable and high-quality homes for the middle-income demographic. Our pursuit of leadership in quality homes entails setting a benchmark for excellence in the housing sector, ensuring that PR1MA residents experience an enriched and elevated standard of living.

Aspirasi Ketua Pegawai Eksekutif
Chief Executive Officer's Aspirations

PR1MA memainkan peranan penting dalam agenda perumahan negara, di mana aspirasi strategik ini tertanam dalam misi merapatkan jurang kemampuan dan kualiti perumahan, menjadikan pemilikan rumah suatu realiti yang boleh dicapai dan dipenuhi untuk rakyat Malaysia. Melalui komitmen kami terhadap penerapan reka bentuk kontemporari, amalan lestari dan tumpuan kepada kesejahteraan masyarakat, PR1MA berhasrat menjadi peneraju utama dalam menyediakan kediaman yang bukan sahaja memenuhi standard kualiti tertinggi tetapi juga menambah baik kehidupan komunitinya.

Dengan hasrat menjadi peneraju dalam membina kediaman yang berkualiti dan mampu milik, PR1MA berdedikasi untuk memenuhi keperluan rakyat Malaysia yang kian berubah dan berkembang. Ini mencerminkan komitmen kami untuk menyumbang kepada kemajuan dan pembangunan negara, memupuk masyarakat yang harmoni dan makmur di samping membentuk masa hadapan yang lebih cerah untuk negara.

APAKAH SETERUSNYA BAGI TAHUN 2023

Bagi tahun 2023, PR1MA komited untuk menyelesaikan semua projek yang masih dalam pembinaan dan menjual unit yang masih berbaki, selaras dengan matlamat PR1MA iaitu menyediakan kediaman mampu milik dan berkualiti tinggi untuk rakyat Malaysia berpendapatan pertengahan.

Bertepatan dengan komitmen PR1MA terhadap kelestarian, PR1MA akan mengintegrasi inisiatif bangunan hijau terkini, termasuk reka bentuk yang menjimatkan tenaga dan bahan binaan mesra alam, serta menjalinkan kerjasama dengan agensi seperti URBANICE Malaysia untuk pelaksanaan perumahan bandar. PR1MA juga akan memperkenalkan teknologi rumah pintar di samping mempergiatkan inisiatif berkaitan kelestarian alam sekitar.

Selain itu, Tanggungjawab Sosial Korporat (CSR) tetap menjadi teras objektif PR1MA. Pada tahun 2023, PR1MA akan melancarkan program-program baharu untuk membina komuniti yang lebih bersepadu dan kukuh dalam kalangan komuniti PR1MA. Inisiatif-inisiatif ini akan meningkatkan kualiti hidup penduduk residensi-residensi PR1MA, mewujudkan kawasan kejiranan yang sejahtera dan bersatu di mana komuniti boleh hidup tenang dalam persekitaran yang aman dan damai.

PR1MA akan terus memperkenalkan lebih banyak pilihan Skim Pembiayaan Akhir baru untuk merangsang pemilikan rumah dalam kalangan rakyat Malaysia. Skim ini bertujuan untuk membantu bakal pembeli rumah dalam membeli rumah pertama atau kedua mereka dengan menyediakan pilihan pembiayaan yang lebih mudah dan fleksibel. Melalui skim ini, PR1MA berharap untuk merangsang pasaran hartanah, menyumbang kepada pertumbuhan ekonomi, dan meningkatkan keseluruhan kualiti hidup rakyat Malaysia.

PR1MA plays an integral role in the national housing agenda, where this strategic aspiration is ingrained in our mission to bridge the gap between affordability and quality, making homeownership an attainable and fulfilling reality for Malaysians. Through our dedication to contemporary design, sustainable practices and a focus on community well-being, PR1MA aims to lead the way in providing homes that not only meet the highest quality standards but also enrich the lives of those who call them home.

By aspiring to be the nation's leader in building quality and affordable homes, PR1MA is dedicated to meeting the varying and evolving needs of Malaysian citizens. This reflects our commitment to contributing significantly to the nation's progress and development, aiming to foster a harmonious and prosperous society while shaping a brighter future for the nation.

WHAT'S NEXT IN 2023

Looking ahead in 2023, PR1MA is dedicated to completing all remaining projects that are ongoing construction, selling the remaining overhang units and continuously committed to provide affordable and high-quality housing for middle-income Malaysians.

In line with PR1MA dedication to sustainability, PR1MA future plan to integrate advanced green building initiatives, including energy-efficient designs and eco-friendly materials, and explore partnerships with agencies such as URBANICE Malaysia for urban housing collaboration. Additionally, PR1MA will introduce smart home technologies while promoting environmental responsibility.

Additionally, Corporate Social Responsibility (CSR) remains central to the PR1MA objective. In 2023, PR1MA will launch new programmes to build a stronger, more cohesive community among PR1MA residents. These initiatives will enhance the quality of life within PR1MA developments, creating vibrant and connected neighbourhoods where residents can thrive in a peaceful environment.

PR1MA will continuously introduce more options for End Financing Scheme to boost homeownership among Malaysians. This scheme aims to assist potential homebuyers in acquiring their first or second homes by providing more access and flexible financing options. Through this scheme, PR1MA hopes to stimulate the property market, contribute to economic growth, and enhance the overall quality of life for Malaysians.

PENGHARGAAN DAN REFLEKSI

Merenung kembali tahun ini, saya ingin merakamkan setinggi-tinggi penghargaan kepada pihak berkepentingan atas sokongan yang diberikan sepanjang tahun 2022. Komitmen dan sokongan anda memainkan peranan penting dalam memperkasakan PR1MA dalam menunaikan tanggungjawab kami kepada Rakyat, berkhidmat sebagai pendorong untuk kami terus menyediakan kediaman mampu milik dan berkualiti tinggi untuk golongan berpendapatan pertengahan.

Saya mengambil kesempatan ini untuk merakamkan ucapan penghargaan kepada Kementerian Perumahan dan Kerajaan Tempatan (KPKT), Kementerian Kewangan, Kementerian-Kementerian berkaitan, seluruh Agensi Kerajaan Persekutuan dan Negeri serta Pihak Berkuasa Tempatan atas kerjasama dan sokongan yang diberikan kepada PR1MA dalam menunaikan tanggungjawab kami. Kerjasama yang kukuh daripada setiap daripada anda adalah penting dalam membentuk PR1MA untuk menjadi sebuah organisasi yang maju, berdaya saing, progresif dan teguh pada hari ini.

Mensyukuri pencapaian-pencapaian pada tahun 2022, setinggi-tinggi penghargaan juga saya tujukan kepada Anggota-Anggota Perbadanan (MOC), Pengurusan serta seluruh warga kerja PR1MA. Dedikasi, kerja keras dan semangat kerjasama anda telah merealisasikan objektif PR1MA, menyumbang secara signifikan kepada kejayaan-kejayaan ini.

Melihat ke hadapan, PR1MA akan terus komited untuk mengekalkan standard kecemerlangan dan memenuhi mandat yang diamanahkan dengan penuh dedikasi. Saya optimis bahawa bersama-sama, kita semua akan terus mengecapi kejayaan dan memberi impak yang lebih besar pada tahun-tahun akan datang.

Terima kasih dan Wassalam.

GRATITUDE AND REFLECTION

As we reflect on the year, I would like to extend my heartfelt gratitude to our valued stakeholders for their unwavering support throughout 2022. Your steadfast commitment and support have played a crucial role in empowering PR1MA to fulfil its responsibility to the Rakyat, serving as a driving force for us to continue providing affordable and high-quality homes for the middle-income group.

Furthermore, I take this moment to express my sincere appreciation to the Ministry of Housing and Local Government (KPKT), the Ministry of Finance, related ministries, all Federal and State Government Agencies and Local Authorities for their collaboration and goodwill extended to PR1MA in fulfilling our mandate. The robust collaboration with each of you has been pivotal in shaping PR1MA into an advanced, competitive, and progressive organisation as it stands today.

Recognising the accomplishments of 2022, my highest appreciation goes to the Members of Corporation (MOC), the Management as well as all PR1MA team. Your dedication, hard work and collaborative spirit have collectively realised the objectives of PR1MA, contributing significantly to the year's success.

Looking ahead, PR1MA will remain committed to upholding its standards of excellence and fulfilling our mandate with the same dedication that has characterised our collective efforts thus far. I am confident that together, we will continue to navigate the path of success and make an even greater impact in the years to come.

Thank you and Wassalam.

Karnival Jom Beli Rumah (JHOPE), Pulau Pinang

Misi & Objektif
Mission & Objective

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 and 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 telah ditetapkan dan dikemaskini, dan memantau pelaksanaan standard ini.

Objective

- *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 middle-income group.*
- *To preserve PR1MA brand with our established and updated development standards, and to monitor the implementation of the standards.*

Jelajah Komuniti Residensi Puteri Jaya 2 Sungai Petani, Kedah

Latar Belakang PR1MA
About PR1MA

Ditubuhkan pada 1 Januari 2013 di bawah Akta PR1MA 2012 (Akta 739), Perbadanan PR1MA Malaysia berfungsi sebagai badan berkanun dengan misi untuk merancang, membangun, mengurus dan menyenggara kediaman berkualiti tinggi untuk rakyat Malaysia berpendapatan pertengahan. Inisiatif ini menyasarkan isi rumah berpendapatan di antara RM2,500 hingga RM15,000 dengan menawarkan kediaman yang berharga daripada RM100,000 hingga RM400,000.

Visi PR1MA melangkaui sekadar menyediakan kediaman; ia juga berperanan untuk memupuk gaya hidup komuniti moden melalui integrasi 3S+C (Keselamatan, Keamanan, Pengawasan, dan Keselesaan - *Security, Safety, Surveillance, and Comfort*), di samping menyediakan kemudahan-kemudahan yang berpaksikan komuniti seperti taman permainan, dewan komuniti, surau, pusat jagaan kanak-kanak, dan sambungan jalur lebar berkelajuan tinggi yang disediakan oleh PR1MA Communications Sdn Bhd.

Matlamat PR1MA merangkumi pelbagai aspek: PR1MA menyasarkan untuk meningkatkan kualiti hidup pemilik rumah melalui pembangunan kemudahan komuniti bersepadu dan perumahan mampu milik, di samping mengekalkan integriti jenama PR1MA melalui penguatkuasaan standard pembangunan yang ketat dan memantau pelaksanaannya.

Established on 1 January 2013 under the PR1MA Act 2012 (Act 739), PR1MA Corporation Malaysia serves as a statutory body with a mission to plan, develop, manage, and maintain high-quality homes tailored for middle-income Malaysians. This initiative targets households earning between RM2,500 and RM15,000, aiming to offer homes priced from RM100,000 to RM400,000.

PR1MA vision extends beyond merely providing houses; it seeks to foster modern community living through the integration of 3S+C (Security, Safety, Surveillance, and Comfort), alongside community-focused facilities such as playgrounds, community halls, surau, childcare centres, and high-speed broadband connectivity provided by PR1MA Communications Sdn Bhd.

PR1MA objectives are multi-faceted: PR1MA aims to enhance the quality of life for homeowners through the development of integrated community facilities and affordable housing while upholding the PR1MA brand's integrity through rigorous development standards and monitoring their implementation.

Residensi Pauh Permai, Pulau Pinang

Residensi Kota Tinggi, Johor

Fungsi & Strategi

PR1MA berdedikasi untuk membentuk komuniti lestari bagi rakyat Malaysia berpendapatan pertengahan melalui fungsi-fungsi berikut:

- Pembangunan dan penyenggaraan kediaman-kediaman berkualiti tinggi dan kemudahan-kemudahan komuniti.
- Penyeliaan terhadap proses reka bentuk, pembinaan dan penyenggaraan kediaman PR1MA.
- Peruntukan rumah melalui pengundian yang telus dan penyediaan pilihan pembiayaan yang menarik dengan kerjasama institusi kewangan.
- Memantau keperluan pasaran bagi menguruskan bekalan dan permintaan pasaran dengan cekap.
- Mengekalkan jenama PR1MA dengan menetapkan dan menguatkuasakan standard pembinaan dan pelaksanaan.
- Memudahkan perkongsian antara sektor kerajaan dan swasta untuk meningkatkan akses kepada pemilikan perumahan.

Untuk mencapai fungsi-fungsi ini, PR1MA telah merangka lima strategi asas yang berteraskan pembangunan, jualan dan pemasaran, kewangan, perolehan dan tadbir urus. Strategi-strategi ini direka untuk memastikan pelaksanaan projek dan perkhidmatan yang cekap, mencerminkan komitmen PR1MA terhadap kecemerlangan dan inovasi dalam memenuhi keperluan kumpulan sasaran.

Functions & Strategies

PR1MA is dedicated to shaping sustainable communities for middle-income Malaysians through the following functions:

- *Development and maintenance of high-quality homes and community facilities.*
- *Supervision of design, construction, and maintenance processes for PR1MA homes.*
- *Allocation of homes through transparent balloting and provision of attractive financing options in collaboration with financial institutions.*
- *Monitoring the market needs to manage supply and demand effectively.*
- *Upholding the PR1MA brand by setting and enforcing development and execution standards.*
- *Facilitating partnerships between government and private sectors to enhance housing accessibility.*

To achieve these functions, PR1MA has crafted five cornerstone strategies rooted in development, sales and marketing, finance, procurement, and governance. These strategies are designed to ensure the efficient delivery of projects and services, reflecting PR1MA commitment to excellence and innovation in meeting the needs of the target group.

Latar Belakang PR1MA
About PR1MA

Strategi/ Strategy	**Penerangan/ Description**
Pembangunan	• Rangka kerja inisiatif Pembangunan PR1MA sedang diperkukuhkan – kejayaan pelaksanaan projek bergantung kepada pematuhan ketat terhadap garis panduan, dasar dan prosedur yang terperinci. • Pihak Pengurusan memberi tumpuan kepada pemilihan lokasi dan kawasan utama yang bukan sahaja memenuhi syarat-syarat strategik tetapi juga bersesuaian dengan daya maju pasaran, memastikan kejayaan kediaman PR1MA untuk jangka masa yang panjang.
Development	• *The framework of PR1MA Development initiative is being fortified – the successful rollout of the projects hinges on strict adherence to comprehensive guidelines, policies, and procedures.* • *The Management is focusing on selecting prime locations and terrains that not only meet strategic requirements but also resonate with market viability, ensuring the long-term success of PR1MA homes.*
Jualan & Pemasaran	• Memperhalusi pendekatan jualan dan pemasaran bagi memastikan ketelusan dan kecekapan yang lebih baik. • Dengan memanfaatkan inovasi pemasaran digital, termasuk pengalaman melihat rumah secara maya, Perbadanan menyasarkan untuk mendorong minat dan jualan secara konsisten sepanjang tahun. • Pengawasan yang dipertingkatkan daripada tenaga kerja yang khusus akan menaikkan keyakinan pembeli dan menyokong keputusan pembelian yang tepat.
Sales & Marketing	• *Refining the approach to sales and marketing to ensure greater transparency and efficiency.* • *By capitalising on digital marketing innovations, including immersive online home viewing experiences, the Corporation aims to consistently drive interest and sales throughout the year.* • *Enhanced oversight from dedicated teams will bolster buyer confidence and support well-informed purchasing decisions.*
Kewangan	• Mempergiat komitmen terhadap pengurusan dan ketelusan kewangan. • Setiap ahli pasukan Kewangan dijangka untuk mengekalkan integriti PR1MA sepenuhnya, dengan kawalan dalaman yang teguh dan mekanisme pelaporan yang telus bagi menjamin operasi kewangan yang lancar dan pentadbiran sumber yang baik.
Finance	• *Intensifying the commitment to financial stewardship and transparency.* • *Every member of the Finance team is expected to uphold the utmost integrity, with robust internal controls and reporting mechanisms in place to guarantee seamless financial operations and stewardship of resources.*

Strategi/ Strategy	Penerangan/ Description
Perolehan	▪ Kemajuan dalam proses perolehan diteruskan melalui pengadaptasian Amalan Terbaik dalam Tadbir Urus yang Baik. ▪ Peralihan ke arah proses tender yang lebih terbuka dan berdaya saing, sistem e-perolehan yang komprehensif, dan penggunaan strategik Perjanjian Tanpa Pendedahan (NDA). ▪ Dengan memupuk budaya integriti, PR1MA berhasrat untuk mengukuhkan aktiviti perolehan dan hubungan bersama pembekal.
Procurement	▪ *The advancement of procurement processes is pursued through the adoption of Best Practices in Good Governance.* ▪ *Transition towards a more open and competitive tendering process, comprehensive e-procurement systems, and the strategic use of Non-Disclosure Agreements.* ▪ *By fostering a culture of integrity, PR1MA aims to strengthen the procurement activities and supplier relationships.*
Tadbir Urus	▪ Prinsip-prinsip tadbir urus yang baik diamalkan dalam budaya organisasi. ▪ PR1MA berdedikasi untuk mengurus dasar-dasar dan operasinya dengan penuh telus dan cekap. ▪ Rangka kerja tadbir urus dibina berdasarkan asas integriti, pematuhan, dan pengurusan risiko, memastikan bahawa operasi tidak hanya memenuhi tetapi melebihi jangkaan integriti dan pengurusan sumber.
Governance	▪ *The principles of good governance are embedded deep within the organisational culture.* ▪ *PR1MA is dedicated to managing its policies and operations with utmost transparency and efficiency.* ▪ *The governance framework is built on the pillars of integrity, compliance, and risk management, ensuring that the operations not only meet but exceed the expectations of integrity and resource stewardship.*

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 telah ditubuhkan pada November 2014.

PCSB adalah penyedia perkhidmatan telekomunikasi daripada Suruhanjaya Komunikasi dan Multimedia Malaysia (SKMM), memegang lesen sebagai Penyedia Perkhidmatan Rangkaian (NSP), Penyedia Kemudahan Rangkaian (NFP), Penyedia Perkhidmatan Aplikasi Kandungan (CASP), dan Penyedia Perkhidmatan Aplikasi (ASP).

PCSB memastikan setiap pembangunan PR1MA dibangunkan dengan infrastruktur yang kukuh dan berangkaian masa hadapan, memperkasa keterhubungan dan menyampaikan perkhidmatan seperti Internet Berkelajuan Tinggi, *Voice over IP*, TV Internet dan perkhidmatan berasaskan IP lain pada masa hadapan.

Visi **Untuk menjadi peneraju utama penyedia perkhidmatan komunikasi dan digital kepada komuniti di seluruh negara.**

Misi **Untuk memastikan ketersambungan dan pendigitalan dibuat dengan lebih mudah, pantas dan kukuh yang akan memenuhi keperluan komuniti dan meningkatkan nilai kehidupan mereka.**

Latar Belakang PCSB

PCSB bertanggungjawab untuk:

a. Membangun, mereka bentuk, melaksanakan, mengendali dan menyenggara perkhidmatan IT dan Telekomunikasi dalam semua pembangunan PR1MA.

b. Membina komuniti maya PR1MA dengan menghubungkan semua pembangunan PR1MA di seluruh negara pada satu Rangkaian Komuniti.

c. Menginovasi dan melaksanakan penyelesaian serta perkhidmatan ICT baharu bagi meningkatkan kualiti hidup Komuniti PR1MA.

Objektif

PR1MA, ditubuhkan di bawah Akta PR1MA 2012 bertanggungjawab untuk memastikan semua kumpulan sasaranya, yang terdiri daripada isi rumah berpendapatan sederhana mempunyai akses kepada maklumat dan peluang luas yang ditawarkan oleh internet global. Selaras dengan visi ini, PCSB telah ditubuhkan untuk berfungsi sebagai Pembekal Perkhidmatan Internet, khusus untuk membina rangkaian gentian optik bagi kemudahan komuniti PR1MA. Organisasi ini bertanggungjawab memastikan semua unit kediaman dan komersial dalam pembangunan PR1MA mempunyai akses kepada internet jalur lebar berkelajuan tinggi.

PR1MA Communications Sdn Bhd (PCSB)

PR1MA Communications Sdn Bhd (PCSB) is a wholly-owned subsidiary of PR1MA Corporation Malaysia (PR1MA) which was established in November 2014.

PCSB is a licensed provider of telecommunications services from the Malaysian Communications and Multimedia Commission (MCMC), holding licenses as a Network Service Provider (NSP), Network Facility Provider (NFP), Content Applications Service Provider (CASP), and Applications Service Provider (ASP).

PCSB shall ensure that every PR1MA development is developed with a reliable and future-proof network infrastructure capable of connecting and delivering services such as High-Speed Internet, Voice over IP, Internet TV, and other IP-based services in the future.

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

Mission ***To ensure connectivity and digitalisation is made easier, faster, and more reliable which would satisfy the needs of our communities and enhance their value of life.***

Background of PCSB

PCSB is responsible for:

a. Developing, designing, implementing, managing, and maintaining IT and Telecommunication services in all PR1MA developments.

b. Building a virtual PR1MA community by connecting all PR1MA developments nationwide to a Community Network.

c. Innovating and implementing new ICT solutions and services to enhance the quality of life for the PR1MA community.

Objective

PR1MA, established under the PR1MA Act 2012 envisions to ensure that its target group, comprising middle-income households has access to the vast information and opportunities offered by the global internet. In alignment with this vision, PCSB was established to function as an Internet Service Provider, dedicated to building an optical fibre network for the convenience of PR1MA residents. The organisation is responsible for ensuring that all residential and commercial units in PR1MA developments have access to high-speed broadband internet.

Strategi Perniagaan

Semua pembangunan PR1MA akan dilengkapi dengan gentian fiber optik yang direka mengikut Garis Panduan Reka Bentuk ICT PR1MA untuk memastikan semua unsur-unsur rangkaian aktif akan dipasangkan sebelum pemilik berpindah masuk ke dalam unit residensi mereka bagi memastikan kesemua perkhidmatan berfungsi dengan baik.

Perkhidmatan dan Kemudahan

a. **Infrastruktur Rangkaian Pasif *Fibre-to-the-Home* (FTTH)**
PSCB mula melaksanakan infrastruktur rangkaian pasif *Fibre-to-the-Home* (FTTH) pada tahun 2016. Setakat 31 Disember 2021, PCSB telah merekodkan sebanyak 39 penyambungan FTTH di pembangunan PR1MA yang telah siap.

b. **Internet Jalur Lebar Berkelajuan Tinggi**
Rangkaian jarak akhir (*last-mile*) menggunakan teknologi Rangkaian Optik Pasif Gigabit atau *Gigabit Passive Optical Network* (GPON), serta perkhidmatan Metro-E untuk pelanggan komersial berkaitan di dalam kawasan pembangunan.

Pelan pakej internet jalur lebar yang ditawarkan oleh PCSB kepada pelanggan adalah seperti berikut:
- Residensi PR1MA: 30Mbps, 60Mbps
- Perniagaan Kecil dan Sederhana: 30Mbps, 60Mbps

Menggunakan infrastruktur yang sama, PCSB juga menawarkan perkhidmatan berikut:
- Perkhidmatan Wi-Fi untuk kawasan umum
- Portal Komuniti PR1MA

c. **Telefoni IP Internet – Perkhidmatan *Voice Over* IP (VoIP)**
Semua perkhidmatan telefon dalam pembangunan PR1MA tersedia dengan perkidmatan VoIP yang diuruskan dan dikendalikan oleh PCSB. Oleh itu, PCSB dapat menawarkan bentuk pakej yang menarik kepada pelanggan seperti panggilan percuma di dalam pembangunannya. Contohnya, panggilan percuma ke pejabat pengurusan, pos pengawal di antara unit rumah dan sebagainya.

Business Strategy

All PR1MA developments will be equipped with optical fibre designed according to the PR1MA ICT Design Guidelines to ensure all active network elements will be installed before owners move into their residential units to ensure that all services function properly as soon as the owners move in.

Services and Facilities

a. ***Fibre-to-the-Home (FTTH) Passive Network Infrastructure***
PCSB began implementing Fibre-to-the-Home (FTTH) passive network infrastructure in 2016. As of 31 December 2022, PCSB has recorded a total of 39 FTTH connections for completed PR1MA developments.

b. ***High-speed Broadband Internet***
The last-mile network will be based on GPON (Gigabit Passive Optical Network) technology, along with Metro-E services for related commercial customers in the development areas.

The internet broadband packages offered by PCSB to customers are as follows:
- *PR1MA Residential: 30Mbps, 60Mbps*
- *Small and Medium Businesses: 30Mbps, 60Mbps*

Using the same infrastructure, PCSB also offers the following services:
- *Wi-Fi services for public spaces*
- *PR1MA Community Portal*

c. ***Internet IP Telephony - Voice over IP (VoIP) Services***
All telephone services in PR1MA developments are available with managed and controlled VoIP services by PCSB. Therefore, PCSB will be able to offer attractive packages to customers, such as free calls within a development. For example, free calls to management offices, security posts among housing units, and more.

Anak Syarikat PR1MA
PR1MA Subsidiaries

Kerjasama Strategik

Program JENDELA@PPR
PCSB telah bekerjasama dengan Kementerian Perumahan dan Kerajaan Tempatan (KPKT) bagi memperluaskan akses dan ketersambungan internet kepada penduduk Projek Perumahan Rakyat (PPR).

PCSB telah diberi tanggungjawab untuk membangunkan pelan pelaksanaan projek serta menawarkan pakej internet terbaik pada harga mampu milik kepada komuniti PPR.

Pembekal Perkhidmatan Telco Lain
Selaras dengan strategi jalur lebar kami, PCSB sentiasa mencari rakan strategik untuk melaksanakan perkhidmatan terbaik, menambah nilai kepada pelanggan, serta mewujudkan ruang utama yang penting bagi pertumbuhan syarikat.

Strategic Collaborations

JENDELA@PPR Program
PCSB has collaborated with the Ministry of Housing and Local Government (KPKT) to enhance internet access and connectivity to the residents of the People's Housing Projects (PPR).

PCSB has been assigned the responsibility of developing the project's implementation plan and providing the best internet packages at affordable prices to the PPR community.

Other Telco Service Providers
Aligned with our broadband strategy, PCSB consistently seeks strategic partners to deliver top-notch services, add value to customers, and create pivotal avenues for the company's growth.

Menghubungkan Komuniti: Impak JENDELA@PPR terhadap Masa Depan Digital Malaysia

Tahun 2020 memberi cabaran yang belum pernah dihadapi Malaysia, terutamanya disebabkan oleh pandemik COVID-19, yang membentuk semula cara rakyat Malaysia belajar, bekerja dan hidup. Menyedari kepentingan Internet dalam pendidikan dan sebagai sumber pendapatan, program JENDELA@PPR diperkenalkan bagi menyokong golongan B40 di kawasan perumahan PPR.

Program JENDELA@PPR merupakan inisiatif KPKT yang direka untuk menyokong pelan Jalinan Digital Negara (JENDELA) Kerajaan. Inisiatif ini bertujuan untuk menyediakan akses kepada sambungan internet jalur lebar berkelajuan tinggi kepada kumpulan B40 di kawasan PPR terpilih.

Connecting Communities: JENDELA@PPR Impact on Malaysia's Digital Future

The year 2020 posed unprecedented challenges for Malaysia, primarily due to the COVID-19 pandemic, which reshaped how Malaysians learn, work, and live. Recognising the importance of the Internet in education and livelihoods, the JENDELA@PPR programme was introduced to support the B40 group in PPR housing areas.

The JENDELA@PPR programme is an initiative of the Ministry of Housing and Local Government (KPKT) designed to support the Government's Jalinan Digital Negara (JENDELA) plan. This initiative aims to provide access to high-speed broadband internet connectivity to the B40 group in selected PPR areas.

Program tersebut bertujuan untuk merapatkan jurang digital dalam 30 projek PPR, yang merangkumi 13,218 unit di 9 negeri di Malaysia dan memanfaatkan 53,000 penduduk.

PR1MA telah diamanahkan untuk merealisasikan program JENDELA@PPR daripada KPKT. PCSB sebagai anak syarikat PR1MA, telah dilantik untuk melaksanakan program yang melibatkan pemasangan kabel gentian optik dan mewujudkan *backhaul* di setiap projek PPR yang dikenal pasti. Setiap unit PPR dilengkapi dengan peranti khusus untuk mengakses perkhidmatan internet. Berikutan pelaksanaan infrastruktur internet termaju ini, perkhidmatan jalur lebar berkelajuan tinggi secara percuma telah diperluaskan kepada setiap unit PPR untuk tempoh sembilan (9) bulan. Program ini bermula pada April 2022 dan siap pada Mac 2023.

Sepanjang tahun 2022, PCSB telah melancarkan inisiatif untuk menyediakan perkhidmatan sambungan internet jalur lebar berkelajuan tinggi yang komprehensif kepada kumpulan B40 di PPR terpilih.

Berikut adalah senarai lokasi yang dipilih beserta jumlah unit masing-masing:

The programme aims to bridge the digital gap in the 30 PPR projects, encompassing 13,218 units across 9 states in Malaysia and benefiting 53,000 residents.

PR1MA has been entrusted with the mandate to realise the JENDELA@PPR programme from KPKT. PCSB, as a subsidiary of PR1MA, has been appointed to execute the programme involving the installation of fibre optic cables and establishing backhaul at every identified PPR project. Each PPR unit is equipped with a dedicated device to access internet services. Following the implementation of this advanced internet infrastructure, complimentary high-speed broadband service is extended to each PPR unit for a nine (9) month period. The programme commenced in April 2022 and is expected to be completed in March 2023.

Throughout the year 2022, PCSB has rolled out an initiative to provide comprehensive high-speed broadband internet connectivity to the B40 group in selected PPR.

Here is a list of selected locations and the respective total units:

Lokasi/*Location*	Unit/*Units*	Lokasi/*Location*	Unit/*Units*
PPR Melana Indah Fasa 1, Johor	*1,170*	*PPR Taman Bagan Jaya, Pulau Pinang*	*382*
PPR Uda Utama, Skudai, Johor	*500*	*PPR Bintong III, Kangar, Perlis*	*748*
PPR Taman Perling, Johor	*525*	*PPR Mukim Sena, Perlis*	*480*
PPR Plentong/Seri Alam, Johor	*240*	*PPR Sri Wangi, Sarawak*	*200*
PPR Paya Rumput, Melaka	*600*	*PPR Batu Gong, Siburan, Sarawak*	*500*
PPR Tehel, Jasin (Ayer Panas), Melaka	*500*	*PPR Jalan Merotai, Tawau, Sabah*	*470*
PPR Batu Berendam Melaka, Melaka	*336*	*PPR Taman Sri Pangkalan, Sabah*	*400*
PPR Bersepadu Senawang, Negeri Sembilan	*420*	*PPR Taman Muhibbah, Sabah*	*500*
PPR Buntong, Perak	*416*	*PPR Jalan Lintas Sibuga, Sabah*	*500*
PPR Kamunting, Perak	*260*	*PPR Taman Sg Labuk, Sabah*	*400*
PPR Simpang Perdana, Perak	*240*	*PPR Taman Murni, Sabah*	*500*
PPR Anggerik Lestari Kuah, Langkawi, Kedah	*422*	*PPR Korongkom Jaya, Kota Marudu, Sabah*	*420*
PPR Kota Setar, Kedah	*500*	*PPR Kg Gayang, Tuaran, Sabah*	*418*
PPR Taman Manggis (Lrg. Selamat), Pulau Pinang	*316*	*PPR Puri Warisan, Sabah*	*485*
PPR Mak Mandin, Pulau Pinang	*70*	*PPR Serendah KTM, Selangor*	*300*

Kesungguhan PCSB terhadap program JENDELA@PPR telah membentuk landskap digital Malaysia, melangkaui ketersambungan untuk mencipta pengalaman yang disesuaikan dengan keperluan rakyat Malaysia yang pelbagai. Selaras dengan perjalanan transformatif ini, komitmen PCSB kekal teguh terhadap matlamat kesalinghubungan dan inklusif di Malaysia, menandakan lonjakan ketara dalam pembangunan negara ke arah masa depan yang diperkasakan secara digital.

PCSB's dedication to the JENDELA@PPR programme has shaped the Malaysian digital landscape, going beyond connectivity to create an experience tailored to the diverse needs of Malaysians. Reflecting on this transformative journey, PCSB's commitment to a connected and inclusive Malaysia remains resolute, marking a significant leap in nation-building towards a digitally empowered future.

Anak Syarikat PR1MA
PR1MA Subsidiaries

PR1MA Facilities Management Sdn Bhd (PFMSB)

PR1MA Facilities Management Sdn Bhd (PFMSB) merupakan anak syarikat milik penuh Perbadanan PR1MA Malaysia (PR1MA) yang ditubuhkan di bawah Akta PR1MA 2012 untuk merancang, membangun, membina dan menyediakan kediaman berkualiti tinggi dengan konsep gaya hidup isi rumah berpendapatan pertengahan di kawasan bandar dan pinggir bandar.

Objektif utama PFMSB adalah untuk mengurus dan menyenggara kesemua pembangunan PR1MA yang telah siap dibina termasuk unit-unit kediaman dan komersial. Selain itu, PFMSB bertanggungjawab menyediakan perkhidmatan penting bagi Program Perumahan Rakyat (PPR) di bawah Kementerian Perumahan dan Kerajaan Tempatan (KPKT).

Visi - Untuk menjadi peneraju utama dalam industri perkhidmatan pengurusan hartanah dan fasiliti serta memperkasakan komuniti melalui persekitaran kehidupan yang pintar dan berkualiti.

Misi - Menyampaikan pengurusan aset dan fasiliti bersepadu ke arah entiti yang lestari melalui komitmen terhadap perubahan positif dan inovasi yang mentakrifkan semula kualiti dan konsistensi perkhidmatan kami.

Latar Belakang PFMSB

PFMSB bertanggungjawab untuk mengurus dan menyenggara kompleks PR1MA meliputi pembangunan PR1MA yang telah siap dibina termasuk unit kediaman, dewan, tadika dan taska, tanah dan ladang, unit komersial di seluruh negara; serta projek inisiatif di bawah KPKT.

Penganugerahan PPR pada tahun 2022

PFMSB telah dilantik oleh KPKT sebagai entiti khusus yang terlibat untuk melaksanakan tanggungjawab sebagai ejen pengurusan dan penyenggaraan bagi lima (5) projek PPR selama tempoh 20 tahun.

PR1MA Facilities Management Sdn Bhd (PFMSB)

PR1MA Facilities Management Sdn Bhd (PFMSB) is a wholly owned subsidiary of PR1MA Corporation Malaysia (PR1MA) which was established under the PR1MA Act 2012 to plan, develop, construct, and maintain quality housing with lifestyle concepts for middle-income households in urban and suburban areas.

The primary objective of PFMSB is to manage and maintain all completed PR1MA developments including residential and commercial units. Additionally, PFMSB is responsible for delivering essential services for People's Housing Project (PPR) homes under the Ministry of Housing and Local Government Development (KPKT).

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

Mission *- Delivering integrated asset and facilities management towards a sustainable entity through a commitment to positive changes and innovation that redefines the quality and consistency of our services*

Background of PFMSB

PFMSB is responsible for managing and maintaining PR1MA facilities, covering completed PR1MA development including housing units, halls, kindergartens and nurseries, land and plantations, and commercial units throughout the country; as well as initiative projects under KPKT.

PPR Awarded in 2022

PFMSB has been appointed by KPKT to act as an entity to carry out responsibilities as a management and maintenance agent for five (5) PPR projects for a period of 20 years.

Rantau, Negeri Sembilan
100 unit *units*

Rembau, Negeri Sembilan
452 unit *units*

Ladang Tanah Merah, Negeri Sembilan
100 unit *units*

Kuah, Kedah
500 unit *units*

Ulu Melaka, Kedah
500 unit *units*

Operasi Serantau Semasa

Dengan lokasi Pejabat-Pejabat Serantau yang strategik di seluruh Malaysia, komitmen PFMSB untuk menyediakan perumahan dan perkhidmatan berkualiti melangkaui lebih dari komuniti kediamannya. Pejabat serantau ini berfungsi sebagai hab yang penting untuk menyelaras dan memudahkan inisiatif PFMSB, memastikan operasi dan tindak balas yang lancar kepada pelbagai keperluan masyarakat dan penduduk.

Current Regional Operations

With Regional Offices (RO) strategically located across Malaysia, PFMSB's commitment to providing quality housing and services extends beyond its residential communities. These regional offices serve as essential hubs for coordinating and facilitating PFMSB initiatives, ensuring seamless operations and responsiveness to the diverse needs of communities and residents.

Pejabat Serantau Kangar Jaya, Perlis
Regional Office Kangar Jaya, Perlis

Pejabat Serantau Ipoh, Perak
Regional Office Ipoh, Perak

Pejabat Serantau Klebang, Melaka
Regional Office Klebang, Melaka

Pejabat Serantau Gambang, Pahang
Regional Office Gambang, Pahang

Anak Syarikat PR1MA
PR1MA Subsidiaries

Pejabat Serantau Kota Kinabalu, Sabah
Regional Office Kota Kinabalu, Sabah

Pejabat Serantau Kuching, Sarawak
Regional Office Kuching, Sarawak

Aktiviti dan Acara Komuniti

PFMSB amat komited dalam memupuk komuniti yang bersemangat serta bergiat aktif dalam kalangan penduduk-penduduk Residensi PR1MA. Selain itu, PFMSB amat berdedikasi dengan usaha untuk meningkatkan kehidupan penduduk serta memupuk semangat kekitaan yang kukuh. Melalui pelbagai inisiatif, termasuk projek peka alam sekitar dan program pendidikan, PFMSB beriltizam dalam meningkatkan kualiti hidup penduduk dan menggalakkan perpaduan.

Community Activities and Events

PFMSB is deeply committed to cultivating vibrant and engaged communities within PR1MA homes, taking pride in its efforts to enrich residents' lives and foster a strong sense of belonging. Through a diverse range of initiatives, including eco-conscious projects and educational programs, PFMSB is dedicated to enhancing the residents' quality of life and promoting unity.

Projek Perintis Kitar Semula di Residensi Bintawa, Kuching, Sarawak
Recycling Pilot Project at Residensi Bintawa, Kuching, Sarawak

Projek Taman Komuniti di Residensi Utama, Sungai Petani, Kedah
Community Garden Project at Residensi Utama, Sungai Petani, Kedah

Sumbangan Korban kepada 12 Residensi PR1MA
Qurban Contribution to 12 PR1MA Residencies

Pengagihan Kurma kepada 31 Residensi PR1MA di bulan Ramadan
Distribution of Dates to 31 PR1MA Residencies during Ramadan

Pengenalan Aplikasi Komuniti dan Sistem Pengurusan Pelawat (Visitor Management System-VMS) kepada 12 Residensi PR1MA
Introduction of the Community App and Visitor Management System (VMS) to 12 PR1MA Residencies

Karnival Muhibbah di Residensi PR1MA Utama, Sungai Petani, Kedah
Karnival Muhibbah at Residensi PR1MA Utama, Sungai Petani, Kedah

Kelas IQRA' Al-Quran di 11 Residensi PR1MA
IQRA' Al-Quran Classes at 11 PR1MA Residencies

PR1MA memberi peluang kepada kakitangan PR1MA untuk menghadiri kelas Al-Quran di ibu pejabat PR1MA
PR1MA provides the opportunity for PR1MA staff to attend Al-Quran classes at the PR1MA headquarters

Jenama PR1MA
PR1MA Brand

Kediaman PR1MA

Jenama PR1MA ditubuhkan bagi memenuhi mandat Kerajaan untuk menyediakan rumah mampu milik yang berkualiti pada harga berpatutan khususnya bagi golongan berpendapatan pertengahan. PR1MA memastikan setiap pembinaan perumahannya mematuhi piawaian yang ditetapkan oleh Lembaga Pembangunan Industri Pembinaan (CIDB) Malaysia. PR1MA juga terlibat secara aktif dalam kerjasama strategik dengan institusi kewangan terpilih bagi menyediakan penyelesaian pembiayaan perumahan yang bersesuaian untuk golongan berpendapatan pertengahan. Setiap projek pembangunan PR1MA direka untuk dijadikan sebagai kediaman yang komprehensif, mengambil kira pertimbangan sosial, ekonomi, dan alam sekitar. Sejajar dengan pembangunan negara, PR1MA bersedia untuk melaksanakan mandatnya sebagai agensi perumahan utama di bawah Kementerian Perumahan dan Kerajaan Tempatan (KPKT) dengan berkesan.

PR1MA Homes

The PR1MA brand was established to fulfil the Government mandate of providing quality affordable housing at a reasonable price particularly for the middle-income group. PR1MA ensures that every residential construction adheres to the standards set by the Construction Industry Development Board Malaysia (CIDB). PR1MA also actively engages in strategic partnerships with selected financial institutions to provide housing financing solutions tailored for the middle-income group. Each PR1MA development project is designed to be a comprehensive settlement, taking into account social, economic, and environmental considerations. Aligned with the nation's development trajectory, PR1MA stands ready to effectively fulfil its mandate as the main housing agency under the purview of the Ministry of Housing and Local Government (KPKT).

Aspirasi #PR1MAKita

Di sebalik misi utamanya untuk menyediakan rumah mampu milik berkualiti tinggi kepada golongan berpendapatan pertengahan, PR1MA memainkan peranan penting dalam memupuk masyarakat yang harmoni dan makmur di Malaysia. Bagi memenuhi mandat ini, PR1MA memperkenalkan Aspirasi #PR1MAKita, didorong oleh matlamat keseluruhan untuk mengeratkan hubungan dan memupuk perpaduan di antara PR1MA dan masyarakat Malaysia yang pelbagai.

#PR1MAKita Aspirations

Beyond its core mission of providing affordable and high-quality homes for the middle-income group, PR1MA assumes a pivotal role in fostering a harmonious and prosperous society in Malaysia. To fulfil this mandate, PR1MA introduced the #PR1MAKita Aspirations, driven by the overarching goal of strengthening relationships and cultivating unity between PR1MA and the diverse Malaysian community.

Komponen #PR1MAKita/*Components of #PR1MAKita*

Aspirasi #PR1MAKita Menyediakan garis panduan yang jelas tentang #PR1MAKita untuk pemahaman umum.	***#PR1MAKita Aspiration*** *To provide clear guidelines on #PR1MAKita for general public understanding.*
Sesi libat urus bersama pembeli - *Homebuyer Review Committee* (*HRC*) Memastikan semua projek di bawah PR1MA berjalan dengan lancar.	***Buyer engagement sessions - Homebuyer Review Committee (HRC)*** *To ensure all projects under PR1MA are carried out smoothly.*
Maklumat Terkini Pembangunan: Mempamerkan kemajuan terkini pembinaan projek melalui beberapa siri video, kemas kini laman sesawang secara berterusan, dan laporan bulanan kepada pembeli.	***Latest Development Updates*** *To showcase the latest progress of project construction through a series of videos, continuous website updates, and monthly reports to purchasers.*
Webinar Meningkatkan pemahaman umum tentang PR1MA.	***Webinars*** *To improve public understanding on the topics related to PR1MA..*
Tanggungjawab Sosial Korporat (CSR) Meningkatkan hubungan antara PR1MA dan komuniti di samping mengukuhkan kesejahteraan sosial dan ekonomi melalui pelaksanaan pelbagai program	***Corporate Social Responsibility*** *To enhance the relationship between PR1MA and the community while concurrently strengthening social and economic well-being by implementing various programmes.*

Bagi pembeli unit kediaman PR1MA yang masih dalam pembinaan, PR1MA telah menjalankan pelbagai program libat urus untuk menjelaskan tentang status semasa, dan memberi maklumat terkini mengenai projek yang sedang berjalan. Sebagai contoh, beberapa sesi HRC telah dianjurkan untuk memberikan penerangan mengenai tahap kemajuan projek-projek pembinaan tersebut. Selain itu, pengedaran laporan bulanan disertai dengan bahan visual seperti imej dan video juga kerap dikongsi bersama para pembeli kediaman. Usaha-usaha ini membolehkan pembeli mengikuti status terkini pembangunan projek perumahan mereka, mencerminkan komitmen PR1MA dalam memastikan maklumat yang tepat, telus dan mengikut masa yang bersesuaian dapat disalurkan kepada para pemilik kediaman.

For buyers of PR1MA units that are currently under construction, PR1MA has conducted various engagement programmes to elucidate the current status and provide updates on ongoing projects. For instance, several Homebuyer Review Committee (HRC) sessions have been organised to provide explanations regarding the progress of these construction projects. Additionally, routine distribution of monthly reports, accompanied by visual materials such as images and videos, is regularly shared with homebuyers. These efforts allow them to observe the status and development of their respective housing projects, reflecting PR1MA commitment to providing homeowners with precise, transparent and timely information dissemination.

Jenama PR1MA
PR1MA Brand

Selain itu, inisiatif yang berorientasikan komuniti dan tanggungjawab sosial korporat (CSR) dijalankan di bawah Aspirasi #PR1MAKita. Program-program ini merangkumi pelbagai aktiviti komuniti, termasuk kelas al-Quran yang diadakan di setiap kediaman PR1MA, rancangan penubuhan Tabika dan Taska KEMAS (prasekolah dan pusat jagaan kanak-kanak) di dalam kawasan kediaman PR1MA, program bantuan banjir, dan sambutan-sambutan perayaan seperti Ramadan, Aidilfitri, Aidiladha, Tahun Baru Cina, dan Deepavali. Usaha tersebut bertujuan untuk mengukuhkan ikatan dalam kalangan penduduk PR1MA, dan memberi sumbangan untuk memupuk masyarakat yang berpendidikan, harmoni, dan sejahtera.

Selain itu, PR1MA terlibat secara aktif dalam beberapa inisiatif lain untuk meningkatkan lagi kehidupan penduduk PR1MA dan menyumbang kepada komuniti yang lebih besar. Inisiatif Pasukan Tindakan & Tindak Balas Bencana (*PR1MA Disaster Action & Response Team – PR1MA D.A.R.T*) yang melibatkan lima lokasi termasuk Muar (Johor), Taman Sri Muda (Selangor), Hulu Langat (Selangor), Temerloh (Pahang) dan Residensi Lubok Jong (Kelantan) merupakan bukti komitmen PR1MA bagi menambahbaik 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 disangka-sangka, memastikan tindak balas yang pantas dan berkesan bagi memelihara kesejahteraan penduduk PR1MA dan komuniti sekitarnya.

Inisiatif CSR yang lain adalah program-program seperti pengagihan kurma, Program Korban Raya PR1MA 2022, IQRA', Wakaf, dan Karnival Muhibbah, menampilkan aktiviti kemasyarakatan seperti senamrobik, derma darah, *paintball* dan pemeriksaan kesihatan. Setiap inisiatif ini menekankan komitmen PR1MA terhadap pembangunan komuniti secara holistik, mengutamakan kesejahteraan dan kemakmuran penduduk, di samping menyumbang secara aktif kepada kesejahteraan masyarakat keseluruhannya.

Selain usaha-usaha kemasyarakatan tersebut, PR1MA juga terlibat dalam program pembangunan kemahiran yang menyumbang kepada pertumbuhan komuniti. Salah satu nya ialah Program Latihan & Pekerjaan "SAKU" (STEP), yang melibatkan kerjasama strategik dengan agensi-agensi utama seperti PERKESO, Unit Pelaksanaan dan Koordinasi Stimulus Ekonomi Antara Agensi Nasional (LAKSANA), Institusi Pengajian Tinggi Awam & Swasta (IPTA & IPTS), rakan industri dan badan bukan kerajaan (NGO). Sejajar dengan inisiatif Jamin Kerja Keluarga Malaysia, program ini menangani cabaran kebolehpasaran individu dan merangsang pemulihan ekonomi domestik, melalui penempatan kerja dan peluang latihan.

PR1MA juga telah mengambil bahagian dalam inisiatif yang dipacu Kerajaan seperti Rent-to-Own, yang memudahkan pinjaman perumahan bagi kumpulan M40 dan B40. Melalui kerjasama strategiknya bersama Maybank, PR1MA telah menyumbang kepada Pelancaran Inisiatif Pembiayaan Perumahan Malaysia (i-Biaya) oleh KPKT dan Kementerian Kewangan (MOF) pada April 2022. Usaha-usaha ini bertujuan meningkatkan akses kepada perumahan mampu milik dan mempromosikan kewangan yang inklusif.

Satu lagi inisiatif pembangunan kemahiran yang harus diberi perhatian ialah pelancaran program JENDELA@PPR yang memberi tumpuan kepada penyediaan akses internet ke rumah-rumah Projek Perumahan Rakyat (PPR), sekali gus merapatkan jurang digital

Furthermore, community-oriented and corporate social responsibility (CSR) initiatives are carried out under the #PR1MAKita Aspirations. These programmes encompass various community activities, including Quran classes held at each PR1MA residence, plans for establishing Tabika and Taska KEMAS (preschool and childcare centres) within PR1MA residencies, flood relief programmes and festive celebrations during occasions such as Ramadan, Eid al-Fitr, Eid al-Adha, Chinese New Year, and Deepavali. These endeavours aim to strengthen the bonds among PR1MA residents and significantly contribute to fostering an educated, harmonious, and prosperous community.

Additionally, PR1MA actively engages in several impactful initiatives to further improve the lives of PR1MA residents and contribute to the broader community. The PR1MA D.A.R.T (Disaster Action & Response Team) initiative, spanning five locations including Muar (Johor), Taman Sri Muda (Selangor), Hulu Langat (Selangor), Temerloh (Pahang) and Residensi Lubok Jong (Kelantan), stands as a testament to PR1MA commitment to enhancing preparedness and responsiveness to emergencies nationwide. This response team plays a crucial role in handling unforeseen events and/or emergencies, ensuring a swift and effective response to safeguard the well-being of PR1MA residents and the surrounding community.

Other notable CSR initiatives include programmes such as the distribution of dates, the PR1MA Raya Qurban Programme 2022, IQRA' programme, Wakaf programme, and the Karnival Muhibbah, featuring community activities such as aerobics, blood donation, paintball, and health screening. Each of these initiatives underscores PR1MA commitment to holistic community development, prioritising the well-being and prosperity of the residents while actively contributing to the betterment of society at large.

Besides community-driven efforts, PR1MA is also involved in skill development programmes aimed at contributing to the growth of the community. A notable endeavour was the "SAKU" Training & Employment Programme (STEP), entailing strategic collaborations with key entities such as PERKESO, Unit Pelaksanaan dan Koordinasi Stimulus Ekonomi Antara Agensi Nasional (LAKSANA), local universities (IPTA & IPTS), industry partners and non-governmental organisations (NGOs). Aligned with the Government's Jamin Kerja Keluarga Malaysia initiative, this programme addresses employability challenges and stimulates domestic economic recovery through work placements and training opportunities.

PR1MA has also participated in government-driven initiatives such as Rent-to-Own, which facilitates housing loans for the M40 and B40 income groups. Through a strategic collaboration with Maybank, PR1MA contributed to the launch of Majlis Pelancaran Inisiatif Pembiayaan Perumahan Malaysia (i-Biaya) by the Ministry of Housing and Local dan menggalakkan kesalinghubungan dalam komuniti ini. PR1MA mengekalkan pendekatan kolaboratif dengan agensi swasta dan Kerajaan, bekerjasama secara strategik untuk mencapai matlamat yang sama. Selain itu, PR1MA memainkan peranan penting dalam mengurus kemudahan dan perkhidmatan penyenggaraan untuk kesemua kediaman PR1MA, serta memberikan bantuan kepada KPKT dalam menyediakan perkhidmatan yang serupa untuk kediaman PPR. Inisiatif-inisiatif ini secara keseluruhannya menggariskan komitmen PR1MA terhadap pemerkasaan komuniti melalui pembangunan kemahiran, kebolehcapaian, dan keterangkuman digital.

Di bawah Aspirasi #PR1MAKita, inisiatif dan program tertumpu kepada empat prinsip utama: Sihat, Saku, Sayang, dan Selamat. Melalui prinsip ini, PR1MA mewujudkan program-program yang khusus untuk komuniti dan masyarakat umum. Komitmen berterusan PR1MA dalam memberikan sokongan sosial kepada mereka yang memerlukan, memberikan manfaat kepada penduduk PR1MA dan juga orang awam. Dedikasi ini menekankan aspirasi PR1MA dalam memupuk masyarakat yang harmoni dan sejahtera di Malaysia, di samping memastikan penyediaan perumahan berkualiti dan mampu milik.

Kempen Aspirasi #PR1MAKita

Program yang telah dan bakal dilaksanakan adalah inisiatif yang bertujuan untuk mengeratkan hubungan di antara PR1MA dan pihak berkepentingan utamanya, termasuk komuniti PR1MA, pembeli, kakitangan, dan lain-lain, dan pada masa yang sama berusaha memperkukuhkan hubungan PR1MA dengan orang awam, dan mempertingkatkan ekonomi sosial.

Homebuyer Review Committee

Homebuyer Review Committee (HRC) merupakan sebuah platform libat urus bersama pembeli-pembeli kediaman yang dianjurkan untuk menyediakan maklumat terperinci mengenai pelbagai topik termasuk status projek, proses pengurusan kredit, pembayaran Ganti Rugi Tertentu yang Ditetapkan (LAD) sekiranya ada, penyerahan kunci rumah, serta pengurusan kecacatan unit. HRC diwakili oleh pegawai-pegawai daripada pelbagai jabatan di PR1MA seperti Perkhidmatan Pelanggan, Pembangunan, Perundangan, Pengurusan Kredit, dan PR1MA Facilities Management Sdn Bhd (PFMSB).

Sepanjang tahun 2022, sebanyak 18 HRC secara fizikal dan maya telah dijalankan bagi 14 buah projek, dan dihadiri oleh 380 pembeli kediaman. Matlamat yang ditetapkan untuk HRC pada tahun 2022 telah tercapai dengan majoriti peserta menyatakan kepuasan terhadap sesi-sesi tersebut. Secara khusus, daripada 380 pembeli rumah yang mengambil bahagian dalam tinjauan soal selidik, 160 menyatakan kepuasan terhadap inisiatif HRC. Inisiatif ini telah menyampaikan maklumat secara berkesan, mengukuhkan perhubungan di antara PR1MA dan pembeli rumah melalui perbincangan dua hala, dan merungkai segala kegusaran yang dibangkitkan.

Program Komuniti dan CSR

Program yang telah dan akan dilaksanakan melibatkan inisiatif untuk memperkukuhkan hubungan di antara PR1MA dan komuniti, di samping memperkasakan sosio ekonomi.

Government (KPKT) and the Ministry of Finance (MOF) in April 2022. These efforts aim to enhance accessibility to affordable housing and promote financial inclusivity.

Another noteworthy skill development initiative was the launch of the JENDELA@PPR, which focused on providing internet access to People's Housing Project (PPR) homes, thereby bridging the digital divide and promoting connectivity within these communities. PR1MA maintains a collaborative approach with both private and government agencies, strategically working together to achieve shared objectives. Additionally, PR1MA plays a pivotal role in facilities management and maintenance services for all PR1MA homes, extending its assistance to KPKT in providing similar services for PPR homes. These initiatives collectively underscore PR1MA commitment to empowering communities through skill development, housing accessibility, and digital inclusion.

Under the #PR1MAKita Aspiration, the initiatives and programmes are centred around four primary pillars: Sihat, Saku, Sayang, and Selamat. Through these pillars, PR1MA aims to offer tailored support to the community and society at large. PR1MA commitment persists in providing social support to those in need, extending benefits to both PR1MA residents and the general public. This dedication underscores PR1MA aspiration to foster a harmonious and prosperous society in Malaysia while ensuring the provision of quality, affordable housing.

#PR1MAKita Aspiration Campaign

The implemented and forthcoming programmes are initiatives aimed at enhancing the relationship between PR1MA and its key stakeholders including the PR1MA community, purchasers, employees, and others, while also seeking to bolster PR1MA connection with the public and enhance the social economy.

Homebuyer Review Committee

Homebuyer Review Committee (HRC) is an engagement platform organised to provide detailed information on diverse topics including the project status as well as processes on credit management which include Liquidated Ascertained Damages (LAD), house keys handover, and unit defects management. The HRC is represented by officers from various departments in PR1MA such as Customer Care, Development, Legal, Credit Management, and PR1MA Facilities Management Sdn Bhd (PFMSB).

Throughout 2022, a total of 18 physical and virtual HRCs for 14 projects were carried out, which were attended by 380 homebuyers. The objective set for HRCs in 2022 was achieved, with the majority of participants expressing satisfaction with the sessions. Specifically, out of 380 homebuyers who participated in the questionnaire survey, 160 reported satisfaction with the HRC initiative. The initiative has effectively delivered information, fostered stronger relationships between PR1MA and the homebuyers through bilateral discussions, and clarified any arising concerns.

Community Programme and Corporate Social Responsibility

The implemented and future programmes represent initiatives aimed at strengthening the relationship between PR1MA and the community, while simultaneously also enriching the social economy.

Anggota Perbadanan
Members of Corporation

YBhg. Dato' Dr. Fathul Bari bin Mat Jahya
Pengerusi /
Chairman

YBhg. Dato' Dr. Fathul Bari bin Mat Jahya telah dilantik sebagai Pengerusi Perbadanan PR1MA Malaysia pada 12 November 2021. Sebelum penglibatan beliau bersama PR1MA, YBhg. Dato' Dr. Fathul Bari pernah dilantik sebagai Pegawai Khas di Pejabat Penasihat Perdana Menteri, Penterjemah Rasmi bagi Kerajaan Malaysia, Penasihat Syariah Pelaburan MARA Berhad, Panel Pemikir Jabatan Hal Ehwal Khas (JASA) Kementerian Komunikasi dan Multimedia, Penasihat Agama bagi Tekun Nasional Malaysia, Ketua Pendaftar MEDIU (Al-Madinah International University), Penasihat Agama bagi Institut Jantung Negara dan juga Pendakwah di Kedutaan Arab Saudi.

Dalam sektor korporat, YBhg. Dato' Dr. Fathul Bari pernah dilantik sebagai Pengerusi dan Ahli Jawatankuasa pelbagai organisasi. Antaranya adalah sebagai Ahli Lembaga Pegurusan Perbadanan Tabung Pendidikan Tinggi Nasional (PTPTN), Ahli Lembaga Pemegang Amanah Yayasan Dakwah Islamiah Malaysia (YADIM), Ahli Jawatankuasa Pengurusan Zakat Majlis Agama Islam dan Adat Istiadat Melayu Perlis (MAIPs), Pengarah KUIPs Services Sdn Bhd, Ahli Jawatankuasa Pelaburan Majlis Agama Islam Negeri Perlis, Ahli Jawatankuasa Wakaf Majlis Agama Islam Negeri Perlis, Ahli Lembaga Pengarah Institut Terjemahan & Buku Malaysia Berhad, Kementerian Pendidikan Malaysia, Ahli Lembaga Pengarah Felda Global Ventures (Downstream), Ahli Jawatankuasa Lajnah Tahqiq Hadis, Kementerian Dalam Negeri dan Ahli Lembaga Pengarah POTA (Lembaga Pencegahan Keganasan Malaysia), Kementerian Dalam Negeri. Beliau kini adalah Pengarah Eksekutif bagi Prime Care Medical Center Sdn Bhd.

YBhg. Dato' Dr. Fathul Bari telah menamatkan pengajian beliau dalam bidang Sarjana Muda (BA Hons.) Hadis & Pengajian Islam, Universiti Islam Madinah, Arab Saudi pada tahun 2004 dan kemudiannya melengkapkan Sarjana (MA), Usuluddin (Hadis) dari Universiti Yarmouk, Jordan pada tahun 2006. Beliau kemudiannya melengkapkan pengajian Doktor Falsafah (Ph.D.) dalam bidang Hadis di Universiti Islam Antarabangsa Malaysia pada tahun 2013. Beliau juga dikurniakan Darjah Kebesaran Bintang Kebaktian Masyarakat (B.K.M) Negeri Kedah (2015) dan Darjah Indera Mahkota Pahang (D.I.M.P) Negeri Pahang (2016).

YBhg. Dato' Dr. Fathul Bari bin Mat Jahya was appointed as Chairman of PR1MA Corporation Malaysia on 12 November 2021. Prior to his involvement with PR1MA, YBhg. Dato' Dr. Fathul Bari had previously been appointed as the Special Officer in the Prime Minister's Office, the Official Translator for the Malaysian Government, the Shariah Advisor for MARA Berhad Investment, a Thought Panel Member for the Department of Special Affairs (JASA) under the Ministry of Communications and Multimedia, the Religious Advisor for Tekun Nasional Malaysia, the Registrar of MEDIU (Al-Madinah International University), the Religious Advisor for the National Heart Institute and a Preacher at the Embassy of Saudi Arabia.

In the corporate sector, YBhg. Dato' Dr. Fathul Bari has involved as Chairman and Committee Member of various organisations. Among his notable experiences were as the Board Member of National Higher Education Funds (PTPTN), Board Trustees of Yayasan Dakwah Islamiah Malaysia (YADIM), Management Committee Member for Zakat Management of the Islamic Religious and Malay Customs Council of Perlis (MAIPs), Director of KUIPs Services Sdn Bhd, Investment Committee Member of the Islamic Religious Council of Perlis, Wakaf Committee Member of the Islamic Religious Council of Perlis, Board Member of the Institute of Translation & Books Malaysia Berhad under the Ministry of Education Malaysia, Board Member of Felda Global Ventures (Downstream), Hadith Verification Committee Member under the Ministry of Home Affairs, and Board Member of POTA (Prevention of Terorrism Board), Ministry of Home Affairs. He is currently the Executive Director of Prime Care Medical Center Sdn Bhd.

YBhg. Dato' Dr. Fathul Bari completed his studies in Islamic Studies and Hadith at Madinah Islamic University, Saudi Arabia in 2004. He continued into Usuluddin studies at Yarmouk University, Jordan in 2006. He later, obtained his Doctorate in Hadith at International Islamic University Malaysia in 2013. He was bestowed the title of Darjah Kebesaran Bintang Kebaktian Masyarakat (B.K.M) Negeri Kedah in 2015 and Darjah Indera Mahkota Pahang (D.I.M.P) Negeri Pahang in 2016.

YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff

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

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 memangku 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 of PR1MA Corporation Malaysia 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 Executive Operating 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 Teknikal 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 kempimpinan 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 mempengerusikan 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 Muda Ekonomi dari Universiti Kebangsaan Malaysia (UKM) dan 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 pernah menerima beberapa anugerah sebagai pengiktirafan kepada perkhidmatan beliau. Beliau dianugerahkan Anugerah Perkhidmatan Cemerlang daripada Kementerian Kewangan, Kementerian Pembangunan Luar Bandar serta Istana Negera. Selain itu, beliau juga dianugerahkan pelbagai pingat termasuk Darjah Indera Mahkota Pahang (Negeri Pahang) pada 2009, Panglima Setia DiRaja (Persekutuan) pada 2011, Seri Mahkota Wilayah (Persekutuan) pada 2018 dan Darjah Panglima Mangku Negara yang membawa gelaran Tan Sri ke atas kesetiaan dan perkhidmatan kepada Raja dan Negara. Pada tahun 2022, beliau telah dianugerahkan Tokoh Maal Hijrah Peringkat Negeri Terengganu.

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 Secretary-General 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 Technological University, Singapore in a collaboration programme with the Massachusetts Institute of Technology, Boston. YBhg. Tan Sri Dato' Seri Mohd Zuki has received several awards in recognition of his contributions throughout his service. He was awarded the Excellent Service Award by the Ministry of Finance, the Ministry of Rural and Regional Development, as well as the State Palace. In addition, he was honoured with various medals including Darjah Indera Mahkota Pahang (Pahang State) in 2009, Panglima Setia DiRaja (Federal) in 2011, Seri Mahkota Wilayah (Federal) in 2018 and Darjah Panglima Mangku Negara which carries the title of Tan Sri for his loyalty and service to the King and country. In 2022, he was awarded as Tokoh Maal Hijrah at Terengganu State Level.

YBhg. Datuk Seri Asri bin Hamidin @ Hamidon

Anggota/Ahli Jawatankuasa Audit dan Pengurusan Risiko /
Member/Audit and Risk Management Committee Member

YBhg. Datuk Seri Asri bin Hamidin @ Hamidon telah dilantik sebagai Anggota Perbadanan PR1MA pada 2 Februari 2022.

Seorang yang tidak asing lagi dalam bidang tadbir urus kewangan, YBhg. Datuk Seri Asri mempunyai pengalaman yang luas dalam memegang jawatan-jawatan penting dalam pelbagai syarikat berkaitan kerajaan (GLC) dan Badan Berkanun seperti Tenaga Nasional Berhad, 1Malaysia Development Bhd, TRX City Sdn Bhd, Bandar Malaysia Sdn Bhd, Lembaga Hasil Dalam Negeri, Kumpulan Wang Amanah Pencen (KWAP) dan Lembaga Tabung Haji.

YBhg. Datuk Seri Asri merupakan Ketua Setiausaha Perbendaharaan, Kementerian Kewangan setelah dilantik pada 1 Mei 2020. Beliau memulakan kerjaya dalam Kerajaan sebagai Penolong Pengarah, Unit Perancang Ekonomi, Jabatan Perdana Menteri pada tahun 1994. Setelah menamatkan Ijazah Sarjana dalam bidang Ekonomi, beliau telah ditempatkan di Kementerian Kewangan dimana beliau telah memegang beberapa jawatan penting seperti Setiausaha Bahagian Syarikat Pelaburan Kerajaan, Timbalan Ketua Setiausaha Perbendaharaan (Pelaburan) dan Timbalan Ketua Setiausaha Perbendaharaan (Dasar).

YBhg. Datuk Seri Asri merupakan seorang graduan Universiti Malaya dengan Ijazah Sarjana Muda Ekonomi (Kepujian) pada tahun 1990, Diploma Pentadbiran Awam dari Institut Tadbiran Awam Negara (INTAN) (1996), Sarjana Ekonomi dari Hiroshima Universiti, Jepun (2006) dan Program Harvard Premier Business Management pada tahun 2010.

YBhg. Datuk Seri Asri bin Hamidin @ Hamidon was appointed as a Member of Corporation (MOC) on 2 February 2022.

A no stranger to the field of financial governance, YBhg. Datuk Seri Asri has extensive experience in holding key positions in various government-linked companies (GLCs) and Statutory Bodies inclusive of Tenaga Nasional Berhad, 1Malaysia Development Bhd, TRX City Sdn Bhd, Bandar Malaysia Sdn Bhd, Inland Revenue Board, Pension Trust Fund (KWAP) and Lembaga Tabung Haji.

YBhg. Datuk Seri Asri is the Secretary-General of Treasury after being appointed on 1 May 2020. He started his career in Government as an Assistant Director, Economic Planning Unit, Prime Minister's Department in 1994. After completing his Master's Degree in Economics, he was assigned in the Ministry of Finance where he held several important positions such as Secretary of Government Investment Company (GIC) Division, Deputy Secretary-General of Treasury (Investment) and Deputy Secretary-General of Treasury (Policy).

YBhg. Datuk Seri Asri is a graduate from Universiti Malaya with a Bachelor of Economics (Hons) in 1990, Diploma in Public Administration from the National Institute of Public Administration (INTAN) (1996), Master of Economics from Hiroshima University, Japan (2006) and Harvard Premier Business Management Programme in 2010.

Anggota Perbadanan
Members of Corporation

YBhg. Dato' Nor Nazimah binti Hashim

Anggota/Ahli Jawatankuasa Pencalonan dan Imbuhan /
Member/Nomination and Remuneration Committee Member

YBhg. Dato' Nor Nazimah binti Hashim telah dilantik sebagai Anggota Perbadanan PR1MA pada 11 Januari 2022.

Mempunyai latar belakang dalam tadbir urus Kerajaan selama 14 tahun merangkumi empat buah Kementerian, YBhg. Dato' Nor Nazimah pernah menyandang beberapa jawatan tinggi di dalam Kerajaan sebagai Setiausaha Sulit kepada Menteri Belia dan Sukan, Setiausaha Sulit Kanan kepada Menteri Perdagangan Dalam Negeri, Koperasi dan Kepenggunaan, Setiausaha Sulit Kanan kepada Menteri Pertanian dan Asas Tani, Setiausaha Sulit Kanan kepada Menteri Kemajuan Luar Bandar dan Wilayah, Setiausaha Sulit Kanan kepada Menteri Kanan (Menteri Pertahanan) dan Setiausaha Sulit Kanan kepada Timbalan Perdana Menteri.

YBhg. Dato' Nor Nazimah merupakan Ketua Setiausaha Sulit kepada YAB Perdana Menteri, Dato' Sri Ismail Sabri bin Yaakob. Beliau bertanggungjawab mengetuai pentadbiran dan penyelarasan tugas – tugas rasmi Perdana Menteri bersama pihak – pihak berkepentingan luar dan dalam negara, serta merupakan penghubung komunikasi utama Pejabat Perdana Menteri bersama Kementerian dan agensi Kerajaan yang lain.

YBhg. Dato' Nor Nazimah merupakan graduan Universiti Teknologi Mara (UiTM) Shah Alam di mana beliau melanjutkan pelajaran dalam bidang Diploma Sains Pentadbiran dan Pengajian Polisi. Beliau kemudiannya melanjutkan pelajaran ke tahap Ijazah Sarjana Muda di Universiti Utara Malaysia dalam bidang Sains Politik. Pengalaman luas beliau dalam pelbagai Kementerian dengan penglibatan di portfolio tertinggi Kerajaan amat berharga kepada PR1MA dalam melaksanakan mandat yang diberikan.

YBhg. Dato' Nor Nazimah binti Hashim was appointed as a Member of Corporation (MOC) on 11 January 2022.

Having commendable experience in Government administration for 14 years including in four Ministries, YBhg. Dato' Nor Nazimah has held several high position in administration beginning as Private Secretary to the Minister of Youth and Sports, Senior Private Secretary to the Minister of Domestic Trade, Cooperatives and Consumerism, Senior Private Secretary to the Minister of Agriculture and Food Industries, Senior Private Secretary to Minister of Rural and Regional Development, Private Secretary to the Senior Minister (Minister of Defence) and Senior Private Secretary to the Deputy Prime Minister.

YBhg. Dato' Nor Nazimah is the Principal Private Secretary to YAB Prime Minister, Dato' Sri Ismail Sabri bin Yaakob. She was leading the administration and coordination of the Prime Minister's official duties with all internal and external stakeholders, as well as the key liaison between the Prime Minister's Office with other Ministries and Government agencies.

YBhg. Dato' Nor Nazimah is a graduate from Universiti Teknologi Mara (UiTM) Shah Alam with a Diploma in Administration and Public Policy. She then continued her studies in Political Science with a Bachelor's degree from Universiti Utara Malaysia. Her extensive experience in various Ministries with involvement in the highest portfolio of the Government is valuable to PR1MA in carrying out its mandate.

YBhg. Datuk M Noor Azman bin Taib
Anggota /
Member

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

YBhg. Datuk 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, Kementerian Perumahan dan Kerajaan Tempatan pada tahun 2021.

YBhg. Datuk 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 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.

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

YBhg. Datuk M Noor Azman is the Secretary General of 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 of the Ministry of Housing and Local Government since 2021.

YBhg. Datuk 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 (PMW) also in 2017.

YBhg. Datuk M Noor Azman is a graduate from 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 Member of Corporation of PR1MA, YBhg. Datuk 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. Datuk Mohd Afrizan bin Husain

Anggota/Pengerusi 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, kebangkrapan dan pematuhan cukai dan nasihat, di mana di antara tugasan 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 berkelayakan 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).

YBhg. Datuk Kamalul Arifin bin Othman

Anggota/Pengerusi 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 Fellow Royal Institution of Chartered Surveyors, United Kingdom dan ahli Fellow Pertubuhan Juruukur DiRaja Malaysia serta ahli Fellow 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 Member of Corporation of PR1MA on 10 May 2016 and was reappointed 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 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 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 kepakarannnya 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. He was also a former Chairman of REHDA Wilayah Persekutuan.

A decorated corporate-man, YBhg. Dato' Wan Hashimi Al Bakri 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 Member of Corporation of PR1MA, 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.

YBrs. Tuan Abdul Manan bin Haji Indanan

Anggota/Ahli Jawatankuasa Pencalonan dan Imbuhan /
Member/Nomination and Remuneration Committee Member

YBrs. Tuan Abdul Manan bin Haji Indanan telah dilantik sebagai Anggota Perbadanan PR1MA pada 11 Januari 2022.

Beliau sebelum ini merupakan seorang guru di Sekolah Kebangsaan Tongkalloh, Semporna dari tahun 1989 hingga 1999. Beliau telah bersara awal untuk menumpukan kerjayanya di dalam bidang perniagaan sebagai pengarah GTWO Enterprise dari tahun 2000 hingga 2002.

Aktif di dalam dunia politik, beliau kini merupakan Ketua Bahagian Semporna, UMNO sejak tahun 2018. Beliau juga merupakan Presiden Persatuan Bola Tampar di Sabah dan sedang menamatkan pengajian di dalam Ijazah Sarjana Muda Pengurusan dari Open University Malaysia.

YBrs. Tuan Abdul Manan bin Haji Indanan was appointed as a Member of Corporation (MOC) on 11 January 2022.

He was a teacher at Sekolah Kebangsaan Tongkalloh, Semporna from the year 1989 to 1999. He retired early to focus his career in business as director of GTWO Enterprise from the year 2000 to 2002.

Active in politics, he is currently the Head of UMNO Semporna Division since 2018. He is the President of the Volleyball Association in Sabah and is currently in the midst of completing his Bachelor's Degree in Management from Open University Malaysia.

Anggota Perbadanan
Members of Corporation

YBhg. Datuk Dr. Mohammad Hardee bin S.N. Ibrahim
Anggota /
Member

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, University of Oxford.

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.

Kakitangan PR1MA
PR1MA Employees

Menerusi Perjalanan Transformatif PR1MA, komitmen organisasi dalam menyediakan kediaman mampu milik dan berkualiti tinggi melangkaui pembangunan komuniti dan kediaman lestari. PR1MA meletakkan peruntukan bagi pembangunan dan pemerkasaan modal insan, mengambil kira peranan penting yang dimainkan mereka dalam merealisasikan matlamat penubuhan PR1MA iaitu menyediakan kediaman mampu milik untuk rakyat Malaysia berpendapatan pertengahan.

Inisiatif pembelajaran dan pembangunan modal insan adalah penting kerana ia membolehkan kakitangan berkembang sejajar dengan keperluan strategik perniagaan. Budaya pembelajaran yang positif membantu kakitangan dalam meningkatkan kecekapan dan mudah beradaptasi dengan permintaan pasaran yang berubah dan landskap perniagaan baharu. PR1MA komited untuk menzahirkan potensi kakitangan melalui penyediaan peluang pembelajaran dan pembangunan yang berterusan.

Embarking on the PR1MA Transformative Journey, the Corporation steadfast commitment to providing affordable and high-quality homes extends beyond the building of sustainable communities and homes. PR1MA has dedicated resources to the development of its employees in recognition of the indispensable role that the workforce plays in PR1MA founding objective to provide affordable housing for middle-income Malaysians.

The learning and development initiatives of employees are important as they allow employees to grow in harmony with the strategic business needs. A positive culture of learning helps the employees become more agile and adaptive to shifting market demands and new business landscapes. PR1MA is committed to unleashing the potential of its employees through the provision of continuous learning and development opportunities.

Kakitangan PR1MA
PR1MA Employees

Program pembelajaran dan pembangunan dianjurkan berdasarkan keperluan dan matlamat perniagaan, serta program peningkatan kemahiran bagi meningkatkan daya saing, dan membolehkan kakitangan memenuhi strategi pembangunan yang disasarkan untuk tahun tersebut. Inisiatif pembelajaran dan pembangunan ini telah disertai secara aktif oleh 276 kakitangan yang telah menyempurnakan 3,872 jam latihan, mewakili 65.09% daripada tenaga kerja. Keberkesanan program-program ini dinilai melalui maklum balas yang diterima daripada kakitangan yang menyertai program-program tersebut.

Program-program latihan ini bertujuan untuk meningkatkan kemahiran dan kepakaran kakitangan PR1MA, memastikan mereka kekal relevan selaras piawaian industri dan amalan kerja terbaik. Tumpuan penting diberikan kepada penyediaan latihan profesional yang berkaitan dengan amalan Alam Sekitar, Sosial dan Tadbir Urus (ESG), menyelaraskan tenaga kerja dengan prinsip kelestarian dan amalan perniagaan yang bertanggungjawab.

PR1MA juga memberi penekanan terhadap kesejahteraan kakitangannya. Di samping program pembelajaran dan pembangunan, pelbagai inisiatif kebajikan telah dilaksanakan sebagai sebahagian daripada pendekatan holistik terhadap kesejahteraan kakitangan. Pada 2 September 2022, PR1MA telah menganjurkan ceramah mengenai kesihatan mental yang disampaikan oleh Pakar Psikiatri bertauliah, memberikan pengetahuan tentang kesedaran kesihatan mental, mengenali tanda-tanda dan gejala-gejalanya, serta cara-cara yang praktikal untuk mengekalkan kesihatan mental yang baik. Inisiatif ini mencerminkan komitmen Perbadanan dalam menggalakkan persekitaran tempat kerja yang prihatin dan menitik beratkan kesejahteraan profesional serta peribadi kakitangan PR1MA.

Dalam mengharungi perjalanan transformatif ini, PR1MA terus komited dengan matlamat untuk memupuk tenaga kerja yang mahir bagi memacu PR1MA ke hadapan, dan menyokong peranannya dalam pembangunan negara. Perbadanan berusaha mewujudkan persekitaran yang memupuk pembelajaran berterusan di samping menekankan budaya kecemerlangan dan kebolehsuaian dalam usaha mencapai matlamat utama kami: untuk menyediakan kediaman yang berkualiti dan mampu milik kepada rakyat Malaysia yang berpendapatan pertengahan.

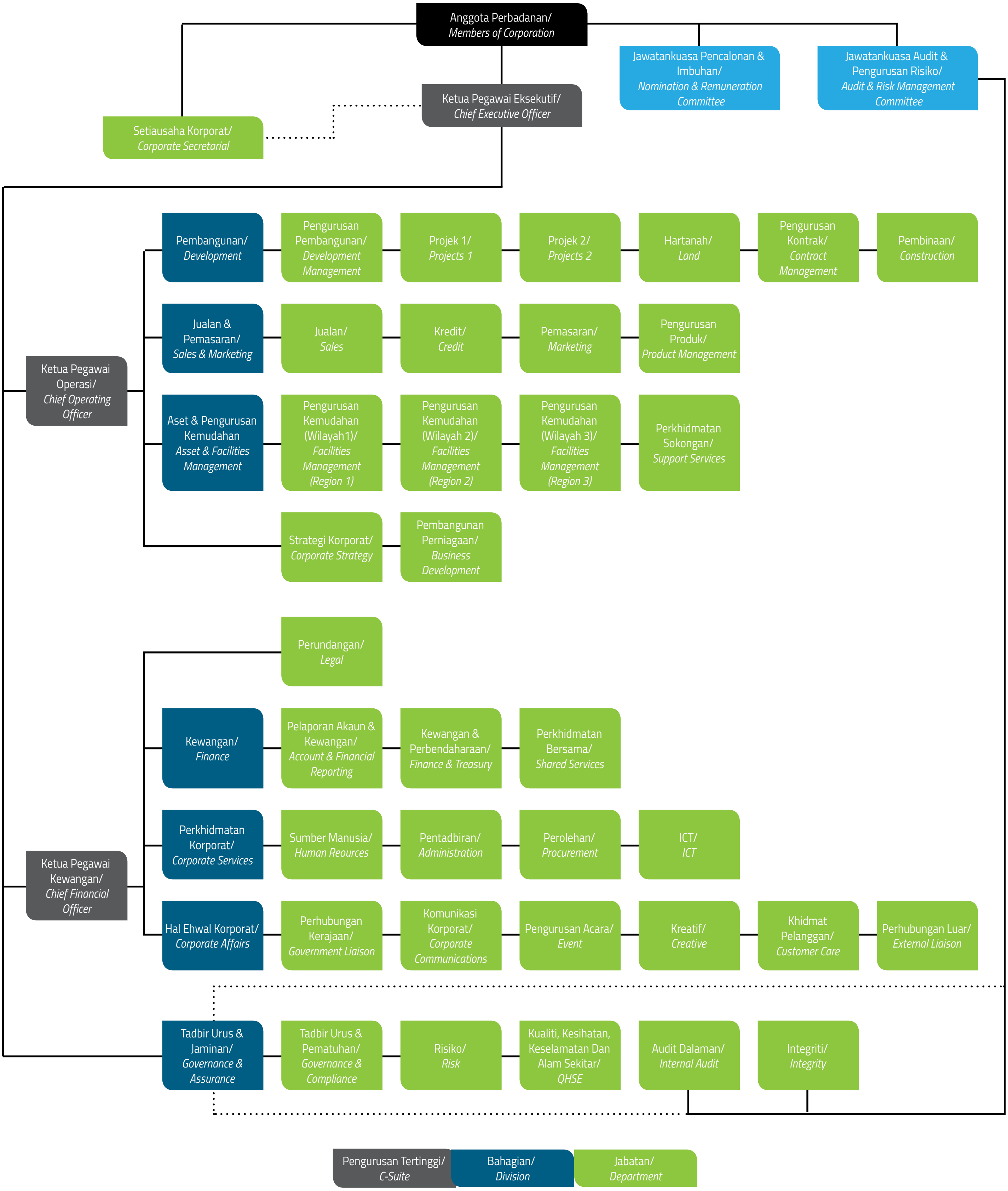
Learning and development programmes are based on the corporation business needs and objectives, as well as upskilling, to increase the competitive edge and enable employees to meet the targeted development strategy for the year. It is noteworthy that these learning and development initiatives were actively attended by 276 employees who completed 3,872 hours of training, representing 65.09% of the workforce. The effectiveness was measured through feedback received from employees who participated in the programmes.

These training programmes aimed to enhance the skills and expertise of PR1MA employees, ensuring they remain up to date with industry standards and best practices. Notably, a significant focus was placed on providing professional training related to Environmental, Social and Governance (ESG) practices, aligning the workforce with contemporary principles of sustainability and responsible business conduct.

PR1MA places a strong emphasis on the well-being of its employees as well. In addition to the learning and development programmes, various welfare initiatives have been undertaken as part of a holistic approach to employee well-being. On 2nd September 2022, PR1MA has organised a talk on mental health, facilitated by a qualified Psychiatrist, centred on providing valuable insights into mental health awareness, recognising its signs and symptoms as well as practical ways to nurture and maintain good mental health. This initiative reflects the Corporation commitment to fostering a supportive workplace environment that addresses both the professional and personal well-being of PR1MA employees.

As the Corporation navigates this transformative journey, PR1MA remains committed to its belief in the importance of cultivating a skilled and empowered workforce to drive PR1MA forward and support its role in the nation building. The Corporation strives to create an environment that encourages continuous learning while nurturing a culture of excellence and adaptability in the pursuit of our overarching goal: to provide quality, affordable housing for the Malaysian middle-income population.

Carta Organisasi Perbadanan PR1MA Malaysia | Jumlah Bilangan Pekerja = 424
Organisation Chart of PR1MA Corporation Malaysia | Total Number of Employees = 424



Kelestarian
Sustainability

Perbadanan PR1MA Malaysia (PR1MA) telah ditubuhkan di bawah Akta PR1MA 2012 bagi merancang, membangun dan menyediakan kediaman mampu milik dan berkualiti tinggi dengan konsep kehidupan moden untuk rakyat Malaysia yang berpendapatan pertengahan (M40). Akta PR1MA 2012, Seksyen 17 memberi kuasa kepada PR1MA untuk melaksanakan teknologi hijau dalam pembangunan PR1MA. Sebagai sebuah entiti korporat yang bertanggungjawab, PR1MA beraspirasi untuk menjadi peneraju negara dalam pembangunan rumah mampu milik yang berkualiti tinggi, serta menjamin kelestarian komuniti melalui prinsip pembangunan pintar dan mampan.

PR1MA Corporation Malaysia (PR1MA) was established under the PR1MA Act 2012, to plan, develop, and provide affordable and high-quality homes inspired by modern living concept for middle-income (M40) Malaysian. The PR1MA Act 2022, Section 17 empowers PR1MA to implement green technology in PR1MA development. As a responsible corporate entity, PR1MA aspires to be the nation's leader in the development of high-quality affordable homes and future-proofing communities through smart and sustainable development principles.

BIDANG TUMPUAN UTAMA

PR1MA tetap fokus dalam komitmennya terhadap kemampanan. Perbadanan secara strategik mendorong agenda kemampanan PR1MA melalui pendekatan menyeluruh meliputi empat bidang tumpuan utama:

1. **Pembangunan:**
   PR1MA menggabungkan amalan reka bentuk yang mampan dalam projeknya secara menyeluruh, menekankan pengurangan jejak karbon. Komitmen ini diamalkan daripada fasa perancangan dan pembinaan awal sehingga ke penyenggaraan kediaman dan kemudahan.

2. **Komuniti:**
   PR1MA berusaha untuk mewujudkan komuniti yang bertindak secara aktif dan menjadi model untuk menyokong inisiatif tindakan iklim. Matlamatnya adalah untuk memupuk gaya hidup mampan dan menyemai amalan mesra alam dalam kalangan penduduk, serta mempromosikan budaya bertanggungjawab terhadap alam sekitar.

3. **Pengurusan Kewangan:**
   PR1MA melaksanakan program kewangan mampan yang direka khas untuk perumahan mampu milik. Ini sejajar dengan matlamat menyeluruh dalam mencapai objektif kemampanan, memastikan amalan kewangan tersebut menyumbang kepada pertimbangan alam sekitar dan sosial.

4. **Tadbir Urus:**
   Agenda kemampanan korporat telah diterapkan dalam struktur tadbir urus, polisi dan mekanisme pelaporan PR1MA. Komitmen ini juga merangkumi matlamat kelestarian, amalan pelaporan dan pendedahan yang telus, serta penyepaduan prinsip kemampanan ke dalam rangka kerja tadbir urus Perbadanan.

KEY FOCUS AREAS

PR1MA is unwavering in its commitment to sustainability. The Corporation has strategically positioned to propel its sustainability agenda through a comprehensive approach across four key focus areas:

1. ***Development:***
   PR1MA integrates sustainable design practices throughout its projects, emphasising a reduction in carbon footprints. This commitment extends from the initial planning and construction phases to the maintenance of homes and facilities.

2. ***Community:***
   PR1MA strives to create model action-oriented communities that actively advocate for climate action initiatives. The goal is to foster sustainable lifestyles and instil eco-friendly practices among residents, promoting a culture of environmental responsibility.

3. ***Financial Management:***
   PR1MA implements sustainable financial programmes tailored for affordable housing. This aligns with the overarching goal of achieving sustainability objectives, ensuring that responsible financial practices contribute to environmental and social considerations.

4. ***Governance:***
   The corporate sustainability agenda is deeply embedded in the PR1MA governance structure, policies and reporting mechanisms. This commitment extends to sustainability goals, transparent reporting and disclosure practices, and the integration of sustainability principles into the Corporation's governance framework.

Residensi Sungai Raia, Batu Gajah, Perak

Kelestarian
Sustainability

Dalam empat bidang utama ini, PR1MA menangani hal-hal kemampanan utama di bawah prinsip Alam Sekitar, Sosial dan Tadbir Urus:

i) Alam Sekitar
- Memantau penggunaan, pelepasan dan penjimatan karbon.
- Menekankan perancangan dan reka bentuk mampan bagi pembangunan hijau.
- Mengutamakan penjimatan bahan tenaga dan air melalui penggunaan peralatan, pencahayaan dan kelengkapan air yang cekap.
- Memastikan pengurusan pembinaan yang bertanggungjawab bagi meminimumkan kesan biodiversiti.
- Melaksanakan amalan pengurusan sisa yang bertanggungjawab di tapak pembinaan.

ii) Sosial
- Memudahkan akses rumah mampu milik kepada kumpulan sasaran.
- Menggalakkan peluang yang sama rata dan penyertaan yang adil di semua peringkat organisasi.
- Menggalakkan konsep kepelbagaian melalui komitmen dalam kesamarataan jantina dan pemerkasaan pekerja.
- Menyumbang kepada kesejahteraan komuniti melalui Tanggungjawab Sosial Korporat (CSR).
- Memperkasa modal insan melalui peningkatan dan perkembangan kemahiran bagi pembangunan mampan.

iii) Tadbir Urus
- Melaksanakan kemampanan dalam kepimpinan, di kedua-dua peringkat Anggota Perbadanan dan juga pengurusan.
- Menyelaraskan matlamat kelestarian peringkat tinggi dengan visi, misi dan Petunjuk Prestasi Utama (KPI) Perbadanan.
- Memastikan ketelusan dalam amalan pelaporan dan pendedahan bagi aktiviti dan impak amalan kemampanan.
- Mengutamakan keselamatan data dengan tumpuan pada privasi, etika dan perlindungan data.
- Mempertahankan intergiti melalui pelaksanaan polisi-polisi dan prosedur yang mantap untuk memerangi rasuah.

Within these four key areas, PR1MA addresses key sustainability matters under Environmental, Social and Governance (ESG) principles:

i) Environmental
- *Monitoring carbon consumption, emissions, and savings.*
- *Emphasising sustainable planning and design for green buildings.*
- *Prioritising energy and water efficiency through the usage of efficient equipment, lighting and water fittings.*
- *Ensuring responsible construction management to minimise biodiversity impact.*
- *Implementing responsible on-site waste management practices.*

ii) Social
- *Facilitating access to affordable homes for the target market.*
- *Promoting equal opportunities and fair participation at all organisational levels.*
- *Encouraging diversity with a commitment to gender equality and employee empowerment.*
- *Contributing to community well-being through Corporate Social Responsibility (CSR).*
- *Enhancing human capital through upskilling and growth for sustainable development.*

iii) Governance
- *Exercising sustainability leadership at both the board and management levels.*
- *Aligning high-level sustainability goals with the Corporation's vision, mission and Key Performance Indicators (KPIs).*
- *Ensuring transparent reporting and disclosure practices for sustainability activities and impact.*
- *Prioritising data security with a focus on privacy, ethics and data protection.*
- *Upholding integrity through the implementation of robust policies and procedures to combat corruption.*

INISIATIF KEMAMPANAN 2022

Di bawah Aspirasi #PR1MAKita, PR1MA kekal komited memperjuangkan kemampanan melalui inisiatif dan program-program yang tertumpu kepada prinsip utama Perbadanan – ***Sihat, Saku, Sayang*** dan ***Selamat*** sejajar dengan Matlamat Pembangunan Mampan (*Sustainable Development Goals* - SDG). Prinsip-prinsip ini berfungsi sebagai asas kepada rangkaian inisiatif dan program-program yang komprehensif, dan bertujuan untuk memupuk kesejahteraan holistik, kemakmuran kewangan, keharmonian komuniti, dan persekitaran hidup yang selamat, serta menyumbang kepada agenda global pembangunan lestari yang lebih luas.

Inisiatif-inisiatif kemampanan PR1MA adalah seperti berikut:

SUSTAINABILITY INITIATIVES IN 2022

Under the #PR1MAKita Aspiration, PR1MA remains dedicated to championing sustainability, with initiatives and programmes focused on the Corporation core pillars – ***Sihat***, ***Saku***, ***Sayang*** and ***Selamat*** *aligned with the Sustainable Development Goals (SDGs). These pillars pillars serve as the foundation for a comprehensive range of initiatives and programmes aimed at fostering holistic well-being, financial prosperity, harmonious communities and safe living environments, as well as contributing to the broader global agenda for sustainable development.*

PR1MA sustainability initiatives are as follows:

SIHAT
(Inisiatif Kesihatan Komuniti)/
(Community Wellness Initiatives)

Matlamat SDG/ ***SDG Goals:***

3 Kesihatan Baik dan Kesejahteraan; 4 Pendidikan Berkualiti

3 Good Health and Well-Being; 4 Quality Education

Aktiviti/ ***Activities:***

- Wakaf Al-Quran di 14 kediaman PR1MA seluruh negara (29 April 2022)
- *Wakaf al-Quran at 14 PR1MA residences nationwide (29 April 2022)*

- Program IQRA' di Ibu Pejabat PR1MA (4 Ogos 2022)
- *IQRA' Programme at PR1MA HQ (4 August 2022)*

- Program Sukan Komuniti di Residensi Cyberjaya Lakefront, Selangor (19 Ogos 2022)
- *Community Sports Programme at Residensi Cyberjaya Lakefront, Selangor (19 August 2022)*

SAKU
(Inisiatif Sosio-Ekonomi Komuniti)/
(Community Socio-Economic Initiatives)

Matlamat SDG/ ***SDG Goals:***

2 Kelaparan Sifar; 12 Penggunaan dan Pengeluaran Bertanggungjawab; 13 Tindakan Iklim

2 Zero Hunger; 12 Responsible Consumption and Production; 13 Climate Action

Aktiviti/ ***Activities:***

- Pertanian Bandar di Residensi Utama, Kedah (1 Ogos 2022)
- *Urban Farming at Residensi Utama, Kedah (1 August 2022)*

- Projek Kitar Semula di Residensi Bintawa Riverfront, Sarawak (3 November 2022)
- *Recycling Project at Residensi Bintawa Riverfront, Sarawak (3 November 2022)*

Kelestarian
Sustainability

SAYANG
(Inisiatif Pembangunan Sosial)/
(Social Development Initiatives)

Matlamat SDG/ *SDG Goals:*

1 TIADA KEMISKINAN | 10 MENGURANGKAN KETIDAKSAMAAN | 16 KEAMANAN, KEADILAN DAN PERTUBUHAN KUKUH | 17 KERJASAMA DEMI MATLAMAT

1 NO POVERTY | 10 REDUCED INEQUALITIES | 16 PEACE, JUSTICE AND STRONG INSTITUTIONS | 17 PARTNERSHIPS FOR THE GOALS

Aktiviti/ *Activities:*

- Program Ramadan di 13 Kediaman PR1MA seluruh negara (18 Mac 2022)
- *Ramadan Programme at 13 PR1MA Residences nationwide (18 March 2022)*

- *Program Korban di 12 Kediaman PR1MA seluruh negara (7 Julai 2022)*
- *Qurban Programme at 12 PR1MA Residences nationwide (7 July 2022)*

- Majlis Penyerahan Kunci di Residensi Gambang Baru, Pahang (1 – 4 Ogos 2022)
- *Key Handover at Residensi Gambang Baru, Pahang (1 – 4 August 2022)*

- Jawatankuasa Semakan Pemilik Rumah di Residensi Tebrau, Johor; Residensi Borneo Cove, Sabah; dan Residensi Seri Mahkota, Kedah (19 Ogos 2022)
- *Homeowner Review Committee (HRC) at Residensi Tebrau, Johor; Residensi Borneo Cove, Sabah; and Residensi Seri Mahkota, Kedah (19 August 2022)*

- Mesyuarat Agung Tahunan di Residensi Jalan Jubilee, Kuala Lumpur (28 Ogos 2022)
- *Annual General Meeting at Residensi Jalan Jubilee, Kuala Lumpur (28 August 2022)*

- Sambutan Hari Kebangsaan di Residensi Tapah, Perak (28 Ogos 2022)
- *National Day at Residensi Tapah, Perak (28 August 2022)*

- Ceramah Kesedaran Masyarakat di Residensi A'Famosa 1 & 2, Melaka; Residensi Pauh Permai, Pulau Pinang; Residensi Tebrau, Johor; dan Residensi Pulau Sebang, Melaka (Ogos 2022 - Oktober 2022)
- *Community Awareness Talk at Residensi A'Famosa 1 & 2, Melaka; Residensi Pauh Permai, Pulau Pinang; Residensi Tebrau, Johor; and Residensi Pulau Sebang, Melaka (August 2022 - October 2022)*

SELAMAT
(Inisiatif Keselamatan Awam)/
(Public Safety Initiatives)

Matlamat SDG/ *SDG Goals:*

3 KESIHATAN YANG BAIK DAN SEJAHTERA | 11 BANDAR DAN MASYARAKAT MAMPAN | 16 KEAMANAN, KEADILAN DAN PERTUBUHAN KUKUH

3 GOOD HEALTH AND WELL-BEING | 11 SUSTAINABLE CITIES AND COMMUNITIES | 16 PEACE, JUSTICE AND STRONG INSTITUTIONS

Aktiviti/ *Activities:*

- Pasukan Tindakan dan Tindak Balas Bencana PR1MA di Residensi Lubok Jong, Kelantan (10 Mac 2022)
- *PR1MA Disaster Action & Response Team (D.A.R.T) at Residensi Lubok Jong, Kelantan (10 March 2022)*

- Aplikasi Komuniti di Residensi Tapah, Residensi Kampar, dan Residensi Bagan Serai, Perak (13 - 15 September 2022)
- *Community Applications at Residensi Tapah, Residensi Kampar, and Residensi Bagan Serai, Perak (13 - 15 September 2022)*

Environmental, Social & Governance (ESG) Talk by URBANICE

Komuniti PR1MA
PR1MA Community

PR1MA komited untuk menyediakan akses kepada kediaman mampu milik bagi golongan berpendapatan pertengahan M40 di Malaysia. Dengan visi yang menjangkaui aspek pembangunan fizikal, PR1MA turut bermatlamat untuk memupuk masyarakat yang progresif, makmur, dan sejahtera. Menekankan kepentingan pembangunan komuniti, PR1MA memberi keutamaan kepada pertumbuhan holistik kawasan kejiranan, dengan matlamat untuk meningkatkan kesejahteraan, kebahagiaan, dan kualiti hidup penduduknya.

Komitmen PR1MA dalam merealisasikan aspirasinya diterjemahkan melalui program komuniti yang dirancang dengan teliti melibatkan setiap lapisan masyarakat di kediaman-kediaman PR1MA. Matlamat utama inisiatif-inisiatif ini adalah untuk memperatkan silaturahim sesama penduduk dan menggalakkan semangat kebersamaan dengan memupuk nilai-nilai komuniti. Teras inisiatif yang kukuh ini adalah berlandaskan slogan 'Rumahku, Komunitiku.' Slogan ini memperkasakan penduduk untuk bersama-sama menyumbang secara aktif kepada aktiviti kemasyarakatan, memupuk persekitaran yang harmoni dan bersatu padu.

PR1MA is dedicated to providing access to affordable housing solutions for the middle-income M40 demographic in Malaysia. With a vision beyond brick and mortar, PR1MA aspires to nurture thriving, prosperous, and peaceful communities. Recognising the significance of community development, PR1MA prioritises the holistic growth of neighbourhoods, aiming to enhance the well-being, happiness, and dignity of its residents.

PR1MA commitment to realising its aspirations is manifested through thoughtfully designed community programs that actively engage every layer of the community within PR1MA residences. The overarching goal of these initiatives is to strengthen the bonds among residents and promote a sense of belonging by fostering local community characteristics. At the core of this initiative lies the embodiment of the powerful concept of 'My Home, My Community.' This guiding principle empowers residents to embrace and actively contribute to the communal spirit, fostering a vibrant and united living environment.

Program-program komuniti yang dirangka juga bertepatan dengan Dasar Komuniti Negara, menunjukkan komitmen Perbadanan memperkembangkan matlamat nasional yang menyumbang kepada usaha Kerajaan yang lebih luas dalam memupuk perpaduan dan kemakmuran dalam kalangan rakyat Malaysia. Sinergi antara usaha Perbadanan dan dasar negara ini menekankan kepentingan pembinaan komuniti sebagai pemangkin kepada pembangunan masyarakat yang positif.

Inisiatif komuniti PR1MA adalah berpandukan kepada empat prinsip utama Aspirasi #PR1MAKita iaitu:

The community programmes curated are also aligned seamlessly with the National Community Policy, demonstrating the Corporation's commitment to broader national objectives which contributes to the larger Government's efforts in nurturing unity and prosperity among Malaysians. This synergy between local endeavours and national policies underscores the pivotal role of community building as a catalyst for positive societal development.

The PR1MA community initiative is guided by four main pillars of the #PR1MAKita Aspiration, namely:

SIHAT

Inisiatif Kesejahteraan Komuniti

Fokus
Fizikal, Mental & Aspek Kerohanian

Community Wellness Initiative

Focus
Physical, Mental & Spiritual Aspects

SAKU

Inisiatif Sosioekonomi

Fokus
Peluang Pekerjaan, Perniagaan/ Perusahaan, Komuniti Berdikari

Socio-Economic Initiative

Focus
Job Opportunities, Retail/ Enterprise, Independent Community

SAYANG

Inisiatif Pembangunan Sosial

Fokus
Perkembangan Kanak-kanak, Pendidikan & Kemahiran, Komuniti

Social Development Initiative

Focus
Child Development, Education & Skills, Community

SELAMAT

Inisiatif Keselamatan Awam

Fokus
Keselamatan, Pencegahan Kemalangan, Tindak Balas Kecemasan

Public Safety Initiative

Focus
Safety, Incident Prevention, Emergency Response

PR1MA Townhall 2022

Komuniti PR1MA
PR1MA Community

Untuk memastikan keberkesanan dan kesesuaian program komuniti PR1MA dengan prinsip komuniti yang telah digariskan, PR1MA sentiasa mematuhi proses-proses yang ditetapkan untuk semua inisiatifnya. Di samping itu, proses-proses ini secara keseluruhannya memastikan program komuniti dijalankan dengan terancang dan inklusif. Menekankan aspek seperti struktur sosial, penyelarasan, dan kerjasama mencerminkan pendekatan holistik terhadap pembangunan komuniti, bermatlamat untuk mewujudkan impak yang maksimum dan lestari.

In ensuring the effectiveness and alignment of PR1MA community programmes with the established community principles, PR1MA strictly adheres to outlined processes for all its community initiatives. In addition, these processes collectively ensure that the community programmes conducted are well-planned and inclusive. Emphasising aspects such as social structure, coordination, and collaboration reflects a holistic approach to community development, aspiring to achieve maximum impact and sustainability.

STRUKTUR SOSIAL

Menyelaras pembentukan struktur sosial dalam setiap pembangunan PR1MA bagi memastikan pelaksanaan inisiatif komuniti hingga ke peringkat akar umbi.

SOCIAL STRUCTURE

Coordinate the formation of social structure in each PR1MA development to ensure the implementation of community initiatives down to the grassroots level.

KERJASAMA

Menjalin kerjasama yang lebih erat bersama Kerajaan, sektor swasta, dan NGO untuk mewujudkan sinergi dalam menjalankan aktiviti.

COLLABORATION

Forge closer collaboration together with the Government, private sectors, and NGOs to create synergy in carrying out activities.

PENYELARASAN

Memupuk semangat komuniti dengan memastikan penglibatan semua pihak dalam aktiviti kemasyarakatan yang dijalankan dengan kerjasama Jawatankuasa/ Persatuan Penduduk.

COORDINATION

Cultivate community spirit by ensuring the involvement of all parties in community activities carried out in coordination with the Residents' Association/ Committee.

PROGRAM

Merancang dan menguruskan aktiviti komuniti berdasarkan rangka kerja inisiatif komuniti

PROGRAMME

Plan and organise community activities based on the community initiative framework

Aktiviti Komuniti PR1MA
PR1MA Community Activities

Mesyuarat Agung Tahunan (AGM)
(28 Ogos 2022 & 1 Oktober 2022)

Jemputan
Penduduk kediaman PR1MA

Lokasi
Residensi Jalan Jubilee, Kuala Lumpur
Residensi Pauh Permai, Pulau Pinang

Tujuan
Penubuhan Badan Pengurusan Bersama (JMB) – Struktur Sosial

Annual General Meeting (AGM)
(28 August 2022 & 1 October 2022)

Attendees
PR1MA residents

Locations
Residensi Jalan Jubilee, Kuala Lumpur
Residensi Pauh Permai, Pulau Pinang

Purpose
Formation of Joint Management Body (JMB) - Social Structure

Komuniti PR1MA
PR1MA Community

Taklimat Aplikasi Komuniti di Residensi PR1MA
(13 September 2022 - 24 Oktober 2022)

Jemputan
Penduduk kediaman PR1MA

Lokasi
Residensi Bagan Serai, Perak
Residensi Kampar, Perak
Residensi Desa Aman, Kedah
Residensi Bandar Puteri Jaya 1, Kedah
Residensi Lubok Jong, Kelantan
Residensi Tapah, Perak

Tujuan
Mewujudkan saluran dalam talian di mana penduduk boleh berkongsi maklumat tentang operasi dan hal komuniti tepat pada masanya.

Briefing on Community Apps in Residensi PR1MA
13 September 2022 - 24 October 2022

Attendees
PR1MA residents

Locations
Residensi Bagan Serai, Perak
Residensi Kampar, Perak
Residensi Desa Aman, Kedah
Residensi Bandar Puteri Jaya 1, Kedah
Residensi Lubok Jong, Kelantan
Residensi Tapah, Perak

Purpose
To create an online avenue where residents can share timely information about operations and community matters.

Aktiviti Komuniti PR1MA
PR1MA Community Activities

Homebuyer Review Committee (HRC)
(19 Ogos 2022 - 20 Oktober 2022)

Jemputan
Wakil PR1MA, Kontraktor, dan Pembeli Kediaman

Lokasi
Residensi Kepayang, Perak
Residensi Seri Mahkota, Kedah
Residensi Tebrau, Johor

Tujuan
Berinteraksi dengan pembeli kediaman dan memberikan maklumat yang komprehensif tentang status projek, bayaran Ganti Rugi Tertentu dan Ditetapkan (*Liquidated Ascertained Damages* - LAD), proses penyerahan kunci, Tempoh Liabiliti Kecacatan (*Defects Liability Period* - DLP), serta butiran berkaitan yuran penyenggaraan dan lain-lain. Platform ini juga berfungsi sebagai saluran untuk menangani sebarang hal berbangkit dengan segera.

Homebuyer Review Committee (HRC)
(19 August 2022 - 20 October 2022)

Attendees
Representatives from PR1MA, Contractor, and Homebuyer

Locations
Residensi Fairpark, Perak
Residensi Seri Mahkota, Kedah
Residensi Tebrau, Johor

Purpose
To engage with the homebuyers and provide comprehensive information on project status, Liquidated Ascertained Damages (LAD) payment, key handover process, Defects Liability Period (DLP), as well as details related to maintenance and miscellaneous charges. This platform also serves as an avenue to promptly address any consequential matters that arise.

Komuniti PR1MA
PR1MA Community

Jelajah IQRA'
(12 Oktober 2022 - 23 November 2022)

Jemputan
Penduduk kediaman PR1MA

Lokasi
Residensi Alam Damai, Kuala Lumpur
Residensi Bintawa Riverfront, Sarawak
Residensi Seri Mahkota Maju, Pahang
Residensi Kajang Utama, Selangor
Residensi Kota Marudu, Sabah
Residensi Rumpun Bahagia, Melaka
Residensi Utama, Kedah
Residensi Bandar Putra Height, Perlis
Residensi Pauh Permai, Pulau Pinang
Residensi Lubok Jong, Kelantan
Residensi Tapah, Perak
Residensi Tebrau, Johor
Residensi Layangkasa, Johor

Tujuan
Mewujudkan kesedaran tentang Program IQRA' di kalangan penduduk kediaman PR1MA.

IQRA' Roadshow
(12 October 2022 - 23 November 2022)

Attendees
PR1MA residents

Locations
Residensi Alam Damai, Kuala Lumpur
Residensi Bintawa Riverfront, Sarawak
Residensi Seri Mahkota Maju, Pahang
Residensi Kajang Utama, Selangor
Residensi Kota Marudu, Sabah
Residensi Rumpun Bahagia, Melaka
Residensi Utama, Kedah
Residensi Bandar Putra Height, Perlis
Residensi Pauh Permai, Pulau Pinang
Residensi Lubok Jong, Kelantan
Residensi Tapah, Perak
Residensi Tebrau, Johor
Residensi Layangkasa, Johor

Purpose
To create awareness on the IQRA' Programme among PR1MA residents.

Aktiviti Komuniti PR1MA
PR1MA Community Activities

Karnival Muhibbah
(10 Disember 2022 – 11 Disember 2022)

Jemputan
Penduduk Residensi Utama, Kedah

Lokasi
Residensi Utama, Kedah

Tujuan
Mengeratkan hubungan sesama penduduk untuk membina kejiranan yang harmoni, selaras dengan moto persatuan "Muafakat, Sejahtera, Harmoni".

Karnival Muhibbah
(10 December 2022 – 11 December 2022)

Attendees
Residents of Residensi Utama, Kedah

Location
Residensi Utama, Kedah

Purpose
Foster relationships among residents to build a harmonious neighbourhood in line with the association's motto "Consensus, Prosperity, Harmony".

Komuniti PR1MA
PR1MA Community

PR1MA Community Coordination (PCC)
(4 Oktober 2022 & 7 Disember 2022)

Jemputan
Penduduk kediaman PR1MA

Lokasi
Residensi Gambang Baru 1, Pahang
Residensi Borneo Cove, Sabah

Tujuan
Ini merupakan sebuah platform untuk berinteraksi dengan pembeli-pembeli rumah dan menangani isu-isu yang timbul selepas penyerahan kunci, mempromosikan program-program komuniti, dan memberi panduan mengenai penubuhan Persatuan Penduduk dan Ahli Jawatankuasa Masjid.

PR1MA Community Coordination (PCC)
(4 October 2022 & 7 December 2022)

Attendees
PR1MA residents

Location
Residensi Gambang Baru 1, Pahang
Residensi Borneo Cove, Sabah

Purpose
This is a platform to engage with the homebuyers and address emerging issues post key handover, promote community programmes, and provide guidance on the establishment of Resident Associations and Mosque Committee Members.

Aktiviti Komuniti PR1MA
PR1MA Community Activities

Program Korban PR1MA
(10 Julai 2022 – 13 Julai 2022)

Lokasi

Residensi Kuala Ketil, Kedah
Residensi Seri Mahkota Maju, Pahang
Residensi Utama, Kedah
Residensi Pauh Permai, Pulau Pinang
Residensi Kamunting, Perak
Residensi Pulau Sebang, Melaka
Residensi Tapah, Perak
Residensi Bandar Puteri Jaya 1, Kedah
Residensi Bandar Putra Height, Perlis
Residensi Alam Damai, Kuala Lumpur
Residensi Desa Aman, Kedah
Residensi Layangkasa, Johor

Tujuan

Sumbangan lembu untuk program Korban bersempena sambutan Aidiladha bagi penduduk kediaman PR1MA.

PR1MA Qurban Programme
(10 July 2022 – 13 July 2022)

Locations

Residensi Kuala Ketil, Kedah
Residensi Seri Mahkota Maju, Pahang
Residensi Utama, Kedah
Residensi Pauh Permai, Pulau Pinang
Residensi Kamunting, Perak
Residensi Pulau Sebang, Melaka
Residensi Tapah, Perak
Residensi Bandar Puteri Jaya 1, Kedah
Residensi Bandar Putra Height, Perlis
Residensi Alam Damai, Kuala Lumpur
Residensi Desa Aman, Kedah
Residensi Layangkasa, Johor

Purpose

Contribution of cattle for the Qurban programme in conjunction with the Aidiladha celebration for PR1MA residents.

Komuniti PR1MA
PR1MA Community

Program Ramadan
(2 April 2022 – 1 Mei 2022)

Lokasi
Residensi A'Famosa 2, Melaka

Tujuan
Sumbangan kurma kepada penduduk sempena bulan Ramadan.

Ramadan Programme
(2 April 2022 – 1 May 2022)

Location
Residensi A'Famosa 2, Melaka

Purpose
Contribution of dates to the residents in conjunction with Ramadan

Aktiviti Komuniti PR1MA
PR1MA Community Activities

Wakaf Al-Quran
(25 Febuari 2022 – 11 November 2022)

Lokasi
Residensi Tebrau, Johor

Tujuan
Sumbangan wakaf al-Quran, Yasin, dan Tafsir di surau untuk kegunaan penduduk.

Wakaf Al-Quran
(25 February 2022 – 11 November 2022)

Location
Residensi Tebrau, Johor

Purpose
Contribution of wakaf Al-Quran, Yasin, and Tafseer at the surau for the use of the residents.

Sorotan Pembangunan dan Pemasaran Jualan
Development and Sales Marketing Highlights

Status Projek PR1MA setakat 31 Disember 2022
PR1MA Project Status as of 31 December 2022

Bilangan Projek/ *Number of Projects*

70 Projek/ *Projects*

Unit Siap Dibina/ *Units Completed*

29,048 (48.18%) Unit telah disiapkan/ *have been completed*

Unit Dalam Pembinaan/ *Units Under Construction*

20,313 (33.69%) sedang dibina/ *are currently under construction*

Unit Dalam Perancangan/ *Units in Planning*

10,934 (18.13%) sedang dirancang/ *are in the planning stage*

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

8.94 Bilion / *Billion*

Status Jualan setakat 31 Disember 2022
Sales Status as at 31 December 2022

Unit Terjual dari 2016 - 2021/ *Units Sold from 2016 - 2021*

38,955 Unit/ *Units*

Jumlah Pendaftaran/ *Total Registrations*

1,463,673

Sorotan Korporat
Corporate Highlights

Perjalanan PR1MA sepanjang 2022 adalah bukti kepada inovasi, pembangunan komuniti dan kemajuan berterusan. Penyerahan kunci dan majlis pecah tanah menandakan kejayaan Perbadanan dalam misi untuk memperluaskan akses kepada rumah mampu milik. PR1MA telah memperluas penglibatan global serta memperdalam usaha komunitinya. Acara-acara yang diadakan sepanjang tahun, daripada sambutan perayaan dalaman sehingga ke forum-forum awam, telah menonjolkan komitmen yang teguh terhadap prinsip "Satu Keluarga, Satu Rumah" oleh pihak Kerajaan. Catatan pencapaian ini mencerminkan dedikasi berterusan PR1MA untuk melangkah ke masa hadapan berlandaskan tujuan dan visi.

Pada tahun 2022, kesungguhan PR1MA dalam penglibatan masyarakat telah memacu langkah Perbadanan ke hadapan. Tahun ini dipenuhi dengan siri acara dinamik di bawah SUPR1M, bertujuan untuk menyatukan dan meraikan semua warga kerja PR1MA. Acara-acara ini memperlihatkan semangat dan kesepaduan PR1MA. Bermula daripada Kelas Demonstrasi Thermomix SUPR1M sehingga ke Merdeka Run/Ride PR1MA & Hari Terbuka SUPR1M, berakhir dengan Lawatan Hatyai SUPR1M, tahun ini dipenuhi dengan aktiviti yang memperkayakan kemahiran masakan komuniti, kecerdasan mental, kesejahteraan fizikal dan hubungan kebudayaan. Acara-acara ini bukan sahaja memperkukuh ikatan sesama warga Perbadanan tetapi juga mempamerkan komitmen PR1MA dalam memupuk keterangkuman dan kreativiti warganya.

Di samping itu, PR1MA Community Coordination (PCC) berfungsi sebagai platform penglibatan yang direka untuk memudahkan komunikasi antara PR1MA dan komuniti. Ia adalah saluran yang penting untuk menangani sebarang isu berbangkit dan membincangkan inisiatif-inisiatif komuniti secara kolaboratif. Dengan mewujudkan komunikasi yang berkesan, PR1MA berhasrat memastikan sebarang cabaran yang dihadapi komuniti dapat ditangani dengan segera, dan komuniti berasa didengari dan disokong. Melalui pendekatan bersepadu ini, PR1MA tekad untuk memperkukuhkan hubungannya dengan komuniti, memupuk semangat perpaduan, dan mewujudkan masyarakat yang harmoni dan sejahtera.

Sepanjang tahun, PR1MA telah memfokuskan penglibatannya bersama pihak-pihak berkepentingan, di peringkat dalaman dan luaran. Pendekatan ini telah memupuk hubungan yang lebih kukuh dan meningkatkan kerjasama, membolehkan Perbadanan untuk menyelaraskan strateginya mengikut keperluan semua pihak yang terlibat. Dengan mendapatkan maklum balas secara aktif, menangani kebimbangan dan mengekalkan saluran komunikasi yang terbuka, PR1MA telah menunjukkan komitmennya dalam menghargai pandangan daripada pihak-pihak berkepentingan. Usaha-usaha ini meletakkan asas yang kukuh dalam pertumbuhan dan kejayaan yang berterusan, memastikan pihak-pihak berkepentingan dihargai dan disokong.

PR1MA journey throughout 2022 was a testament to innovation, community development, and relentless progress. Key handovers and groundbreaking ceremonies marked the Corporation milestones in its ongoing mission to expand access to affordable housing. PR1MA has broadened its global engagement and deepened its community outreach. Events held throughout the year, ranging from internal celebrations to significant public forums, have underscored its steadfast commitment to the principle of "One Family, One Home" by the Government. This chronicle of accomplishments reflects the enduring dedication of PR1MA as it advances into the future with purpose and vision.

In 2022, PR1MA unwavering dedication to community engagement illuminated the Corporation path forward. The year was marked by a series of dynamic events under the banner of SUPR1M, aimed at uniting and celebrating with all PR1MA staff. These events showcased the vibrant spirit of PR1MA. From the SUPR1M Thermomix Demo Class to the PR1MA Merdeka Run/Ride & SUPR1M Open Day and culminating in the SUPR1M Hatyai Trip, the calendar was brimming with activities that enriched the community's culinary skills, mental agility, physical wellness, and cultural connections. These events not only strengthened bonds within the Corporation but also underlined PR1MA commitment to fostering inclusiveness and creativity within its ranks.

In addition, PR1MA Community Coordination (PCC) serves as an engagement platform designed to facilitate communication between PR1MA and the communities. It is a vital channel for addressing any raised issues and discussing collaborative community initiatives. By establishing an effective means of communication, PR1MA aims to ensure that community concerns are promptly addressed and that community members feel heard and supported. Through this cohesive approach, PR1MA is determined to strengthen the relationship with the communities, fostering a sense of unity and creating a harmonious and prosperous society.

Throughout the year, PR1MA placed a significant emphasis on engagement with both internal and external stakeholders. This approach has fostered stronger relationships and enhanced collaboration, enabling the Corporation to align its strategies with the evolving needs and preferences of all parties involved. By actively soliciting feedback, addressing concerns and maintaning open communication channels, PR1MA has demonstrated its commitment to valuing the stakeholders' input. These efforts have laid out a solid foundation for continued growth and success, ensuring that stakeholders are valued and supported.

Selain itu, usaha PR1MA telah menghasilkan peningkatan yang ketara dalam nilai Perhubungan Awam (*Public Relations Value - PR Value*), mengukuhkan reputasi dan keterlihatannya dalam industri. Melalui inisiatif perhubungan awam yang strategik, PR1MA menyampaikan misi, nilai dan pencapaiannya secara berkesan kepada lebih ramai masyarakat bagi meningkatkan kesedaran dan kredibiliti jenamanya. Nilai perhubungan awam yang tinggi ini bukan sahaja mengukuhkan kedudukan jenama PR1MA dalam pasaran, tetapi juga menanam keyakinan dalam kalangan pembeli khususnya bagi perumahan mampu milik. Dengan mempamerkan komitmen kepada kecemerlangan dan inovasi secara telus, PR1MA berjaya membina keyakinan dan kepercayaan pasaran, menjadikan jenamanya sebagai pemaju kediaman berkualiti dan mampu milik yang dipercayai rakyat Malaysia.

Dalam menyelami sorotan korporat bagi acara-acara yang dianjurkan oleh PR1MA pada tahun 2022, berikut adalah pelbagai inisiatif dan penglibatan yang telah menyumbang kepada pertumbuhan, inovasi, serta impak berterusan kepada komuniti PR1MA.

Moreover, PR1MA concerted efforts have resulted in a significant enhancement in its Public Relations (PR) values, bolstering its reputation and visibility in the industry. Through strategic PR initiatives, PR1MA effectively communicated its mission, values and achievements to a broader audience, enhancing brand awareness and credibility. This heightened PR presence not only strengthened PR1MA brand standing in the market but also instilled confidence among buyers, particularly in the realm of affordable housing. By transparently showcasing its commitment to excellence and innovation, PR1MA succeeded in building market confidence and trust, positioning the brand as a reliable provider of quality and affordable homes for Malaysians.

Delving into the corporate highlights of events organised by PR1MA in the year 2022, here are the diverse array of initiatives and engagements that have contributed to the Corporation continued growth, innovation, and impact within the PR1MA communities.

Majlis Perasmian Pecah Tanah Residensi PR1MA Astrum Ampang, Kuala Lumpur

Sorotan Korporat
Corporate Highlights

Majlis Penyerahan Kunci PR1MA yang dihadiri oleh Menteri Perumahan dan Kerajaan Tempatan, YB Dato' Seri Reezal Merican Naina Merican.

Tarikh
26 Januari 2022

Lokasi
Residensi Pulau Sebang, Melaka

Tujuan
Sebuah acara rasmi penyerahan kunci rumah kepada para pembeli.

PR1MA Key Handover, attended by Minister of Housing and Local Government, YB Dato' Seri Reezal Merican Naina Merican.

Date
26 January 2022

Location
Residensi Pulau Sebang, Melaka

Purpose
An official event to hand over house keys to the respective buyers.

Skim Pinjaman Perumahan Inovatif PR1MA & Majlis Pelancaran STEP PR1MA oleh Perdana Menteri, YAB Dato' Sri Ismail Sabri bin Yaakob, serta Menteri Perumahan dan Kerajaan Tempatan, YB Dato' Seri Reezal Merican Naina Merican.

Tarikh
4 Mac 2022

Lokasi
Residensi Larkin Indah, Johor

Tujuan
Pelancaran program pembiayaan rumah bagi memudahkan lebih ramai rakyat Malaysia memiliki rumah impian mereka melalui jaminan yang disediakan oleh Syarikat Jaminan Kredit Perumahan Berhad (SJKP).

PR1MA Innovative Housing Loan Scheme & PR1MA STEP Launch Ceremony attended by the Prime Minister, YAB Dato' Sri Ismail Sabri bin Yaakob, and Minister of Housing and Local Government, YB Dato' Seri Reezal Merican Naina Merican.

Date
4 March 2022

Location
Residensi Larkin Indah, Johor

Purpose
The launching of the home financing programme, to facilitate more Malaysians to own their dream homes through the guarantee provided by Syarikat Jaminan Kredit Perumahan Berhad (SJKP).

Sorotan Korporat
Corporate Highlights

Majlis Pecah Tanah Residensi Astrum Ampang yang dirasmikan oleh Perdana Menteri, YAB Dato' Sri Ismail Sabri bin Yaakob.

Tarikh
29 April 2022

Lokasi
Residensi Astrum Ampang, Selangor

Tujuan
Majlis pecah tanah projek Pembangunan Berorientasikan Transit PR1MA yang terbaru terletak berhampiran Stesen LRT Jelatek.

Residensi Astrum Ampang Groundbreaking Ceremony Inaugurated by the Prime Minister, YAB Dato' Sri Ismail Sabri bin Yaakob.

Date
29 April 2022

Location
Residensi Astrum Ampang, Selangor

Purpose
Groundbreaking ceremony for the latest PR1MA Transit-Oriented Development (TOD) project located near the Jelatek LRT Station.

Delegasi Malaysia ke Sesi ke-11 World Urban Forum diketuai oleh YB Dato' Seri Reezal Merican Naina Merican, Menteri Perumahan dan Kerajaan Tempatan.

Tarikh
26 Jun 2022 - 30 Jun 2022

Lokasi
Katowice, Poland

Tujuan
Forum ini telah menghimpunkan wakil-wakil daripada Kerajaan Persekutuan, Kerajaan Negeri dan Kerajaan Tempatan, ahli akademik, ahli perniagaan, pemimpin komuniti, perancang bandar dan masyarakat umum untuk membincangkan isu-isu mendesak seperti pembandaran yang pesat dan kesannya terhadap komuniti, bandar, ekonomi, perubahan iklim, dan polisi.

The Malaysian delegation to the 11th Session of the World Urban Forum led by YB Dato' Seri Reezal Merican Naina Merican, Minister of Housing and Local Government.

Date
26 June 2022 - 30 June 2022

Location
Katowice, Poland

Purpose
The forum has brought together representatives from national, provincial, and local governments, academia, businesspeople, community leaders, town planners, and civil societies to address pressing issues such as rapid urbanisation and its impact on communities, cities, economies, climate change, and policies.

Sorotan Korporat
Corporate Highlights

Pesta Buah-buahan SUPR1M	*SUPR1M Fruit Festival*
Tarikh 20 Julai 2022	***Date*** *20 July 2022*
Lokasi Ibu Pejabat PR1MA	***Location*** *PR1MA HQ*
Tujuan Pesta buah-buahan ini menghimpunkan warga PR1MA dan berjeda seketika daripada rutin kerja, memberikan suasana tempat kerja yang harmoni.	***Purpose*** *The fruit festival brings PR1MA employees together and provides a refreshing break from work routine, bringing happiness to the workplace culture.*

Merdeka Run/Ride PR1MA & Hari Terbuka SUPR1M 2022 diketuai oleh Ketua Pegawai Eksekutif PR1MA, YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff.

Tarikh
26 Ogos 2022

Lokasi
Ibu Pejabat PR1MA

Tujuan
Memupuk semangat perpaduan dan mengeratkan hubungan sesama warga PR1MA.

PR1MA Merdeka Run/Ride & SUPR1M Open Day 2022 led by PR1MA CEO, YBhg. Datuk Seri Haji Mohd Nazri bin Md. Shariff.

Date
26 August 2022

Location
PR1MA HQ

Purpose
Fostering a sense of unity and strengthening relationships between PR1MA employees.

Sorotan Korporat
Corporate Highlights

Majlis Penutupan Fiesta #PR1MAKita 2022 @ Pahang dihadiri oleh Timbalan Menteri Perumahan dan Kerajaan Tempatan, YB Dato' Sri Dr. Haji Ismail bin Haji Abd Muttalib.

Tarikh
11 September 2022

Lokasi
Dewan Majlis Bandaraya Kuantan, Pahang

Tujuan
Meningkatkan kesedaran tentang kediaman PR1MA dan memberi peluang kepada semua rakyat, khususnya golongan belia, untuk memiliki rumah mampu milik yang berkualiti selaras dengan aspirasi Kerajaan "Satu Keluarga, Satu Rumah". Ketika majlis dijalankan, beberapa wakil dari Residensi Gambang Baru 1, Pahang telah menerima kunci rumah mereka.

The Closing Ceremony of Fiesta #PR1MAKita 2022 @ Pahang attended by the Deputy Minister of Housing and Local Government, YB Dato' Sri Dr. Haji Ismail bin Haji Abd Muttalib.

Date
11 September 2022

Location
Dewan Majlis Bandaraya Kuantan, Pahang

Purpose
To raise awareness about PR1MA Homes and provide opportunities for all citizens, particularly the youths, to own affordable and quality housing, which aligns with the Government's aspiration of "One Family, One Home". During the event, a few representatives of Residensi Gambang Baru 1, Pahang, received their house keys.

Lawatan Hatyai SUPR1M 2022

Tarikh
30 September 2022 - 3 Oktober 2022

Lokasi
Hatyai, Thailand

Tujuan
Memberikan pengalaman dan mempelajari budaya di Masjid Songkhla, merasai suasana tempatan di Pasar Terapung, bersantai di tepi Pantai Samila yang indah, menikmati aktiviti luar di Kem Chang Puak, meneroka daya tarikan bersejarah di Bandar Songkhla dan tarikan unik di Danok.

SUPR1M Hatyai Trip 2022

Date
30 September 2022 - 3 October 2022

Location
Hatyai, Thailand

Purpose
Experience cultural immersion at Masjid Songkhla, indulge in the local flavors and atmosphere at the Floating Market, relax by the scenic Samila Beach, enjoy outdoor activities at Chang Puak Camp, explore the historical charm of the City of Songkhla, and discover unique attractions in Danok.

Sorotan Korporat
Corporate Highlights

Program Jalinan Kasih Warga Emas dan OKU dihadiri oleh Ketua Pegawai Kewangan PR1MA, YBrs. Encik Khalid bin Ramli, diadakan bersempena Hari Habitat Sedunia 2022.

Tarikh
3 November 2022

Lokasi
Persatuan Orang Buta Malaysia (MAB), Kuala Lumpur

Tujuan
Meningkatkan kesedaran komuniti khususnya warga kerja PR1MA berhubung penempatan manusia dan hak setiap individu untuk memiliki tempat tinggal yang selamat, kondusif dan sejahtera untuk didiami.

Program Jalinan Kasih Warga Emas dan OKU attended by PR1MA Chief Financial Officer, YBrs. Encik Khalid Ramli, was held in conjunction with World Habitat Day 2022.

Date
3 November 2022

Location
Malaysian Association for the Blind (MAB), Kuala Lumpur

Purpose
To increase community awareness, particularly PR1MA employees regarding human settlement and the right of every individual to have a safe, conducive, and habitable place to live.

PR1MA Community Coordination Residensi Gambang Baru 1, Pahang.

Tarikh
7 Disember 2022

Lokasi
Residensi Gambang Baru 1, Pahang

Tujuan
Sesi suai kenal dan memupuk semangat kemasyarakatan di kalangan penduduk Residensi Gambang Baru 1, Pahang.

PR1MA Community Coordination Residensi Gambang Baru 1, Pahang.

Date
7 December 2022

Location
Residensi Gambang Baru 1, Pahang

Purpose
To facilitate an ice-breaking session and foster a sense of community among the residents of Residensi Gambang Baru 1, Pahang.

Anugerah & Pengiktirafan
Awards & Recognition

Anugerah & Pengiktirafan

Dalam ulasan tahunan, PR1MA telah menerima pelbagai anugerah dan pengiktirafan berprestij atas komitmennya terhadap kecemerlangan dan inovasi dalam industri pembangunan hartanah Malaysia. Anugerah-anugerah ini menjadi bukti kepada usaha berterusan dan komitmen PR1MA untuk menawarkan produk yang unggul serta memperkenalkan pendekatan termaju dalam industri. Pengiktirafan ini bukan sahaja mengesahkan usaha bersepadu PR1MA, tetapi juga mengetengahkan peranan Perbadanan dalam meningkatkan standard di dalam landskap pembangunan hartanah. Ia mencerminkan komitmen PR1MA dalam menyediakan penyelesaian perumahan mampu milik dan berkualiti tinggi bagi rakyat Malaysia.

PropertyGuru Asia Property Awards

PropertyGuru Asia Property Awards merupakan sebuah program anugerah hartanah terbesar dan paling dihormati di rantau ini. Ianya memberi anugerah dan meraikan pencapaian terbesar dan terbaik di dalam pasaran dunia paling dinamik, iaitu Asia.

PropertyGuru Asia Property Awards

The PropertyGuru Asia Property Awards is the region's biggest and most respected real estate awards programme. It rewards and celebrates the biggest and best achievers in the world's most dynamic markets, Asia.

PropertyGuru Asia Awards Malaysia dengan kerjasama oleh *iProperty 2022*

- Best Value Waterfront High-Rise Development untuk Residensi Bintawa Riverfront, Sarawak
- Best Mass Market High-Rise Development (Southern) untuk Residensi Larkin Indah, Johor
- Best Mass Market High-Rise Development (Northern) untuk Residensi Pauh Permai, Pulau Pinang.

PropertyGuru Asia Awards Malaysia in partnership with iProperty 2022

- *Best Value Waterfront High-Rise Development for Residensi Bintawa Riverfront, Sarawak*
- *Best Mass Market High-Rise Development (Southern) for Residensi Larkin Indah, Johor*
- *Best Mass Market High-Rise Development (Northern) for Residensi Pauh Permai, Pulau Pinang.*

Awards & Recognition

During the year in review, PR1MA has received multiple prestigious awards and recognition for its commitment to excellence and innovation in the Malaysian property development industry. These accolades serve as a testament to PR1MA relentless pursuit of delivering superior products and dedication to pioneering leading edge approaches within the industry. Such recognition not only validates the concerted efforts of PR1MA but also highlights our pivotal role in elevating standards within the property development landscape. It reflects PR1MA commitment to providing affordable and high-quality housing solutions for the Malaysian population.

OUTSTANDING BEST VALUE DEVELOPER

The BrandLaureate Best Brands Award 2021-2022

Diasaskan pada 2005, The World Best Foundation (TWBF) yang dahulunya dikenali sebagai Asia Pacific Brands Foundation (APBF), merupakan sebuah yayasan penjenamaan dunia yang bertujuan membangunkan jenama dalam pelbagai latar belakang perniagaan.

The BrandLaureate Best Brands Award 2021-2022

Founded in 2005, The World Best Foundation (TWBF), formerly known as Asia Pacific Brands Foundation (APBF), is the world's only branding foundation dedicated to developing brands in a myriad of business backdrops.

The BrandLaureate Best Brands Award 2021-2022

- Nation's Pride Outstanding Best Value Developer.

The BrandLaureate Best Brands Award 2021-2022

- *Nation's Pride Outstanding Best Value Developer.*

Anugerah & Pengiktirafan
Awards & Recognition


PropertyGuru
ASIA AWARDS
MALAYSIA
with iProperty
2022

WINNER

Best Value Waterfront
High-Rise Development

Residensi Bintawa Riverfront by
PERBADANAN PR1MA
MALAYSIA

KOHLER

Tadbir Urus PR1MA
PR1MA Governance

Tadbir Urus & Jaminan PR1MA

Dalam pentadbiran aktiviti organisasi dan urusan perniagaan, Perbadanan PR1MA Malaysia (PR1MA) memegang teguh prinsip tadbir urus korporat yang baik sebagai asas kepada rangka kerja pentadbirannya. Sistem nilai yang diterima pakai adalah berhubung dengan ketelusan, kebertanggungjawaban dan integriti.

PR1MA Governance & 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.

TADBIR URUS & PEMATUHAN PR1MA

Pensijilan ISO 9001:2015

ISO 9001:2015 adalah satu sistem yang terdiri daripada perancangan kualiti dan aktiviti penambahbaikan kualiti, sistem rasmi yang mendokumenkan polisi kualiti, proses, prosedur dan tanggungjawab yang akan bertindak sebagai garis panduan di dalam sesebuah organisasi. Jabatan Tadbir Urus & Pematuhan berserta Jabatan Integriti telah memulakan sesi latihan dan perundingan Sistem Pengurusan Bersepadu yang terdiri daripada pensijilan ISO 9001:2015 dan Sistem Pengurusan Anti Rasuah ISO 37001:2016 pada Jun 2022.

POLISI & RANGKA KERJA PROSEDUR OPERASI STANDARD

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 hal-hal berkaitan pembangunan dan pembinaan perumahan, infrastruktur dan kemudahan penduduk di bawah Program Perumahan Rakyat 1Malaysia. Akta ini menetapkan keperluan dalam perumahan lestari dan kesejahteraan komuniti di kawasan bandar seluruh Malaysia, bagi mewujudkan model pembangunan perumahan lestari yang memenuhi keperluan sosioekonomi yang strategik.

Rangka Kerja PR1MA (Pohon Polisi)

Langkah-langkah di dalam Rangka Kerja PR1MA bertujuan untuk memupuk pemahaman yang baik dalam kalangan warga PR1MA mengenai polisi serta Prosedur Operasi Standard (SOP). Inisiatif ini merangkumi 507 polisi dan SOP yang telah diluluskan dan dilaksanakan (termasuk di PR1MA Communications Sdn Bhd), disusun di dalam rangka kerja 'Pohon Polisi PR1MA'. Rangka kerja ini menyepadukan semua peruntukan yang digariskan di dalam Akta PR1MA 2012, dan menggabungkan pandangan penting daripada perunding yang khusus daripada bidang berkaitan. Polisi dan SOP ini menjadi garis panduan penting untuk warga PR1MA dalam menjalankan tugas harian. Rangka kerja ini akan melalui proses semakan secara tahunan yang dilakukan oleh kedua-dua pemilik proses dan Jabatan Tadbir Urus & Pematuhan untuk memastikan ianya kekal relevan dan berkesan, selaras dengan objektif organisasi.

Polisi Awam dan Rangka Kerja Kawal Selia PR1MA

Bagi merealisasikan peruntukan Akta PR1MA 2012 ke dalam sistem operasi, pihak Pengurusan PR1MA telah membangunkan Polisi Awam dan Rangka Kerja Kawal Selia PR1MA. Ia merupakan dokumen polisi untuk tatapan awam yang membentangkan prinsip-prinsip panduan

PR1MA GOVERNANCE & COMPLIANCE

ISO 9001:2015 Certification

The ISO 9001:2015 is a system comprised of quality planning and quality improvement activities, a formalised system that documents a set of quality policies, processes, procedures and responsibilities that will act as guidelines within an organisation Governance & Compliance Department together with the Integrity Department kicked off the Integrated Management System consisting of ISO 9001:2015 and Anti Bribery Management System ISO 37001:2016 certification in June 2022 with trainings and consultation sessions.

PR1MA POLICY & 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.

PR1MA Framework (Policy Tree)

PR1MA Framework measures to foster better understanding among PR1MA employees on policies and Standard Operating Procedures (SOPs). This initiative encompasses 507 approved and executed policies and SOPs (including PR1MA Communication), 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 Corporate 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.

Tadbir Urus PR1MA
PR1MA Governance

bagi Polisi Perumahan PR1MA (PR1MA Housing Policy – "PHP"), Buku Panduan Pembeli Kediaman PR1MA (PR1MA Homebuyers Handbook), Buku Panduan Pemilik Kediaman PR1MA (PR1MA Homeowners Handbook) dan Piawaian Pembangunan (Development Standards). Prinsip-prinsip ini adalah berteraskan matlamat dan garis panduan yang termaktub di dalam Akta PR1MA 2012.

Polisi & Rangka Kerja Prosedur Operasi Standard

Dalam menyokong aktiviti perniagaan PR1MA, Polisi Korporat dan Rangka Kerja Perniagaan PR1MA telah dibangunkan sejajar dengan PHP. Dokumen polisi korporat dalaman ini meliputi prinsip panduan utama dalam rantaian nilai organisasi PR1MA dan model tadbir urus PR1MA, termasuk mekanisme seperti yang termaktub di dalam Akta PR1MA 2012. Dalam proses membuat keputusan, PR1MA telah menubuhkan beberapa jawatankuasa dan mengamalkan Penilaian Berasaskan Proses (Process-Based Evaluation) bagi meneguhkan kepentingan tadbir urus dan ketelusan.

Tatacara pengendalian piawai PR1MA (SOP)

Polisi dan rangka kerja SOP ini secara kumulatif menyediakan struktur, konsistensi dan panduan, membantu organisasi dalam:

a. Kecekapan operasi;
b. Pematuhan peraturan;
c. Pengurusan risiko yang berkesan; dan
d. Pengekalan tahap kualiti yang tinggi dalam perkhidmatan.

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 PHP. This internal corporate policy document encompasses the fundamental guiding principles within 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.

PR1MA Standard Operating Procedure (SOP)

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

a. Operational efficiency;
b. Compliance with regulations;
c. Effective risk management; and
d. Maintenance of a high level of quality in their services.

Jumlah Polisi & SOP Diluluskan/ *Total of Policies and SOPs approved:*

507

Dasar Awam/ *Public Policies*
17

Dasar Korporat/ *Corporate Policies*
55
(termasuk 17 TOR)/ *(including 17 TORs)*

SOP Bahagian/ *Divisional SOPs*
435
(termasuk 30 SOP PCSB)/ *(including 30 PCSB SOPs)*

Nota/Note:
PCSB = PR1MA Communications Sdn Bhd

KOMPONEN-KOMPONEN ASAS DALAM SISTEM KAWALAN DALAMAN

Anggota Perbadanan dan Jawatankuasa

Bagi memastikan kelancaran operasi perniagaan, memudahkan dan menyelaraskan proses membuat keputusan serta pada masa yang sama menentukan kawalan yang sewajarnya, Anggota Perbadanan (Members of Corporation – "MOC") disokong oleh dua jawatankuasa utama iaitu Jawatankuasa Audit dan Pengurusan Risiko (Audit and Risk Management Committee – "ARMC") serta Jawatankuasa Pencalonan dan Imbuhan (Nomination and Remuneration Committee – "NRC"), yang ditubuhkan mengikut peruntukan Akta PR1MA 2012. Terma Rujukan (Terms of Reference – "TOR") ARMC mentakrifkan tanggungjawab dan kewajipan jawatankuasa berkaitan audit, laporan kewangan dan pengurusan risiko, manakala NRC akan membantu MOC dalam melaksanakan tugas dan tanggungjawab berkaitan pencalonan dan imbuhan MOC dan Pengurusan Tertinggi.

Piagam Anggota Perbadanan

Piagam Anggota Perbadanan (MOC Charter) adalah sebuah dokumen rujukan bagi MOC, jawatankuasa-jawatankuasa yang mereka pimpin, dan warga PR1MA mengenai perkara-perkara yang berkaitan dengan MOC dan proses-proses yang berkenaan. Ia merangkumi pelbagai peranan dan tanggungjawab utama, fungsi, kuasa serta matlamat untuk mengukuhkan dan memperkasakan amalan tadbir urus korporat bagi memastikan ketelusan, kebertanggungjawaban dan integriti 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 Nilai Kuasa Melulus Kumpulan PR1MA

Dokumen Had Nilai Kuasa Melulus Kumpulan PR1MA (Group Limits of Authority – "GLOA") menyenaraikan garis panduan akauntabiliti dan tanggungjawab yang digunakan sebagai rujukan. Dokumen ini menetapkan had nilai kuasa meluluskan bagi Perbadanan dan anak-anak syarikatnya ("Kumpulan PR1MA") selaras dengan polisi dan SOP PR1MA. GLOA bertujuan memastikan penyelarasan serta pengurusan tahap-tahap kelulusan dan had nilai kuasa secara berkesan dan cekap. Ini termasuk perkara-perkara yang memerlukan kelulusan oleh MOC dan/atau Menteri yang bertanggungjawab.

GLOA sentiasa disemak dari semasa ke semasa dan dikemas kini untuk memastikan segala transaksi dan aktiviti perniagaan PR1MA mempunyai punca kuasa yang wajar, dan dilaksanakan berlandaskan kepada polisi dan SOP PR1MA. GLOA yang diguna pakai (Versi 4) telah diluluskan oleh MOC pada 21 April 2022 menggantikan versi terdahulu setelah melalui semakan yang teliti dan dikemas kini. Semakan ini adalah penting untuk memenuhi keperluan perubahan dalam aktiviti perniagaan PR1MA serta memastikan pematuhan kepada piawaian tadbir urus.

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, Members of the 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 ARMC define its responsibilities and obligations concerning audits, financial reporting and risk management, while NRC assists MOC in fulfilling its duties and responsibilities related to the nomination and remuneration of MOC and Senior Management.

Charter of Members of the Corporation

The Charter of Members of the Corporation (MOC Charter) is a document for reference by 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

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. 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 and replaced the previous version after a thorough review and update. This revision is essential to accommodate changes in PR1MA business landscape and to ensure continued adherence to governance standards.

Operating Procedures and Guidelines

In implementing PR1MA Corporate Policy and Business Framework, PR1MA 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.

Tadbir Urus PR1MA
PR1MA Governance

Prosedur dan Garis Panduan Operasi

Dalam melaksanakan Dasar Korporat dan Rangka Kerja Perniagaan PR1MA, PR1MA telah membangunkan SOP dan Garis Panduan bagi mematuhi piawaian kawalan dalaman. SOP tersebut menyatakan tentang keseluruhan proses perniagaan, sistem pentadbiran dan sistem operasi, pengurusan sumber manusia dan audit dalaman.

PENGUKUHAN RANGKA KERJA TADBIR URUS KORPORAT PR1MA

Beberapa dasar khusus telah dilaksanakan untuk memastikan urusan perniagaan Perbadanan dan warga PR1MA adalah selari serta dilaksanakan secara profesional, beretika dan berintegriti.

1. **Tatakelakuan dan Kod Etika PR1MA, dan Pakatan Integriti:**
PR1MA mematuhi Tatakelakuan (*Code of Conduct*) dan Kod Etika yang merupakan komponen penting dalam memelihara prinsip budaya dalaman PR1MA dan nilai bersama kerja berpasukan, integriti, kecemerlangan dan kebertanggungjawaban untuk mencapai matlamat perniagaannya. Kesemua urusan perniagaan mematuhi Garis Panduan Pelaksanaan Pakatan Integriti dalam bahagian Perolehan PR1MA secara sepenuhnya bagi memastikan dan menekankan bahawa Perbadanan tidak bertolak ansur sebarang amalan rasuah dalam apa-apa cara sekalipun. MOC juga telah meluluskan Cadangan Semakan Kod Etika pada 27 April 2021 dengan merujuk kepada Garis Panduan Pengurusan Risiko oleh Suruhanjaya Pencegahan Rasuah Malaysia ("SPRM"). Jurang yang telah dikenal pasti oleh pihak PR1MA adalah seperti 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 untuk menjelaskan tanggungjawab warga PR1MA berkenaan penyebaran maklumat yang tepat. PR1MA komited terhadap amalan terbaik dalam pengurusan maklumat dan rekod yang memenuhi keperluan perniagaan, kebertanggungjawaban, dan memupuk persepsi positif dalam kalangan pihak berkepentingan.

3. **Polisi Pemberi Maklumat:**
Polisi Pemberi Maklumat (*Whistleblowing Policy*) disediakan sebagai saluran untuk membuat laporan dan aduan perbuatan salah laku dengan segera. Kesalahan-kesalahan tersebut merangkumi penyelewengan atau salah laku seperti penipuan, rasuah, ketidakpatuhan kewangan dan salah urus serius yang dilakukan oleh warga PR1MA dan/atau pihak luar terhadap kepentingan Perbadanan. Polisi ini bertujuan untuk melindungi pemberi maklumat daripada sebarang tindakan balas akibat pendedahan tersebut, serta menguruskan kedua-dua pemberi maklumat dan pihak yang diadu secara adil. Mana-mana warga PR1MA atau orang awam yang mempunyai maklumat dan/atau sedar akan perbuatan salah laku boleh melapor melalui saluran pemberian maklumat yang disediakan di laman sesawang PR1MA di www.pr1ma.my.

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 identified gaps 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, accountability needs and foster a positive perception among its stakeholders.

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 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 management of PR1MA approved the Corporate Social Responsibility, Donations, Gifts and Sponsorship Policy to ensure that all contributions made by PR1MA are aligned with its CSR strategies.

4. **Polisi Tanggungjawab Sosial Korporat, Derma, Hadiah dan Penajaan:**
   Sebagai warga korporat yang bertanggungjawab, PR1MA komited untuk menyumbang kepada kesejahteraan rakyat dan negara di kawasan-kawasan di mana ia beroperasi. Pada Jun 2017, pihak pengurusan PR1MA telah meluluskan Polisi Tanggungjawab Sosial Korporat, Derma, Hadiah dan Penajaan untuk memastikan kesemua sumbangan yang diberikan oleh PR1MA adalah sejajar dengan strategi-strategi CSR.

FUNGSI INTEGRITI PR1MA

Jabatan Integriti PR1MA ditubuhkan pada 25 Mac 2019. Ini selaras dengan arahan Nombor 1 YAB Perdana Menteri tahun 2018 yang menetapkan syarikat-syarikat milik kementerian dan agensi kerajaan untuk menubuhkan Unit Integriti dan Tadbir Urus yang bertanggungjawab untuk mengurus dan melaksanakan inisiatif-inisiatif penginstitusian integriti, pencegahan, pematuhan dan pengesanan salah laku serta tindakan punitif secara lebih fokus, terancang, cekap dan optimum.

Tujuan penubuhan Jabatan Integriti adalah untuk memastikan warga PR1MA mengamalkan budaya kerja cemerlang dengan ciri-ciri moral dan etika yang kukuh, hatta meningkatkan semangat patriotisme. Inisiatif ini bertujuan membendung salah laku jenayah rasuah, salah guna kuasa dan penyelewengan.

Jabatan Integriti bertanggungjawab melaksanakan enam fungsi teras seperti di bawah:

Fungsi Teras Unit Integriti Agensi Awam

1. **Tadbir Urus:**
   Pelaksanaan amalan tadbir urus terbaik, terutamanya menangani isu integriti yang berkait rapat perilaku rasuah, penyelewengan dan penyalahgunaan kuasa.

2. **Pengukuhan Integriti:**
   Tanggungjawab penting bagi memastikan pembudayaan, penginstitusian dan pelaksanaan integriti.

3. **Pengesanan & Pengesahan:**
   Bertanggungjawab terhadap aduan salah laku jenayah, tatakelakuan dan etika, memastikan tindakan susulan sewajarnya diambil.

4. **Pengurusan Aduan:**
   Pengurusan penerimaan maklumat/aduan mengenai rasuah, penyalahgunaan kuasa, penyelewengan serta pelanggaran tatakelakuan dan etika bagi memastikan tindakan diambil ke atas setiap maklumat/aduan.

PR1MA INTEGRITY FUNCTION

The PR1MA Integrity Department was established on 25 March 2019. This is in line with the Prime Minister's directive number 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.

The Integrity Department is responsible for implementing six core functions as outlined below:

Core Functions of the Public Agency Integrity Unit

1. ***Governance:***
   Implementation of best governance practices, particularly addressing integrity issues, especially related to corruption, misconduct and abuse of power.

2. ***Integrity Strengthening:***
   Critical responsibility to ensure the cultivation, institutionalisation, and implementation of integrity.

3. ***Detection & 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.

5. ***Compliance:***
   Compliance with laws, policies, and regulations in force to ensure that there is no room or opportunity for criminal behaviour and ethical misconduct.

6. ***Discipline:***
   Assisting in the implementation of disciplinary management.

Tadbir Urus PR1MA
PR1MA Governance

5. **Pematuhan:**
   Pematuhan ke atas undang-undang, polisi dan peraturan yang berkuatkuasa bagi memastikan tiada ruang dan peluang bagi tingkah laku jenayah dan salah laku etika.

6. **Tatatertib:**
   Membantu dalam pelaksanaan pengurusan tatatertib.

Pelaporan Jabatan Integriti PR1MA dilakukan secara langsung kepada ARMC. Peranan ARMC dalam konteks integriti adalah seperti berikut:

a. Memantau risiko rasuah, sogokan, penipuan, penyelewengan dan salah laku yang tidak beretika dalam Perbadanan; dan
b. Membantu MOC melaksanakan tanggungjawabnya dalam mengawal selia gejala rasuah dan pengukuhan budaya integriti di kalangan warga PR1MA melalui tadbir urus yang baik, mengawasi pelaksanaan aktiviti Jabatan Integriti bagi mencapai misi dan visi Perbadanan.

Manakala, MOC memainkan peranan utama dalam membentuk iklim dan budaya Perbadanan dengan meletakkan integriti di landasan sewajarnya bagi memastikan hala tuju yang jelas dengan matlamat dan inisiatif yang dilaksanakan oleh Jabatan Integriti.

Dalam konteks integriti, MOC memainkan peranan berikut:

a. Memperkasakan struktur Jabatan Integriti sebagai fungsi bebas dengan pelaporan secara langsung kepada MOC bagi mengelakkan sebarang isu tekanan, penyisihan, penolakan atau tindakan tidak wajar di pihak Perbadanan;
b. Berperanan sebagai badan penyelia dalam melaksanakan fungsi teras Jabatan Integriti;
c. Menilai prestasi Jabatan Integriti melalui pelaporan; dan
d. Mengeluarkan arahan kepada Jabatan Integriti bagi memastikan keberkesanannya sebagai sebuah entiti dalam usaha memelihara integriti dalam Perbadanan secara berterusan.

Rangkaian Pengurusan Intergriti dan Tadbir Urus

Ketua Jabatan Integriti melapor terus kepada MOC mengenai isu-isu integriti yang wujud di dalam Perbadanan. Selain daripada tanggungjawab hakiki dalam urusan pentadbiran harian, Ketua Jabatan Integriti juga bertanggungjawab untuk melapor kepada:

1. MOC: melapor terus pelaksanaan fungsi Jabatan Integriti

2. ARMC: menilai keberkesanan inisiatif yang telah digariskan oleh Jabatan Integriti.

3. Ketua Pegawai Eksekutif: melapor urusan pentadbiran harian melalui Ketua Bahagian Tadbir Urus & Jaminan.

4. Suruhanjaya Pencegahan Rasuah Malaysia (SPRM): pelaporan yang telah diluluskan oleh MOC akan dikemukakan pada setiap empat bulan, khususnya pada bulan April, Ogos dan Disember pada tahun semasa, melalui Bahagian Pengurusan Integriti Agensi (BPIA).

Reporting of the PR1MA Integrity function is done directly to ARMC. The role of ARMC in the context of integrity is as follows:

a. Monitoring the risks of corruption, bribery, fraud, misconduct and unethical behaviour within the Corporation; and
b. 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, overseeing the implementation of the Integrity Department's activities to achieve the Corporation's mission and vision.

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, 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; and
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 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 Integrity Department is also accountable for reporting to:

1. MOC: reporting directly on the implementation of the Integrity Department's functions.

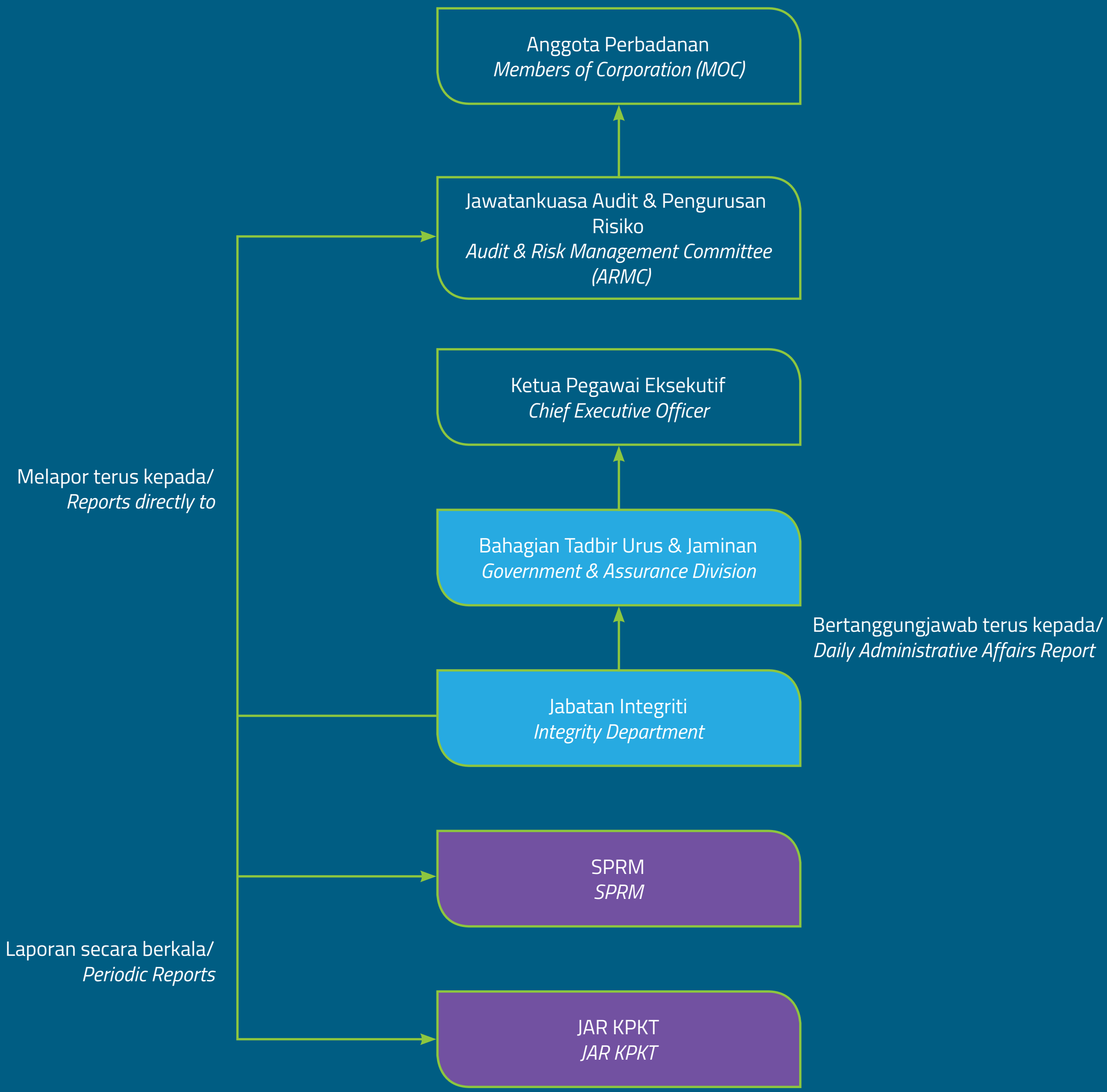
2. ARMC: assessing the effectiveness of initiatives outlined by the Integrity Department.

3. Chief Executive Officer: reporting on daily administrative matters through the Head of the Governance & Assurance Department.

4. Malaysian Anti-Corruption Commission (MACC): reporting approved by the MOC will be submitted every four months, specifically in April, August and December of the current year, through the Agency Integrity Management Division (BPIA).

Rangkaian Pengurusan Integriti dan Tadbir Urus adalah seperti rajah berikut.

The Integrity and Governance Management Network is illustrated in the diagram below.



Sumber: Unit Integriti & Tadbir Urus (Penubuhan & Pelaksanaan) 2020
Source: Integrity & Governance Unit (Establishment & Implementation) 2020

Tadbir Urus PR1MA
PR1MA Governance

Fokus Strategik Jabatan Integriti

Sebagai sebuah jabatan yang dipertanggungjawabkan untuk memelihara integriti dalam kalangan warga PR1MA, melalui amanat dan hasrat MOC untuk memastikan PR1MA dikenali kerana integritinya, maka transformasi pembudayaan nilai-nilai integriti dalam kalangan warga Perbadanan dipupuk melalui inisiatif-inisiatif seperti berikut:

a. Merangka program-program untuk warga PR1MA serta pihak berkepentingan untuk melaporkan sebarang salah laku di saluran pemberi maklumat sedia ada.
b. Menekankan kepentingan warga PR1MA untuk menggunaan saluran pemberi maklumat sedia ada.
c. Taklimat kesedaran serta latihan pemantapan bersasar berimpak tinggi secara berterusan.

Inisiatif Yang Dijalankan Pada 2022

Bagi meningkatkan pemahaman berkenaan budaya integiti dalam kalangan warga PR1MA, beberapa inisiatif penting telah dijalankan pada tahun 2022. Ini termasuk memulakan langkah Pensijilan Sistem Pengurusan Anti-Rasuah (Anti-Bribery Management System – "ABMS") ISO 37001:2016.

Projek pensijilan ISO merangkumi latihan dan bengkel ISO yang komprehensif, dijalankan untuk melengkapkan warga PR1MA dengan kemahiran dan pengetahuan yang diperlukan dalam pelaksanaan dan pemahaman tentang Sistem Pengurusan Kualiti (Quality Management System – "QMS") dan ABMS. Di samping itu, sebuah sesi latihan kesedaran untuk Pengurusan Tertinggi juga telah dijalankan dengan matlamat untuk meningkatkan pemahaman mereka tentang kepentingan dan pelaksanaan standard QMS dan ABMS. Tambahan pula, bengkel-bengkel yang telah dianjurkan adalah untuk memberi tumpuan kepada pembangunan panduan sistem QMS dan ABMS serta dokumen lain yang berkaitan. Bengkel pertama, diadakan dari 1 Ogos 2022 sehingga 4 Ogos 2022, menekankan aspek-aspek asas, manakala bengkel kedua, dijalankan dari 14 November 2022 sehingga 17 November 2022, mendalami selok-belok operasi.

Usaha-usaha ini memainkan peranan penting dalam mengukuhkan komitmen PR1MA untuk memelihara standard integriti yang tinggi dan memupuk budaya kelakuan beretika yang baik dalam Perbadanan.

PENGURUSAN RISIKO RASUAH

PR1MA memberikan penekanan utama dalam memastikan standard integriti yang tertinggi. Sebagai sebahagian daripada komitmen untuk memerangi rasuah, risiko merentasi pelbagai aspek operasi PR1MA sering dinilai dan dipantau. Sejumlah 76 risiko rasuah yang telah dinilai, mencerminkan penilaian menyeluruh dengan 18 dikenal pasti berisiko tinggi, dan 16 sebagai berisiko penting.

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 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:

a. Devising programmes for PR1MA members and relevant stakeholders to report any misconduct through the existing whistleblowing channel.
b. Emphasising the importance of PR1MA members using the existing whistleblowing channel.
c. Continuous targeted awareness briefings and strengthening with high impact training sessions.

Initiatives Undertaken in 2022

To enhance the understanding of the culture of integrity among PR1MA employees, significant initiatives were undertaken in 2022. These include the embarking on ISO 37001:2016 Anti-Bribery Management System (ABMS) Certification.

The ISO certification project includes comprehensive ISO training and workshops have been conducted to equip PR1MA employees with the necessary skills and knowledge in the implementation and understanding of QMS and ABMS. Additionally, an awareness training session for Top Management was conducted as well with the aim of enhancing their buy-in and understanding of the importance and implementation of QMS and ABMS standards Furthermore, workshops were organised to focus on the development of QMS and ABMS manuals and other related documents. The first workshop, held from 1 August 2022 to 4 August 2022, emphasised the foundational aspects, while the second workshop, conducted from 14 November 2022 to 17 November 2022, delved into the operational intricacies.

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.

CORRUPTION RISK MANAGEMENT

PR1MA places a paramount emphasis on ensuring the highest standards of integrity. As part of our commitment to combat corruption, we regularly assess and monitor corruption risks across various facets of our operations. The total corruption risk assessed, currently standing at 76, reflects a comprehensive evaluation, with 18 identified as high risk and 16 as significant risk areas.

Our 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 dedication to maintaining a corruption-free environment and upholding the principles of transparency and ethical conduct.

Jabatan Integriti berdedikasi untuk memantau risiko dengan teliti dan menyelaraskan strategi dengan Pelan Pencegahan Rasuah Organisasi (*Organisational Anti-Corruption Plan – "OACP"*) dalam mematuhi keperluan ABMS. Pendekatan proaktif ini menekankan dedikasi PR1MA untuk mengekalkan persekitaran bebas rasuah dan memelihara prinsip ketelusan dan kelakuan beretika.

Aktiviti Pemerkasaan Integriti

PR1MA komited untuk memupuk budaya integriti, dan pada tahun 2022, pelbagai aktiviti telah dijalankan untuk meningkatkan dan memperkukuh amalan etika dalam Perbadanan. Aktiviti-aktiviti tersebut adalah seperti berikut:

Integrity Enrichment Activities

PR1MA is dedicated to fostering a culture of integrity, and in 2022, numerous activities were undertaken to enhance and reinforce ethical practices within the Corporation. These activities are as below:

NO.	Aktiviti/ *Activity*	Tarikh *Date*	Lokasi *Location*	Bilangan Peserts
1.	Taklimat Integriti –Pekerja Baharu & Program STEP *Integrity Briefing – PR1MA STEP & New Hires*	3/2/2022	Perlis	20
2.	*Taklimat Integriti –Pekerja Baharu & Program STEP* *Integrity Briefing – PR1MA STEP & New Hires*	22/3/2022	Sabah	7
3.	Taklimat Integriti –Pekerja Baharu & Program STEP *Integrity Briefing – PR1MA STEP & New Hires*	12/5/2022	PR1MA HQ	15
4.	Taklimat Integriti –Pekerja Baharu & Program STEP *Integrity Briefing – PR1MA STEP & New Hires*	17/6/2022	PR1MA HQ	12
5.	Latihan Sistem Pengurusan Anti-Rasuah (ABMS) ISO 37001:2016 - Tafsiran *ISO 37001:2016 Anti-Bribery Management System (ABMS) Training - Interpretation*	22/6/2022 – 24/6/2022	PR1MA HQ	40
6.	Taklimat Integriti –Pekerja Baharu & Program STEP *Integrity Briefing – PR1MA STEP & New Hires*	28/6/2022	PR1MA HQ	18
7.	Bengkel 1: Sistem Pengurusan Anti-Rasuah (ABMS) ISO 37001:2016 – Pembangunan Manual & Dokumen Berkaitan *Workshop 1: ISO 37001:2016 Anti-Bribery Management System (ABMS) – Development of Manual & Related Document*	1/8/2022 – 4/8/2022	Glenmarie Golf and Resort	40
8.	Ceramah Kesedaran Akta Perlindungan Data Peribadi (PDPA) *Personal Data Protection Act (PDPA) Awareness Talk*	6/11/2022	PR1MA HQ	46
9.	Bengkel 2: Sistem Pengurusan Anti-Rasuah ISO 37001:2016 (ABMS) – Pembangunan Manual & Dokumen Berkaitan *Workshop 2: ISO 37001:2016 Anti-Bribery Management System (ABMS) – Development of Manual & Related Document*	14/11/2022 – 17/11/2022	Dorsett Grand Subang	40
10.	Forum Hari Integriti PR1MA (Luaran) *PR1MA Integrity Day Forum (External)*	23/11/2022	Saujana Hotel Kuala Lumpur	50
11.	Ceramah Hari Integriti PR1MA (Dalaman) *PR1MA Integrity Day Talk (Internal)*	7/12/2022	PR1MA HQ	80
12.	Bengkel 3: Sistem Pengurusan Anti-Rasuah ISO 37001:2016 (ABMS) – Pembangunan Manual & Dokumen Berkaitan *Workshop 3: ISO 37001:2016 Anti-Bribery Management System (ABMS) – Development of Manual & Related Document*	19/12/2022 – 22/12/2022	Sunway Resort Hotel	40

Usaha-usaha ini mencerminkan komitmen PR1MA untuk memelihara standard etika yang tinggi dalam operasinya secara keseluruhan.
These efforts reflect PR1MA commitment to upholding high ethical standards across its operations.

Tadbir Urus PR1MA
PR1MA Governance

PENGURUSAN RISIKO

Globalisasi, persaingan, inovasi dalam teknologi, penyatuan industri, ekonomi yang saling terhubung dan faktor-faktor lain sedang menyebabkan persekitaran perniagaan menjadi semakin pantas dan kompleks. Landskap perniagaan yang semakin kompleks ini telah mewujudkan suatu jaringan risiko yang sama kompleks dan saling berkait rapat di antara satu sama lain, di mana pengurusan risiko yang tidak efektif boleh mengakibatkan kesalahan strategik, kerugian operasi, kegagalan produk dan litigasi – yang kesemuanya boleh memberi impak yang ketara kepada PR1MA. Oleh itu, memahami risiko-risiko yang dihadapi PR1MA dan menguruskannya dengan wajar berupaya meningkatkan kebolehan dalam membuat keputusan dengan lebih baik, memenuhi objektif dan seterusnya meningkatkan prestasi.

Rangka Kerja dan Polisi Risiko

Polisi Pengurusan Risiko PR1MA membentangkan unsur-unsur utama rangka kerja pengurusan risiko untuk dilaksanakan dan diselenggarakan oleh Perbadanan. Rangka kerja ini direka bagi memperkasa pihak pengurusan dalam mengurus risiko mengikut garis panduan, toleransi dan standard pengurusan yang ditetapkan. Polisi ini merangkumi pendekatan asas yang menentukan, membentuk sebuah proses yang berkesan, berterusan serta konsisten untuk mengenal pasti, menilai, mengawasi dan melaporkan risiko-risiko penting yang dihadapi PR1MA. Polisi ini juga mendokumenkan peranan dan tanggungjawab MOC, ARMC, pihak Pengurusan Tertinggi dan pihak-pihak berkaitan yang lain.

Tadbir Urus Risiko

Fungsi, kuasa dan pelbagai peraturan tadbir urus PR1MA telah ditetapkan di dalam Akta PR1MA 2012. PR1MA mendukung standard tadbir urus korporat yang tinggi dan komited sepenuhnya untuk memelihara tadbir urus yang baik.

MOC percaya pengurusan risiko yang tuntas adalah penting untuk mencapai misi, objektif dan matlamat; dan akur akan tanggungjawabnya sebagai pemantau untuk memastikan penyelenggaraan sistem pengurusan risiko dan kawalan dalaman yang baik di PR1MA.

Tadbir urus risiko memberi tumpuan kepada penggunaan prinsip-prinsip tadbir urus korporat yang baik bagi pengurusan risiko dan peranan Anggota Perbadanan serta Pengurusan Tertinggi, fungsi kawalan risiko, serta proses di mana maklumat risiko dikumpulkan, dianalisa dan dilaporkan, untuk menyediakan asas yang kukuh bagi keputusan pihak pengurusan.

Komitmen yang kukuh dan berterusan oleh pihak Pengurusan Tertinggi adalah penting dalam memastikan keberkesanan pengurusan risiko yang berpanjangan.

Struktur Organisasi Risiko

PR1MA mengguna pakai model tiga barisan pertahanan. Garis-garis pertahanan ini direka untuk mengukuhkan satu sama lain dalam pelaksanaan dan pemantapan rangka kerja pengurusan risiko PR1MA.

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 increasingly complex business landscape has created a universe of equally complex and inter-related risks in which 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 appropriately 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.

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, 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.

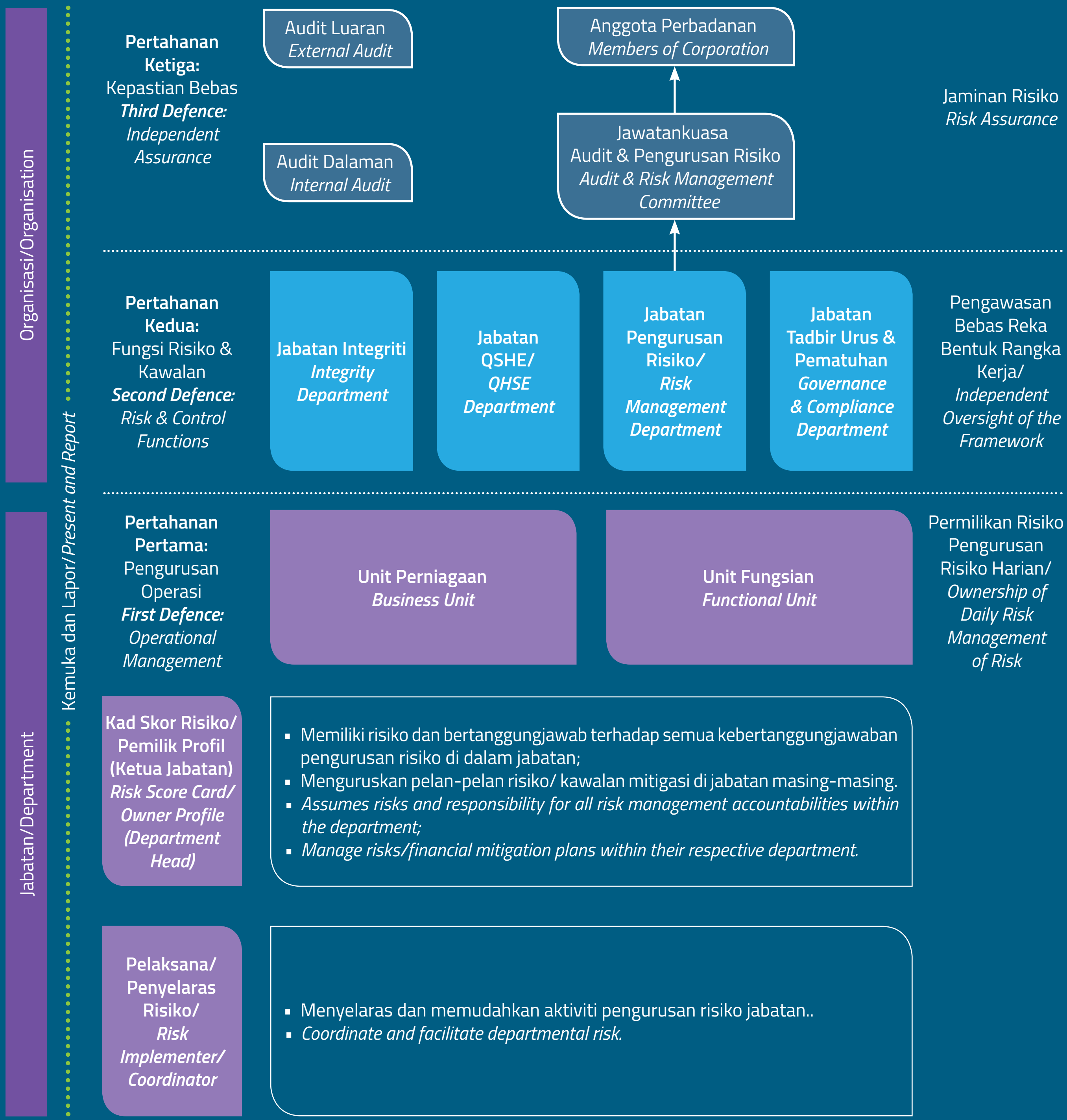
There should remain a strong and sustained commitment by senior management which is critical in ensuring the ongoing effectiveness of risk management.

Organisational Risk Structure

PR1MA adopts three lines of defence model. These lines of defence in their respective roles are designed to reinforce each other in the implementation and strengthening of PR1MA risk management framework.

MOC dan Pengurusan Tertinggi akan memantau keberkesanan aktiviti pengurusan risiko di seluruh organisasi bagi memastikan aktiviti-aktiviti ini terus menyokong misi, visi dan objektif strategi PR1MA.

The MOC and senior management will monitor the effectiveness of risk management activities across the organisation to ensure that these activities continue to support the mission, vision and strategic objectives of PR1MA.



Tadbir Urus PR1MA
PR1MA Governance

Inisiatif Pengurusan Risiko yang Dilaksanakan pada 2022

Berikut adalah inisiatif-inisiatif utama yang dijalankan oleh Jabatan Pengurusan Risiko pada 2022:

Penilaian Risiko dan Kawalan

Pengurusan risiko PR1MA memantau dan menilai risiko setiap suku tahun melalui sesi perbincangan terperinci bersama *'Risk Champions'* terpilih daripada semua bahagian/jabatan di dalam PR1MA. Ini disokong dengan semakan dan pengesahan data di beberapa bahagian/jabatan yang dikenal pasti berdasarkan kad skor risiko mereka. Hasil pemantauan penilaian risiko dan kawalan pada setiap suku tahun kemudiannya dilaporkan kepada pihak pengurusan melalui Laporan Pengurusan Risiko dan dibentangkan dalam mesyuarat ARMC.

Peratusan Risiko Mengikut Tahap Risiko

Bagi keseluruhan tahun 2022, terdapat penurunan dalam jumlah keseluruhan risiko pada suku pertama (S1 2022) yang berjumlah 139 risiko, sehingga suku keempat (S4 2022) yang berjumlah 110 risiko. Penurunan ini terutamanya disebabkan oleh pengurangan risiko ketika negara beralih ke arah fasa awal pasca-endemik COVID-19. Sebanyak 110 risiko telah dikenal pasti pada S4 2022, dengan tujuh risiko dikategorikan sebagai sangat ketara.

Secara keseluruhan, pihak pengurusan berpuas hati dengan tahap risiko kesuluruhan PR1MA, dan kawalannya sedang beroperasi pada tahap yang diharapkan.

AUDIT DALAMAN

Jabatan Audit Dalaman (JAD) adalah penting dalam komitmen PR1MA terhadap ketelusan, kebertanggungjawaban dan tadbir urus yang berkesan. Budaya JAD yang memupuk pendekatan proaktif terhadap proses pengurusan risiko, kawalan dan tadbir urus, diperkasakan dengan kepimpinan yang kukuh, nilai etika dan komitmen terhadap kecemerlangan.

JAD terdiri daripada pasukan lima juruaudit daripada pelbagai latar belakang dan kepakaran dalam bidang seperti perakaunan, kewangan, undang-undang, kejuruteraan mekanikal dan sains lestari, di mana PR1MA telah melabur RM748,000 secara kumulatif untuk pengambilan, latihan dan pembangunan profesional mereka. Secara keseluruhan, mereka telah mengikuti latihan selama 456 jam merangkumi bengkel dalaman dan luaran serta persidangan yang sejajar dengan peranan mereka sebagai juruaudit.

Kepimpinan PR1MA memberi kekuatan tambahan kepada pasukan. Ketua Bahagian Tadbir Urus & Jaminan memiliki sijil yang berprestij, iaitu Juruaudit Dalaman Bertauliah (*Certified Internal Auditor – CIA*), *Certification in Control Self-Assessment (CCSA)* dan Pegawai Integriti Bertauliah (*Certified Integrity Officer – CeIO*). Selain itu, beliau juga merupakan ahli profesional Institut Juruaudit Dalaman Malaysia (*Institute of Internal Auditors Malaysia - IIAM*) dan Institut Akauntan

Risk Management Initiatives Implemented in 2022

The following are the main initiatives carried out by the Risk Management Department in 2022:

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 in PR1MA. This was supported by performing checks and verification of data at several identified divisions/departments based on their individual risk scorecards. The results of the monitoring of risk and control assessment every quarter were reported to the Management through the Risk Management Report and presented at the ARMC meeting.

Percentage of Risks According to Risk Levels

For the whole year 2022, there was a decrease in the total number of risks from the first quarter (Q1 2022), which amounted to 139 risks, until the fourth quarter (Q4 2022), which stood at 110 risks. This decrease was mainly due to the reduction of risks as the country moved towards the early post-endemic phases of COVID-19. A total of 151 risks were identified in Q4 2022, with seven 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 are operating at a reliable level.

INTERNAL AUDIT

The PR1MA Internal Audit Department (IAD) is integral to PR1MA commitment to transparency, accountability and effective governance. The IAD culture fosters a proactive approach to risk management, control and governance processes, characterised by strong leadership, ethical values and a commitment to excellence.

The IAD comprises a team of five auditors, each bringing diverse backgrounds and expertise in fields such as Accounting, Finance, Law, Mechanical Engineering and Sustainable Science, where PR1MA has invested RM748,000 cumulatively for their recruitment, training and professional development. These professionals have collectively participated in 456 hours of training, encompassing internal and external workshops and conferences aligned with their roles as auditors.

PR1MA leadership brings added strength to the team. The Head of Governance & Assurance Division holds prestigious certifications i.e. Certified Internal Auditor (CIA), Certification in Control Self-Assessment (CCSA) and Certified Integrity Officer (CeIO). Additionally, he is also a professional member of the Institute of Internal Auditors Malaysia (IIAM) and the Malaysian Institute of Accountants (MIA). Meanwhile, the Head of Internal Audit holds the esteemed Enterprise Risk Advisor (ERA) certification and possesses a Bachelor of Commerce degree in Accountancy and Finance from the University of Queensland, Australia.

Malaysia (*Malaysian Institute of Accountants - MIA*). Sementara itu, Ketua Audit Dalaman memegang pensijilan *Enterprise Risk Advisor (ERA)* dan memiliki Ijazah Sarjana Muda Perdagangan dalam Perakaunan dan Kewangan dari University of Queensland, Australia.

Penilaian Risiko

Audit Dalaman mengenal pasti bidang auditnya berdasarkan penilaian risiko yang dilakukan pada:

a. Risiko yang wujud di setiap unit/jabatan perniagaan; dan
b. Pembolehubah risiko dalam setiap unit/jabatan perniagaan.

Proses penilaian risiko sistematik dan berterusan diguna pakai untuk mengenal pasti dan menilai risiko-risiko yang berpotensi menjejaskan pencapaian objektif Perbadanan. Ini termasuk risiko berkaitan pengurusan projek, proses kewangan, pematuhan dan cabaran industri. JAD telah melaksanakan pelbagai aktiviti kawalan untuk menangani risiko yang dikenal pasti, termasuk:

- Pengujian dan penilaian kawalan dalaman;
- Pengasingan tugas untuk mengelakkan konflik kepentingan; dan
- Semakan berkala terhadap prosedur dan metodologi audit.

Maklumat dan Komunikasi

Komunikasi telus adalah asas kepada rangka kerja kawalan dalaman PR1MA. JAD memastikan saluran komunikasi yang berkesan untuk menyebarkan maklumat yang berkaitan kawalan dalaman, penemuan audit dan cadangan kepada pihak berkepentingan, termasuk pengurusan dan ARMC.

Pemantauan dan Penilaian

JAD mengekalkan proses pemantauan dan penilaian yang kukuh, menjalankan audit dalaman dan penilaian untuk memastikan keberkesanan berterusan pada kawalan dalaman.

ARMC menyemak dan meluluskan rancangan audit tahunan JAD, belanjawan dan keperluan sumber manusia bagi memastikan modal insan yang mempunyai kecekapan yang berkenaan adalah mencukupi untuk melaksanakan tugas audit selaras dengan matlamat PR1MA. Selain itu, ARMC juga menilai prestasi JAD dan Ketua Audit Dalaman dari semasa ke semasa.

Kebebasan dan Struktur Pelaporan

JAD melapor secara fungsional kepada ARMC bagi mengekalkan kebebasan dan objektivitinya. Struktur pelaporan ini memastikan bahawa juruaudit bebas daripada konflik kepentingan yang boleh menjejaskan kesaksamaan mereka.

Ketua Bahagian Tadbir Urus & Jaminan, yang melaksanakan fungsi Ketua Eksekutif Audit (*Chief Audit Executive - CAE*), melapor secara pentadbiran kepada Ketua Pegawai Eksekutif, membolehkan beliau memperoleh kemampuan dan mandat yang diperlukan oleh sebuah fungsi audit dalaman untuk memenuhi tanggungjawabnya.

Risk Assessment

Internal Audit identifies its scopes of audit based on risk assessments performed on:

a. The inherent risk of each business unit/department; and
b. The risk variables within each business unit/department.

A systematic and continuous risk assessment process is employed to identify and evaluate potential risks to the achievement of the Corporation's objectives. This includes risks related to project management, financial processes, compliance and emerging industry challenges. The IAD has implemented a range of control activities to address identified risks, including:

- *Testing and evaluation of internal controls;*
- *Segregation of duties to prevent conflicts of interest; and*
- *Periodic reviews of audit procedures and methodologies.*

Information and Communication

Transparent communication is fundamental to our internal control framework. IAD ensures effective communication channels to disseminate relevant information regarding 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, conducting regular internal 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 that resources with relevant competencies are sufficient to perform audit tasks in line with PR1MA goals. Moreover, the ARMC also evaluates the IAD and the Head of Internal Audit's performance over time.

Independence and Reporting Structure

The IAD reports functionally to the ARMC to maintain its independence and objectivity. This reporting structure ensures that the auditors would be free from conflicts of interest that could compromise their impartiality.

The Head of Governance & Assurance Division, who performs the functions of the Chief Audit Executive (CAE), reports administratively to the Chief Executive Officer, enabling him to obtain the calibre and mandate required by an internal audit function to fulfil his responsibilities.

Tadbir Urus PR1MA
PR1MA Governance

Standard dan Pematuhan Profesional

JAD ialah ahli korporat IIAM. Secara tidak langsung, JAD juga mengguna pakai *International Professional Practices Framework (IPPF)*, yang merangkumi komponen-komponen wajib – Prinsip Teras, *International Standards for the Professional Practice of Internal Auditing (ISPPIA)*, Definisi Audit Dalaman dan Kod Etika – untuk menguruskan fungsinya dan melaksanakan tugas pengauditan.

JAD juga berpandukan pada Akta PR1MA 2012, polisi dalaman dan SOP (Pohon Polisi) PR1MA, Kawalan Dalaman dan Rangka Kerja Pengurusan Risiko dalam menilai dan melaporkan tahap komprehensif dan keberkesanan sistem kawalan dalaman PR1MA.

Bidang dan Liputan

Tanggungjawab JAD adalah sejajar dengan mandat yang digariskan dalam Pekeliling Perbendaharaan PS 3.1/2013. JAD menggunakan pendekatan pengauditan berasaskan risiko, mengutamakan pelan audit berasaskan strategi utama PR1MA, matlamat dan risiko yang dikenal pasti.

Bagi tahun kewangan yang berakhir pada 31 Disember 2022, JAD melaksanakan lima pengauditan seperti di rancangan audit tahunan dan tiga audit permintaan khas meliputi fungsi teras, unit perniagaan dan anak syarikat seperti di bawah:

1. Audit ke atas pelantikan Pembekal Perkhidmatan Pengurusan Fasiliti;
2. Audit ke atas 'Projek JENDELA 1.0@PPR' oleh PR1MA Communications Sdn Bhd;
3. Audit ke atas Jabatan Perolehan;
4. Audit ke atas fungsi Perolehan PR1MA Communications Sdn Bhd;
5. Audit Khas ke atas Projek JENDELA 2.0@PPR oleh PR1MA Communications Sdn Bhd;
6. Audit ke atas Jabatan Undang-undang – Perjanjian Pra-/Pasca-Pembangunan;
7. Audit Pengesahan ke atas Jabatan Perolehan; dan
8. Audit Pengesahan ke atas fungsi Perolehan PR1MA Communications Sdn Bhd.

Inisiatif-inisiatif Utama

Selain tanggungjawab pengauditannya, JAD telah bekerjasama dengan jabatan lain dalam Bahagian Tadbir Urus & Jaminan untuk meningkatkan tadbir urus, pengurusan risiko dan kawalan dalaman di seluruh PR1MA. Pada masa yang sama, JAD juga memainkan peranan penting dalam menyokong Jabatan Pematuhan dan Jabatan Integriti dalam memperolehi pensijilan ISO 9001:2015 QMS dan ISO 37001:2016 ABMS.

Professional Standards and Compliance

The IAD is a corporate member of the IIAM. Indirectly, the IAD also adopts the International Professional Practices Framework (IPPF), which includes mandatory components – Core Principles, International Standards for the Professional Practice of Internal Auditing – ISPPIA, Internal Audit Definition and Code of Ethics – to manage its functions and perform auditing tasks.

The IAD is also guided by the PR1MA Act 2012, internal policies and SOP (PR1MA Policy Tree), Internal Control and Risk Management Framework in assessing and reporting on the adequacy and effectiveness of PR1MA internal control system.

Scope and Coverage

The responsibilities of the IAD are aligned 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 primary strategy, goals and identified risks.

For the financial year ended 31 December 2022, the IAD conducted five planned and three special requests across the core functions, business units and subsidiaries as below:

1. *Audit on the Appointment of Facility Management Service Provider*
2. *Audit on PR1MA Communications Sdn Bhd's JENDELA 1.0@PPR Project*
3. *Audit on Procurement Department*
4. *Audit on PR1MA Communications Sdn Bhd's Procurement function*
5. *Special Audit Review on PR1MA Communications Sdn Bhd's JENDELA 2.0@PPR Project*
6. *Audit on Legal Department-Pre/Post Development Agreement and General Legal*
7. *Special Audit Verification on Procurement Department*
8. *Special Audit Verification on PR1MA Communications Sdn Bhd's Procurement function*

Key Initiatives

In conjunction with its auditing responsibilities, the IAD has collaborated with other department within the Governance & Assurance Division to enhance governance, risk management and internal control across PR1MA. Simultaneously, the IAD also played a pivotal role in supporting the Compliance and Integrity Department in rolling out ISO 9001:2015 QMS and ISO 37001:2016 ABMS.

SKOR QLASSIC

PR1MA ditubuhkan untuk menyediakan rumah mampu milik yang berkualiti kepada rakyat Malaysia berpendapatan sederhana dan pada masa yang sama memastikan semua kakitangan menjalankan tugas dalam persekitaran kerja yang sihat dan selamat sepanjang proses pembinaan. Selaras dengan aspirasi ini, PR1MA amat komited terhadap aspek kualiti, kesihatan, keselamatan, dan alam sekitar. Untuk memastikan matlamat ini dicapai, Jabatan Kualiti, Kesihatan, Keselamatan & Alam Sekitar (*Quality, Health, Safety & Environment - QHSE*) telah diperkenalkan dan ditempatkan di bawah seliaan Bahagian Tadbir Urus & Jaminan.

Jabatan QHSE berperanan untuk memantau prestasi pemaju/kontraktor di tapak projek PR1MA semasa proses pembinaan, dengan objektif berikut:

- Kualiti: Sistem Penilaian Kualiti untuk Kerja-kerja Pembinaan Bangunan (*Quality Assessment System for Building Construction Works – QLASSIC*) dengan skor 65% dan ke atas;
- Kesihatan & Keselamatan: Sifar kematian di tapak projek; dan
- Alam Sekitar: Sifar bencana alam sekitar di tapak projek.

Jabatan QHSE telah memperkenalkan dan menjalankan program audit mengikut undang-undang, peraturan dan standard dalam bidang pembinaan. Program audit kualiti yang diguna pakai adalah daripada Standard Industri Pembinaan (CIS) 7:202 – Sistem Penilaian Kualiti untuk Kerja-kerja Pembinaan Bangunan, amalan standard di Malaysia yang dibangunkan oleh Lembaga Pembangunan Industri Pembinaan Malaysia (CIDB).

Dalam masa yang sama, program audit Kesihatan, Keselamatan dan Alam Sekitar (HSE) turut 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 lain yang berkaitan.

Pada tahun 2022, empat projek PR1MA telah menjalani Penilaian QLASSIC dengan pencapaian skor seperti berikut:

1. Residensi Taman Pelangi Indah, Johor: 80%
2. Residensi Gambang Baru 1, Pahang: 75%
3. Residensi Kepayang, Perak: 75%
4. Residensi Selatan Kinarut, Sabah: 61%.

QLASSIC SCORE

PR1MA is established with the aim to provide quality affordable homes to middle-income Malaysians while ensuring that our employees carry out their tasks in a healthy and safe working environment throughout the construction process. In line with this aspiration, PR1MA is highly committed to aspects of quality, health, safety and the environment. To facilitate and achieve these goals, the Quality, Health, Safety & Environment (QHSE) Department was introduced and placed under the supervision of the Governance & 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 & Safety: Zero fatalities on the project site; and*
- *Environment: Zero environmental disasters on the project site.*

The QHSE Department has introduced and conducted audit programmes in accordance with Laws, Regulations and Standards in construction. Our Quality audit programme was adopted from the Construction Industry Standard (CIS) 7:202 – 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 2022, four PR1MA projects underwent QLASSIC Assessment, with the following scores:

1. *Residensi Taman Pelangi Indah, Johor: 80%*
2. *Residensi Gambang Baru 1, Pahang: 75%*
3. *Residensi Kepayang, Perak: 75%*
4. *Residensi Selatan Kinarut, Sabah: 61%*

Tadbir Urus PR1MA
PR1MA Governance

Rangka Kerja Keseluruhan QHSE

Kontraktor-kontraktor projek PR1MA dikehendaki mengemukakan Polisi *Environmental, Social & Governance* (ESG)/QHSE bersama Pelan Kualiti Projek, Pelan Keselamatan Projek dan Pelan Pengurusan Alam Sekitar, yang akan disahkan oleh Jabatan QHSE dengan salinan setiap satu disimpan untuk tujuan rekod.

Kesinambungan Mesyuarat Pertama PR1MA dan Taklimat Kesedaran PR1MA kepada Kontraktor (*PR1MA Awareness Briefing to Contractors – PABC*) adalah kekal teguh, terutama sekali dengan bermulanya projek baharu atau pelantikan kontraktor penyelamat baharu. Bagi memudahkan perkara ini, Kit Permulaan QHSE PR1MA akan disediakan kepada kontraktor-kontraktor. Pada masa yang sama, Jabatan Integriti juga akan mengadakan taklimat mengenai dasar anti rasuah dan SOP PR1MA melalui PABC.

Inisiatif penting PR1MA seperti Program Latihan & Penambahbaikan PR1MA dan Sesi Pembelajaran dan Perkongsian PR1MA telah disepadukan secara strategik sepanjang kitaran hayat projek. Program-program ini direka untuk meningkatkan kesedaran dan pengetahuan kontraktor, serta mengelakkan kesilapan yang berulang melalui pembelajaran amalan terbaik rakan sekerja lain dengan melawat tapak projek mereka. Penekanan diberikan kepada amalan melakukan perkara-perkara dengan betul pada kali pertama bagi mengelakkan pembaziran bahan dan masa yang tidak sepatutnya.

Sejajar dengan komitmen PR1MA terhadap kecemerlangan, pelbagai program pemantauan pematuhan, termasuk Pemeriksaan Persekitaran serta Keselamatan PR1MA, Pemeriksaan Kualiti dalam Pematuhan PR1MA, Sistem Penilaian Kerja PR1MA, Audit Pematuhan Rancangan PR1MA, Pemeriksaan Unit Percubaan PR1MA, dan Penilaian Risiko Projek akan memastikan pematuhan ketat kontraktor terhadap keperluan perundangan dan standard PR1MA, menjamin keselamatan dan kesejahteraan semua pekerja di tapak projek, mencegah pencemaran alam sekitar dan mengurangkan pembaziran sumber. Usaha kolektif ini memberi sumbangan besar kepada kemampanan projek dengan mengurangkan risiko kelewatan, implikasi kewangan dan memelihara reputasi PR1MA.

QHSE Overall Framework

The contractors of PR1MA projects are required to submit their ESG/QHSE 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 PR1MA Kick-off Meeting (PKOM) and 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 PR1MA Awareness Briefing to Contractors (PABC).

PR1MA noteworthy initiatives such as the PR1MA Training & 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 as well as to 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 wastage of materials and time.

Aligned with PR1MA unwavering commitment to excellence, a spectrum of compliance monitoring programmes, including PR1MA Environmental plus Safety Inspection (PEpSI), PR1MA Quality in Compliance Check (PQuICK), PR1MA Workmanship Assessment System (PWAS), PR1MA Plan Compliance Audit (PPCA), PR1MA Mock-up Unit Inspection (PMUI) and Project Risk Assessment & 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, financial implications and preserving the esteemed reputation of PR1MA.

SIJIL KETUA AUDIT NEGARA
MENGENAI PENYATA KEWANGAN
PERBADANAN PR1MA MALAYSIA
BAGI TAHUN BERAKHIR 31 DISEMBER 2022

Sijil Mengenai Pengauditan Penyata Kewangan

Pendapat

Saya telah memberikan kuasa kepada firma audit swasta di bawah subseksyen 7(3) Akta Audit 1957 [*Akta 62*] untuk mengaudit Penyata Kewangan Perbadanan PR1MA Malaysia. Penyata kewangan tersebut merangkumi Penyata Kedudukan Kewangan pada 31 Disember 2022 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 96.

Pada pendapat saya, penyata kewangan ini memberikan gambaran yang benar dan saksama mengenai kedudukan kewangan Perbadanan PR1MA Malaysia dan Kumpulan pada 31 Disember 2022 dan prestasi kewangan serta aliran tunai bagi tahun 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*].

Asas Kepada Pendapat

Pengauditan telah dilaksanakan berdasarkan Akta Audit 1957 dan International Standards of Supreme Audit Institutions. Tanggungjawab saya dihuraikan 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 saya.

Kebebasan dan Tanggungjawab Etika Lain

Saya adalah bebas daripada Perbadanan PR1MA Malaysia dan Kumpulan dan 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.

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 syarikat subsidiari yang tidak diaudit oleh saya, telah dinyatakan di Nota 8 dalam penyata kewangan.

Hal-hal Lain

Perbadanan PR1MA Malaysia perlu mengambil perhatian terhadap perkara berikut:

a. Prestasi kesemua syarikat subsidiari Perbadanan PR1MA Malaysia telah mencatatkan kerugian dalam penyata kewangan masing-masing pada tahun 2022. 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.

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 MOHD RADZI)
KETUA AUDIT NEGARA
MALAYSIA

PUTRAJAYA
4 DISEMBER 2023

PERBADANAN PR1MA MALAYSIA

(Ditubuhkan di bawah Akta PR1MA 2012)

Penyata kewangan bagi tahun berakhir 31 Disember 2022

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 SELANGOR pada 23 NOV 2023)

Khalid bin Ramli

PESURUHJAYA SUMPAH
B 558
SHAHRUDIN BIN ESA
1.1.2021-31.12.2023
MALAYSIA

Di hadapan saya,

B-1-08, Blok B, Oasis Square,
Ara Damansara, Jalan PJU 1A/7A,
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 2022 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: 23 NOV 2023
Tempat: Petaling Jaya, Selangor

....

DATUK SERI HAJI MOHD NAZRI BIN MD. SHARIFF
Anggota Perbadanan
Tarikh: 23 NOV 2023
Tempat: Petaling Jaya, Selangor

Penyata Kedudukan Kewangan
Pada 31 Disember 2022

	Nota	Kumpulan 2022 RM'000	Kumpulan 2021 RM'000 Dinyatakan Semula	Perbadanan 2022 RM'000	Perbadanan 2021 RM'000 Dinyatakan Semula
Aset bukan semasa					
Loji dan peralatan	4	14,852	11,694	6,575	5,503
Hartanah pelaburan	5	1,036	727	1,036	727
Hak penggunaan aset	6	12,283	15,654	12,283	15,654
Aset cukai tertunda	7	1,624	3,113	-	-
Pelaburan dalam syarikat subsidiari	8	-	-	3,000	3,000
Inventori	9	1,037,908	1,012,169	1,006,438	980,699
Jumlah aset bukan semasa		1,067,703	1,043,357	1,029,332	1,005,583
Aset semasa					
Inventori	9	2,023,028	2,866,747	1,784,393	2,405,859
Penghutang dagangan dan lain-lain	10	461,516	673,407	1,321,355	1,631,584
Aset cukai		210,493	25,325	208,083	25,325
Kontrak dengan pelanggan	11	913,864	1,089,526	850,555	1,022,195
Tunai dan kesetaraan tunai	12	476,034	853,669	427,704	820,130
Jumlah aset semasa		4,084,935	5,508,674	4,592,090	5,905,093
Jumlah aset		5,152,638	6,552,031	5,621,422	6,910,676
Ekuiti					
Lebihan/(defisit) terkumpul		34,111	302,365	(125,181)	131,385
Jumlah ekuiti		34,111	302,365	(125,181)	131,385
Liabiliti bukan semasa					
Kumpulan Wang Pembangunan dan PFI	13	697,538	1,182,633	697,538	1,182,633
Geran pembangunan	14	22,164	-	22,164	-
Dana pinjaman	15	3,754,169	3,253,398	3,754,169	3,253,398
Liabiliti pajakan	16	8,265	12,116	8,265	12,116
Jumlah liabiliti bukan semasa		4,482,136	4,448,147	4,482,136	4,448,147

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Kedudukan Kewangan
Pada 31 Disember 2022 (sambungan)

		Kumpulan		Perbadanan	
	Nota	2022 RM'000	2021 RM'000 Dinyatakan Semula	2022 RM'000	2021 RM'000 Dinyatakan Semula
Liabiliti semasa					
Pemiutang dagangan dan lain-lain	17	591,200	508,748	1,221,152	1,038,613
Liabiliti cukai		2,054	240	178	-
Dana pinjaman	15	38,223	1,288,385	38,223	1,288,385
Liabiliti pajakan	16	4,914	4,146	4,914	4,146
Jumlah liabiliti semasa		636,391	1,801,519	1,264,467	2,331,144
Jumlah liabiliti		5,118,527	6,249,666	5,746,603	6,779,291
Jumlah ekuiti dan liabiliti		5,152,638	6,552,031	5,621,422	6,910,676

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Untung atau Rugi dan Pendapatan Komprehensif Lain

bagi tahun kewangan berakhir 31 Disember 2022

	Nota	Kumpulan 2022 RM'000	Kumpulan 2021 RM'000 Dinyatakan Semula	Perbadanan 2022 RM'000	Perbadanan 2021 RM'000 Dinyatakan Semula
Hasil	18	1,515,675	3,162,152	1,284,194	2,741,037
Kos jualan	19	1,393,033	1,801,368	1,160,751	1,599,158
Lebihan kasar		122,642	1,360,784	123,443	1,141,879
Pendapatan lain:					
Kumpulan Wang Operasi, Pembangunan dan PFI		87,512	(55,747)	87,494	(55,896)
Lain-lain pendapatan		24,823	84,862	24,690	84,611
	20	112,335	29,115	112,184	28,715
Perbelanjaan:					
Perbelanjaan kakitangan	21	53,864	35,841	50,802	34,028
Perbelanjaan pentadbiran		14,320	12,285	12,628	10,286
Perbelanjaan perjalanan		8,350	2,077	8,276	2,036
Fi perkhidmatan profesional		2,583	2,805	2,295	2,485
Utiliti dan komunikasi		1,421	1,603	1,910	1,530
Pembaikan dan penyelenggaraan		4,892	4,283	4,694	4,216
Perbelanjaan sewa		496	469	488	463
Media dan pengiklanan		12,701	2,282	12,630	2,223
Pendaftaran dan insurans		3,231	1,739	3,023	1,489
PR1MA Prihatin	22	20,754	23,864	20,754	23,864
Kos berkaitan projek	23	187,461	114,714	186,195	110,942
Kos kewangan - projek	24	168,509	181,801	168,509	178,723
Kerugian rosot nilai	25	75,532	4,642	75,488	4,535
		554,114	388,405	547,692	376,820
(Defisit)/Lebihan sebelum cukai	26	(319,137)	1,001,494	(312,065)	793,774
(Pendapatan)/perbelanjaan cukai	27	(50,883)	54,722	(55,499)	55,791
(Defisit)/Lebihan bersih		(268,254)	946,772	(256,566)	737,983
(Defisit)/Lebihan bersih diagihkan kepada:					
Perbadanan		(262,889)	927,837	(256,566)	737,983
Syarikat subsidiari		(5,365)	18,935	-	-
		(268,254)	946,772	(256,566)	737,983

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Perubahan Ekuiti
bagi tahun kewangan berakhir 31 Disember 2022

Kumpulan	Nota	Akaun sumbangan RM'000	Rizab penilaian semula RM'000	Lebihan terkumpul RM'000	Jumlah RM'000
Pada 1 Januari 2021		136	13	(644,420)	(644,271)
Pengiktirafan Akaun sumbangan ke Untung atau Rugi		(136)	-	-	(136)
Pelarasan kerugian pra-pengambilalihan dan Rizab penilaian semula		-	(13)	13	-
Lebihan tahun semasa					
- Seperti dilaporkan terdahulu		-	-	489,388	489,388
- Pelarasan tahun sebelum	33	-	-	457,384	457,384
Seperti dinyatakan semula		-	-	946,772	946,772
Pada 31 Disember 2021		-	-	302,365	302,365
Defisit tahun semasa		-	-	(268,254)	(268,254)
Pada 31 Disember 2022		-	-	34,111	34,111

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Perubahan Ekuiti

bagi tahun kewangan berakhir 31 Disember 2022 (sambungan)

Perbadanan	Nota	Akaun sumbangan RM'000	Defisit terkumpul RM'000	Jumlah RM'000
Pada 1 Januari 2021		136	(606,598)	(606,462)
Pengiktirafan Akaun sumbangan ke Untung atau Rugi		(136)	-	(136)
Lebihan tahun semasa				
- Seperti dilaporkan terdahulu		-	375,456	375,456
- Pelarasan tahun sebelum	33	-	362,527	362,527
Seperti dinyatakan semula		-	737,983	737,983
Pada 31 Disember 2021		-	131,385	131,385
Defisit tahun semasa		-	(256,566)	(256,566)
Pada 31 Disember 2022		-	(125,181)	(125,181)

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Aliran Tunai
bagi tahun kewangan berakhir 31 Disember 2022

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000 Dinyatakan Semula	2022 RM'000	2021 RM'000 Dinyatakan Semula
Aliran tunai daripada aktiviti operasi				
(Defisit)/Lebihan sebelum cukai	(319,137)	1,001,494	(312,065)	793,774
Pelarasan untuk:				
Pendapatan kewangan	(16,150)	(18,490)	(15,940)	(18,141)
Kos kewangan	168,559	181,828	168,557	178,747
Untung daripada pelupusan loji dan peralatan	-	(178)	-	(178)
Rosot nilai bersih pada kos berkaitan projek	75,505	4,684	75,488	4,535
Penilaian semula bersih atas peruntukan kerugian	257	230	192	192
Sumbangan diterima	(64)	(136)	(64)	(136)
Susut nilai loji dan peralatan	4,261	5,334	2,725	3,751
Susut nilai hak penggunaan aset	4,739	3,922	4,739	3,922
Susut nilai hartanah pelaburan	20	7	20	7
Dana/Geran yang telah digunakan	(611,101)	(1,740,618)	(611,101)	(1,740,618)
Pembalikan lebihan rosot nilai	-	73,296	-	73,296
Perbelanjaan faedah berkaitan liabiliti pajakan	711	609	711	609
Defisit operasi sebelum perubahan modal kerja:	(692,400)	(488,018)	(686,738)	(700,240)
Inventori	742,146	1,017,113	519,910	866,941
Penghutang dagangan dan lain-lain	211,634	1,575	310,037	87,249
Aset kontrak	175,662	(111,991)	171,640	(81,872)
Pemiutang dagangan dan lain-lain	80,977	54,141	182,519	316,980
Aliran tunai daripada aktiviti operasi	518,019	472,820	497,368	489,058
Faedah diterima	16,150	18,490	15,940	18,141
Faedah dibayar	(130,336)	(143,874)	(130,334)	(140,793)
Bayaran cukai	(129,527)	(82,236)	(127,081)	(81,116)
Aliran tunai bersih daripada aktiviti operasi	274,306	265,200	255,893	285,290

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Aliran Tunai

bagi tahun kewangan berakhir 31 Disember 2022 (sambungan)

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000 Dinyatakan Semula	2022 RM'000	2021 RM'000 Dinyatakan Semula
Aliran tunai daripada aktiviti pelaburan				
Perolehan loji dan peralatan	(7,335)	(5,420)	(3,713)	(2,688)
Terimaan daripada jualan loji dan peralatan	-	322	-	322
Aliran tunai bersih digunakan untuk aktiviti pelaburan	(7,335)	(5,098)	(3,713)	(2,366)
Aliran tunai daripada aktiviti pembiayaan				
Terimaan daripada Dana/Geran Pembangunan	148,170	5,000	148,170	5,000
Bayaran balik liabiliti pajakan	(5,162)	(3,929)	(5,162)	(3,929)
Bayaran balik dana pinjaman - prinsipal	(750,000)	(500,000)	(750,000)	(500,000)
Bayaran balik dana pinjaman - faedah	(37,614)	(34,615)	(37,614)	(34,615)
Aliran tunai bersih digunakan untuk aktiviti pembiayaan	(644,606)	(533,544)	(644,606)	(533,544)
Kurangan bersih dalam tunai dan kesetaraan tunai	(377,635)	(273,442)	(392,426)	(250,620)
Tunai dan kesetaraan tunai pada awal tahun	853,669	1,127,111	820,130	1,070,750
Tunai dan kesetaraan tunai pada akhir tahun	476,034	853,669	427,704	820,130

Nota-nota yang dilampirkan adalah sebahagian daripada penyata kewangan ini.

Penyata Aliran Tunai
bagi tahun kewangan berakhir 31 Disember 2022 (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	
	2022 RM'000	2021 RM'000 Dinyatakan Semula	2022 RM'000	2021 RM'000 Dinyatakan Semula
Deposit jangka pendek di institusi kewangan berlesen	330,574	509,995	330,574	509,995
Baki bank dan tunai	145,460	343,674	97,130	310,135
	476,034	853,669	427,704	820,130

Aliran tunai penerima pajakan di dalam aktiviti pajakan

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000 Dinyatakan Semula	2022 RM'000	2021 RM'000 Dinyatakan Semula
Termasuk di dalam aliran tunai bersih daripada aktiviti operasi:				
Bayaran berkaitan pajakan jangka pendek	496	469	488	463
Bayaran faedah berkaitan liabiliti pajakan	711	609	711	609
Termasuk di dalam aliran tunai bersih daripada aktiviti pembiayaan:				
Bayaran liabiliti pajakan	5,162	3,929	5,162	3,929
	6,369	5,007	6,361	5,001

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 2022, kesemua syarikat subsidiari 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 2022 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 2022 ini telah dibentangkan dan diluluskan dalam Mesyuarat Anggota Perbadanan pada 23 November 2023.

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, 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 oleh Kumpulan dan Perbadanan:

MFRS, tafsiran dan pindaan berkuatkuasa untuk tempoh tahunan bermula pada atau selepas 1 Januari 2022
- Pindaan kepada MFRS 1, *Penerimaan Pakai Piawaian Pelaporan Kewangan Malaysia Pertama Kali (Penambahbaikan Tahunan kepada Piawaian MFRS 2018–2020)*
- Pindaan kepada MFRS 3, *Kombinasi Perniagaan – Rujukan kepada Rangka Kerja Konseptual*
- Pindaan kepada MFRS 9, *Instrumen Kewangan (Penambahbaikan Tahunan kepada Piawaian MFRS 2018–2020)*
- Pindaan kepada Contoh Ilustratif melibatkan MFRS 16, *Pajakan (Penambahbaikan Tahunan kepada Piawaian MFRS 2018–2020)*
- Pindaan kepada MFRS 116, *Hartanah, Loji dan Peralatan – Penerimaan sebelum Penggunaan*
- Pindaan kepada MFRS 137, *Peruntukan, Liabiliti Luar Jangka dan Aset Bersyarat – Kontrak yang Membebankan – Kos untuk Memenuhi Kontrak*
- Pindaan kepada MFRS 141, *Pertanian (Penambahbaikan Tahunan kepada Piawaian MFRS 2018–2020)*

MFRS, tafsiran dan pindaan berkuatkuasa untuk tempoh tahunan bermula pada atau selepas 1 Januari 2023
- Pindaan kepada MFRS 17, *Kontrak Insurans dan Aplikasi Awal MFRS 17 dan MFRS 9 – Maklumat Perbandingan.*
- Pindaan kepada MFRS 108, *Dasar Perakaunan, Perubahan dalam Anggaran Perakaunan dan Kesilapan. – Definisi Anggaran Perakaunan*

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 1 Januari 2023 (sambungan)

- Pindaan kepada MFRS 112, *Cukai Pendapatan – Cukai Tertunda berkaitan Aset dan Liabiliti yang timbul daripada Urus Niaga Tunggal*
- Pindaan kepada MFRS 17

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, *Liabiliti Bukan Semasa dengan Perjanjian*

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 di dalam Syarikat Bersekutu dan Usaha Sama – Penjualan atau 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 2022 untuk pindaan yang berkuatkuasa untuk tempoh tahunan bermula pada atau selepas 1 Januari 2022, kecuali MFRS 141 yang tidak terpakai kepada oleh Kumpulan dan Perbadanan.
- dari tahun bermula 1 Januari 2023 untuk piawaian perakaunan dan pindaan yang berkuatkuasa untuk tempoh tahunan bermula pada atau selepas 1 Januari 2023, kecuali MFRS 17 yang tidak terpakai kepada 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.

(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.

Nota-nota kepada Penyata Kewangan
(sambungan)

3. Dasar perakaunan penting (sambungan)

(b) Instrumen kewangan (sambungan)

(ii) Kategori instrumen kewangan dan pengukuran selanjutnya (sambungan)

Aset kewangan (sambungan)

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.

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.

3. Dasar perakaunan penting (sambungan)

(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.

(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.

3. Dasar perakaunan penting (sambungan)

(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 berkaitkan 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.

(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.

3. Dasar perakaunan penting (sambungan)

(e) Inventori (sambungan)

(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.

(f) Pajakan

(i) Definisi pajakan

Sesebuah kontrak mengandungi pajakan 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 pajakan

Kumpulan dan Perbadanan mengiktiraf hak penggunaan aset dan liabiliti pajakan pada tarikh permulaan pajakan. Hak penggunaan aset pada awalnya diukur pada kos, yang merangkumi jumlah permulaan liabiliti pajakan diselaraskan untuk sebarang bayaran pajakan yang dibuat pada atau sebelum tarikh permulaan pajakan, 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 pajakan diterima.

Liabiliti pajakan pada awalnya diukur pada nilaian terkini bayaran pajakan yang tidak dibayar pada tarikh permulaan, didiskaunkan menggunakan kadar faedah yang tersirat di dalam pajakan, 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 pajakan termasuk di dalam pengukuran liabiliti pajakan merangkumi perkara berikut:

- bayaran tetap, termasuk bayaran tetap tolak sebarang insentif yang belum diterima;
- bayaran pajakan 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 pajakan kecuali jika Kumpulan telah pasti untuk tidak menamatkan pajakan lebih awal.

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.

(iii) Pengukuran lanjutan

(a) Sebagai penerima pajakan

Hak penggunaan aset seterusnya disusut nilai menggunakan kaedah garis lurus dari tarikh permulaan pajakan sehingga penghujung jangka hayat penggunaan untuk hak penggunaan aset atau penghujung tempoh pajakan, 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 pajakan tertentu.

Nota-nota kepada Penyata Kewangan
(sambungan)

3. Dasar perakaunan penting (sambungan)

(f) Pajakan (sambungan)

(iii) Pengukuran lanjutan (sambungan)

(a) Sebagai penerima pajakan (sambungan)

Liabiliti pajakan diukur pada kos terlunas menggunakan kaedah faedah efektif. Ianya diukur semula jika terdapat perubahan pada bayaran pajakan pada masa hadapan melalui perubahan indeks atau kadar, jika terdapat perubahan terhadap pembayaran pajakan 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 pajakan 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 pajakan diterima sebagai pendapatan operasi pada asas garis lurus untuk sepanjang tempoh pajakan sebagai sebahagian daripada "pendapatan".

Kumpulan dan Perbadanan mengiktiraf pendapatan faedah sepanjang tempoh pajakan, berdasarkan corak kadar pulangan berkala tetap kepada pelaburan pajakan bersih Kumpulan dan Perbadanan. Kumpulan dan Perbadanan meletakkan matlamat untuk memperuntukkan pendapatan faedah sepanjang tempoh pajakan pada asas yang sistematik dan rasional. Kumpulan dan Perbadanan mengguna pakai bayaran pajakan berkaitan dengan tempoh pajakan terhadap pelaburan kasar dalam pajakan untuk mengurangkan prinsipal dan pendapatan faedah belum diterima. Pelaburan bersih dalam pajakan 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 servis kepada pelanggan di mana nilai pertimbangan telah diterima (atau amaun perlu dibayar) oleh pelanggan.

(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.

Nota-nota kepada Penyata Kewangan
(sambungan)

3. Dasar perakaunan penting (sambungan)

(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.

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.

3. Dasar perakaunan penting (sambungan)

(j) Rosot nilai (sambungan)

(i) Aset kewangan (sambungan)

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 penjanaan tunai.

Amaun boleh pulih aset atau unit penjanaan 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 penjanaan tunai.

Kerugian rosot nilai diiktiraf sekiranya amaun dibawa aset atau unit penjanaan tunai berkaitan, melebihi anggaran amaun boleh pulih.

Kerugian rosot nilai diiktiraf di dalam untung atau rugi. Kerugian rosot nilai diiktiraf berkaitan dengan unit penjanaan tunai diperuntukkan untuk mengurangkan amaun dibawa aset lain di dalam unit penjanaan tunai (atau sekumpulan unit penjanaan 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.

3. Dasar perakaunan penting (sambungan)

(l) Manfaat kakitangan (sambungan)

(i) Manfaat kakitangan jangka pendek (sambungan)

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.

(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 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 memperolehi 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 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 dianggar untuk menyiapkan pembangunan hartanah. Pertimbangan ketara diperlukan untuk menganggar jumlah kos kontrak untuk menyiapkan bangunan.

Nota-nota kepada Penyata Kewangan
(sambungan)

3. Dasar perakaunan penting (sambungan)

(m) Hasil dan pendapatan lain (sambungan)

(i) Hasil (sambungan)

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.

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.

(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.

(iii) Geran Pembangunan

Geran Pembangunan diterima daripada Kerajaan adalah untuk membantu Perbadanan sebagai ejen bagi melaksanakan projek-projek dan program Kerajaan. Geran Pembangunan diikitiraf 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.

Nota-nota kepada Penyata Kewangan
(sambungan)

3. Dasar perakaunan penting (sambungan)

(m) Hasil dan pendapatan lain (sambungan)

(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.

(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 direalisasi secara serentak.

Nota-nota kepada Penyata Kewangan
(sambungan)

3. Dasar perakaunan penting (sambungan)

(o) Cukai pendapatan (sambungan)

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 merealisasi 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.

(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 2021	19,254	6,274	845	3,949	1,354	1,509	33,185
Tambahan	926	998	28	54	1,608	1,806	5,420
Pelupusan	(754)	-	-	-	(694)	(108)	(1,556)
Klasifikasi semula	72	2,452	-	-	-	(2,524)	-
Pada 31 Disember 2021	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
Susut nilai terkumpul							
Pada 1 Januari 2021	15,167	2,541	449	2,162	1,076	-	21,395
Caj tahun semasa	3,131	1,582	85	397	139	-	5,334
Pelupusan	(680)	-	-	-	(694)	-	(1,374)
Pada 31 Disember 2021	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
Amaun dibawa							
Pada 31 Disember 2021	1,880	5,601	339	1,444	1,747	683	11,694
Pada 31 Disember 2022	2,253	7,065	457	2,417	1,707	953	14,852

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 2021	19,253	822	3,949	1,354	203	25,581
Tambahan	926	22	54	1,608	78	2,688
Pelupusan	(754)	-	-	(694)	(108)	(1,556)
Klasifikasi semula	72	-	-	-	(72)	-
Pada 31 Disember 2021	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
Susut nilai terkumpul						
Pada 1 Januari 2021	15,168	427	2,162	1,076	-	18,833
Caj tahun semasa	3,131	84	397	139	-	3,751
Pelupusan	(680)	-	-	(694)	-	(1,374)
Pada 31 Disember 2021	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
Amaun dibawa						
Pada 31 Disember 2021	1,878	333	1,444	1,747	101	5,503
Pada 31 Disember 2022	1,958	452	2,417	1,707	41	6,575

Nota-nota kepada Penyata Kewangan
(sambungan)

5. Hartanah pelaburan

Kumpulan dan Perbadanan	2022 RM'000	2021 RM'000
Pada 1 Januari	727	-
Tambahan	329	734
Susut nilai	(20)	(7)
Pada 31 Disember	1,036	727
Kos	1,063	734
Susut nilai terkumpul	(27)	(7)
Amaun dibawa pada tahun kewangan berakhir	1,036	727

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	2022 RM'000	2021 RM'000
Pendapatan Sewa	52	6

Bayaran pajakan operasi yang akan diterima adalah seperti berikut:

Kumpulan dan Perbadanan	2022 RM'000	2021 RM'000
Bayaran sewa tertangguh		
- tidak melebihi dari 1 tahun	34	20
- melebihi dari 1 tahun dan tidak melebihi dari 2 tahun	25	20
- melebihi dari 2 tahun dan tidak melebihi dari 3 tahun	3	9
	62	49

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 2021		11,318	446	-	-	11,764
Tambahan		7,812	-	-	-	7,812
Susut nilai	6.1	(3,848)	(74)	-	-	(3,922)
Pada 31 Disember 2021		15,282	372	-	-	15,654
Tambahan		473	-	-	370	843
Susut nilai	6.1	(4,346)	(97)	(173)	(123)	(4,739)
Klasifikasi semula		-	-	525	-	525
Pada 31 Disember 2022		11,409	275	352	247	12,283

Hak penggunaan aset Kumpulan dan Perbadanan pada tahun berakhir 31 Disember 2022 mewakili sewa pajakan ke atas kenderaan bermotor, ruang simpanan dan bangunan pejabat yang terdiri daripada tingkat G, 1, 2, 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.

Aset pajakan lain termasuk sebuah pejabat di Kota Kinabalu, Sabah tidak dimasukkan di dalam hak penggunaan aset kerana ianya merupakan pajakan jangka pendek.

Terdapat penambahan dan klasifikasi semula bagi hak penggunaan aset pada tahun kewangan 31 Disember 2022, masing-masing berjumlah RM843,000 dan RM525,000. Tiada penambahan baru pada aset pajakan sedia ada yang disumbangkan oleh opsyen lanjutan semenjak tahun kewangan sebelumnya.

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 2022.

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	2022 RM'000	2021 RM'000
Loji dan peralatan	(1,275)	(647)
Peruntukan	25	177
Pendapatan tertunda	2,874	3,583
	1,624	3,113

Pergerakkan dalam perbezaan sementara pada tahun semasa

Kumpulan	Pada 1.1.2021 RM'000	Diiktiraf dalam untung atau rugi (Nota 27) RM'000	Pada 31.12.2022 RM'000
Loji dan peralatan	(647)	(628)	(1,275)
Peruntukan	177	(152)	25
Pendapatan tertunda	3,583	(709)	2,874
	3,113	(1,489)	1,624

8. Pelaburan dalam syarikat subsidiari

Perbadanan	2022 RM'000	2021 RM'000
Kos pelaburan		
Pada awal dan akhir tahun kewangan	3,000	3,000

Perbadanan merekodkan pelaburan di dalam syarikat subsidiari pada kos tolak rosot nilai. Pada tahun kewangan semasa, Perbadanan menilai kebolehpulihan pelaburan di 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 di dalam syarikat subsidiari, tiada rosot nilai telah dikenakan pada tahun kewangan semasa.

8. Pelaburan dalam syarikat subsidiari (sambungan)

Perincian syarikat subsidiari adalah seperti berikut:

Nama syarikat	Lokasi utama perniagaan	Aktiviti utama	Pegangan efektif dan hak mengundi 2022 %	2021 %
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 rumah 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 serta fasiliti untuk pengurusan fasiliti, penyelenggaraan, domestik dan sebarang kepakaran	100	100
PR1MA Seremban Sentral Sdn. Bhd.	Malaysia	Pembangunan hartanah dan aktiviti pelaburan	100	100
PR1MA Brunsfield Corporation Sdn. Bhd.	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

Kumpulan	Nota	2022 RM'000	2021 RM'000
Bukan semasa			
Tanah dipegang untuk pembangunan hartanah	9.1	1,037,908	1,012,169
		1,037,908	1,012,169
Semasa			
Unit pembangunan yang telah siap	9.2	655,025	954,548
Kos pembangunan hartanah	9.3	1,368,003	1,912,199
		2,023,028	2,866,747
		3,060,936	3,878,916

Perbadanan	Nota	2022 RM'000	2021 RM'000
Bukan semasa			
Tanah dipegang untuk pembangunan hartanah	9.1	1,006,438	980,699
		1,006,438	980,699
Semasa			
Unit pembangunan yang telah siap	9.2	640,434	926,988
Kos pembangunan hartanah	9.3	1,143,959	1,478,871
		1,784,393	2,405,859
		2,790,831	3,386,558

Pada tahun semasa, Kumpulan dan Perbadanan, masing-masing telah mengiktiraf kos inventori berjumlah RM934,689,000 (2021: RM1,123,640,000) dan RM753,108,000 (2021: RM1,041,257,000), sebagai kos jualan.

Terdapat juga satu unit pembangunan yang telah siap disewakan kepada pihak ketiga dan telah dipindahkan ke Hartanah pelaburan pada tahun kewangan berakhir 31 Disember 2022.

9.1 Tanah dipegang untuk pembangunan hartanah

Kumpulan	2022 RM'000	2021 RM'000
Pada awal tahun kewangan	1,012,169	996,439
Klasifikasi semula	32,553	15,730
Rosot nilai	(6,814)	-
Pada akhir tahun kewangan	1,037,908	1,012,169

Perbadanan	2022 RM'000	2021 RM'000
Pada awal tahun kewangan	980,699	975,181
Klasifikasi semula	32,553	5,518
Rosot nilai	(6,814)	-
Pada akhir tahun kewangan	1,006,438	980,699

9. Inventori (sambungan)

9.1 Tanah dipegang untuk pembangunan hartanah (sambungan)

Tanah dipegang untuk pembangunan hartanah diperincikan seperti berikut:

Kumpulan	2022 RM'000	2021 RM'000
Direkodkan pada nilai saksama:		
- Tanah milik bebas	742,948	784,596
- Tanah milik pajakan	294,960	227,573
	1,037,908	1,012,169
Perbadanan		
Direkodkan pada nilai saksama:		
- Tanah milik bebas	742,948	784,596
- Tanah milik pajakan	263,490	196,103
	1,006,438	980,699

Pada tahun kewangan semasa, peningkatan pada tanah dipegang untuk pembangunan hartanah terutamanya adalah disebabkan oleh klasifikasi semula tanah sedia ada daripada projek sedia ada yang telah dipecahkan mengikut fasa, di mana pembangunan belum bermula, telah diklasifikasi semula kepada tanah dipegang untuk pembangunan hartanah. Kumpulan juga telah menjalankan penilaian semula tanah terhadap semua tanahnya yang belum dibangunkan yang membawa kepada lebihan penilaian semula sebanyak RM584,750,000. Walau bagaimanapun, lebihan penilaian semula tidak direkodkan dalam penyata kewangan.

9.2 Unit pembangunan yang telah siap

Kumpulan	2022 RM'000	2021 RM'000
Unit pembangunan yang telah siap, pada kos	671,908	963,614
Rosot nilai	(16,554)	(8,332)
Dipindahkan ke hartanah pelaburan	(329)	(734)
	655,025	954,548
Perbadanan		
Unit pembangunan yang telah siap, pada kos	657,150	935,905
Rosot nilai	(16,387)	(8,183)
Dipindahkan ke hartanah pelaburan	(329)	(734)
	640,434	926,988

Unit pembangunan yang telah siap direkodkan pada amaun terendah di antara kos dan nilai realisasi bersih.

Nota-nota kepada Penyata Kewangan
(sambungan)

9. Inventori (sambungan)

9.3 Kos pembangunan hartanah

Kumpulan	2022 RM'000	2021 RM'000
Kos pembangunan hartanah		
Pada awal tahun kewangan	8,295,948	8,164,180
Kos pembangunan ditanggung pada tahun semasa	597,463	764,636
Dipindahkan ke unit pembangunan yang telah siap	(145,697)	(632,868)
Pada akhir tahun kewangan	8,747,714	8,295,948
Tolak: Kos diiktiraf dalam untung atau rugi		
Pada awal tahun kewangan	(6,383,749)	(5,253,320)
Kos diiktiraf pada tahun semasa	(934,689)	(1,123,640)
Rosot nilai	(61,273)	(6,789)
Pada akhir tahun kewangan	(7,379,711)	(6,383,749)
	1,368,003	1,912,199
Perbadanan		
Kos pembangunan hartanah		
Pada awal tahun kewangan	7,132,392	7,033,952
Kos pembangunan ditanggung pada tahun semasa	609,093	726,699
Dipindahkan ke unit pembangunan yang telah siap	(129,623)	(628,259)
Pada akhir tahun kewangan	7,611,862	7,132,392
Tolak: Kos diiktiraf dalam untung atau rugi		
Pada awal tahun kewangan	(5,653,521)	(4,605,474)
Kos diiktiraf pada tahun semasa	(753,108)	(1,041,258)
Rosot nilai	(61,274)	(6,789)
Pada akhir tahun kewangan	(6,467,903)	(5,653,521)
	1,143,959	1,478,871

Kos pembangunan hartanah diperincikan seperti berikut:

Kumpulan	2022 RM'000	2021 RM'000
Kos tanah	1,269,839	1,312,054
Kos pembangunan, selepas rosot nilai	7,477,874	6,983,894
Kos diiktiraf dalam untung atau rugi	(7,379,710)	(6,383,749)
	1,368,003	1,912,199
Perbadanan		
Kos tanah	1,165,562	1,196,700
Kos pembangunan, selepas rosot nilai	6,446,299	5,935,691
Kos diiktiraf dalam untung atau rugi	(6,467,902)	(5,653,520)
	1,143,959	1,478,871

Nota-nota kepada Penyata Kewangan
(sambungan)

10. Penghutang dagangan dan lain-lain

	Nota	Kumpulan 2022 RM'000	Kumpulan 2021 RM'000	Perbadanan 2022 RM'000	Perbadanan 2021 RM'000
Dagangan					
Penghutang dagangan daripada kontrak dengan pelanggan		319,994	627,030	262,354	596,118
Tolak: Peruntukan rosot nilai	**10.1**	(65)	(38)	-	-
		319,929	626,992	262,354	596,118
Bukan dagangan					
Penghutang pelbagai		55,678	22,286	55,486	22,085
Tolak: Peruntukan rosot nilai	**10.1**	(192)	(192)	(192)	(192)
		55,486	22,094	55,294	21,893
Amaun terhutang oleh syarikat subsidiari	**10.2**	-	-	964,511	990,494
Pendapatan terakru		7,651	-	7,651	-
Deposit		77,920	23,591	31,015	22,349
Bayaran terdahulu		530	730	530	730
		141,587	46,415	1,059,001	1,035,466
		461,516	673,407	1,321,355	1,631,584

10.1 Peruntukan rosot nilai telah diperuntukkan oleh Kumpulan kepada kedua-dua penghutang dagangan dan penghutang pelbagai sebanyak RM65,000 (2021: RM38,000) dan RM192,000 (2021: RM192,000) pada tahun kewangan semasa.

10.2 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:

i. Keupayaan syarikat subsidiari untuk membayar obligasinya kepada Perbadanan;
ii. Aktiviti operasi, sumber dana, pelan operasi masa depan dan kutipan hasil oleh syarikat subsidiari;
iii. Bayaran yang telah diterima daripada syarikat subsidiari pada tahun kewangan semasa; dan
iv. 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.

11. Kontrak dengan pelanggan

Aset kontrak

Kumpulan	2022 RM'000	2021 RM'000
Aset kontrak	913,864	1,089,526
Perbadanan		
Aset kontrak	850,555	1,022,195

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.

Perubahan signifikan terhadap aset kontrak pada tahun semasa adalah seperti berikut:

Kumpulan	2022 RM'000	2021 RM'000
Keuntungan diiktiraf tolak kerugian diiktiraf pada tahun kewangan semasa	992,087	1,438,918
Bil peringkat siap diterima dan akan diterima pada akhir tahun	913,864	1,089,526
Perbadanan		
Keuntungan diiktiraf tolak kerugian diiktiraf pada tahun kewangan semasa	857,388	1,292,431
Bil peringkat siap diterima dan akan diterima pada akhir tahun	850,555	1,022,195

12. Tunai dan kesetaraan tunai

		Kumpulan		Perbadanan	
	Nota	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Deposit jangka pendek	**12.1**	330,574	509,995	330,574	509,995
Baki di tangan dan di bank		145,460	343,674	97,130	310,135
		476,034	853,669	427,704	820,130

Nota-nota kepada Penyata Kewangan
(sambungan)

12. Tunai dan kesetaraan tunai (sambungan)

12.1 Deposit jangka pendek

Deposit jangka pendek merangkumi amaun yang dideposit ke dalam institusi kewangan berlesen yang berikut:

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Malayan Banking Berhad	25,850	38,760	25,850	38,760
AmBank Islamic Berhad	77,020	69,710	77,020	69,710
Bank Kerjasama Rakyat Malaysia	59,300	79,155	59,300	79,155
CIMB Islamic Bank Berhad	115,684	60,034	115,684	60,034
Bank Islam Malaysia Berhad	-	50,735	-	50,735
Public Bank Berhad	-	65,402	-	65,402
RHB Islamic Bank Berhad	52,720	146,199	52,720	146,199
	330,574	509,995	330,574	509,995

Kumpulan dan Perbadanan memperuntukkan deposit jangka pendek untuk perolehan tanah serta pembayaran kos pembangunan untuk projek-projek.

13. Kumpulan Wang Pembangunan dan PFI

Kumpulan dan Perbadanan	2022 RM'000	2021 RM'000 Dinyatakan semula
Kumpulan Wang pengurusan		
Pada awal tahun	-	-
Dana diterima	-	5,000
Penggunaan untuk aktiviti operasi	-	(5,000)
Pada akhir tahun	-	-

Nota-nota kepada Penyata Kewangan
(sambungan)

13. Kumpulan Wang Pembangunan dan PFI (sambungan)

Kumpulan dan Perbadanan Kumpulan Wang pembangunan dan PFI	2022 RM'000	2021 RM'000 Dinyatakan semula
Pada awal tahun	1,182,633	2,844,955
Dana diterima	114,000	-
Penggunaan untuk perbelanjaan pembangunan:		
- Berkaitan diskaun kempen pemilikan rumah ("HOC"), rebat dan kerugian dijangka	(364,496)	(350,127)
- Berkaitan projek yang telah siap dan sedang berjalan	(62,310)	(1,098,478)
- Berkaitan kerugian rosot nilai	(78,156)	(12,400)
Peruntukan kepada projek pembangunan dalam syarikat subsidiari:		
- Berkaitan diskaun kempen pemilikan rumah ("HOC"), rebat dan kerugian dijangka	(94,190)	(94,708)
- Berkaitan projek yang telah siap dan sedang berjalan	(2,594)	(179,756)
- Berkaitan kerugian rosot nilai	(18)	(149)
Penarikbalikan perbelanjaan pembangunan:		
- Lebihan rosot nilai	2,669	73,296
Pada akhir tahun	697,538	1,182,633
	697,538	1,182,633

Pada tahun kewangan semasa, Perbadanan tidak menerima sebarang dana bagi Kumpulan Wang Pengurusan ("OE") (2021: RM5,000,000) walau bagaimanapun Perbadanan menerima dana bagi Kumpulan Wang Pembangunan ("DE") sebanyak RM114,000,000 (2021: Tiada).

Perbadanan telah diberi tugas untuk menguruskan dana bagi membina rumah mampu milik kepada rakyat bagi pihak Kerajaan. Peruntukan kumpulan wang pembangunan dan PFI berjumlah RM64,904,000 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 RM78,174,000 (2021: RM12,549,000) kumpulan wang pembangunan yang telah digunakan oleh Kumpulan terhadap kerugian rosot nilai daripada kos berkaitan projek dan RM458,686,000 (2021: RM444,835,000) kumpulan wang telah diperuntukan untuk diskaun Kempen Pemilikan Rumah ("HOC"), rebat dan kerugian yang dijangkakan.

Nota-nota kepada Penyata Kewangan
(sambungan)

14. Geran pembangunan

Kumpulan dan Perbadanan	2022 RM'000	2021 RM'000
Geran Pembangunan		
Pada awal tahun	-	-
Dana diterima	34,170	-
Digunakan terhadap geran:		
- Berkaitan Pembaikan Rumah KPKT	(12,006)	-
Pada akhir tahun	22,164	-

PR1MA telah dilantik oleh Kementerian Pembangunan 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 Pembangunan dari KPKT bagi rumah-rumah yang terjejas berjumlah RM34,170,000 dan telah menggunakan RM12,006,140 daripada geran pembangunan tersebut untuk program Pembaikan Rumah KPKT.

15. Dana Pinjaman

Kumpulan dan Perbadanan	Nota	2022 RM'000	2021 RM'000
Bukan semasa			
Nota jangka sederhana Islamik ("Sukuk")	15.1	3,754,169	3,253,398
		3,754,169	3,253,398
Semasa			
Nota jangka sederhana Islamik ("Sukuk")	15.1	38,223	786,158
Kredit pusingan	15.2	-	502,227
		38,223	1,288,385
		3,792,392	4,541,783

15.1 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.

Nota-nota kepada Penyata Kewangan
(sambungan)

15. Dana Pinjaman (sambungan)

15.2 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:

a) Untuk membiayai sebarang perbelanjaan berkaitan projek perumahan PR1MA;
b) Untuk membiayai semua kos pembinaan dan bayaran progresif kepada kontraktor termasuk perolehan tanah;
c) Untuk membiayai sebarang caj kewangan; dan
d) Untuk pembayaran yuran Jaminan Kerajaan.

Had Jaminan Kerajaan yang digabungkan untuk kedua-dua program hanyalah sehingga RM5,000,000,000. Pada tarikh semasa, Perbadanan masih belum menggunakan kemudahan pinjaman ini sehingga Had Jaminan.

Penyesuaian bagi liabiliti dengan aliran tunai daripada aktiviti pembiayaan

Kumpulan dan Perbadanan	1.1.2021 RM'000	Perubahan bersih dari aliran tunai pembiayaan RM'000	31.12.2021 RM'000	Perubahan bersih dari aliran tunai pembiayaan RM'000	31.12.2022 RM'000
Nota jangka sederhana Islamik ("Sukuk")	3,531,842	507,714	4,039,556	(247,164)	3,792,392
Kredit pusingan	1,506,602	(1,004,375)	502,227	(502,227)	-
	5,038,444	(496,661)	4,541,783	(749,391)	3,792,392

Perubahan bersih dari aliran tunai pembiayaan ditafsirkan di dalam Penyata Aliran Tunai

Kumpulan	2022 RM'000	2021 RM'000
Kos kewangan	168,559	181,828
Faedah dibayar	(130,336)	(143,874)
Bayaran balik prinsipal pinjaman	(750,000)	(500,000)
Bayaran balik faedah pinjaman	(37,614)	(34,615)
	(749,391)	(496,661)
Perbadanan		
Kos kewangan	168,557	178,747
Faedah dibayar	(130,334)	(140,793)
Bayaran balik prinsipal pinjaman	(750,000)	(500,000)
Bayaran balik faedah pinjaman	(37,614)	(34,615)
	(749,391)	(496,661)

Nota-nota kepada Penyata Kewangan
(sambungan)

15. Dana Pinjaman (sambungan)

Berikut merupakan istilah penting bagi Nota jangka sederhana Islam ("Sukuk") RM3,750,000,000 bagi Tranche 2 hingga Tranche 6 yang diterbit 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	18 Julai 2022	29 Julai 2027	4.00%

Bayaran kupon untuk sukuk di atas akan dibayar dua kali setahun.

16. Liabiliti pajakan

Kumpulan dan Perbadanan	2022 RM'000	2021 RM'000
Bukan semasa		
Liabiliti pajakan	8,265	12,116
Semasa		
Liabiliti pajakan	4,914	4,146

Tempoh dan jadual pembayaran

Kumpulan dan Perbadanan	2022 RM'000	2021 RM'000
Bukan semasa		
Perlu dibayar dalam tempoh lebih dari setahun tetapi tidak lebih dari 2 tahun	5,017	4,498
Perlu dibayar dalam tempoh lebih dari 2 tahun tetapi tidak lebih dari 3 tahun	1,230	4,704
Perlu dibayar dalam tempoh lebih dari 3 tahun	2,018	2,914
	8,265	12,116
Semasa		
Perlu dibayar dalam tempoh kurang dari setahun	4,914	4,146
	4,914	4,146
	13,179	16,262

Kumpulan dan Perbadanan, masing-masing menanggung kadar faedah ke atas liabiliti pajakan sebanyak 4.50% setahun (2021: 4.50% setahun).

17. Pemiutang dagangan dan lain-lain

	Nota	Kumpulan 2022 RM'000	Kumpulan 2021 RM'000 Dinyatakan semula	Perbadanan 2022 RM'000	Perbadanan 2021 RM'000 Dinyatakan semula
Dagangan					
Pemiutang dagangan		134,349	139,063	127,978	138,058
Jumlah pengekalan		135,489	147,155	135,400	146,991
		269,838	286,218	263,378	285,049
Bukan dagangan					
Pemiutang pelbagai	**17.1**	35,443	44,117	24,458	42,743
Amaun terhutang kepada syarikat subsidiari	**17.2**	-	-	691,066	571,782
Hasil tertunda berkaitan peruntukan perkhidmatan telekomunikasi		11,972	24,098	-	-
Akruan		39,160	28,805	38,333	26,506
Peruntukan	**17.3**	234,787	125,510	203,917	112,533
		321,362	222,530	957,774	753,564
		591,200	508,748	1,221,152	1,038,613

17.1 Pada akhir tahun, termasuk di dalam pemiutang pelbagai bagi Kumpulan dan Perbadanan adalah deposit terhutang kepada pembeli rumah masing-masing berjumlah RM8,081,000 (2021: RM20,042,000) dan RM7,672,000 (2021: RM19,397,000).

17.2 Amaun terhutang kepada subsidiari tidak bercagar, bebas faedah dan perlu dibayar mengikut permintaan.

17.3 Kebanyakan peruntukan di peringkat Kumpulan adalah terdiri daripada peruntukan berkaitan kos pembangunan hartanah dan peruntukan kos untuk menyiapkan bangunan masing masing berjumlah RM196,793,000 dan RM21,075,000, (2021: RM87,392,000 dan RM22,468,000)

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.

18. Hasil

	Kumpulan 2022 RM'000	Kumpulan 2021 RM'000 Dinyatakan semula	Perbadanan 2022 RM'000	Perbadanan 2021 RM'000 Dinyatakan semula
Hasil daripada kontrak dengan pelanggan				
Jualan hartanah dibangunkan	971,211	1,438,918	857,388	1,292,432
Jualan daripada aktiviti telekomunikasi	20,874	165	-	-
	992,085	1,439,083	857,388	1,292,432
Pelarasan Kumpulan Wang Pembangunan	523,590	1,723,069	426,806	1,448,605
	523,590	1,723,069	426,806	1,448,605
	1,515,675	3,162,152	1,284,194	2,741,037

Nota-nota kepada Penyata Kewangan
(sambungan)

18. Hasil (sambungan)

Pecahan hasil mengikut produk/perkhidmatan utama

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000 Dinyatakan semula	2022 RM'000	2021 RM'000 Dinyatakan semula
Produk dan perkhidmatan utama				
Hartanah dibangunkan	971,211	1,438,918	857,388	1,292,432
Jalur lebar	20,874	165	-	-
	992,085	1,439,083	857,388	1,292,432
Masa dan pengiktirafan				
Dari masa ke masa	992,085	1,439,083	857,388	1,292,432
	992,085	1,439,083	857,388	1,292,432
Hasil daripada kontrak dengan pelanggan	992,085	1,439,083	857,388	1,292,432
Pelarasan pendapatan tertunda	523,590	1,723,069	426,806	1,448,605
Jumlah hasil	1,515,675	3,162,152	1,284,194	2,741,037

19. Kos jualan

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000 Dinyatakan semula	2022 RM'000	2021 RM'000 Dinyatakan semula
Kos pembangunan hartanah yang diiktiraf	1,371,356	1,797,480	1,160,751	1,599,158
Kos berkaitan perkhidmatan telekomunikasi	21,677	3,888	-	-
	1,393,033	1,801,368	1,160,751	1,599,158

20. Lain-lain pendapatan

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000 Dinyatakan semula	2022 RM'000	2021 RM'000 Dinyatakan semula
Dana/Geran pembangunan				
Diterima untuk aktiviti operasi	-	5,000	-	5,000
Penggunaan / (pembalikan) untuk rosot nilai pada kos pembangunan hartanah	75,506	(60,747)	75,488	(60,896)
Pelunasan geran pembangunan	12,006	-	12,006	-
	87,512	(55,747)	87,494	(55,896)

Nota-nota kepada Penyata Kewangan
(sambungan)

20. Lain-lain pendapatan (sambungan)

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000 Dinyatakan semula	2022 RM'000	2021 RM'000 Dinyatakan semula
Pendapatan kewangan				
Faedah dan dividen diperoleh daripada penempatan di dalam akaun semasa	4,884	5,747	4,674	5,408
Faedah diperoleh daripada deposit jangka pendek dengan bank berlesen	11,266	12,743	11,266	12,733
	16,150	18,490	15,940	18,141
Pelbagai				
Pendapatan sewa jangka pendek daripada syarikat subsidiari	-	-	100	100
Pendapatan sewa jangka pendek daripada tapak perladangan	579	476	579	476
Pendapatan sewa hartanah pelaburan	52	6	52	6
Pembalikan pampasan - kontraktor	-	65,431	-	65,431
Pendapatan operasi lain	8,042	459	8,019	457
	8,673	66,372	8,750	66,470
	112,335	29,115	112,184	28,715

21. Perbelanjaan kakitangan

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000 Dinyatakan semula	2022 RM'000	2021 RM'000 Dinyatakan semula
Upah dan elaun	40,092	27,355	37,793	25,952
Caruman ke Kumpulan Wang Simpanan Pekerja	7,046	4,743	6,697	4,531
Lain-lain	6,726	3,743	6,312	3,545
	53,864	35,841	50,802	34,028

Jumlah kakitangan di pejabat di peringkat Kumpulan dan Perbadanan pada akhir tahun kewangan, masing-masing adalah seramai 424 dan 382 (2021: 346 dan 324).

Nota-nota kepada Penyata Kewangan
(sambungan)

22. PR1MA Prihatin

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000 Dinyatakan semula	2022 RM'000	2021 RM'000 Dinyatakan semula
PR1MA Prihatin	20,754	23,864	20,754	23,864

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, PR1MA telah terlibat dalam pelbagai aktiviti tanggungjawab sosial korporat seperti sumbangan bakul makanan, set peralatan tempat tidur dan bantuan pembersihan kepada mangsa banjir dan sumbangan beg sekolah dengan kerjasama Kementerian Perumahan dan Tempatan ("KPKT"). PR1MA juga melanjutkan program latihan dan pekerjaan dengan tujuan menyediakan peluang pekerjaan kepada rakyat Malaysia yang terjejas akibat pandemik COVID-19.

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.

23. Kos berkaitan projek

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Pemasaran	7,039	9,198	7,039	9,198
Penyelenggaran	15,621	16,826	14,872	15,620
ICT Infrastruktur	1,746	163	1,746	163
Kos Penyeliaan	60	200	60	200
Yuran perundangan	991	2,283	976	2,283
Kontigensi	146,118	83,683	145,619	81,118
Pembaikan Rumah KPKT	12,006	-	12,006	-
Pelbagai	3,880	2,361	3,877	2,360
	187,461	114,714	186,195	110,942

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 RM125,418,000 dan RM124,933,000.

Nota-nota kepada Penyata Kewangan
(sambungan)

24. Kos Kewangan – Projek

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Nota jangka sederhana Islam ("Sukuk")	149,028	136,624	149,028	135,236
Kredit pusingan	7,371	33,275	7,371	31,608
Lain-lain	12,110	11,902	12,110	11,879
	168,509	181,801	168,509	178,723

Pada tahun kewangan, Kumpulan dan Perbadanan mengiktiraf kos kewangan berkaitan projek masing-masing berjumlah RM168,509,000 (2021: RM181,801,000) dan RM168,509,000 (2021: RM178,723,000).

25. Kerugian rosot nilai

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000 Dinyatakan semula	2022 RM'000	2021 RM'000 Dinyatakan semula
Kerugian rosot nilai dikenakan pada:				
Diskaun kempen pemilikan rumah ("HOC") dan rebat	309,818	390,997	264,806	296,289
Kerugian dijangka daripada pengiraan pengiktirafan keuntungan	148,867	53,838	99,690	53,838
Kerugian rosot nilai berkaitan jualan hartanah	458,685	444,835	364,496	350,127
Unit pembangunan telah siap	8,221	-	8,204	(2,297)
Kos pembangunan hartanah	60,470	4,684	60,470	6,832
Tanah dipegang untuk pembangunan	6,814	-	6,814	-
Peruntukan kerugian berkaitan akaun penghutang	27	(42)	-	-
Kerugian rosot nilai berkaitan inventori dan penghutang, diklasifikasi sebagai belanja operasi lain	75,532	4,642	75,488	4,535
	534,217	449,477	439,984	354,662

Pihak pengurusan telah melaksanakan penilaian rosot nilai secara berkala berdasarkan pelaksanaan Rasionalisasi Projek yang terkini.

Nota-nota kepada Penyata Kewangan
(sambungan)

26. (Defisit) / Lebihan sebelum cukai

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
(Defisit)/Lebihan sebelum cukai diperoleh selepas dikenakan:				
Imbuhan juruaudit	245	276	77	70
Susut nilai loji dan peralatan	4,261	5,334	2,725	3,751
Susut nilai hak penggunaan aset	4,739	3,922	4,739	3,922
Susut nilai hartanah pelaburan	20	7	20	7
Belanja berkaitan sewa jangka pendek	496	469	488	463
Yuran perundangan	223	316	223	316
Caj bank	50	27	48	25
Belanja faedah berkaitan liabiliti pajakan	711	609	711	609
Perolehan aset nilaian rendah	1,298	54	1,288	52

27. (Pendapatan) / Perbelanjaan Cukai

	Nota	Kumpulan		Perbadanan	
		2022 RM'000	2021 RM'000 Dinyatakan semula	2022 RM'000	2021 RM'000 Dinyatakan semula
Perbelanjaan cukai semasa					
Tahun semasa		2,055	57,152	178	55,791
(Lebihan)/Kurangan peruntukan bagi tahun-tahun sebelumnya		(54,427)	684	(55,677)	-
Jumlah cukai semasa yang diiktiraf dalam untung atau rugi		(52,372)	57,836	(55,499)	55,791
Perbelanjaan cukai tertunda					
Pengasalan dan pembalikan perbezaan sementara		-	(1,065)	-	-
Manfaat cukai yang timbul daripada kerugian cukai yang tidak diiktiraf		1,489	(2,049)	-	-
Jumlah cukai tertunda yang diiktiraf dalam untung atau rugi	7	1,489	(3,114)	-	-
Jumlah perbelanjaan cukai pendapatan		(50,883)	54,722	(55,499)	55,791

Nota-nota kepada Penyata Kewangan
(sambungan)

27. (Pendapatan) / Perbelanjaan Cukai (sambungan)

	Nota	Kumpulan 2022 RM'000	Kumpulan 2021 RM'000 Dinyatakan semula	Perbadanan 2022 RM'000	Perbadanan 2021 RM'000 Dinyatakan semula
Penyesuaian perbelanjaan cukai pendapatan					
(Defisit)/ Lebihan sebelum cukai		(319,137)	1,001,494	(312,065)	793,774
Cukai pendapatan dikira menggunakan kadar cukai Malaysia 24% (2021: 17%)		(76,593)	170,254	(74,896)	134,942
Kesan kadar cukai berbeza sebanyak 24% melebihi pendapatan bercukai		-	51,723	-	51,659
Perbelanjaan yang tidak boleh ditolak		139,314	21,129	131,712	18,806
Pendapatan dikecualikan cukai		(3,825)	(103,721)	(3,825)	(87,596)
Pengiktirafan kerugian cukai yang sebelum ini tidak diiktiraf		(55,370)	(85,347)	(52,813)	(62,020)
Kesan kerugian cukai tidak diiktiraf		18	-	-	-
		3,544	54,038	178	55,791
(Lebihan)/Kurangan peruntukan bagi tahun-tahun sebelumnya		(54,427)	684	(55,677)	-
		(50,883)	54,722	(55,499)	55,791

Pengecualian cukai

Kementerian Kewangan ("MOF") telah memberikan pengecualian cukai berdasarkan Seksyen 127 (3A) Akta Cukai Pendapatan, 1967 mengenai pedapatan perniagaan Berkanun Perbadanan dari 2021 hingga 2027 dan pengecualian cukai ke atas pendapatan daripada penempatan daripada penempatan deposit jangka pendek dan dividen bank untuk tempoh 10 tahun. Pengecualian cukai semasa ke atas penempatan deposit jangka pendek dan dividen bank telah diberikan kepada Perbadanan sejak 2013 dan akan tamat pada 2022.

Berdasarkan pengumuman Rang Undang-undang Kewangan 2022 bersempena dengan Pengumuman Belanjawan 2022, 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.

28. 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.

Nota-nota kepada Penyata Kewangan
(sambungan)

28. Pengurusan modal (sambungan)

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Dana pinjaman bank	3,792,392	4,541,783	3,792,392	4,541,783
Tolak: Tunai dan kesetaraan tunai	(476,034)	(853,669)	(427,704)	(820,130)
Hutang bersih	3,316,358	3,688,114	3,364,688	3,721,653
Jumlah ekuiti	34,111	302,365	(125,181)	131,385
Nisbah hutang kepada ekuiti	97.22	12.20	(26.88)	28.33

29. Segmen operasi

Segmen Kumpulan yang dilaporkan merangkumi pembangunan hartanah dan perkhidmatan telekomunikasi. Kedua-dua segmen yang dilaporkan menawarkan produk dan servis 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

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 lebihan kasar seperti yang terkandung di dalam laporan pengurusan dalaman yang telah disemak oleh CODM secara berkala. Hasil dan lebihan 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	Jumlah RM'000
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
2021			
Dinyatakan semula			
Hasil	3,161,987	165	3,162,152
Kos jualan	(1,797,480)	(3,888)	(1,801,368)
Lebihan/(Defisit) kasar	1,364,507	(3,723)	1,360,784

29. Segmen operasi (sambungan)

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.

30. Instrumen kewangan

30.1 Kategori instrumen kewangan

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)

30. Instrumen kewangan (sambungan)

30.1 Kategori instrumen kewangan (sambungan)

Jadual di bawah menunjukkan analisis instrumen kewangan pada 31 Disember 2021 yang dikategorikan sebagai kos terlunas.

	Amaun dibawa RM'000	Kos terlunas RM'000
2021		
Aset kewangan		
Kumpulan		
Penghutang dagangan dan lain-lain tidak termasuk prabayar	672,677	672,677
Tunai dan kesetaraan tunai	853,669	853,669
	1,526,346	1,526,346
Perbadanan		
Penghutang dagangan dan lain-lain tidak termasuk prabayar	1,630,854	1,630,854
Tunai dan kesetaraan tunai	820,130	820,130
	2,450,984	2,450,984
Liabiliti kewangan		
Kumpulan		
Pemiutang dagangan dan lain-lain	(508,748)	(508,748)
Dana Pinjaman	(4,541,783)	(4,541,783)
Liabiliti pajakan	(16,262)	(16,262)
	(5,066,793)	(5,066,793)
Perbadanan		
Pemiutang dagangan dan lain-lain	(1,038,613)	(1,038,613)
Dana Pinjaman	(4,541,783)	(4,541,783)
Liabiliti pajakan	(16,262)	(16,262)
	(5,596,658)	(5,596,658)

30.2 Kerugian bersih daripada instrumen kewangan

	Kumpulan		Perbadanan	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Rugi bersih yang timbul daripada:				
Aset kewangan pada kos terlunas	16,123	18,532	15,940	18,183
Liabiliti kewangan pada kos terlunas	(169,270)	(182,437)	(169,268)	(179,357)
	(153,147)	(163,905)	(153,328)	(161,174)

Nota-nota kepada Penyata Kewangan
(sambungan)

30. Instrumen kewangan (sambungan)

30.3 Pengurusan risiko kewangan

Kumpulan dan Perbadanan terdedah kepada risiko berikut melalui penggunaan instrumen kewangan:

- Risiko kredit
- Risiko kecairan
- Risiko pasaran

30.4 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 dihapuskira (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 dihapuskira masih lagi tertakluk kepada aktiviti penguatkuasaan.

Tiada perubahan ketara yang dilaporkan berbanding tahun sebelumnya.

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.

Nota-nota kepada Penyata Kewangan
(sambungan)

30. Instrumen kewangan (sambungan)

30.4 Risiko kredit (sambungan)

Penghutang dagangan dan aset kontrak (sambungan)

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.

Jadual berikut menunjukkan maklumat berkaitan pendedahan kepada risiko kredit dan ECL untuk penghutang dagangan dan aset kontrak pada 31 Disember 2022 yang telah disatukan dan dianggap mempunyai sifat risiko yang sama.

Kumpulan	Amaun dibawa kasar RM'000	Peruntukan kerugian RM'000	Baki bersih RM'000
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)

30. Instrumen kewangan (sambungan)

30.4 Risiko kredit (sambungan)

Penghutang dagangan dan aset kontrak (sambungan)

Pengiktirafan dan pengukuran kerugian rosot nilai (sambungan)

Kumpulan	Amaun dibawa kasar RM'000	Peruntukan kerugian RM'000	Baki bersih RM'000
2021			
Semasa (tidak tertangguh)	1,272,164	-	1,272,164
Tertangguh 0 - 30 hari	28,938	-	28,938
Tertangguh 31 - 60 hari	41,672	-	41,672
Tertangguh 61 - 90 hari	32,906	-	32,906
Tertangguh lebih dari 90 hari	340,876	(38)	340,838
	1,716,556	(38)	1,716,518
Penghutang dagangan	627,030	(38)	626,992
Aset kontrak	1,089,526	-	1,089,526
	1,716,556	(38)	1,716,518

Pada tahun kewangan semasa, Kumpulan telah memperuntukkan peruntukan kerugian rosot nilai berjumlah RM65,000 (2021: RM38,000) 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
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

Nota-nota kepada Penyata Kewangan
(sambungan)

30. Instrumen kewangan (sambungan)

30.4 Risiko kredit (sambungan)

Penghutang dagangan dan aset kontrak (sambungan)

Pengiktirafan dan pengukuran kerugian rosot nilai (sambungan)

Perbadanan	Amaun dibawa kasar RM'000	Peruntukan kerugian RM'000	Baki bersih RM'000
2021			
Semasa (tidak tertangguh)	1,200,233	-	1,200,233
Tertangguh 0 - 30 hari	21,707	-	21,707
Tertangguh 31 - 60 hari	37,506	-	37,506
Tertangguh 61 - 90 hari	31,126	-	31,126
Tertangguh lebih dari 90 hari	327,741	-	327,741
	1,618,313	-	1,618,313
Penghutang dagangan	596,118	-	596,118
Aset kontrak	1,022,195	-	1,022,195
	1,618,313	-	1,618,313

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 dihapuskira secara langsung.

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.

Pergerakkan dalam peruntukan kerugian rosot nilai bagi Kumpulan berhubung dengan penghutang dagangan pada tahun semasa seperti ditunjukkan di bawah:

Kumpulan	ECL Sepanjang hayat RM'000
Baki pada 1 Januari 2021	80
Pengukuran semula bersih peruntukan kerugian	(42)
Baki pada 31 Disember 2021	38
Pengukuran semula bersih peruntukan kerugian	27
Baki pada 31 Disember 2022	65

30. Instrumen kewangan (sambungan)

30.4 Risiko kredit (sambungan)

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 (2021: RM192,000).

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.

Nota-nota kepada Penyata Kewangan
(sambungan)

30. Instrumen kewangan (sambungan)

30.4 Risiko kredit (sambungan)

Pendahuluan kepada syarikat berkaitan (sambungan)

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 dimungkiri 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 dimungkiri 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.

30.5 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.

Analisis kematangan

Jadual berikut merangkumi profil kematangan liabiliti kewangan Kumpulan dan Perbadanan pada akhir tempoh pelaporan berdasarkan pembayaran berkontrak yang tidak didiskaunkan:

30. Instrumen kewangan (sambungan)

30.5 Risiko kecairan (sambungan)

Analisa kematangan

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
2022							
Liabiliti kewangan bukan derivatif							
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
2021							
Liabiliti kewangan bukan derivatif							
Dana pinjaman	4,541,783	2.38% - 4.34%	4,969,174	1,406,105	115,890	1,866,079	1,581,100
Liabiliti pajakan	16,262	4.50%	17,703	4,793	4,948	4,948	3,014
Pemiutang dagangan dan lain-lain	508,748	-	508,748	508,748	-	-	-
	5,066,793		5,495,625	1,919,646	120,838	1,871,027	1,584,114

30. Instrumen kewangan (sambungan)

30.5 Risiko kecairan (sambungan)

Analisa 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
2022							
Liabiliti kewangan bukan derivatif							
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
2021							
Liabiliti kewangan bukan derivatif							
Dana pinjaman	4,541,783	2.38% - 4.34%	4,969,174	1,406,105	115,890	1,866,079	1,581,100
Liabiliti pajakan	16,262	4.50%	17,703	4,793	4,948	4,948	3,014
Pemiutang dagangan dan lain-lain	1,038,613	-	1,038,613	1,038,613	-	-	-
	5,596,658		6,025,490	2,449,511	120,838	1,871,027	1,584,114

Nota-nota kepada Penyata Kewangan
(sambungan)

30. Instrumen kewangan (sambungan)

30.6 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.

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	
	2022 RM'000	2021 RM'000 Dinyatakan semula	2022 RM'000	2021 RM'000 Dinyatakan semula
Instrumen kadar tetap				
Aset kewangan	468,502	845,509	423,103	815,012
Liabiliti kewangan	(3,805,571)	(4,558,045)	(3,805,571)	(4,558,045)
	(3,337,069)	(3,712,536)	(3,382,468)	(3,743,033)

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.

Nota-nota kepada Penyata Kewangan
(sambungan)

30. Instrumen kewangan (sambungan)

30.7 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.

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.

	Nilai saksama instrumen kewangan yang tidak dinyatakan di dalam nilai saksama				Jumlah nilai saksama	Amaun dibawa
Kumpulan dan Perbadanan	Tahap 1 RM'000	Tahap 2 RM'000	Tahap 3 RM'000	Jumlah RM'000	RM'000	RM'000
2022						
Liabiliti kewangan						
Nota jangka sederhana Islam ("Sukuk")	-	-	3,792,392	3,792,392	3,792,392	3,792,392
2021						
Liabiliti kewangan						
Nota jangka sederhana Islam ("Sukuk")	-	-	4,039,556	4,039,556	4,039,556	4,039,556

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.

31. 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.

Nota-nota kepada Penyata Kewangan
(sambungan)

31. Urusniaga dengan pihak berkaitan (sambungan)

Identiti pihak berkaitan (sambungan)

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 10 dan 17.

Perbadanan	2022 RM'000	2021 RM'000 Dinyatakan semula
A. Syarikat subsidiari		
Pendahuluan kepada syarikat subsidiari untuk kos berkaitan projek	44,648	33,094
Perbelanjaan dicaj semula bagi pihak syarikat subsidiari	44,514	49,008
Caj kewangan dibayar bagi pihak syarikat subsidiari	2,266	3,003
Bayaran perkhidmatan ICT	(7,656)	(9,642)
B. Kakitangan pengurusan utama		
Anggota Perbadanan		
Fi dan elaun	1,155	674

32. 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. Kes ini masih berlangsung dan Mahkamah akan memberi arahan selanjutnya. Semasa pengurusan kes pada 28 Februari 2023, Mahkamah telah menetapkan Tarikh Bicara pada bulan Ogos 2023 (7-8, 14-15 dan 22-24) dan 4 Oktober 2023 sehingga 6 Oktober 2023. Pengurusan kes seterusnya telah ditetapkan pada 14 Jun 2023 bagi mengemaskini persediaan pra perbicaraan. **Kes masih sedang berjalan dan akan diteruskan dengan bicara penuh.**

Nota-nota kepada Penyata Kewangan
(sambungan)

32. Litigasi material (sambungan)

2. Mahkamah Tinggi Shah Alam : AES Builders SB (Plaintif) lwn. PR1MA (Defendan)

Pada 3 November 2022, AES Builders Sdn Bhd ("AESB") telah memfailkan tindakan terhadap PR1MA di Mahkamah Tinggi Shah Alam. Saman ini dimulakan terhadap PR1MA untuk menuntut sejumlah RM4,710,279.47 bagi kerja siap yang dilakukan seperti dinyatakan di Surat Penganugerahan bertarikh 15 Disember 2016 secara kuantum meruit; faedah 5% setahun ke atas jumlah RM4,710,279.47 dan ganti rugi am. **Kes masih sedang berjalan dan pengurusan kes telah ditetapkan pada 14 Jun 2023.**

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 yang juga termasuk kos tambahan untuk menyiapkan projek dan kos membaikpulih akibat daripada pelanggaran MEBPA oleh KESB. KESB telah memfailkan Pembelaan pada 31 Mei 2022. PR1MA untuk memfailkan Jawapan dan Pembelaan kepada Tuntutan Balas pada 14 Jun 2022. Pada 16 Februari 2023, Mahkamah telah membenarkan permohonan PR1MA untuk meminda Pernyataan Tuntutan. Mahkamah selanjutnya menetapkan tarikh perbicaraan penuh pada 13 Mac 2023 sehingga 16 Mac 2023 dikekalkan. **Kes masih sedang berjalan dan keputusan ditetapkan pada 28 Julai 2023.**

4. Mahkamah Tinggi Shah Alam : China Railway 11th Bureau Group Malaysia Sdn Bhd ("CR") (Plaintif) lwn. PR1MA (Defendan)

Pada 19 Disember 2022, China Railway 11th Bureau Group Malaysia Sdn Bhd ("CR") telah memfailkan tindakan terhadap PR1MA di Mahkamah Tinggi Shah Alam. Saman ini dimulakan terhadap PR1MA untuk menuntut RM2,132,439.26 sebagai Jumlah yang Diadili ("Adjudicated Amount") yang diberikan kepada CR, RM74,449.57 sebagai kos prosiding CIPAA dan faedah 5% setahun. Sebagai ringkasan, CR telah memperoleh Perintah CIPAA ("CIPAA Decision") terhadap BBGM Tok Bali Development Sdn Bhd ("BBGM") untuk jumlah yang dituntut sebanyak RM2,132,439.26 dan kos prosiding sebanyak RM74,449.57 dengan faedah 5% setahun dari 5 Mei 2020 sehingga penyelesaian penuh dan bayaran akhir, di mana, BBGM gagal membuat sedemikian. Menurut MEBPA bertarikh 18 Mac 2016, PR1MA telah melantik BBGM sebagai kontraktor untuk Residensi Tok Bali Fasa 1. Memandangkan BBGM gagal utuk membuat bayaran kepada CR seperti yang tertakluk dalam Perintah CIPAA, di bawah Seksyen 30 Akta CIPAA, CR boleh membuat tuntutan terhadap PR1MA sebagai principal BBGM. **Kes masih sedang berjalan dan pengurusan kes telah ditetapkan pada 29 Mei 2023.**

5. 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 telah mencapai penyelesaian penuh dengan PR1MA untuk LAD akibat kelewatan pemberian milikan kosong ("VP") dan kelewatan menyiapkan Kemudahan Bersama; **Kumpulan Kedua Plaintif** di mana 8 Plaintif yang telah mencapai penyelesaian penuh dengan PR1MA untuk LAD akibat kelewatan VP atau kelewatan penyiapan 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 penyiapan 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 kesan kepada 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 tersebut untuk memuktamadkan dan menutup pliding pada 20 Mac 2023. **Kes ini masih berjalan dan pengurusan kes telah ditetapkan pada 29 Mei 2023.**

Nota-nota kepada Penyata Kewangan
(sambungan)

32. Litigasi material (sambungan)

6. Mahkamah Tinggi Melaka: Jeram Anggun Sdn. Bhd. (Plaintif-Plaintif) lwn. PR1MA (Defendan)

Pada 23 Disember 2014, Plaintif ("JASB") dan PR1MA memeterai MEBPA untuk 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 tidak disiapkan dan terbengkalai. JASB membuat tuntutan bayar interim mereka dan cuba untuk menamatkan MEBPA. PR1MA mengeluarkan Notis Ingkar pada 13 Ogos 2020 kerana kegagalan JASB menyiapkan Projek dan seterusnya mengeluarkan Notis Penamatan kepada JASB bertarikh 26 Oktober 2020. Tindakan mahkamah telah dimulakan oleh Plaintif terhadap PR1MA pada 5 November 2020 untuk tuntutan kewangan dan ganti rugi akibat penamatan MEBPA. Pada 7 Disember 2020 PR1MA memfailkan tuntutan balas terhadap JASB untuk pemindahan hakmilik tanah, tuntutan kewangan dan untuk penyerahan semua 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 mengenai kos kerana tanah telah dipindahkan kepada PR1MA pada 10 Jun 2020. Wan Arjuna Architect memulakan prosiding garnishee terhadap PR1MA pada 19 November 2021. Bagaimanapun, permohonan itu telah ditarik balik pada 22 Disember 2021 kerana JASB telah digulung. Semasa pengurusan kes pada 11 Januari 2022, peguamcara JASB memaklumkan kepada Mahkamah bahawa JASB telah digulung dan seterusnya menarik balik tuntutan terhadap PR1MA. PR1MA bercadang untuk meneruskan tuntutan balasnya terhadap JASB (dalam pembubaran). Tiada arahan untuk mempertahankan dan mewakili JASB dan JASB tidak lagi diwakili oleh Tetuan Shashi Kannan dan Rakan Kongsi. PR1MA memohon penghakiman menurut Ord 35 peraturan 1(2) Kaedah-Kaedah Mahkamah yang memperuntukkan bahawa Hakim boleh memberikan penghakiman jika 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 tidak memberi perintah mengenai kos berdasarkan keadaan JASB. PR1MA kemudiannya memfailkan Bukti Hutang selanjutnya berdasarkan Perintah Mahkamah dan seterusnya, Penerima Rasmi akan memaklumkan pemiutang JASB (termasuk PR1MA) apabila mesyuarat pemiutang diadakan. Pada 20 Mei 2022, Mahkamah telah memeterai Perintah bertarikh 9 Mei 2022. Sehingga kini, tiada mesyuarat pemiutang diadakan.

33. Pelarasan tahun sebelumnya

Perkara berikut merupakan pelarasan yang dibuat ke atas Kumpulan Wang Pembangunan dan PFI, Defisit terkumpul, Geran kerajaan, Pemiutang lain, Hasil dan Pendapatan lain. Kesan pelarasan ini adalah seperti berikut:

Kesan ke atas penyata kedudukan kewangan

Kumpulan	Dilaporkan sebelum ini RM'000	Pelarasan RM'000	Dinyatakan semula RM'000
Ekuiti			
Lebihan / (defisit) terkumpul	(155,019)	457,384	302,365
Liabiliti bukan semasa			
Geran kerajaan - operasi, pembangunan and dana PFI	1,640,017	(1,640,017)	-
Kumpulan wang pembangunan dan PFI	-	1,182,633	1,182,633
Perbadanan			
Ekuiti			
Lebihan / (defisit) terkumpul	(231,142)	362,527	131,385

Nota-nota kepada Penyata Kewangan
(sambungan)

33. Pelarasan tahun sebelumnya (sambungan)

Perbadanan (sambungan)	Dilaporkan sebelum ini RM'000	Pelarasan RM'000	Dinyatakan semula RM'000
Liabiliti bukan semasa			
Geran kerajaan - operasi, pembangunan and dana PFI	1,640,017	(1,640,017)	-
Kumpulan wang pembangunan dan PFI	-	1,182,633	1,182,633
Liabiliti semasa			
Lain- lain pemiutang	943,756	94,857	1,038,613
Kesan ke atas penyata untung dan rugi dan pendapatan komprehensif lain			
Kumpulan			
Hasil	2,717,317	444,835	3,162,152
Pendapatan lain:			
Kumpulan Wang Operasi, Pembangunan dan PFI	(68,296)	12,549	(55,747)
Perbadanan			
Hasil	2,390,910	350,127	2,741,037
Pendapatan lain:			
Kumpulan Wang Operasi, Pembangunan dan PFI	(68,296)	12,400	(55,896)
Kesan ke atas penyata aliran tunai			
Kumpulan			
Aliran tunai daripada aktiviti operasi			
(Defisit)/Lebihan sebelum cukai	544,110	457,384	1,001,494
Dana/Geran yang telah digunakan	(1,283,234)	(457,384)	(1,740,618)
Perbadanan			
Aliran tunai daripada aktiviti operasi			
(Defisit)/Lebihan sebelum cukai	431,247	362,527	793,774
Dana/Geran yang telah digunakan	(1,283,234)	(457,384)	(1,740,618)
Defisit operasi sebelum perubahan dalam modal kerja			
Pemiutang dagangan dan lain-lain	222,123	94,857	316,980

Nota-nota kepada Penyata Kewangan
(sambungan)

34. Peristiwa selepas tempoh pelaporan

PR1MA lwn. Perbadanan Aset Keretapi ("PAK")

Pada 7 September 2020, Perbadanan Aset Keretapi ("PAK") telah memfailkan Kaveat di atas tanah milik PR1MA untuk pembangunan PR1MA Projek Seremban Sentral atas alasan tiada perjanjian pembangunan yang ditandatangani antara PR1MA dan PAK seperti yang dinyatakan dalam Kertas Kabinet pada 16 Mac 2015. PR1MA meminta PAK menarik balik Kaveat melalui surat bertarikh 15 Mac 2021, 3 Jun 2021 dan 21 Jun 2021 yang enggan dipatuhi oleh PAK.

Pada 26 Ogos 2021, PR1MA memfailkan permohonan di Mahkamah untuk mengeluarkan Kaveat tersebut. Walau bagaimanapun, Mahkamah telah menolak tuntutan PR1MA. Selanjutnya, PR1MA telah memfailkan rayuan di Mahkamah Rayuan yang mana ia juga ditolak. Pada 7 April 2023, PR1MA memfailkan permohonan untuk kebenaran merayu kepada Mahkamah Persekutuan.

Pada 2 Mei 2023, PR1MA dan PAK memeterai perjanjian penyelesaian, di mana PR1MA bersetuju untuk memulangkan tanah tersebut tanpa menanggung sebarang kos. PAK menarik balik Kaveat di Tanah Seremban Sentral sepuluh hari selepas perjanjian penyelesaian, dan seterusnya, tujuh hari selepas peristiwa ini, PR1MA menarik balik tuntutannya terhadap PAK.

35. Angka Perbandingan

Beberapa angka perbandingan telah diklasifikasikan semula bagi mematuhi pelarasan tahun sebelumnya dalam Nota 33 penyata kewangan. Butiran pengelasan semula adalah seperti berikut:

Kesan pada penyata kedudukan kewangan

Kumpulan	Dinyatakan semula RM'000	Seperti dilaporkan sebelum ini RM'000
Aset semasa		
Aset cukai tertunda	-	3,113
Aset bukan semasa		
Aset cukai tertunda	3,113	-

Rumusan dan Analisis Kewangan 2022

HASIL

Kumpulan PR1MA telah merekodkan jumlah **Hasil** sebanyak RM1,515.67 juta pada tahun kewangan 2022 yang terdiri daripada **Hasil Penjualan Unit Rumah dan Komersial** sebanyak RM971.21 juta, **Pelunasan Kumpulan Wang Pembangunan** iaitu sebanyak RM523.59 juta serta **Jualan dan Perkhidmatan daripada Aktiviti Telekomunikasi** sebanyak RM20.87 juta.

Walaupun terdapat pemulihan aktiviti ekonomi selepas wabak COVID-19, keadaan ekonomi global dan Malaysia amnya masih mengalami kelembapan disebabkan perang Rusia-Ukraine serta kenaikan Kadar Dasar Semalaman (OPR) yang menyebabkan penurunan pemintaan dan penjualan rumah PR1MA khususnya pada tahun 2022. Kesannya, jumlah **Hasil Jualan dan Perkhidmatan** mengalami penurunan iaitu sebanyak 31% atau RM446.99 juta kepada RM992.09 juta pada tahun semasa (2021: RM1,439.08 juta).

Namun begitu, sebahagian besar pengurangan dalam **Hasil** adalah disebabkan oleh penurunan **Pelunasan Kumpulan Wang Pembangunan** yang dibuat pada tahun semasa iaitu sebanyak 70% atau RM1,199.48 juta kepada RM523.59 juta (2021: RM1,723.07 juta) setelah mengguna pakai kaedah pelunasan perakaunan baharu yang bermula semenjak tahun 2021.

PENDAPATAN LAIN

Pelunasan Kumpulan Wang Pembangunan terhadap rosot nilai telah menyumbang kepada peningkatan jumlah Pendapatan Lain iaitu sebanyak RM75.50 juta pada tahun 2022.

Walau bagaimanapun, **Lain-lain Pendapatan** termasuk Pendapatan Kewangan telah mencatatkan penurunan sebanyak 71% atau RM60.04 juta kepada RM24.82 juta pada tahun 2022 (2021: RM84.86 juta). Penurunan ketara ini adalah disebabkan oleh Pembalikan *(Reversal)* rosot nilai sebanyak RM65.43 juta yang telah dilakukan pada tahun 2021.

Terdapat juga **pelunasan Geran Pembangunan** berjumlah RM12.01 juta bagi Program Pembaikan Rumah anjuran KPKT.

PERBELANJAAN

Jumlah Perbelanjaan meningkat sebanyak 43% atau RM165.71 juta kepada RM554.11 juta bagi tahun 2022 (2021: RM388.40 juta). Peningkatan ketara tersebut berlaku disebabkan oleh peningkatan **Kos Berkaitan Projek** dan **Kerugian Rosot Nilai**.

Kos Berkaitan Projek meningkat kepada RM187.46 juta pada tahun 2022 berbanding RM114.71 juta pada tahun 2021 yang sebahagian besarnya adalah disebabkan oleh Kos Ganti Rugi Tertentu & Ditetapkan kepada pembeli rumah. Walau bagaimanapun, dengan pelbagai cabaran yang terpaksa dilalui seperti tempoh Perintah Kawalan Pergerakan (PKP) disebabkan wabak COVID-19 dan kemelesetan ekonomi, Kumpulan PR1MA telah berjaya menyiapkan sebanyak 29,048 unit dengan nilai pembangunan kasar mencecah RM7,685.08 juta sehingga tahun 2022.

Kos Kewangan - Projek mencatatkan RM168.51 juta pada tahun 2022 (2021: RM181.80 juta). Penurunan sebanyak 7% atau RM13.29 juta adalah disebabkan pembayaran balik prinsipal kedua-dua jenis pinjaman iaitu Sukuk dan Kemudahan Kredit Pusingan dengan Jaminan Kerajaan pada tahun semasa.

Kerugian Rosot Nilai mencatatkan peningkatan sebanyak RM70.89 juta pada tahun 2022 kepada RM75.53 juta (2021: RM4.64 juta). Peningkatan tersebut adalah disebabkan pengiktirafan kos yang telah ditanggung bagi penamatan beberapa projek berdasarkan **Pelan Rasionalisasi Projek PR1MA** yang telah dimulakan sejak 2019.

DEFISIT BERSIH

Kumpulan PR1MA merekodkan **Defisit Bersih** sebanyak RM268.25 juta bagi tahun 2022, berbanding **Lebihan Bersih** sebanyak RM946.77 juta pada tahun 2021 disebabkan oleh kaedah pelunasan perakaunan baharu pada tahun 2021 serta penurunan dalam jumlah Hasil Jualan dan Perkhidmatan adalah **faktor utama** menyumbang kepada **Defisit Bersih** pada tahun semasa.

Rumusan dan Analisis Kewangan 2022
(sambungan)

ASET BUKAN SEMASA

Tanah Dipegang untuk Pembangunan Hartanah (Inventori) menunjukkan peningkatan sebanyak RM25.74 juta kepada RM1,037.91 juta pada tahun 2022 (2021: RM1,012.17 juta). Peningkatan tersebut adalah disebabkan oleh pengkelasan tanah daripada projek sedia ada yang dipecahkan mengikut fasa, di mana pembangunan belum bermula dan ianya diklasifikasi semula kepada Tanah Dipegang untuk Pembangunan Hartanah.

ASET SEMASA

Terdapat penurunan dalam **Kos Pembangunan Hartanah (Inventori)** sebanyak 29% atau RM544.20 juta iaitu RM1,368.00 juta pada tahun 2022 berbanding RM1,912.20 juta pada tahun 2021. Sebahagian besar penurunan adalah disebabkan pindahan **Kos Pembangunan Hartanah (Inventori)** kepada **Unit Pembangunan Yang Telah Siap (Inventori)** bagi projek-projek yang telah siap sepanjang tahun.

Selain itu, terdapat juga penurunan ketara dalam **Tunai dan Kesetaraan Tunai** sebanyak 44% atau RM377.64 juta kepada RM476.03 juta bagi tahun 2022 (2021: RM853.67 juta). Penurunan tersebut disebabkan pembayaran balik prinsipal pinjaman Sukuk dan Kemudahan Kredit Pusingan dengan Jaminan Kerajaan pada tahun 2022 dan penurunan jumlah kutipan pada tahun semasa disebabkan oleh pengurangan dalam hasil jualan.

LIABILITI BUKAN SEMASA

Pada tahun kewangan 2022, PR1MA telah membayar **Sukuk dengan Jaminan Kerajaan** berjumlah RM750.00 juta dan penerbitan **Sukuk dengan Jaminan Kerajaan** yang baharu berjumlah RM500.00 juta bagi membayar balik **Kemudahan Kredit Pusingan** dengan jumlah yang sama pada tahun tersebut. Oleh demikian, baki **Dana Pinjaman** yang direkodkan adalah sebanyak RM3,792.39 juta pada tahun 2022 (2021: RM4,541.78 juta).

LIABILITI SEMASA

Pemiutang Dagangan dan Lain-lain telah meningkat bagi tahun 2022 (RM591.20 juta) sebanyak 16% atau RM82.45 juta berbanding tahun kewangan 2021 (RM508.75 juta) disebabkan oleh peruntukan Kos Ganti Rugi Tertentu & Ditetapkan yang lebih tinggi pada tahun 2022 berbanding tahun kewangan sebelumnya.

ANALISA NISBAH

PERKARA	2022	2021 Dinyatakan Semula
Nisbah Semasa	6.42	3.06
Nisbah Kecairan	3.24	1.47
Nisbah Hutang	0.74	0.69

Nisbah Semasa telah meningkat kepada 6.42 kali berbanding 3.06 kali pada tahun kewangan sebelumnya kerana terdapat penurunan yang besar pada jumlah **Liabiliti Semasa** berbanding jumlah **Aset Semasa** disebabkan oleh pembayaran semula pinjaman Sukuk dan Kemudahan Kredit Pusingan pada tahun 2022.

Peningkatan dalam **Nisbah Kecairan** iaitu 3.24 kali berbanding tahun kewangan sebelumnya (1.47 kali) menunjukkan kemampuan Kumpulan PR1MA untuk membayar obligasi hutang jangka pendeknya. Peningkatan nisbah ini adalah disebabkan oleh penurunan **Dana Pinjaman** dalam **Liabiliti Semasa** yang ketara berbanding tahun kewangan sebelumnya.

Nisbah Hutang mencatatkan peningkatan 0.74 kali berbanding tahun kewangan sebelumnya (2021: 0.69 kali) kerana nilai pengurangan jumlah **Aset** yang **lebih tinggi** berbanding nilai pengurangan **Dana Pinjaman** pada tahun semasa. Walau bagaimanapun, kedudukan kewangan kumpulan PR1MA kekal stabil pada tahun kewangan semasa dan aktiviti-aktiviti pembangunan berjalan dengan lancar.

Rumusan dan Analisis Kewangan 2022
(sambungan)

Sorotan Lima Tahun Kewangan

	Tahun Kewangan Berakhir 31 Disember 2022				
	Kumpulan				
	2018 RM'000 (Dinyatakan Semula)	2019 RM'000 (Dinyatakan Semula)	2020 RM'000 (Beraudit)	2021 RM'000 (Dinyatakan Semula)	2022 RM'000 (Beraudit)
Ringkasan Keputusan Kewangan			**RM**		
Hasil Jualan dan Perkhidmatan	856,820	2,023,483	1,565,451	1,439,083	992,085
Hasil – Pelunasan Kumpulan Wang Pembangunan	10,830	677,936	483,141	1,723,069	523,590
Kos Jualan	(839,562)	(2,561,217)	(1,915,778)	(1,801,368)	(1,393,033)
Lebihan kasar	**28,088**	**140,202**	**132,814**	**1,360,784**	**122,642**
Pendapatan Lain – Geran / Kumpulan Wang Pembangunan	658,379	162,604	239,189	(55,747)	87,512
Lain-lain Pendapatan	9,939	9,946	80,806	84,862	24,823
Jumlah Hasil & Pendapatan Lain	**696,406**	**312,752**	**452,809**	**1,389,899**	**234,977**
Jumlah Perbelanjaan	(952,069)	(456,329)	(610,339)	(388,405)	(554,114)
(Pendapatan) / Perbelanjaan Cukai	1,256	1,966	170	54,722	(50,883)
Lebihan/(Defisit) Bersih	**(256,919)**	**(145,543)**	**(157,700)**	**946,772**	**(268,254)**
Ringkasan Kedudukan Kewangan			**RM**		
Jumlah Aset	9,953,193	9,044,250	7,705,544	6,552,031	5,152,638
Jumlah Liabiliti	10,294,191	9,530,819	8,349,813	6,249,666	5,118,527
Analisis Nisbah Kewangan			**Kadar Nisbah**		
Nisbah Semasa	2.18	2.34	3.35	3.06	6.42
Nisbah Kecairan	0.39	0.74	1.39	1.47	3.24
Nisbah Hutang kepada Aset	0.51	0.56	0.65	0.69	0.74
Geran Kerajaan			**RM**		
Geran Mengurus	25,000	25,000	20,000	5,000	-
Geran Pembangunan dan PFI	500,000	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 2022

Certificate on the Audit of the Financial Statements

Opinion

I have authorised a private audit firm pursuant to subsection 7(3) of the Audit Act 1957 [*Act 62*] to undertake an audit of the Financial Statements of the PR1MA Corporation Malaysia. The financial statements comprise the Statements of Financial Position as at 31 December 2022 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 92.

In my opinion, 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 2022, 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 Opinion

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 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.

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.

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 the subsidiaries, of which I have not acted as auditor, are disclosed in Note 8 to the financial statements.

Other Matters

PR1MA Corporation Malaysia should take note of the followings:

a. All subsidiaries of PR1MA Corporation Malaysia have reported losses in their respective financial statements for the year. PR1MA Corporation Malaysia should enhance its monitoring to the operations and financial management of subsidiaries to ensure that the sustainability of the Corporation is preserved and be able to serve a good return to PR1MA Corporation Malaysia and achieve its objectives.

b. PR1MA Corporation Malaysia should reassess its development strategy including the existing planned and ongoing housing and commercial projects based on the current market requirements. This is to make certain the expanding marketability of housing and commercial units, and to achieve the objectives of projects developments.

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 MOHD RADZI)
AUDITOR GENERAL
MALAYSIA

PUTRAJAYA
4 DECEMBER 2023

PR1MA CORPORATION MALAYSIA
(Established under the PR1MA Act 2012)

Financial statements for the year ended 31 December 2022

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 SELANGOR on 23 NOV 2023)

Khalid bin Ramli

Before me,

PESURUHJAYA SUMPAH
B 520
SHAHRUDIN BIN ESA
1.1.2021 - 31.12.2023
MALAYSIA

B-1-08, Blok B, Oasis Square,
Ara Damansara, Jalan PJU 1A/7A,
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 2022 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: 23 NOV 2023

Location: Petaling Jaya, Selangor

....

DATUK SERI HAJI MOHD NAZRI BIN MD. SHARIFF

Member of Corporation

Date: 23 NOV 2023

Location: Petaling Jaya, Selangor

Statements of Financial Position
as at 31 December 2022

	Note	Group 2022 RM'000	Group 2021 RM'000 Restated	Corporation 2022 RM'000	Corporation 2021 RM'000 Restated
Non-current assets					
Plant and equipment	4	14,852	11,694	6,575	5,503
Investment properties	5	1,036	727	1,036	727
Right-of-use assets	6	12,283	15,654	12,283	15,654
Deferred tax asset	7	1,624	3,113	-	-
Investment in subsidiaries	8	-	-	3,000	3,000
Inventories	9	1,037,908	1,012,169	1,006,438	980,699
Total non-current assets		1,067,703	1,043,357	1,029,332	1,005,583
Current assets					
Inventories	9	2,023,028	2,866,747	1,784,393	2,405,859
Trade and other receivables	10	461,516	673,407	1,321,355	1,631,584
Tax assets		210,493	25,325	208,083	25,325
Contract with customers	11	913,864	1,089,526	850,555	1,022,195
Cash and cash equivalent	12	476,034	853,669	427,704	820,130
Total current assets		4,084,935	5,508,674	4,592,090	5,905,093
Total assets		5,152,638	6,552,031	5,621,422	6,910,676
Equity					
Accumulated surplus/(deficit)		34,111	302,365	(125,181)	131,385
Total equity		34,111	302,365	(125,181)	131,385
Non-current liabilities					
Development and PFI fund	13	697,538	1,182,633	697,538	1,182,633
Development grant	14	22,164	-	22,164	-
Borrowing fund	15	3,754,169	3,253,398	3,754,169	3,253,398
Lease liabilities	16	8,265	12,116	8,265	12,116
Total non-current liabilities		4,482,136	4,448,147	4,482,136	4,448,147

Attached notes are an integral part of these financial statements.

Statements of Financial Position
as at 31 December 2022 (continued)

	Note	Group		Corporation	
		2022 RM'000	2021 RM'000 Restated	2022 RM'000	2021 RM'000 Restated
Current liabilities					
Trade and other payables	17	591,200	508,748	1,221,152	1,038,613
Tax liabilities		2,054	240	178	-
Borrowing fund	15	38,223	1,288,385	38,223	1,288,385
Lease liabilities	16	4,914	4,146	4,914	4,146
Total current liabilities		636,391	1,801,519	1,264,467	2,331,144
Total liabilities		5,118,527	6,249,666	5,746,603	6,779,291
Total equity and liabilities		5,152,638	6,552,031	5,621,422	6,910,676

Attached notes are an integral part of these financial statements.

Statements of Profit or Loss and Other Comprehensive Income
for the financial year ended 31 December 2022

	Note	Group 2022 RM'000	Group 2021 RM'000 Restated	Corporation 2022 RM'000	Corporation 2021 RM'000 Restated
Revenue	18	1,515,675	3,162,152	1,284,194	2,741,037
Cost of sales	19	1,393,033	1,801,368	1,160,751	1,599,158
Gross surplus		122,642	1,360,784	123,443	1,141,879
Other income:					
Operating, development and PFI fund		87,512	(55,747)	87,494	(55,896)
Other income		24,823	84,862	24,690	84,611
	20	112,335	29,115	112,184	28,715
Expenditure:					
Employment expenses	21	53,864	35,841	50,802	34,028
Administrative expenses		14,320	12,285	12,628	10,286
Travelling expenses		8,350	2,077	8,276	2,036
Professional fees		2,583	2,805	2,295	2,485
Utilities and communications		1,421	1,603	1,910	1,530
Repair and maintenance		4,892	4,283	4,694	4,216
Rental expenses		496	469	488	463
Media and advertisement		12,701	2,282	12,630	2,223
Registration and insurance		3,231	1,739	3,023	1,489
PR1MA Prihatin	22	20,754	23,864	20,754	23,864
Project related costs	23	187,461	114,714	186,195	110,942
Finance costs - project	24	168,509	181,801	168,509	178,723
Impairment loss	25	75,532	4,642	75,488	4,535
		554,114	388,405	547,692	376,820
(Deficit)/Surplus before tax	26	(319,137)	1,001,494	(312,065)	793,774
Tax (income)/expense	27	(50,883)	54,722	(55,499)	55,791
Net (Deficit)/Surplus		(268,254)	946,772	(256,566)	737,983
Net (Deficit)/Surplus attributable to:					
Corporation		(262,889)	927,837	(256,566)	737,983
Subsidiaries		(5,365)	18,935	-	-
		(268,254)	946,772	(256,566)	737,983

Attached notes are an integral part of these financial statements.

Statements of Changes in Equity
for the financial year ended 31 December 2022

	Note	Contribution account RM'000	Revaluation reserve RM'000	Accumulated surplus RM'000	Total RM'000
Group					
As at 1 January 2021		136	13	(644,420)	(644,271)
Recognition of Contribution account to Profit or Loss		(136)	-	-	(136)
Adjustment on pre-acquisition and Revaluation Reserve		-	(13)	13	-
Surplus for the year					
- As reported		-	-	489,388	489,388
- Prior year adjustment	33	-	-	457,384	457,384
As restated		-	-	946,772	946,772
As at 31 December 2021		-	-	302,365	302,365
Deficit for the year		-	-	(268,254)	(268,254)
As at 31 December 2022		-	-	34,111	34,111

Attached notes are an integral part of these financial statements.

Statements of Changes in Equity

for the financial year ended 31 December 2022 (continued)

	Note	Contribution account RM'000	Accumulated deficit RM'000	Total RM'000
Corporation				
As at 1 January 2021		136	(606,598)	(606,462)
Recognition of Contribution account to Profit or Loss		(136)	-	(136)
Surplus for the year				
- As reported		-	375,456	375,456
- Prior year adjustment	33	-	362,527	362,527
As restated		-	737,983	737,983
As at 31 December 2021		-	131,385	131,385
Deficit for the year		-	(256,566)	(256,566)
As at 31 December 2022		-	(125,181)	(125,181)

Attached notes are an integral part of these financial statements.

Statements of Cash Flows
for the financial year ended 31 December 2022

	Group		Corporation	
	2022 RM'000	2021 RM'000 Restated	2022 RM'000	2021 RM'000 Restated
Cash flows from operating activities				
(Deficit)/Surplus before tax	(319,137)	1,001,494	(312,065)	793,774
Adjustments for:				
Finance income	(16,150)	(18,490)	(15,940)	(18,141)
Finance costs	168,559	181,828	168,557	178,747
Gain from disposal of plant and equipment	-	(178)	-	(178)
Net impairment loss on project related cost	75,505	4,684	75,488	4,535
Net remeasurement of loss allowance	257	230	192	192
Contribution received	(64)	(136)	(64)	(136)
Depreciation of plant and equipment	4,261	5,334	2,725	3,751
Depreciation of right-of-use assets	4,739	3,922	4,739	3,922
Depreciation of investment properties	20	7	20	7
Funds/Grants utilised	(611,101)	(1,740,618)	(611,101)	(1,740,618)
Reversal of over impairment	-	73,296	-	73,296
Interest expenses in relation to lease liabilities	711	609	711	609
Operating deficit before changes in working capital:	(692,400)	(488,018)	(686,738)	(700,240)
Inventories	742,146	1,017,113	519,910	866,941
Trade and other receivables	211,634	1,575	310,037	87,249
Contract assets	175,662	(111,991)	171,640	(81,872)
Trade and other payables	80,977	54,141	182,519	316,980
Cash generated from operating activities	518,019	472,820	497,368	489,058
Interest received	16,150	18,490	15,940	18,141
Interest paid	(130,336)	(143,874)	(130,334)	(140,793)
Tax paid	(129,527)	(82,236)	(127,081)	(81,116)
Net cash generated from operating activities	274,306	265,200	255,893	285,290

Attached notes are an integral part of these financial statements.

Statements of Cash Flows

for the financial year ended 31 December 2022 (continued)

	Group		Corporation	
	2022 RM'000	2021 RM'000 Restated	2022 RM'000	2021 RM'000 Restated
Cash flows from investing activities				
Acquisition of plant and equipment	(7,335)	(5,420)	(3,713)	(2,688)
Proceeds from disposal of plant and equipment	-	322	-	322
Net cash used in investing activities	(7,335)	(5,098)	(3,713)	(2,366)
Cash flows from financing activities				
Proceeds from Development fund/grant	148,170	5,000	148,170	5,000
Repayment of lease liabilities	(5,162)	(3,929)	(5,162)	(3,929)
Repayment of borrowing fund - principal	(750,000)	(500,000)	(750,000)	(500,000)
Repayment of interest from borrowing fund	(37,614)	(34,615)	(37,614)	(34,615)
Net cash used in financing activites	(644,606)	(533,544)	(644,606)	(533,544)
Net Decrease in cash and cash equivalents	(377,635)	(273,442)	(392,426)	(250,620)
Cash and cash equivalents at beginning of the year	853,669	1,127,111	820,130	1,070,750
Cash and cash equivalents at end of the year	476,034	853,669	427,704	820,130

Attached notes are an integral part of these financial statements.

Statements of Cash Flows

for the financial year ended 31 December 2022 (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	
	2022 RM'000	2021 RM'000 Restated	2022 RM'000	2021 RM'000 Restated
Short-term deposits with licensed banks	330,574	509,995	330,574	509,995
Cash and bank balances	145,460	343,674	97,130	310,135
	476,034	853,669	427,704	820,130

Cash outflows for leases as a lessee

	Group		Corporation	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Included in net cash from operating activities:				
Payment relating to short-term lease	496	469	488	463
Interest paid in relation to lease liabilities	711	609	711	609
Included in net cash from financing activities				
Payment of lease liabilities	5,162	3,929	5,162	3,929
	6,369	5,007	6,361	5,001

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 2022, all of its subsidiaries reported 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 2022 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 2022 were tabled and approved during the Members of Corporation meeting held on 23 November 2023.

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 2022

- Amendments to MFRS 1, *First-time Adoption of Malaysian Financial Reporting Standards (Annual Improvements to MFRS Standards 2018–2020)*
- Amendments to MFRS 3, *Business Combinations – Reference to the Conceptual Framework*
- Amendments to MFRS 9, *Financial Instruments (Annual Improvements to MFRS Standards 2018–2020)*
- Amendments to Illustrative Examples accompanying MFRS 16, *Leases (Annual Improvements to MFRS Standards 2018–2020)*
- Amendments to MFRS 116, *Property, Plant and Equipment – Proceeds before Intended Use*
- Amendments to MFRS 137, *Provisions, Contingent Liabilities and Contingent Assets – Onerous Contracts – Cost of Fulfilling a Contract*
- Amendments to MFRS 141, *Agriculture (Annual Improvements to MFRS Standards 2018–2020)*

MFRSs, interpretations and amendments effective for annual periods beginning on or after 1 January 2023

- Amendments to MFRS 17, *Insurance Contracts and Initial Application of MFRS 17 and MFRS 9 – Comparative Information*
- Amendments to MFRS 108, *Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Accounting Estimates*
- Amendments to MFRS 112, *Income Taxes – Deferred Tax related to Assets and Liabilities arising from a Single Transaction*
- Amendments to MFRS 17

2. **Basis of preparation (continued)**

(a) Statement of compliance (continued)

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, *Non-current Liabilities with Covenants*

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*

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 2022 for those amendments that are effective for annual periods beginning on or after 1 January 2022, except for MFRS 141 which is not applicable to the Group and the Corporation.
- from the annual period beginning on 1 January 2023 for the accounting standard and amendments that are effective for annual periods beginning on or after 1 January 2023, except for MFRS 17 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.

(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.

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.

(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 is intends either to settle them on a net basis or to realise the asset and liability simultaneously.

3. Significant accounting policies (continued)

(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.

(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.

3. Significant accounting policies (continued)

(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 intially 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.

(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.

3. Significant accounting policies (continued)

(e) Inventories

(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;

- 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.

3. **Significant accounting policies (continued)**

(f) **Leases (continued)**

(ii) **Recognition and initial measurement (continued)**

(a) **As a lessee (continued)**

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.

(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 straight-line 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.

3. Significant accounting policies (continued)

(f) Leases (continued)

(ii) Recognition and initial 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.

(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.

3. Significant accounting policies (continued)

(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.

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.

3. Significant accounting policies (continued)

(j) Impairment (continued)

(i) Financial assets (continued)

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.

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.

3. Significant accounting policies (continued)

(l) Employee benefit (continued)

(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.

(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 form telecommunication activities and other revenues such as development funds.

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.

3. Significant accounting policies (continued)

(l) Employee benefit (continued)

(i) Revenue (continued)

Significant judgements and assumptions arising from revenue recognition (continued)

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.

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.

(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 Funding 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.

(iii) Development grant

Development grant received from the Government are for the purpose of assisting the Corporation as an agent in executing the government's projects and programme. Development 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.

3. Significant accounting policies (continued)

(l) Employee benefit (continued)

(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 necsessary 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.

(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.

3. Significant accounting policies (continued)

(o) Income tax

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.

(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 2021	19,254	6,274	845	3,949	1,354	1,509	33,185
Additions	926	998	28	54	1,608	1,806	5,420
Disposals	(754)	-	-	-	(694)	(108)	(1,556)
Reclassification	72	2,452	-	-	-	(2,524)	-
As at 31 December 2021	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
Accumulated depreciation							
As at 1 January 2021	15,167	2,541	449	2,162	1,076	-	21,395
Charge for the year	3,131	1,582	85	397	139	-	5,334
Disposals	(680)	-	-	-	(694)	-	(1,374)
As at 31 December 2021	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
Carrying amount							
As at 31 December 2021	1,880	5,601	339	1,444	1,747	683	11,694
As at 31 December 2022	2,253	7,065	457	2,417	1,707	953	14,852

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 2021	19,253	822	3,949	1,354	203	25,581
Additions	926	22	54	1,608	78	2,688
Disposals	(754)	-	-	(694)	(108)	(1,556)
Reclassification	72	-	-	-	(72)	-
As at 31 December 2021	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
Accumulated depreciation						
As at 1 January 2021	15,168	427	2,162	1,076	-	18,833
Charge for the year	3,131	84	397	139	-	3,751
Disposals	(680)	-	-	(694)	-	(1,374)
As at 31 December 2021	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
Carrying amount						
As at 31 December 2021	1,878	333	1,444	1,747	101	5,503
As at 31 December 2022	1,958	452	2,417	1,707	41	6,575

Notes to the Financial Statements
(continued)

5. Investment Properties

	2022 RM'000	2021 RM'000
Group and Corporation		
As at 1 January	727	-
Addition	329	734
Depreciation	(20)	(7)
As at 31 December	1,036	727
Cost	1,063	734
Accumulated depreciation	(27)	(7)
Carrying amount at the end of the financial year	1,036	727

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:

	2022 RM'000	2021 RM'000
Group and Corporation		
Rental income	52	6

The operating lease payments to be received are as follows:

	2022 RM'000	2021 RM'000
Group and Corporation		
Rental payment due		
- not later than 1 year	34	20
- later than 1 year and not later than 2 years	25	20
- later than 2 year and not later than 3 years	3	9
	62	49

6. Right-of-use Assets

Perbadanan	Note	Office buildings RM'000	Data centre RM'000	Motor vehicle RM'000	Storage space RM'000	Total RM'000
Group and Corporation						
As at 1 January 2021		11,318	446	-	-	11,764
Addition		7,812	-	-	-	7,812
Depreciation	6.1	(3,848)	(74)	-	-	(3,922)
As at 31 December 2021		15,282	372	-	-	15,654
Addition		473	-	-	370	843
Depreciation	6.1	(4,346)	(97)	(173)	(123)	(4,739)
Reclassification		-	-	525	-	525
As at 31 December 2022		11,409	275	352	247	12,283

Right-of-use assets for the Group and Corporation during the financial year 31 December 2022 represents lease rental of motor vehicle, storage space and office building which comprises of level G, 1, 2, 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.

Other lease asset include an office in Kota Kinabalu, Sabah which is not included in the Right-of-use asset as it is a short-term lease.

There are additional and reclassification of right-of-use assets on the assets leased during the financial year ended 31 December 2022 which amounted to RM843,000 and RM525,000 respectively. No addition on the existing lease assets contributed by the extension options since the end of the previous financial year.

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 2022.

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.

7. Deferred tax assets

Recognised deferred tax assets

Deferred tax assets are attributable to the following:

	2022 RM'000	2021 RM'000
Group		
Plant and equipment	(1,275)	(647)
Provisions	25	177
Deferred revenue	2,874	3,583
	1,624	3,113

Movement in temporary differences in the current year

	On 1.1.2021 RM'000	Recognised in profit or loss (Note 27) RM'000	On 31.12.2022 RM'000
Group			
Plant and equipment	(647)	(628)	(1,275)
Provisions	177	(152)	25
Deferred revenue	3,583	(709)	2,874
	3,113	(1,489)	1,624

8. Investment in subsidiaries

	2022 RM'000	2021 RM'000
Corporation		
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.

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 2022 %	Effective ownership interest and voting rights 2021 %
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 Brunsfield 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	2022 RM'000	2021 RM'000
Group			
Non-current			
Land held for property development	9.1	1,037,908	1,012,169
		1,037,908	1,012,169
Current			
Completed development units	9.2	655,025	954,548
Property development costs	9.3	1,368,003	1,912,199
		2,023,028	2,866,747
		3,060,936	3,878,916
Corporation			
Non-current			
Land held for property development	9.1	1,006,438	980,699
		1,006,438	980,699
Current			
Completed development units	9.2	640,434	926,988
Property development costs	9.3	1,143,959	1,478,871
		1,784,393	2,405,859
		2,790,831	3,386,558

During the financial year, the Group and the Corporation recognised inventories cost of RM934,689,000 (2021: RM1,123,640,000) and RM753,108,000 (2021: RM1,041,257,000), respectively, as cost of sales.

There was one completed development unit leased to third party and has been transferred to Investment properties during the financial year ended 31 December 2022.

9.1 Land held for property development

	2022 RM'000	2021 RM'000
Group		
At beginning of the financial year	1,012,169	996,439
Reclassifications	32,553	15,730
Impairment	(6,814)	-
At end of the financial year	1,037,908	1,012,169
Corporation		
At beginning of the financial year	980,699	975,181
Reclassifications	32,553	5,518
Impairment	(6,814)	-
At end of the financial year	1,006,438	980,699

9. Inventories (continued)

9.1 Land held for property development (continued)

Land held for property development are analysed as follows:

	2022 RM'000	2021 RM'000
Group		
Recorded at fair value:		
- Freehold land	742,948	784,596
- Leasehold land	294,960	227,573
	1,037,908	1,012,169
Corporation		
Recorded at fair value:		
- Freehold land	742,948	784,596
- Leasehold land	263,490	196,103
	1,006,438	980,699

During the financial year, the increase in land held for property development was mainly due to the reclassification of existing land from existing projects which has been segregated into phases, where development has yet to commence, was reclassified back to land held for property development. The Group has also carried out a land revaluation exercise on all its undeveloped land which resulted in a revaluation surplus of RM584,750,000. However, the revaluation surplus was not recorded in the financial statements.

9.2 Completed development units

	2022 RM'000	2021 RM'000
Group		
Completed development units, at cost	671,908	963,614
Impairment	(16,554)	(8,332)
Transferred to investment properties	(329)	(734)
	655,025	954,548
Corporation		
Completed development units, at cost	657,150	935,905
Impairment	(16,387)	(8,183)
Transferred to investment properties	(329)	(734)
	640,434	926,988

Completed development units are recorded at lower of cost and net realisable value.

Notes to the Financial Statements
(continued)

9. Inventories (continued)

9.3 Property development costs

	2022 RM'000	2021 RM'000
Group		
Property development costs		
At beginning of the financial year	8,295,948	8,164,180
Development costs incurred during the financial year	597,463	764,636
Transferred to completed development units	(145,697)	632,868)
At end of the financial year	8,747,714	8,295,948
Less: Cost recognised in profit or loss		
At beginning of the financial year	(6,383,749)	(5,253,320)
Cost recognised during the financial year	(934,689)	(1,123,640)
Impairment	(61,273)	(6,789)
At end of the financial year	(7,379,711)	(6,383,749)
	1,368,003	1,912,199
Corporation		
Property development costs		
At beginning of the financial year	7,132,392	7,033,952
Development costs incurred during the financial year	609,093	726,699
Transferred to completed development units	(129,623)	(628,259)
At end of the financial year	7,611,862	7,132,392
Less: C ost recognised in profit or loss		
At beginning of the financial year	(5,653,521)	(4,605,474)
Cost recognised during the financial year	(753,108)	(1,041,258)
Impairment	(61,274)	(6,789)
At end of the financial year	(6,467,903)	(5,653,521)
	1,143,959	1,478,871

Property development costs are analysed as follows:

	2022 RM'000	2021 RM'000
Group		
Land costs	1,269,839	1,312,054
Development costs, net of impairment	7,477,874	6,983,894
Cost recognised in profit or loss	(7,379,710)	(6,383,749)
	1,368,003	1,912,199
Corporation		
Land costs	1,165,562	1,196,700
Development costs, net of impairment	6,446,299	5,935,691
Cost recognised in profit or loss	(6,467,902)	(5,653,520)
	1,143,959	1,478,871

10. Trade and other receivables

	Note	Group 2022 RM'000	Group 2021 RM'000	Corporation 2022 RM'000	Corporation 2021 RM'000
Trade					
Trade receivables from contracts with customer		319,994	627,030	262,354	596,118
Less: Impairment allowance	**10.1**	(65)	(38)	-	-
		319,929	626,992	262,354	596,118
Non-trade					
Other receivables		55,678	22,286	55,486	22,085
Less: Impairment allowance	**10.1**	(192)	(192)	(192)	(192)
		55,486	22,094	55,294	21,893
Amount due from subsidiaries	**10.2**	-	-	964,511	990,494
Accrued income		7,651	-	7,651	-
Deposits		77,920	23,591	31,015	22,349
Prepayment		530	730	530	730
		141,587	46,415	1,059,001	1,035,466
		461,516	673,407	1,321,355	1,631,584

10.1 During the financial year, the Group has provided an impairment allowance for both trade receivables and sundry debtors which amounting to RM65,000 (2021:RM38,000) and RM192,000 (2021: RM192,000).

10.2 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:

i. Subsidiaries ability to pay their obligations to the Corporation;
ii. Subsidiaries operational activities, source of fundings, future operational plans and sales collections;
iii. Collection received from the respective subsidiaries during the financial year; and
iv. 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)

11. Contract with customers

Contract assets

	2022 RM'000	2021 RM'000
Group		
Contract assets	913,864	1,089,526
Corporation		
Contract assets	850,555	1,022,195

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.

Significant changes to contract assets during the financial year are as follows:

	2022 RM'000	2021 RM'000
Group		
Recognised profits less recognised losses during the financial year	992,087	1,438,918
Progress billings received and receivable as at end of the year	913,864	1,089,526
Corporation		
Recognised profits less recognised losses during the financial year	857,388	1,292,431
Progress billings received and receivable as at end of the year	850,555	1,022,195

12. Cash and cash equivalents

		Group		Corporation	
	Note	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Short term deposits	**12.1**	330,574	509,995	330,574	509,995
Cash and bank balances		145,460	343,674	97,130	310,135
		476,034	853,669	427,704	820,130

12. Cash and cash equivalents (continued)

12.1 Short term deposits

Short term deposits comprises amount deposited in the following licensed financial institutions:

	Group		Corporation	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Malayan Banking Berhad	25,850	38,760	25,850	38,760
AmBank Islamic Berhad	77,020	69,710	77,020	69,710
Bank Kerjasama Rakyat Malaysia	59,300	79,155	59,300	79,155
CIMB Islamic Bank Berhad	115,684	60,034	115,684	60,034
Bank Islam Malaysia Berhad	-	50,735	-	50,735
Public Bank Berhad	-	65,402	-	65,402
RHB Islamic Bank Berhad	52,720	146,199	52,720	146,199
	330,574	509,995	330,574	509,995

The Group and the Corporation allocated short term deposits for acquisition of land as well as for payment of development costs for projects.

13. Development and PFI funds

	2022 RM'000	2021 RM'000 Restated
Group and Corporation		
Operating fund		
At beginning of the year	-	-
Fund received	-	5,000
Utilised against operating activities	-	(5,000)
At end of the year	-	-

13. Development and PFI funds (continued)

	2022 RM'000	2021 RM'000 Restated
Development and PFI funds		
At beginning of the year	1,182,633	2,844,955
Fund received	114,000	-
Utilised against development expenditure:		
- In respect of Home ownership campaign discounts ("HOC"), rebate and expected loss	(364,496)	(350,127)
- In respect of completed and ongoing projects	(62,310)	(1,098,478)
- In respect of impairment losses	(78,156)	(12,400)
Allocation to development projects in subsidiaries:		
- In respect of Home ownership campaign discounts ("HOC"), rebate and expected loss	(94,190)	(94,708)
- In respect of completed and ongoing projects	(2,594)	(179,756)
- In respect of impairment losses	(18)	(149)
Reversal of development expenditure:		
- In respect of over impairment	2,669	73,296
At end of the year	697,538	1,182,633
	697,538	1,182,633

During the financial year, the Corporation did not received any Operating Fund (2021: RM5,000,000), however the Corporation received Development Fund amounting to RM114,000,000 (2021: Nil).

The Corporation has been assigned to manage the funds to build affordable homes for the rakyat on behalf of the government. Allocation of Development and PFI fund amounting to RM64,904,000 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 RM78,174,000 (2021: RM12,549,000) development fund that was utilised by the Group against the impairment losses from project related costs and RM458,686,000 (2021: RM444,835,000) funds was utilised against Home Ownership Campaign ("HOC") discounts, rebate and expected loss.

Notes to the Financial Statements
(continued)

14. Development grant

	2022 RM'000	2021 RM'000
Group and Corporation		
Development grant		
At beginning of the year	-	-
Fund received	34,170	-
Utilised against grant:		
- In respect of Pembaikan *Rumah* KPKT	(12,006)	-
At end of the year	22,164	-

PR1MA 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 Development Grant from KPKT for the affected houses amounted to RM34,170,000 and has utilised RM12,006,140 of the development grant against the *Pembaikan Rumah KPKT* programme.

15. Borrowing fund

	Note	2022 RM'000	2021 RM'000
Group and Corporation			
Non-current			
Islamic medium term notes ("Sukuk")	15.1	3,754,169	3,253,398
		3,754,169	3,253,398
Current			
Islamic medium term notes ("Sukuk")	15.1	38,223	786,158
Revolving credit	15.2	-	502,227
		38,223	1,288,385
		3,792,392	4,541,783

15.1 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.

Notes to the Financial Statements
(continued)

15. Borrowing fund (continued)

15.2 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:

a) To fund any expenditure relating to PR1MA housing projects;
b) To finance all construction cost and progressive payments to contractors including land acquisitions;
c) To utilise against any finance charges; and
d) 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 yet to fully utilised the aggregated facilities amount up to Guarantee Limit.

Reconciliation of movements of liabilities to cash flows arising from the financing activities

	1.1.2021 RM'000	Net changes from financing cash flows RM'000	31.12.2021 RM'000	Net changes from financing cash flows RM'000	31.12.2022 RM'000
Group and Corporation					
Islamic medium term notes ("Sukuk")	3,531,842	507,714	4,039,556	(247,164)	3,792,392
Revolving credit	1,506,602	(1,004,375)	502,227	(502,227)	-
	5,038,444	(496,661)	4,541,783	(749,391)	3,792,392

Net changes from financing cash flows interpreted in the Statements of Cash Flows

	2022 RM'000	2021 RM'000
Group		
Finance cost	168,559	181,828
Interest paid	(130,336)	(143,874)
Repayment of borrowing funds - principals	(750,000)	(500,000)
Repayment of interest from borrowing funds	(37,614)	(34,615)
	(749,391)	(496,661)
Corporation		
Finance cost	168,557	178,747
Interest paid	(130,334)	(140,793)
Repayment of borrowing funds - principals	(750,000)	(500,000)
Repayment of interest from borrowing funds	(37,614)	(34,615)
	(749,391)	(496,661)

15. Borrowing fund (continued)

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 July2027	2.58%
Tranche No. 5	500,000	30 September 2021	30 September 2026	3.05%
Tranche No. 6	500,000	18 July 2022	29 July 2027	4.00%

The coupon payment from the above sukuk will be paid twice a year.

16. Lease liabilities

	2022 RM'000	2021 RM'000
Group and Corporation		
Non-current		
Lease liabilities	8,265	12,116
Current		
Lease liabilities	4,914	4,146

Terms and repayment schedule

	2022 RM'000	2021 RM'000
Group and Corporation		
Non-current		
Repayment later than 1 year but not later than 2 years	5,017	4,498
Repayment later than 2 years but not later than 3 years	1,230	4,704
Repayment later than 3 years	2,018	2,914
	8,265	12,116
Current		
Repayment not more than 1 year	4,914	4,146
	4,914	4,146
	13,179	16,262

The lease liabilities of the Group and the Corporation bear interest rates of 4.50% per annum (2021: 4.50% per annum) respectively.

17. Trade and other payables

	Note	Group 2022 RM'000	Group 2021 RM'000 Restated	Corporation 2022 RM'000	Corporation 2021 RM'000 Restated
Trade					
Trade payables		134,349	139,063	127,978	138,058
Retention sum		135,489	147,155	135,400	146,991
		269,838	286,218	263,378	285,049
Non-trade					
Other payables	**17.1**	35,443	44,117	24,458	42,743
Amount due to subsidiaries	**17.2**	-	-	691,066	571,782
Deferred revenue in relation to provision for tele-communication services		11,972	24,098	-	-
Accruals		39,160	28,805	38,333	26,506
Provisions	**17.3**	234,787	125,510	203,917	112,533
		321,362	222,530	957,774	753,564
		591,200	508,748	1,221,152	1,038,613

17.1 As at end of the year, included in other payables of the Group and the Corporation are deposits payable to homebuyers amounting to RM8,081,000 (2021:RM20,042,000) and RM7,672,000 (2021: RM19,397,000) respectively.

17.2 Amount due to subsidiaries are unsecured, interest free and repayable on demand.

17.3 The Group's provisions mainly consist of provision related to property development costs and provision for cost to complete amounted to RM196,793,000 and RM21,075,000 (2021: RM87,392,000 and RM22,468,000), 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.

18. Revenue

	Group 2022 RM'000	Group 2021 RM'000 Restated	Corporation 2022 RM'000	Corporation 2021 RM'000 Restated
Revenue from contracts with customers				
Sales of development properties	971,211	1,438,918	857,388	1,292,432
Sales from telecommunication activities	20,874	165	-	-
	992,085	1,439,083	857,388	1,292,432
Development fund adjustment	523,590	1,723,069	426,806	1,448,605
	523,590	1,723,069	426,806	1,448,605
	1,515,675	3,162,152	1,284,194	2,741,037

18. Revenue (continued)

Disaggregation of revenue by major products/services lines

	Group		Corporation	
	2022 RM'000	2021 RM'000 Restated	2022 RM'000	2021 RM'000 Restated
Major products and services lines				
Development properties	971,211	1,438,918	857,388	1,292,432
Broadband	20,874	165	-	-
	992,085	1,439,083	857,388	1,292,432
Timing and recognition				
Overtime	992,085	1,439,083	857,388	1,292,432
	992,085	1,439,083	857,388	1,292,432
Revenue from contract with customers	992,085	1,439,083	857,388	1,292,432
Development fund adjustment	523,590	1,723,069	426,806	1,448,605
Total revenue	1,515,675	3,162,152	1,284,194	2,741,037

19. Cost of sales

	Group		Corporation	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Property development cost recognised	1,371,356	1,797,480	1,160,751	1,599,158
Cost related to telecommunication services	21,677	3,888	-	-
	1,393,033	1,801,368	1,160,751	1,599,158

20. Other income

	Group		Corporation	
	2022 RM'000	2021 RM'000 Restated	2022 RM'000	2021 RM'000 Restated
Development fund				
Received for operational activities	-	5,000	-	5,000
Utilisation/(Reversal) for impairment on property development cost	75,506	(60,747)	75,488	(60,896)
Amortisation of development grant	12,006	-	12,006	-
	87,512	(55,747)	87,494	(55,896)

20. Other income (continued)

	Group		Corporation	
	2022 RM'000	2021 RM'000 Restated	2022 RM'000	2021 RM'000 Restated
Finance income				
Interest and dividend earned from placement in the current account	4,884	5,747	4,674	5,408
Interest earned from short-term deposits with licensed banks	11,266	12,743	11,266	12,733
	16,150	18,490	15,940	18,141
Others:				
Income from short-term rental of subsidiary companies	-	-	100	100
Income from short-term rental of plantation site	579	476	579	476
Income from rental of investment properties	52	6	52	6
Reversal of compensation - contractor	-	65,431	-	65,431
Other operational income	8,042	459	8,019	457
	8,673	66,372	8,750	66,470
	112,335	29,115	112,184	28,715

21. Employment expenses

	Group		Corporation	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Salaries and allowances	40,092	27,355	37,793	25,952
Contribution to Employees Provident Funds	7,046	4,743	6,697	4,531
Others	6,726	3,743	6,312	3,545
	53,864	35,841	50,802	34,028

The number of personnel in office for the Group and the Corporation as at end of the financial year are 424 and 382 (2021: 346 and 324), respectively.

22. PR1MA Prihatin

	Group		Corporation	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
PR1MA Prihatin	20,754	23,864	20,754	23,864

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, bedding set and cleaning aid for flood victims and donations of school bags with collaboration with KPKT. PR1MA also extends its training and employment programs with the aim of providing employment opportunities for Malaysians affected by the COVID-19 pandemic.

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.

23. Project related costs

	Group		Corporation	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Marketing	7,039	9,198	7,039	9,198
Maintenance	15,621	16,826	14,872	15,620
ICT infrastructure	1,746	163	1,746	163
Supervision cost	60	200	60	200
Legal fee	991	2,283	976	2,283
Contigencies	146,118	83,683	145,619	81,118
Pembaikan Rumah KPKT	12,006	-	12,006	-
Others	3,880	2,361	3,877	2,360
	187,461	114,714	186,195	110,942

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 RM125,418,000 and RM124,933,000, respectively.

24. Finance costs - project

	Group		Corporation	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Islamic medium term notes ("Sukuk")	149,028	136,624	149,028	135,236
Revolving credit	7,371	33,275	7,371	31,608
Others	12,110	11,902	12,110	11,879
	168,509	181,801	168,509	178,723

During the financial year, the Group and the Corporation recognised finance cost which related to project amounting to RM168,509,000 (2021: RM181,801,000) and RM168,509,000 (2021: RM178,723,000), respectively.

25. Impairment loss

	Group		Corporation	
	2022 RM'000	2021 RM'000 Restated	2022 RM'000	2021 RM'000 Restated
Impairment loss provided on:				
Home ownership campaign ("HOC") discounts and rebates	309,818	390,997	264,806	296,289
Expected losses from computation of profit recognition	148,867	53,838	99,690	53,838
Impairment loss related to sales of property	458,685	444,835	364,496	350,127
Completed development units	8,221	-	8,204	(2,297)
Property development costs	60,470	4,684	60,470	6,832
Land held for development	6,814	-	6,814	-
Loss allowance related to receivable accounts	27	(42)	-	-
Impairment loss related to inventories and receivables, classified as other operating expenses	75,532	4,642	75,488	4,535
	534,217	449,477	439,984	354,662

Management performed impairment assessment periodically based on the latest Project Rationalisation exercise.

26. (Deficit)/ Surplus before tax

	Group		Corporation	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
(Deficit)/ Surplus before tax arrived after charging:				
Auditors' remuneration	245	276	77	70
Depreciation of plant and equipment	4,261	5,334	2,725	3,751
Depreciation of right-of-use assets	4,739	3,922	4,739	3,922
Depreciation of investment properties	20	7	20	7
Expenses related to short-term leases	496	469	488	463
Legal fee	223	316	223	316
Bank charges	50	27	48	25
Interest expenses relating to lease liabilities	711	609	711	609
Acquisition of low value assets	1,298	54	1,288	52

27. Tax (income)/expense

		Group		Corporation	
	Note	2022 RM'000	2021 RM'000 Restated	2022 RM'000	2021 RM'000 Restated
Current tax (income)/expense					
Current year		2,055	57,152	178	55,791
(Over)/Under provision in prior year		(54,427)	684	(55,677)	-
Total current tax recognised in profit or loss		(52,372)	57,836	(55,499)	55,791
Deferred tax expenses					
Origination and reversal of temporary differences		-	(1,065)	-	-
Tax benefits arising from previously unrecognised tax losses		1,489	(2,049)	-	-
Total deferred tax recognised in profit or loss	**7**	1,489	(3,114)	-	-
Total income tax expense		(50,883)	54,722	(55,499)	55,791

27. Tax (income)/expense (continued)

	Note	Group 2022 RM'000	Group 2021 RM'000 Restated	Corporation 2022 RM'000	Corporation 2021 RM'000 Restated
Reconciliation on income tax expenses					
(Deficit)/ Surplus before tax		(319,137)	1,001,494	(312,065)	793,774
Income tax using Malaysian tax rate 24% (2021: 17%)		(76,593)	170,254	(74,896)	134,942
Effect of different tax rate of 24% in excess of chargeable income		-	51,723	-	51,659
Non-deductible expenses		139,314	21,129	131,712	18,806
Tax exempt income		(3,825)	(103,721)	(3,825)	(87,596)
Recognition of previously unrecognised tax losses		(55,370)	(85,347)	(52,813)	(62,020)
Effect of tax losses not recognised		18	-	-	-
		3,544	54,038	178	55,791
(Over)/Under provision in prior year		(54,427)	684	(55,677)	-
		(50,883)	54,722	(55,499)	55,791

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 and tax exemption on earnings from short-term deposits placement and bank dividend for a period of 10 years. The current tax exemption on short-term deposit placement and bank dividend has been granted to the Corporation since 2013 and will be expired in 2022.

Pursuant to the announcement of Finance Bill 2022 in conjunction with the Budget Announcement 2022, 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.

28. 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.

28. Capital management (continued)

	Group		Corporation	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Bank borrowing fund	3,792,392	4,541,783	3,792,392	4,541,783
Less: Cash and cash equivalents	(476,034)	(853,669)	(427,704)	(820,130)
Net debts	3,316,358	3,688,114	3,364,688	3,721,653
Total equity	34,111	302,365	(125,181)	131,385
Debt to equity ratio	97.22	12.20	(26.88)	28.33

29. Operating segments

The Group's reportable segments comprise of property development and telecommunication 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

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

	Property development RM'000	Telecommunication RM'000	Total RM'000
Group			
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
2021			
Restated			
Revenue	3,161,987	165	3,162,152
Cost of sales	(1,797,480)	(3,888)	(1,801,368)
Gross surplus/(deficit)	1,364,507	(3,723)	1,360,784

29. Operating segments (continued)

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.

30. Financial instruments

30.1 Categories of financial instruments

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)

30. Financial instruments (continued)

30.1 Categories of financial instruments (continued)

The table below provides an analysis of financial instruments as at 31 December 2021 categorised as amortised cost ("AC").

	Carrying amount RM'000	AC RM'000
2021		
Financial assets		
Group		
Trade and other receivables, excluding prepayments	672,677	672,677
Cash and cash equivalents	853,669	853,669
	1,526,346	1,526,346
Corporation		
Trade and other receivables, excluding prepayments	1,630,854	1,630,854
Cash and cash equivalents	820,130	820,130
	2,450,984	2,450,984
Financial liabilities		
Group		
Trade and other payables	(508,748)	(508,748)
Borrowing funds	(4,541,783)	(4,541,783)
Lease liabilities	(16,262)	(16,262)
	(5,066,793)	(5,066,793)
Corporation		
Trade and other payables	(1,038,613)	(1,038,613)
Borrowing funds	(4,541,783)	(4,541,783)
Lease liabilities	(16,262)	(16,262)
	(5,596,658)	(5,596,658)

30.2 Net losses arising from financial instruments

	Group		Corporation	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Net losses arising from:				
Financial assets at amortised cost	16,123	18,532	15,940	18,183
Financial liabilities at amortised cost	(169,270)	(182,437)	(169,268)	(179,357)
	(153,147)	(163,905)	(153,328)	(161,174)

30. Financial instruments (continued)

30.3 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

30.4 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.

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.

30. Financial instruments (continued)

30.4 Credit risk (continued)

Trade receivables and contract assets (continued)

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 end-financiers 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.

The following table provides information about the exposure to credit risk and ECLs for trade receivables and contract assets as at 31 December 2022 which are grouped together as they are expected to have similar risk nature.

	Gross carrying amount RM'000	Loss allowance RM'000	Net balance RM'000
Group			
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

30. Financial instruments (continued)

30.4 Credit risk (continued)

Trade receivables and contract assets (continued)

Recognition and measurement of impairment losses (continued)

	Gross carrying amount RM'000	Loss allowance RM'000	Net balance RM'000
Group (continued)			
2021			
Current (not past due)	1,272,164	-	1,272,164
0 - 30 days past due	28,938	-	28,938
31 - 60 days past due	41,672	-	41,672
61 - 90 days past due	32,906	-	32,906
More than 90 days past due	340,876	(38)	340,838
	1,716,556	(38)	1,716,518
Trade receivables	627,030	(38)	626,992
Contract assets	1,089,526	-	1,089,526
	1,716,556	(38)	1,716,518

During the financial year, the Group provided allowance for impairment losses of RM65,000 (2021: RM38,000) 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.

	Gross carrying amount RM'000	Loss allowance RM'000	Net balance RM'000
Corporation			
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

30. Financial instruments (continued)

30.4 Credit risk (continued)

Trade receivables and contract assets (continued)

Recognition and measurement of impairment losses (continued)

	Gross carrying amount RM'000	Loss allowance RM'000	Net balance RM'000
Corporation (continued)			
2021			
Current (not past due)	1,200,233	-	1,200,233
0 - 30 days past due	21,707	-	21,707
31 - 60 days past due	37,506	-	37,506
61 - 90 days past due	31,126	-	31,126
More than 90 days past due	327,741	-	327,741
	1,618,313	-	1,618,313
Trade receivables	596,118	-	596,118
Contract assets	1,022,195	-	1,022,195
	1,618,313	-	1,618,313

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.

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:

	Lifetime ECL RM'000
Group	
Balance at 1 J anuary 2021	80
Net remeasurement of loss allowance	(42)
Balance at 31 December 2021	38
Net remeasurement of loss allowance	27
Balance at 31 December 2022	65

Notes to the Financial Statements
(continued)

30. Financial instruments (continued)

30.4 Credit risk (continued)

Trade receivables and contract assets (continued)

Recognition and measurement of impairment losses (continued)

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 (2021: RM192,000).

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.

30. Financial instruments (continued)

30.4 Credit risk (continued)

Related companies advances (continued)

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.

30.5 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.

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:

30. Financial instruments (continued)

30.5 Liquidity risk (continued)

Maturity analysis

	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
Group							
2022							
Non-derivative financial liabilities							
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
2021							
Non-derivative financial liabilities							
Borrowing fund	4,541,783	2.38% - 4.34%	4,969,174	1,406,105	115,890	1,866,079	1,581,100
Lease liabilities	16,262	4.50%	17,703	4,793	4,948	4,948	3,014
Trade and other payables	508,748	-	508,748	508,748	-	-	-
	5,066,793		5,495,625	1,919,646	120,838	1,871,027	1,584,114

30. Financial instruments (continued)

30.5 Liquidity risk (continued)

Maturity analysis (continued)

	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
Corporation							
2022							
Non-derivative financial liabilities							
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
2021							
Non-derivative financial liabilities							
Borrowing fund	4,541,783	2.38% - 4.34%	4,969,174	1,406,105	115,890	1,866,079	1,581,100
Lease liabilities	16,262	4.50%	17,703	4,793	4,948	4,948	3,014
Trade and other payables	1,038,613	-	1,038,613	1,038,613	-	-	-
	5,596,658		6,025,490	2,449,511	120,838	1,871,027	1,584,114

30. Financial instruments (continued)

30.6 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.

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	
	2022 RM'000	2021 RM'000 Restated	2022 RM'000	2021 RM'000 Restated
Fixed rate instruments				
Financial assets	468,502	845,509	423,103	815,012
Financial liabilities	(3,805,571)	(4,558,045)	(3,805,571)	(4,558,045)
	(3,337,069)	(3,712,536)	(3,382,468)	(3,743,033)

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.

30. Financial instruments (continued)

30.7 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.

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.

	Fair value of financial instruments not carried at fair value				Total fair value	Carrying amount
	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000	RM'000	RM'000
Group and Corporation						
2022						
Financial liabilities						
Islamic medium term notes ("Sukuk")	-	-	3,792,392	3,792,392	3,792,392	3,792,392
2021						
Financial liabilities						
Islamic medium term notes ("Sukuk")	-	-	4,039,556	4,039,556	4,039,556	4,039,556

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 instituition.
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.

31. 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.

31. Related party transactions (continued)

Identity of related parties (continued)

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 10 and 17.

	2022 RM'000	2021 RM'000 Restated
Corporation		
A. Subsidiaries		
Advance to subsidiaries on projects related costs	44,648	33,094
Expenses backcharged on behalf of subsidiaries	44,514	49,008
Finance charges paid on behalf of subsidiaries	2,266	3,003
ICT services fee	(7,656)	(9,642)
B. Key management personnel		
Member of Corporation		
Fees and allowances	1,155	674

32. 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. The matter is ongoing and the Court will proceed to give further directions. During case management on 28 February 2023, Court has tentatively fixed Trial dates in August 2023 (7-8, 14-15 and 22-24) and 4 October 2023 to 6 October 2023. Next case management is fixed on 14 June 2023 to update on trial preparations. **The case is on-going and will proceed with full trial.**

32. Material litigation (continued)

2. Shah Alam High Court : AES Builders Sdn Bhd ("Plaintiffs") vs. PR1MA ("Defendant")

On 3 November 2022, AES Builders Sdn Bhd ("AESB") filed an action against PR1MA at the Shah Alam High Court. The Suit was commenced against PR1MA to claim for the sum of RM4,710,279.47 for the purported work done pursuant to the Letter of Award dated 15 December 2016 on a quantum meruit basis; interest of 5% per annum on the sum of RM4,710,279.47 and general damages. **The case is on-going, and the next case management is fixed on 14 June 2023.**

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 13 March 2023, parties proceeded with full trial. **The case is ongoing and the Decision is fixed on 28 July 2023.**

4. Shah Alam High Court : China Railway 11th Bureau Group Malaysia Sdn Bhd ("CR") ("Plaintiffs") vs. PR1MA ("Defendant")

On 19 December 2022, China Railway 11th Bureau Group Malaysia Sdn Bhd ("CR") filed an action against PR1MA at Shah Alam High Court. The Suit was commenced against PR1MA to claim for RM2,132,439.26 being the Adjudicated Amount awarded to CR, RM 74,449.57 being the costs of CIPAA Proceedings and interest of 5% per annum. In summary, CR had obtained a CIPAA Adjudication Decision ("CIPAA Decision") against BBGM Tok Bali Development Sdn Bhd ("BBGM") for the adjudicated amount of RM2,132,439.26 and costs of Proceedings of RM74,449.57 with interest of 5% per annum from 5 May 2020 until full and final payment, which BBGM had failed to comply with. Pursuant to the MEBPA dated 18 March 2016, PR1MA had appointed BBGM as the Contractor for Residensi Tok Bali Phase 1. As BBGM failed to make payment to CR as required under the CIPAA Decision, CR is entitled under Section 30 of the CIPAA Act to claim for the same from PR1MA as the Principal of BBGM. **The case is on-going, and the next case management is fixed on 29 May 2023.**

5. 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 ongoing and the case management date is fixed on 29 May 2023.**

32. Material litigation (continued)

6. 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. The Court gave no order as to costs given the JASB's circumstances. PR1MA then filed a further Proof of Debt based on the Court Order and moving forward, the Official Receiver will inform JASB creditors (which includes PR1MA) when a creditors' meeting is convened. On 20 May 2022, the Court has sealed the Order dated 9 May 2022. As of to-date, no creditor's meeting is convened.

33. Prior year adjustment

The following item is adjustments made in relation to Development and PFI funds, Accumulated surplus/(deficit), Government grants, Other payables, Revenue and Other income. The effect of this adjustment are as follows:

	As previously reported RM'000	Adjustment RM'000	As restated RM'000
Effect on the statements of financial position			
Group			
Equity			
Accumulated surplus/(deficit)	(155,019)	457,384	302,365
Non-current liabilities			
Government Grants - operating, development and PFI funds	1,640,017	(1,640,017)	-
Development and PFI funds	-	1,182,633	1,182,633
Corporation			
Equity			
Accumulated surplus/(deficit)	(231,142)	362,527	131,385

Notes to the Financial Statements
(continued)

33. Prior year adjustment (continued)

	As previously reported RM'000	Adjustment RM'000	As restated RM'000
Non-current liabilities			
Government Grants - operating, development and PFI funds	1,640,017	(1,640,017)	-
Development and PFI funds	-	1,182,633	1,182,633
Current liabilities			
Other payables	943,756	94,857	1,038,613

Effect on the statements of profit or loss and other comprehensive income

Group

Revenue	2,717,317	444,835	3,162,152
Other income:			
Operating, development and PFI fund	(68,296)	12,549	(55,747)

Corporation

Revenue	2,390,910	350,127	2,741,037
Other income:			
Operating, development and PFI fund	(68,296)	12,400	(55,896)

Effect on the statements of cash flows

Group

Cash flows from operating activities			
(Deficit)/Surplus before tax	544,110	457,384	1,001,494
Funds/Grants utilised	(1,283,234)	(457,384)	(1,740,618)

Corporation

Cash flows from operating activities			
(Deficit)/Surplus before tax	431,247	362,527	793,774
Funds/Grants utilised	(1,283,234)	(457,384)	(1,740,618)
Operating deficit before changes in working capital			
Trade and other payables	222,123	94,857	316,980

34. Event after the reporting period

PR1MA vs Railway Asset Corporation ("RAC")

On 7 September 2020, the Railway Asset Corporation ("RAC") lodged Caveat on land owned by PR1MA for the development of the PR1MA Seremban Sentral Project due to the absence of a development agreement signed between PR1MA and RAC, as initially outlined in the Cabinet Paper on 16 March 2015. PR1MA requested that RAC remove the Caveat through letters dated 15 March 2021, 3 June 2021, and 21 June 2021 but RAC refused to comply.

On 26 August 2021, PR1MA filed an application in Court for the removal of the Caveat. However, the Court dismissed PR1MA's claim. PR1MA subsequently filed an appeal at the Court of Appeal, which was also dismissed. On 7 April 2023, PR1MA filed an application for Leave to Appeal to the Federal Court.

On 2 May 2023, PR1MA and RAC entered into a settlement agreement, whereby PR1MA agreed to return the land without incurring any costs. RAC withdrew the Caveat on the Seremban Sentral Land ten days after the settlement agreement, and subsequently, seven days after this event, PR1MA withdrew its claim against RAC.

35. Comparative figures

Certain of the comparative figures have been reclassified to conform with the prior year adjustment in Notes 33 of financial statements. Details of the reclassification are as follows:

	As restated RM'000	As previously reported RM'000
Effect on the statement of financial position		
Group		
Current asset		
Deferred tax asset	-	3,113
Non-current asset		
Deferred tax asset	3,113	-

Financial Summary and Analysis 2022

REVENUE

In the financial year 2022, PR1MA Group recorded a **Revenue** totalling RM1,515.67 million which comprised of **Sales of Development Properties and Commercial** amounting to RM971.21 million, **Amortisation of Development Fund** amounting to RM523.59 million and **Sales and Services of Telecommunication Activities** amounting to RM20.87 million.

Although there has been a recovery in economic activity after the COVID-19 outbreak, the global economic situation and Malaysia specifically are still facing challenges. The slowdown is attributed to factors such as the Russia-Ukraine war and the increase in the Overnight Policy Rate (OPR), resulting in a decline in demand and sales of PR1MA houses, particularly in 2022. Consequently, the total Sales and Services Revenue experienced a reduction of 31% or RM446.99 million to RM992.09 million in the current year (2021: RM1,439.08 million).

However, the reduction in **Revenue** is primarily attributed to the **amortisation of the Development Fund**, which was reduced by 70% or RM1,199.48 million to RM523.59 million (2021: RM1,723.07 million) during the year, following the adoption of the new accounting amortisation method since 2021.

OTHER INCOME

Amortisation of the Development Fund on impairments has resulted in an increase in Other Income totalling RM75.50 million in 2022.

Nevertheless, **Other Income** inclusive of Finance Income recorded a decrease of 71% or RM60.04 million to RM24.82 million in 2022 (2021: RM84.86 million). The significant decrease is due to the Reversal of the impairment totalling RM65.43 million in 2021.

In addition, there was also **amortisation of Development Grants** amounting to RM12.01 million for the Home Repairs initiative programme organised by KPKT.

EXPENDITURE

Total Expenditure increased by 43% or RM165.71 million to RM554.11 million in 2022 (2021: RM388.40 million). The significant increase was due to the increase in **Project Related Costs** and **Impairment Losses.**

Project Related Costs increased to RM187.46 million in 2022 compared to RM114.71 million in 2021, which was largely attributed to Liquidated Ascertained Damages to the homebuyers. Despite facing various challenges, including the Movement Control Order (MCO) due to the COVID-19 and economic recession, PR1MA Group completed a total of 29,048 units, with the overall Gross Development Value (GDV) reaching RM7,685.08 million in 2022.

Finance Costs - Project amounted to RM168.51 million (2021: RM181.80 million), reflecting a 7% or RM13.29 million decrease in 2022. The reduction is attributed to the repayment of loan principals for both Government Guaranteed Sukuk and Revolving Credit Facility in the current year.

Impairment loss recorded an increase of RM70.89 million in 2022 reaching RM75.53 million (2021: RM4.64 million). This increase is due to the recognition of costs that have been incurred for the termination of several projects based on the **PR1MA Project Rationalisation Plan** that has been initiated in 2019.

NET DEFICIT

PR1MA Group reported a **Net Deficit** of RM268.25 million, compared to the Net Surplus of RM946.77 million recorded in 2021. The main factors were the implementation of a new accounting amortisation method in 2021, coupled with a decline in overall total Sales and Services Revenue.

Financial Summary and Analysis 2022
(continued)

NON-CURRENT ASSET

Land Held for Property Development (Inventory) has shown a slight increase totalling RM25.74 million to RM1,037.91 million in 2022 (2021: RM1,012.17 million). The increase is a result of the reclassification of lands from existing projects, which were broken down into phases where development has yet to commence and were subsequently reclassified as Land held for Property Development.

CURRENT ASSETS

There was a reduction of 29% or RM544.20 million in **Property Development Costs (Inventory)**, with a total of RM1,368.00 million in 2022 compared to RM1,912.20 million in 2021. The decline is mainly attributed to the transfer of **Property Development Costs (Inventory)** to **Completed Development Units (Inventory)** for projects completed during the year.

In addition, there was a significant decrease of 44% or RM377.64 million in **Cash and Cash Equivalents** bringing the total to RM476.03 million in 2022 (2021: RM853.67 million). The decrease was attributed to the repayment of loan principal for the Government Guaranteed Sukuk and Revolving Credit Facility in 2022 and reduction in the sales collection due to decline in sales in the current year.

NON-CURRENT LIABILITY

In the financial year 2022, PR1MA paid out **Government Guaranteed Sukuk** amounting to RM750.00 million and issued new **Government Guaranteed Sukuk** totalling RM500.00 million for the repayment of the **Revolving Credit Facility** within the same fiscal period. Therefore, the Borrowing Funds recorded a balance of RM3,792.39 million in 2022 (2021: RM4,541.78 million).

CURRENT LIABILITY

Trade and Other Payables increased in 2022 (RM591.20 million) by 16% or RM82.45 million compared to the financial year 2021 (RM508.75 million) was attributed to the higher provision of Liquidated Ascertained Damages in 2022 compared to the previous financial year.

RATIO ANALYSIS

DETAILS	2021 Restated	2022
Current Ratio	3.06	6.42
Liquidity Ratio	1.47	3.24
Debt Ratio	0.69	0.74

The **Current Ratio** has increased to 6.42 times, compared to 3.06 times in the previous financial year, primarily due to a significant reduction in total **Current Liabilities** compared to total **Current Assets**. This reduction is attributed to the repayment of Sukuk and Revolving Credit Facility in 2022

The increase in the **Liquidity Ratio** to 3.24 times, as compared to the previous year (1.47 times) demonstrates the ability of PR1MA Group to meet its short-term debt obligations. The significant decrease in **Borrowing Funds** in **Current Liability** from the preceding financial year has led to an increase in this ratio.

The **Debt Ratio** has increased 0.74 times compared to the previous financial year (2021: 0.69 times) primarily due to a **greater** reduction in **Assets** compared to the reduction in **Borrowing Funds** in the current year. However, PR1MA Group financial position remains stable in the current year and development activities are progressing smoothly.

Financial Summary and Analysis 2022
(continued)

Five Year Financial Highlights

	Financial Year Ended 31 December 2022				
	Group				
	2018 RM'000 (Restated)	2019 RM'000 (Restated)	2020 RM'000 (Audited)	2021 RM'000 (Restated)	2022 RM'000 (Audited)
Summary of Financial Results			RM		
Sales and Services Revenue	856,820	2,023,483	1,565,451	1,439,083	992,085
Revenue – Amortisation of Development Fund	10,830	677,936	483,141	1,723,069	523,590
Cost of Sales	(839,562)	(2,561,217)	(1,915,778)	(1,801,368)	(1,393,033)
Gross Surplus	**28,088**	**140,202**	**132,814**	**1,360,784**	**122,642**
Other Income – Amortisation of Grant/ Development Fund	658,379	162,604	239,189	(55,747)	87,512
Other Income	9,939	9,946	80,806	84,862	24,823
Total Revenue & Other Income	**696,406**	**312,752**	**452,809**	**1,389,899**	**234,977**
Total Expenditure	(952,069)	(456,329)	(610,339)	(388,405)	(554,114)
Tax (Income) / Expenses	1,256	1,966	170	54,722	(50,883)
Net (Deficit) / Surplus	**(256,919)**	**(145,543)**	**(157,700)**	**946,772**	**(268,254)**

Summary of Financial Position			RM		
Total Assets	9,953,193	9,044,250	7,705,544	6,552,031	5,152,638
Total Liabilities	10,294,191	9,530,819	8,349,813	6,249,666	5,118,527

Summary of Financial Ratio			Rate of Ratio		
Current Ratio	2.18	2.34	3.35	3.06	6.42
Liquidity Ratio	0.39	0.74	1.39	1.47	3.24
Debt to Asset Ratio	0.51	0.56	0.65	0.69	0.74

Government Grant			RM		
Operating Grant	25,000	25,000	20,000	5,000	-
Development and PFI Grant	500,000	741,960	1,000	-	114,000