



**LIM SEONG HAI CAPITAL BERHAD**  
Registration No.: 202001036664 (1392985-A)  
(Incorporated in Malaysia under the Companies Act 2016)

**ADDITIONAL INFORMATION ACCOMPANYING  
THE AUDITED FINANCIAL STATEMENTS FOR  
THE FINANCIAL YEAR ENDED  
30 SEPTEMBER 2024**

**CHARACTERISTICS OF THE LEAP MARKET OF BURSA MALAYSIA SECURITIES BERHAD  
("BURSA SECURITIES")**

**THE LEAP MARKET HAS BEEN POSITIONED AS A MARKET DESIGNED TO ACCOMMODATE CORPORATIONS TO WHICH A HIGHER INVESTMENT RISK MAY BE ATTACHED THAN OTHER CORPORATIONS LISTED ON THE ACE MARKET OR MAIN MARKET OF BURSA SECURITIES. IT IS A QUALIFIED MARKET WHICH IS MEANT MAINLY FOR SOPHISTICATED INVESTORS ONLY. ONLY EXISTING SECURITIES HOLDERS AND SOPHISTICATED INVESTORS ARE ALLOWED TO PARTICIPATE IN CORPORATE EXERCISES UNDERTAKEN BY LIM SEONG HAI CAPITAL BERHAD ("LSH CAPITAL" OR THE "COMPANY"). SOPHISTICATED INVESTORS SHOULD BE AWARE OF THE POTENTIAL RISKS OF INVESTING IN SUCH CORPORATIONS AND SHOULD MAKE THE DECISION TO INVEST ONLY AFTER DUE AND CAREFUL CONSIDERATION.**

**LIM SEONG HAI CAPITAL BERHAD**  
Registration No.: 202001036664 (1392985-A)  
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**PART A: ADDITIONAL INFORMATION REQUIRED UNDER PART B OF APPENDIX 6A OF THE LEAP MARKET LISTING REQUIREMENTS OF BURSA SECURITIES**

**1. REVIEW OF PERFORMANCE**

Lim Seong Hai Capital Berhad (“**LSH Capital**”) is an investment holding company. The principal activities of our subsidiaries and associate are as follows:

<b>Name</b>	<b>Effective equity interest</b>	<b>Principal activities</b>
Lim Seong Hai Lighting Sdn Bhd (“ <b>LSH Lighting</b> ”)	100.00%	Provision of building materials as well as lighting products and related M&E products and services
Knight Auto Sdn Bhd (“ <b>Knight Auto</b> ”)	100.00%	Provision of hardware and tools and rental of machinery
LSH BEST Builders Sdn Bhd (“ <b>LSHBB</b> ”)	100.00%	Construction and provision of construction and business related services and solutions
Astana Setia Sdn Bhd (“ <b>ASSB</b> ”)	100.00%	Building construction contractor, property development and investment holdings
Lim Seong Hai Ventures Sdn Bhd (“ <b>LSH Ventures</b> ”)	100.00%	Investment holding company
Astana Setia & Euro Saga Sdn Bhd (“ <b>ASES</b> ”)	93.75%	Property development
LSH Service Master Sdn Bhd (“ <b>LSH Service Master</b> ”)	70.00%	Business activities of building and industrial cleaning, tour operator and real estate activities with own or leased properties.
Lim Seong Hai Development Sdn Bhd (“ <b>LSH Development</b> ”)	100.00%	Dormant <sup>(1)</sup>
LSH Infra Sdn Bhd (“ <b>LSH Infra</b> ”)	100.00%	Dormant <sup>(1)</sup>
Kran World Sdn Bhd (“ <b>Kran World</b> ”)	50.00%	Dormant <sup>(2)</sup>

**Notes:**

(1) *Dormant since incorporation.*

(2) *Kran World commenced its business operations in July 2015 as a provider of rental service for crane, machinery and equipment, as well as a construction contractor. Subsequently in September 2020, Kran World ceased its business operations. Kran World filed for winding-up on 15 October 2024, with the process anticipated to be completed in the first half of year 2025. The winding-up of Kran World is not expected to have a material impact to the financial position of the Group.*

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**PART A: ADDITIONAL INFORMATION REQUIRED UNDER PART B OF APPENDIX 6A OF THE LEAP MARKET LISTING REQUIREMENTS OF BURSA SECURITIES**

**Analysis of Revenue by Business Segments**

Revenue	Audited FYE 30.09.2024		Audited FYE 30.09.2023	
	RM'000	%	RM'000	%
Segment A	43,048	11.91	47,942	13.40
Segment B	33,926	9.39	27,477	7.68
Segment C	-	-	-	-
Segment D	212,077	58.68	268,405	75.03
Segment E	72,354	20.02	13,931	3.89
Segment F	-	-	-	-
<b>Total</b>	<b>361,405</b>	<b>100.00</b>	<b>357,755</b>	<b>100.00</b>

**Notes:**

*Segment A: distribution and/ or retail of building materials, lighting products and related M&E products and services*

*Segment B: wholesale and retail of hardware and tools, and rental of machinery*

*Segment C: investment holding*

*Segment D: business of construction and provision of construction and business-related services & solutions*

*Segment E: business of property development*

*Segment F: companies which are in dormant status*

All of our Group's revenue are generated from Malaysia.

Our Group recorded revenue of RM361.41 million for the Financial Year Ended (“FYE”) 30 September 2024, which represents an increase of approximately RM3.65 million or 1.02% as compared to RM357.76 million recorded for the FYE 30 September 2023. The marginally increase in the revenue in total revenue is mainly attributable to the construction segments (ie. Segment A, B and D), which collectively contributed approximately 79.98% of our Group's total revenue. Additionally, the segment E demonstrated exceptional growth, contributing approximately 20.02% of our Group's total revenue. This significant performance was attributed to the progress achieved in the LSH Segar project.

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**PART A: ADDITIONAL INFORMATION REQUIRED UNDER PART B OF APPENDIX 6A OF THE LEAP MARKET LISTING REQUIREMENTS OF BURSA SECURITIES**

**Analysis of Gross Profit (“GP”) and GP Margin by Business Segments**

Gross Profit	Audited FYE 30.09.2024		Audited FYE 30.09.2023	
	RM'000	%	RM'000	%
Segment A	7,777	6.07	14,124	13.65
Segment B	14,266	11.13	13,431	12.98
Segment C	-	-	-	-
Segment D	67,552	52.70	72,749	70.31
Segment E	38,592	30.10	3,168	3.06
Segment F	-	-	-	-
<b>Total</b>	<b>128,187</b>	<b>100.00</b>	<b>103,472</b>	<b>100.00</b>

GP Margin	Audited FYE 30.09.2024		Audited FYE 30.09.2023	
	%		%	
Segment A	18.07		29.46	
Segment B	42.05		48.89	
Segment C	-		-	
Segment D	31.85		27.10	
Segment E	53.34		22.74	
Segment F	-		-	
<b>Overall</b>	<b>35.47</b>		<b>28.92</b>	

Our Group recorded a GP of RM128.19 million (GP Margin of 35.47%) for the FYE 30 September 2024 as compared to RM103.47 million (GP Margin of 28.92%) recorded for the FYE 30 September 2023. The improvement in GP margin is mainly due to a decrease of cost of sales for the property development business (ie. Segment E), as a result of the cost savings measures implemented during the financial year. These measures included enhanced project efficiency, optimized resource utilization, and the successful renegotiation of supplier contracts.

**Analysis of Profit Before Taxation (“PBT”) and PBT Margin**

	Audited FYE 30.09.2024	Audited FYE 30.09.2023
PBT (RM'000)	97,744	75,724
PBT Margin (%)	27.05	21.17

Our Group recorded a higher PBT of RM97.74 million (PBT Margin of 27.05%) for the FYE 30 September 2024 as compared to RM75.72 million (PBT Margin of 21.17%) for the FYE 30 September 2023. The improvement in PBT Margin is mainly due to the cost savings measures implemented during the financial year as explained in the above statement.

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**PART A: ADDITIONAL INFORMATION REQUIRED UNDER PART B OF APPENDIX 6A OF THE LEAP MARKET LISTING REQUIREMENTS OF BURSA SECURITIES**

**2. PROSPECTS**

Our Group was principally involved in the construction products segment upon our listing on the LEAP Market on 30 July 2021, i.e. distribution and/or retail of building materials, lighting products and related M&E products and services which are carried out by LSH Lighting, and wholesale and retail of hardware and tools as well as rental of machinery for the construction industry which are carried out by Knight Auto. To-date, our Group has 10 physical retail stores across the central region in Klang Valley and has also established our online presence vide our own online store and third-party e-commerce platforms.

Following our listing on the LEAP Market, our Group completed the acquisition of 100% equity interest in LSHBB from the Promoters on 15 October 2021, after which our shareholders had subsequently on 9 September 2022, approved the diversification of our then principal activities to include businesses in construction and provision of construction-related services and solutions. Subsequent to the approval of our shareholders on 28 March 2023 for us to further diversify our then principal activities to include property development activities, our Group also completed the acquisitions of 100% equity interest in ASSB and LSH Ventures from our related parties (i.e. including some of the Promoters) on 19 April 2023.

The completion of the various corporate proposals since our listing on the LEAP Market have transformed our Group into a full-fledged construction and construction-related services and solutions provider, as well as a property developer. This has allowed our Group to unlock value-enhancing synergies with increased efficiency, improved innovation, enhanced solutions and larger orderbook, resulting in a stronger and more effective entity that is expected to propel the growth and profitability of our Group moving forward.

In addition, the acquisitions of LSHBB and ASSB have allowed our Group to expand our construction capabilities by fully integrating digital technologies to optimise our operations, enhance our range of services and solutions as well as deliver value to our clients. On 9 September 2022, LSHBB had entered into a collaboration agreement with Gamuda Industrial Building System Sdn Bhd (“Gamuda IBS”) to record the parties’ intention and understanding to promote the use of digital Industrial Building System through identification of potential projects for joint operation and strategic ventures. This collaboration agreement has a term of three (3) years from 9 September 2022, unless the parties mutually agree to terminate or extend the collaboration period. Through this collaboration, LSHBB and Gamuda IBS aim to support the industry’s transition towards the Fourth Industrial Revolution (IR4.0) via digitalisation of work processes and automation of construction works. This wide-scale digital ecosystem manufacturing is expected to result in less construction wastage, increased productivity, shorter construction period and reduced reliance on foreign labour.

On 7 June 2024, LSH Best Builders Sdn Bhd and Service Master (M) Sdn Bhd Joint Venture (“LSHBB-SMMSB JV”) had received a letter from the Public Partnership Unit, Prime Minister’s Department (UKAS) informing that the Government of Malaysia (“Government”) had agreed in principle for LSHBB-SMMSB JV to undertake the operation and maintenance management of Kuala Lumpur Tower (“KL Tower”). On 28 June 2024, our Group had incorporated LSH Service Master with 70% equity interest holding by LSHBB and 30% equity interest holding by Service Master (M) Sdn Bhd to undertake the operation and maintenance management of KL Tower.

As at 30 September 2024, our Group have RM1.57 billion outstanding construction work orderbook of which RM626.65 million is from external clients. In addition, our Group also provides construction-related services and solutions under our collaboration framework known as the BEST Collaboration Framework for construction projects secured and property development projects undertaken by our Group’s clients, in which our Group will be entitled to fees based on its client’s

**PART A: ADDITIONAL INFORMATION REQUIRED UNDER PART B OF APPENDIX 6A OF THE LEAP MARKET LISTING REQUIREMENTS OF BURSA SECURITIES**

construction and property projects value. As at 30 September 2024, the total construction and property projects value of our clients stood at approximately RM2.70 billion of which approximately RM1.16 billion are from external clients. Furthermore, our Group also undertakes property development activities, with projects carrying a total estimated GDV of around RM1.55 billion as at 30 September 2024. Our Group's property development activities are also expected to benefit other divisions under our Group.

Our Group will continue to focus in growing its construction and construction-related services and solutions segment and to complete the constructions projects that have been secured. Our Group will continue to look for opportunities to secure more construction projects and construction-related services and solutions under its BEST Collaboration Framework as well as to identify landbank with development potential. This will provide a platform for our Group to grow further and enhance our reputation in the construction and property development industries. The size to which our Group has grown since our Group's listing on the LEAP Market on 30 July 2021 and the notable construction projects completed to-date have elevated and reinforced our Group's prominence in the construction and property development industries, and are also expected to provide confidence to future clients and the Malaysian Government that our Group is able to be entrusted with larger projects in the future.

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## **PART B: OTHER INFORMATION**

### **1. STATUS OF CORPORATE PROPOSALS**

Save as disclosed below, there were no corporate proposals announced but pending completion as at the date of this interim financial report:

On 26 September 2023, the Board of Directors of LSH Capital (“**Board**”) had announced that the Company had on the same date received a letter from its major shareholders, namely Lim Seong Hai Holdings Sdn Bhd, Lim Seong Hai Resources Sdn Bhd, Tan Sri Datuk Seri Lim Keng Cheng (“**Tan Sri KC Lim**”), Datuk Lim Keng Guan (“**DLKG**”), Lim Pak Lian (“**LPL**”) and Lim Keng Hun (“**LKH**”) (collective, the “**Promoters**”) (“**Proposal Letter**”), requesting the Company to consider undertaking a transfer of listing and quotation of the entire issued share capital of LSH Capital from the LEAP Market of Bursa Securities to the ACE Market of Bursa Securities (“**Proposed Transfer of Listing**”). The Proposed Transfer of Listing will entail the following:

- (i) proposed voluntary withdrawal of the listing and quotation of the entire issued share capital of LSH Capital from the LEAP Market pursuant to Rules 8.06 and 8.08 of the LEAP Market Listing Requirements of Bursa Securities (“**Proposed Withdrawal of LEAP Listing**”); and
- (ii) proposed listing and quotation of the entire issued share capital of LSH Capital on the ACE Market pursuant to Rules 3A.02(1) and 3A.02(2) of the ACE Market Listing Requirements of Bursa Securities (“**Proposed ACE Listing**”).

On 12 October 2023, AmInvestment Bank Berhad and Astramina Advisory Sdn Bhd on behalf of the Board, announced that the Board (save for Tan Sri KC Lim, DLKG, LPL and LKH who are the proposing directors for the Proposed Transfer of Listing) has deliberated on the content of the Proposal Letter and has resolved to proceed with the Proposed Transfer of Listing based on the terms of the Proposal Letter and procure the relevant approvals for the Proposed Transfer of Listing.

On 19 April 2024, the Company announced that all the resolution set forth in the Notice of Extraordinary General Meeting in relation to the Proposed Transfer of Listing were duly passed by way of poll at the extraordinary general meeting of the Company held on the same day.

On 30 September 2024, AmInvestment Bank Berhad on behalf of the Board, announced that the Company submitted the applications to Bursa Securities for the Proposed Transfer of Listing comprising the application for the Proposed ACE Listing and application for the Proposed Withdrawal of LEAP Listing.

### **2. MATERIAL LITIGATION**

Save as disclosed above, the Group is not engaged in any governmental, legal or arbitration proceedings, which may have or have had, material or significant effects on our financial position or profitability during the current financial year ended 30 September 2024:

- (i) Kuala Lumpur High Court Judicial Review Application (WA-25-140-04/2024) brought by Chin Tong Lim & Ors (“**Applicants**”) against Datuk Bandar Kuala Lumpur (“**First Respondent**”) and ASES (“**Second Respondent**”) (collectively, “**Respondents**”)

The Applicants have been granted leave by the High Court of Kuala Lumpur to commence judicial proceedings against the Respondents for:

- (a) An Order of Certiorari to quash the Development Order dated 15 November 2023 (“**Impugned Development Order**”) that was granted by the First Respondent to the Second Respondent for the Lake Side Homes Project.

**PART B: OTHER INFORMATION**

- (b) An Order of Certiorari to quash the approval given by the First Respondent for the Second Respondent to commence construction works for a bridge across Tasik Lake Fields to the Lake Side Homes Project pursuant to a letter dated 11 January 2024 (“**Impugned Bridge Approval**”) and/or any similar decision to build a bridge across Task Lake Fields.
- (c) An Order of Certiorari to quash the adoption of the Alteration 3 (Part 2) of the Kuala Lumpur Local Plan (2020) (“**Alteration 3 (Part 2)**”) proposed and adopted on 17 July 2020 and 3 August 2021 respectively by the First Respondent in so far as it relates to Tasik Lake Fields and or Lot 103675 (the site of the Lake Side Homes Project).
- (d) An Order of Certiorari to quash the decision of the First Respondent to allow the Second Respondent to use the walkway or any part of the public open space surrounding Tasik Lake Fields for access for construction works for the Impugned Bridge Approval and/or Impugned Development Order, or otherwise, which decision was communicated to the Applicants by the Second Respondent’s letter dated 21 February 2024.
- (e) A declaration that Alteration 3 (Part 2) by the First Respondent is illegal and ultra vires of the Federal Territory Planning Act 1982 and therefore legally unenforceable, null and void.

(collectively, the “**Judicial Review Application**”)

In the Judicial Review Application, the Applicants applied for an order to stay the Impugned Development Order and Impugned Bridge Approval (including all works and process relating to the same) until the full and final disposal of the Judicial Review Application (“**Stay Application**”).

On 17 April 2024, The High Court of Kuala Lumpur granted an interim stay of the Impugned Development Order and Impugned Bridge Approval (including all other process relating to the same) until 8 May 2024. The Applicant’s application for a stay of the Impugned Development Order and Impugned Bridge Approval pending the disposal of the judicial review application above was then fixed for hearing on 8 May 2024.

On 8 May 2024, the Court ordered that the interim stay order granted on 17 April 2024 be extended until 22 July 2024 pending the disposal of the Stay Application, with the following conditions imposed: -

- (i) That no construction or other work related to the Impugned Development Order and Impugned Bridge Approval and all other process can take place until 22 July 2024;
- (ii) The First Respondent and/or Second Respondent is permitted to conduct any works unrelated to the Impugned Development Order and Impugned Bridge Approval including mosquito spraying, clearing of drainage outlet and maintenance of the lake (or pond); and
- (iii) All residents of Lake Fields and members of the public can access Tasik Lake Fields and its surrounding areas, including the walkway surrounding the lake until 22 July 2024.

The hearing of the Stay Application took place on 22 July 2024, and the High Court



**PART B: OTHER INFORMATION**

subsequently fixed the decision of the Stay Application on 21 August 2024. During the same hearing, the High Court also directed for the substantive merits of the Judicial Review Application to be heard on 10 March 2025. Parties were also directed to file the remaining cause papers for the Judicial Review Application.

On 21 August 2024, the High Court dismissed the Stay Application and lifted the interim stay order with costs awarded to the Respondents. On 22 August 2024, the Applicants filed an appeal against the High Court's dismissal of the Stay Application ("**Stay Appeal**"). The Stay Appeal is fixed for Hearing on 03 March 2025.

On 23 August 2024, the Applicants filed an application in the High Court seeking for another interim stay of the Impugned Development Order and Impugned Bridge Approval pending the disposal of the Stay Appeal in the Court of Appeal ("**Second Interim Stay Order**"). The Hearing for the Second Interim Stay Order is now fixed on 09 January 2025.

On 6 September 2024, the Applicants filed a motion in the Court of Appeal to seek for an interim preservation order to stay the Impugned Development Order and Impugned Bridge Approval pending the Hearing of the Stay Appeal by the Court of Appeal ("**Section 44 Motion**"). On 13 September 2024, the Court of Appeal dismissed the Section 44 Motion with costs awarded to the Respondents.

Subject to the courts' further and future decision on the Judicial Review Application, the Stay Appeal, the Second Interim Stay Order and/or other direction from the courts, ASES is permitted to resume and continue works on the Lake Side Homes Project pursuant to the Impugned Development Order and Impugned Bridge Approval from 21 August 2024 onwards.

Nevertheless, ASES' solicitors are of the view that ASES has a fair chance of success in the Judicial Review Application

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**PART B: OTHER INFORMATION**

**3. UTILISATION OF PROCEEDS**

- (a) Pursuant to the fund raised from the pre-listing investors based on the listing reference price of RM0.13 per share in conjunction with the listing of the Company on the LEAP Market of Bursa Securities, the total proceeds that had been raised which amounted to approximately RM4.66 million had accrued entirely to our Group and the status of utilization of the proceeds are as follows:

<b>Purpose</b>	<b>Proposed Utilisation</b>	<b>Actual Utilisation <sup>(1)</sup></b>	<b>Balance Unutilised</b>
	<b>RM</b>	<b>RM</b>	<b>RM</b>
Setting up new retail stores	3,662,000	3,662,000	-
Listing costs	1,000,000	1,000,000	-
<b>Total</b>	<b>4,662,000</b>	<b>4,662,000</b>	<b>-</b>

*Note:*

*(1) Utilisation as at 30 September 2024*

The utilization of proceeds as disclosed above should be read in conjunction with the Information Memorandum of the Company dated 18 June 2021.

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## **PART B: OTHER INFORMATION**

### **4. DIVIDENDS**

In line with the dividend policy stated in the Information Memorandum dated 18 June 2021 of the Company the dividend declared/ paid are as follow:

- (a) On 29 November 2021, the Board of Directors had declared a final single tier dividend of RM0.0066 per share amounting to approximately RM2.34 million in respect of the financial year ended 30 September 2021. The entitlement date for the final single tier dividend was 6 April 2022. The said final single tier dividend was paid on 15 April 2022.
- (b) On 24 May 2022, the Board of Directors had declared an interim single tier dividend of RM0.0105 per share amounting to approximately RM3.73 million in respect of the financial year ending 30 September 2022. The entitlement date for the interim single tier dividend was 13 June 2022. The said interim single tier dividend was paid on 28 June 2022.
- (c) On 28 November 2022, the Board of Directors had declared an interim single tier dividend of RM0.0235 per share amounting to approximately RM8.37 million in respect of the financial year ended 30 September 2022. The entitlement date for the interim single tier dividend was 12 December 2022. The said interim single tier dividend was paid on 28 December 2022.
- (d) On 10 January 2023, the Board of Directors had declared a final single tier dividend of RM0.0013 per share amounting to approximately RM0.463 million respect of the financial year ended 30 September 2022. The entitlement date for the final single tier dividend was 6 April 2023. The said final single tier dividend was paid on 17 April 2023.
- (e) On 25 May 2023, the Board of Directors had declared an interim single tier dividend of RM0.0092 per share amounting to approximately RM6.50 million in respect of the financial year ended 30 September 2023. The entitlement date for the interim single tier dividend was 6 June 2023. The said interim single tier dividend was paid on 16 June 2023.
- (f) On 29 November 2023, the Board of Directors had declared an interim single tier dividend of RM0.0159 per share amounting to approximately RM11.23 million in respect of the financial year ended 30 September 2023. The entitlement date for the interim single tier dividend was 6 December 2023. The said interim single tier dividend was paid on 20 December 2023.
- (g) On 29 May 2024, the Board of Directors had declared an interim single tier dividend of RM0.0122 per share amounting to approximately RM8.62 million in respect of the financial year ended 30 September 2024. The entitlement date for the interim single tier dividend was 28 June 2024. The said interim single tier dividend was paid on 12 July 2024.
- (h) On 25 November 2024, the Board of Directors has declared an interim single tier dividend of RM0.0194 per share amounting to approximately RM13.70 million in respect of the financial year ended 30 September 2024 with the entitlement date on 3 December 2024 and the payment date on 13 December 2024.

**This report is dated 9 December 2024.**