Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

STATUTORY FINANCIAL STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

Lodged by:
CAGAMAS BERHAD
Registration number: 198601008739 (157931-A)
Level 32, The Gardens North Tower,
Mid Valley City, Lingkaran Syed Putra,
59200 Kuala Lumpur.
Tel. +603 2262 1800 Fax. +603 2282 9125

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CONTENT	PAGES

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CAGAMAS BERHAD
(Incorporated in Malaysia)

DIRECTORS' REPORT

The Directors have pleasure in submitting their report and the audited financial statements of the Group and the Company for the financial year ended 31 December 2022.

PRINCIPAL ACTIVITIES

The principal activities of the Company consist of the purchases of mortgage loans, personal loans and hire purchase and leasing debts from primary lenders approved by the Company and the issuance of bonds and notes to finance these purchases. The Company also purchases Islamic financing facilities such as home financing, personal financing and hire purchase financing and funded by issuance of Sukuk. Subsidiary companies of the Company are Cagamas Global PLC ("CGP") and Cagamas Global Sukuk Berhad ("CGS"):

- CGP is a conventional fund raising vehicle incorporated in Labuan. The main principal activities is to undertake the issuance of bonds and notes in foreign currency.
- CGS is an Islamic fund raising vehicle. The main principal activities is to undertake the issuance of Sukuk in foreign currency.

There were no other significant changes in the nature of these activities during the financial year.

FINANCIAL RESULTS

	Group RM'000	Company RM'000
Profit for the financial year	224,395	240,889

DIVIDENDS

During the financial year, the dividends paid by the Company were as follows:

	RM'000
In respect of the financial year ended 31 December 2021,	
- A final dividend of 15 sen per share on 150,000,000 ordinary shares paid on 11 May 2022	22,500
In respect of the financial year ended 31 December 2022,	
- An interim dividend of 5 sen per share on 150,000,000 ordinary shares paid on 19 September 2022	7,500
	30,000

The Directors recommend the payment of a final dividend of 15 sen per share on 150,000,000 ordinary shares amounting to RM22,500,000 for the financial year ended 31 December 2022 which is subject to approval of the member at the forthcoming Annual General Meeting of the Company.

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

DIRECTORS' REPORT (CONTINUED)

SHARE CAPITAL

There was no change in the issued ordinary share capital of the Company during the financial year.

RESERVES AND PROVISIONS

All material transfers to or from reserves and provisions during the financial year are reflected in the financial statements.

RATING PROFILE OF THE BONDS AND SUKUK

Moody's Moody's Investors Service ("Moody's") has assigned long term local and foreign currency issuer ratings of A3 that is in line with Malaysian sovereign ratings.

RAM Rating Services Berhad ("RAM Ratings") has assigned corporate credit ratings of Cagamas Berhad's Global, ASEAN and National-scale at $_{g}$A$_{2}$/Stable/$_{g}$P1, $_{sea}$AAA/Stable/$_{sea}$P1 and AAA/Stable/P1, respectively. In addition, RAM has also assigned Cagamas' bonds and Sukuk issues rating at AAA/Stable and P1 respectively.

Meanwhile, Malaysian Rating Corporation Berhad ("MARC") has also assigned Cagamas Berhad's bonds and Sukuk issue ratings at AAA/AAA$_{IS}$ and MARC-1/MARC-1$_{IS}$ respectively.

Additionally, RAM and Moody's have maintained the ratings of gA2(s)/Stable and A3 respectively to the USD2.5 billion Multicurrency Medium Term Note ("EMTN") Programme and USD2.5 billion Multicurrency Sukuk Programme ("Islamic EMTN") issued by Cagamas Berhad's subsidiaries.

RELATED PARTY TRANSACTIONS

Most of the transactions of the Group and the Company involving mortgage loans, hire purchase and leasing debts, Islamic financing facilities as well as issuance of unsecured bearer bonds and Sukuk are done with various financial institutions including those who are substantial shareholders of Cagamas Holdings Berhad ("CHB").

DIRECTORS' REPORT (CONTINUED)

DIRECTORS

The Directors in office during the financial year and during the period from the end of the financial year to date of the report are:

Dato' Bakarudin Ishak (Chairman)	
Dato' Halipah Esa	(Resigned w.e.f. 26.03.2022)
Dato' Wee Yiaw Hin	
Ho Chai Huey	
Tan Sri Tajuddin Atan	
Datuk Azizan Haji Abd Rahman	(Resigned w.e.f. 09.03.2022)
Abdul Rahman Hussein	(Appointed w.e.f. 01.04.2022)
Sophia Ch'ng Sok Heang	(Appointed w.e.f. 01.04.2022)
Datuk Chung Chee Leong	

In accordance with Articles 23.5 and 23.6 of the Company's Constitution, Dato' Bakarudin Ishak retires by rotation at the forthcoming Annual General Meeting and, being eligible, offers himself for re-election.

In accordance with Article 23.2 of the Company's Constitution, Encik Abdul Rahman Hussein and Puan Sophia Ch'ng Sok Heang retire at the forthcoming Annual General Meeting and, being eligible, offer themselves for re-election.

The Directors of the Group's subsidiaries in office during the financial year and during the period from the end of the financial year to date of the report are:

Datuk Chung Chee Leong	
Abdul Hakim Amir Zainol	(Appointed w.e.f. 20.01.2022)
Ridzuan Shah Alladin	(Resigned w.e.f. 21.01.2022)

DIRECTORS' BENEFITS AND REMUNERATION

Since the end of the previous financial year, no Director has received or become entitled to receive a benefit and remuneration (other than Directors' remuneration of RM2,517,124 as disclosed in Note 37 to the financial statements) by reason of a contract made by the Group or the Company or by a related corporation with the Director or with a firm of which the Director is a member, or with a company in which the Director has a substantial financial interest.

Neither during nor at the end of the financial year were the Group and the Company are a party to any arrangements whose object or objects were to enable the Directors to acquire benefits by means of the acquisition of shares in, or debentures of the Group and the Company or any other body corporate.

During the financial year ended 31 December 2022, a total of RM185,510 has been paid by the Group in relation to insurance premium paid for Directors and Officers of the Group and Company.

DIRECTORS' INTERESTS IN SHARES AND DEBENTURES

According to the Register of Directors' Shareholdings required to be kept under Section 59 of the Companies Act 2016, the Directors in office at the end of the financial year did not hold any interest in shares or options over shares in the Company or its subsidiaries or its holding company or subsidiaries of the holding company during the financial year.

STATUTORY INFORMATION ON THE FINANCIAL STATEMENTS

Before the financial statements of the Group and the Company were prepared, the Directors took reasonable steps:

(a) to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and satisfied themselves that all known bad debts had been written-off and that adequate allowance had been made for doubtful debts; and

(b) to ensure that any current assets, other than debts, which were unlikely to realised in the ordinary course of business including the values of current assets as shown in the accounting records of the Group and the Company had been written down to an amount which the current assets might be expected so to realise.

At the date of this report, the Directors are not aware of any circumstances:

(a) which would render the amounts to be written-off for bad debts or the amount of the allowance for doubtful debts in the financial statements of the Group and the Company inadequate to any substantial extent; or

(b) which would render the values attributed to current assets in the financial statements of the Group and the Company misleading; or

(c) which have arisen which render adherence to the existing method of valuation of assets or liabilities of the Group and the Company misleading or inappropriate.

At the date of this report, there does not exist:

(a) any charge on the assets of the Group and the Company which has arisen since the end of the financial year which secures the liability of any other person; or

(b) any contingent liability of the Group and the Company which has arisen since the end of the financial year.

No contingent or other liability has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial year which, in the opinion of the Directors, will or may affect the ability of the Group and the Company to meet its obligations when they fall due.

At the date of this report, the Directors are not aware of any circumstances not otherwise dealt with in this report or the financial statements which would render any amount stated in the financial statements misleading or inappropriate.

STATUTORY INFORMATION ON THE FINANCIAL STATEMENTS (CONTINUED)

In the opinion of the Directors:

(a) the results of the operations of the Group and the Company during the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and

(b) there has not arisen in the interval between the end of the financial year and the date of this report any item, transaction or event of a material and unusual nature likely to affect substantially the results of the operations of the Group and the Company for the financial year in which this report is made.

SUBSIDIARIES

Details of subsidiaries are set in Note 18 to the financial statements.

ULTIMATE HOLDING COMPANY

The Directors regard Cagamas Holdings Berhad, a company incorporated in Malaysia, as the ultimate holding company.

BUSINESS REVIEW FOR THE FINANCIAL YEAR 2022

Cagamas recorded RM19.3 billion of purchases of loans and financing under PWR scheme (2021: RM13.8 billion). Cagamas' net outstanding loans and financing increased by 11.9% to RM40.3 billion (2021: RM36.0 billion). As at the end of 2022, residential mortgage dominated Cagamas' portfolio at 93.0% (2021: 94.3%), personal loans at 5.9% (2021: 4.1%) and hire purchase loans and financing at 1.1% (2021: 1.6%). Cagamas' Islamic asset portfolio and conventional assets ratio stood at 49:51 (2021: 42:58), while PWR and PWOR loans and financing portfolios were at 79% and 21% respectively (2021: 74% and 26% respectively). The gross impaired loans and financing under the PWOR scheme stood at 0.45% (2021: 0.54%), while net impaired loans and financing is at 0.06% (2021: 0.07%).

AUDITORS' REMUNERATION

Auditors' remuneration of the Group and Company are RM328,367 and RM308,297 respectively. Details of the auditors' remuneration are set out in Note 36 to the financial statements.

DIRECTORS' REPORT (CONTINUED)

AUDITORS

The auditors, PricewaterhouseCoopers PLT (LLP0014401-LCA & AF 1146), will not be seeking re-appointment at the forthcoming Annual General Meeting.

This report was approved by the Board of Directors on 22 March 2023.

Signed on behalf of the Board of Directors:

DATO' BAKARUDIN ISHAK CHAIRMAN	DATUK CHUNG CHEE LEONG DIRECTOR

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2022

	Note	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
ASSETS					
Cash and cash equivalents	5	159,765	318,943	159,722	300,433
Deposits and placements with financial institutions	6	132,570	172,021	132,570	172,021
Financial assets at fair value through profit or loss ("FVTPL")	7	-	123,132	-	123,132
Financial assets at fair value through other comprehensive income ("FVOCI")	8	3,493,471	2,792,094	3,493,471	2,792,094
Financial assets at amortised cost	9	1,817,754	354,353	1,817,754	354,353
Derivative financial instruments	10	102,583	29,607	102,583	29,607
Amount due from counterparties	11	17,097,746	17,141,175	17,097,746	17,141,175
Islamic financing assets	12	15,482,284	10,273,747	15,482,284	10,273,747
Mortgage assets					
- Conventional	13	3,426,761	3,886,956	3,426,761	3,886,956
- Islamic	14	4,275,424	4,691,424	4,275,424	4,691,424
Hire purchase assets					
- Islamic	15	50	62	50	62
Reverse mortgage assets		552	-	552	-
Amount due from					
- Related company		378	735	378	735
- Subsidiaries	16	-	-	3,963	3,708
Other assets	17	33,261	7,570	33,241	7,562
Tax recoverable		51,501	64,194	51,501	64,194
Investment in subsidiaries	18	-*	-*	-*	-*
Property and equipment	19	1,459	2,338	1,459	2,338
Intangible assets	20	18,586	18,357	18,586	18,357
Right-of-use asset	21	9,384	11,592	9,384	11,592
TOTAL ASSETS		46,103,529	39,888,300	46,107,429	39,873,490
LIABILITIES					
Short-term borrowings		812,339	302,367	812,339	302,367
Derivative financial instruments	10	6,619	28,595	6,619	28,595
Other liabilities	22	201,371	164,019	201,199	162,801
Lease liability	23	11,384	13,738	11,384	13,738
Provision for taxation		-	-	-	-
Deferred taxation	24	213,063	181,935	213,063	181,935
Loans/financing from subsidiaries	25	-	-	3,138,031	2,572,657
Unsecured bearer bonds and notes	26	20,414,672	19,956,954	17,279,594	17,386,080
Sukuk	27	20,135,060	15,082,028	20,135,060	15,082,028
TOTAL LIABILITIES		41,794,508	35,729,636	41,797,289	35,730,201
Share capital	28	150,000	150,000	150,000	150,000
Reserves	29	4,159,021	4,008,664	4,160,140	3,993,289
SHAREHOLDER'S FUNDS		4,309,021	4,158,664	4,310,140	4,143,289
TOTAL LIABILITIES AND SHAREHOLDER'S FUNDS		46,103,529	39,888,300	46,107,429	39,873,490
NET TANGIBLE ASSETS PER SHARE (RM)	30	28.60	27.60	28.61	27.50

* denotes USD1 in CGP and RM2 in CGS.

The accompanying notes form an integral part of these financial statements.

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

INCOME STATEMENTS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

	Note	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Interest income	31	881,187	836,414	881,187	836,414
Interest expense	32	(646,485)	(624,928)	(646,323)	(625,025)
Income from Islamic operations	51	128,238	115,165	128,238	115,165
Non-interest (expense)/income	33	(11,955)	2,142	3,946	2,142
		350,985	328,793	367,048	328,696
Personnel costs	34	(28,248)	(29,416)	(28,248)	(29,416)
Administration and general expenses		(29,823)	(22,811)	(29,392)	(22,511)
OPERATING PROFIT		292,914	276,566	309,408	276,769
Allowance for impairment losses	35	7,401	4,608	7,401	4,608
PROFIT BEFORE TAXATION AND ZAKAT	36	300,315	281,174	316,809	281,377
Zakat		(2,828)	(5,094)	(2,828)	(5,094)
Taxation	38	(73,092)	(67,205)	(73,092)	(67,205)
PROFIT FOR THE FINANCIAL YEAR		224,395	208,875	240,889	209,078
EARNINGS PER SHARE (SEN)	30	149.60	139.25	160.59	139.39

The accompanying notes form an integral part of these financial statements.

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Profit for the financial year	224,395	208,875	240,889	209,078
Other comprehensive income:				
Items that may be subsequently reclassified to income statement				
Financial assets at FVOCI				
- Net loss on fair value changes before taxation	(49,085)	(95,503)	(49,085)	(95,503)
- FVOCI ECL	61	227	61	227
- Deferred taxation	11,780	22,921	11,780	22,921
Cash flow hedge				
- Net loss on cash flow hedge	(8,939)	(8,749)	(8,939)	(8,749)
- Deferred taxation	2,145	2,100	2,145	2,100
Other comprehensive loss for the financial year, net of taxation	(44,038)	(79,004)	(44,038)	(79,004)
Total comprehensive income for the financial year	180,357	129,871	196,851	130,074

The accompanying notes form an integral part of these financial statements.

CAGAMAS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

		Issued and fully paid ordinary shares of RM1 each	Non-distributable			Distributable	
Group	Note	Share capital RM'000	Financial assets at FVOCI reserves RM'000	Cash flow hedge reserves RM'000	Regulatory reserves RM'000	Retained profits RM'000	Total equity RM'000
Balance as at 1 January 2022		150,000	56	4,413	89,723	3,914,472	4,158,664
Profit for the financial year		-	-	-	-	224,395	224,395
Other comprehensive loss	29	-	(37,244)	(6,794)	-	-	(44,038)
Total comprehensive income for the financial year		-	(37,244)	(6,794)	-	224,395	180,357
Transfer to retained profits		-	-	-	(10,283)	10,283	-
Dividends paid	39	-	-	-	-	(30,000)	(30,000)
Balance as at 31 December 2022		150,000	(37,188)	(2,381)	79,440	4,119,150	4,309,021
Balance as at 1 January 2021		150,000	72,411	11,062	99,778	3,825,542	4,158,793
Profit for the financial year		-	-	-	-	208,875	208,875
Other comprehensive loss	29	-	(72,355)	(6,649)	-	-	(79,004)
Total comprehensive income for the financial year		-	(72,355)	(6,649)	-	208,875	129,871
Transfer to retained profits		-	-	-	(10,055)	10,055	-
Dividends paid	39	-	-	-	-	(130,000)	(130,000)
Balance as at 31 December 2021		150,000	56	4,413	89,723	3,914,472	4,158,664

The accompanying notes form an integral part of these financial statements.

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

		Issued and fully paid ordinary shares of RM1 each	Non-distributable			Distributable	
Company	Note	Share capital RM'000	Financial assets at FVOCI reserves RM'000	Cash flow hedge reserves RM'000	Regulatory reserves RM'000	Retained profits RM'000	Total equity RM'000
Balance as at 1 January 2022		150,000	56	4,413	89,723	3,899,097	4,143,289
Profit for the financial year		-	-	-	-	240,889	240,889
Other comprehensive loss	29	-	(37,244)	(6,794)	-	-	(44,038)
Total comprehensive income for the financial year		-	(37,244)	(6,794)	-	240,889	196,851
Transfer to retained profits		-	-	-	(10,283)	10,283	-
Dividends paid	39	-	-	-	-	(30,000)	(30,000)
Balance as at 31 December 2022		150,000	(37,188)	(2,381)	79,440	4,120,269	4,310,140
Balance as at 1 January 2021		150,000	72,411	11,062	99,778	3,809,964	4,143,215
Profit for the financial year		-	-	-	-	209,078	209,078
Other comprehensive loss	29	-	(72,355)	(6,649)	-	-	(79,004)
Total comprehensive income for the financial year		-	(72,355)	(6,649)	-	209,078	130,074
Transfer to retained profits		-	-	-	(10,055)	10,055	-
Dividends paid	39	-	-	-	-	(130,000)	(130,000)
Balance as at 31 December 2021		150,000	56	4,413	89,723	3,899,097	4,143,289

The accompanying notes form an integral part of these financial statements.

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

	Note	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
OPERATING ACTIVITIES					
Profit before taxation and zakat		300,315	281,174	316,809	281,377
Adjustments for non-cash items	40	(340,109)	(322,173)	(340,109)	(322,173)
Operating loss before working capital changes		(39,794)	(40,999)	(23,300)	(40,796)
Net changes in operating assets and liabilities	40	(2,163,274)	(1,234,079)	(2,161,589)	(1,232,809)
Zakat paid		(5,094)	(2,106)	(5,094)	(2,106)
Tax paid		(29,271)	(6,678)	(29,271)	(6,637)
Net cash generated from operating activities		(2,237,433)	(1,283,862)	(2,219,254)	(1,282,348)
INVESTING ACTIVITIES					
Purchase of:					
- Financial assets at FVOCI		(3,328,243)	(1,993,402)	(3,328,243)	(1,993,402)
- Financial assets at amortised cost		(1,450,611)	(355,000)	(1,450,611)	(355,000)
Net proceeds from sale/redemption of:					
- Financial assets at FVTPL		123,450	68,839	123,450	68,839
- Financial assets at FVOCI		2,579,353	1,495,596	2,579,353	1,495,596
Purchase of:					
- Property and equipment		(628)	(745)	(628)	(745)
- Intangible assets		(4,196)	(1,856)	(4,196)	(1,856)
Income received from:					
- Financial assets at FVTPL		221	3,826	221	3,826
- Financial assets at FVOCI		110,863	92,232	110,863	92,232
Proceeds from disposal of property and equipment		-	3	-	3
Net cash from investing activities		(1,969,791)	(690,507)	(1,969,791)	(690,507)

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
FINANCING ACTIVITIES				
Dividends paid to shareholders	(30,000)	(130,000)	(30,000)	(130,000)
Proceeds from issuance of:				
- Unsecured bearer bonds and notes	12,269,498	14,540,197	10,295,000	11,963,000
- Sukuk	10,090,000	7,255,000	10,090,000	7,255,000
Proceeds from loans/financing from subsidiaries	-	-	1,974,498	2,577,197
Redemption of:				
- Unsecured bearer bonds and notes	(12,010,150)	(10,171,987)	(10,415,000)	(9,485,000)
- Sukuk	(5,075,000)	(6,225,000)	(5,075,000)	(6,225,000)
Repayment of loans/financing from subsidiaries	-	-	(1,595,150)	(686,987)
Interest paid	(603,234)	(2,521,674)	(602,946)	(2,522,475)
Profit paid to Sukuk holders	(590,335)	(560,142)	(590,335)	(560,142)
Lease rental paid	(2,733)	(2,153)	(2,733)	(2,153)
Net cash from financing activity	4,048,046	2,184,241	4,048,334	2,183,440
Net change in cash and cash equivalents	(159,178)	209,872	(140,711)	210,585
Cash and cash equivalents as at 1 January	318,943	109,071	300,433	89,848
Cash and cash equivalents as at 31 December	159,765	318,943	159,722	300,433

The Group and the Company have changed the presentation of the cash flows from operating activities by disclosing the detailed breakdown in Note 40. This change is to simplify the presentation of cash flows from operating activities on the Statements of Cash Flows.

NOTES TO THE FINANCIAL STATEMENTS

1 GENERAL INFORMATION

The principal activities of the Company consist of the purchases of mortgage loans, personal loans and hire purchase and leasing debts from primary lenders approved by the Company and the issuance of bonds and notes to finance these purchases. The Company also purchases Islamic financing facilities such as home financing, personal financing and hire purchase financing and funded by issuance of Sukuk. Subsidiary companies of the Company are Cagamas Global PLC ("CGP") and Cagamas Global Sukuk Berhad ("CGS"):

- CGP is a conventional fund raising vehicle incorporated in Labuan. Its main principal activities is to undertake the issuance of bonds and notes in foreign currency.
- CGS is an Islamic fund raising vehicle. Its main principal activities is to undertake the issuance of Sukuk in foreign currency.

The Company is a public limited liability company, incorporated and domiciled in Malaysia.

The address of the registered office and principal place of business is Level 32, The Gardens North Tower, Mid Valley City, Lingkaran Syed Putra, 59200, Kuala Lumpur.

The ultimate holding company is Cagamas Holdings Berhad, a company incorporated in Malaysia.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

2.1 Basis of preparation

The financial statements of the Group and the Company have been prepared in accordance with the Malaysian Financial Reporting Standards ("MFRS"), International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

The financial statements of the Group and the Company have been prepared under the historical cost convention unless otherwise indicated in this summary of significant accounting policies.

The financial statements incorporate those activities relating to the Islamic operations of the Group and the Company.

The Islamic operations of the Group and the Company refer to:

(a) the purchases of Islamic house financing assets, Islamic personal financing, Islamic mortgage assets and Islamic hire purchase assets, from approved originators;
(b) issuance of Sukuk under Shariah principles;
(c) acquisition, investment in and trading of Islamic financial instruments; and
(d) origination of reverse mortgage financing.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 Basis of preparation (continued)

The preparation of financial statements in conformity with MFRS requires the use of certain critical accounting estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reported financial year. It also requires Directors to exercise their judgement in the process of applying the Group's and the Company's accounting policies. Although these estimates and judgement are based on the Directors' best knowledge of current events and actions, actual results may differ.

The areas involving a higher degree of judgement or complexity, or where assumptions and estimates are significant to the financial statements, are disclosed in Note 3 to the financial statements.

(a) Standards, amendments to published standards and interpretations that are effective

The Group and the Company have applied the following standards and amendments for the first time for the financial year beginning on 1 January 2022:

- Amendment to MFRS 16 'Covid-19-Related Rent Concessions beyond 30 June 2021'
- Amendments to MFRS116 'Proceeds before Intended Use'
- Amendments to MFRS 137 'Onerous Contracts – Cost of Fulfilling a Contract'
- Annual Improvements to MFRS 9 'Fees in the '10 per cent' test for Derecognition of Financial Liabilities'
- Annual Improvements to Illustrative Example accompanying MFRS 16 Leases: Lease Incentives
- Annual Improvements to MFRS 141 'Taxation in Fair Value Measurements'
- Amendments to MFRS 3 'Reference to the Conceptual Framework'

The adoption of other amendments listed above did not have any impact on the amounts recognised in prior periods and are not expected to significantly affect the current or future periods.

<u>Amendment to MFRS 16 'COVID-19-Related Rent Concessions beyond 30 June 2021'</u>

The 2021 amendments extended the applicable period of the practical expedient provided by the 2020 amendments to MFRS 16 to cover rent concessions that reduce lease payments originally due on or before 30 June 2022, provided the other conditions for applying the practical expedient are met. These amendments have no impact on the opening balance of retained earnings as at 1 January 2022.

<u>Amendments to MFRS 116 'Proceeds before intended use'</u>

The amendments prohibit the Group and the Company from deducting from the cost of a property, plant and equipment the proceeds received from selling items produced by the property, plant and equipment before it is ready for its intended use. The sales proceeds are instead recognised in profit or loss.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 Basis of preparation (continued)

(a) Standards, amendments to published standards and interpretations that are effective (continued)

Amendments to MFRS 116 'Proceeds before intended use' (continued)

The amendments also clarify that testing whether an asset is functioning properly refers to assessing the technical and physical performance of the property, plant and equipment.

Amendments to MFRS 137 'Onerous Contracts – Cost of Fulfilling a Contract'

The amendments clarify that direct costs of fulfilling a contract include both the incremental cost of fulfilling the contract as well as an allocation of other costs directly related to fulfilling contracts. Before recognising a separate provision for an onerous contract, the Group and the Company recognise any impairment loss that has occurred on assets used in fulfilling the contract.

The Group and the Company apply the amendments to the contracts for which it has not yet fulfilled all of its obligations at the date of initial application of 1 January 2022.

These amendments had no impact on the amounts recognised in the current or prior period as the Group and the Company had not identified any contracts as being onerous.

Annual Improvements to MFRS 9 'Fees in the '10 per cent' test for Derecognition of Financial Liabilities'

The amendment clarifies that only fees paid or received between the borrower and the lender, including the fees paid or received on each other's behalf, are included in the cash flow of the new loan when performing the 10% test for derecognition of financial liabilities.

The Group and the Company apply the amendment to financial liabilities that are modified or exchanged on or after the date of initial application of 1 January 2022.

There were no modifications of financial instruments during the financial year.

Amendments to MFRS 3 'Reference to the Conceptual Framework'

The amendments replace the reference to Framework for Preparation and Presentation of Financial Statements with 2018 Conceptual Framework. The Group and the Company adopted the amendments, which did not change its current accounting for business combinations on acquisition date.

The amendments provide an exception for the recognition of liabilities and contingent liabilities within the scope of MFRS 137 'Provisions, contingent liabilities and contingent assets' and IC Interpretation 21 'Levies'. It also clarifies that contingent assets should not be recognised at the acquisition date.

The Group and the Company apply the amendments prospectively to business combinations for which the acquisition date is on or after 1 January 2022.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 Basis of preparation (continued)

(b) Standards and amendments that have been issued but not yet effective:

A number of new standards and amendments to standards and interpretations are effective for the financial year beginning after 1 January 2022. None of these is expected to have a significant effect on the consolidated financial statements of the Group and the Company, except the following set out below:

- Amendments to MFRS 112 'Deferred Tax related to Assets and Liabilities arising from a Single Transaction' (effective 1 January 2023) clarify that the initial exemption rule does not apply to transactions where both an asset and a liability are recognised at the same time such as leases and decommissioning obligations. Accordingly, entities are required to recognise both deferred tax assets and liabilities for all deductible and taxable temporary differences arising from such transactions.

- Amendments to MFRS 16 'Lease Liability in a Sale and Leaseback' (effective 1 January 2024) specify the measurement of the lease liability arises in a sale and leaseback transaction that satisfies the requirements in MFRS 15 'Revenue from Contracts with Customers' to be accounted for as a sale. In accordance with the amendments, the seller-lessee shall determine the "lease payments" or "revised lease payments" in a way that it does not result in the seller-lessee recognising any amount of the gain or loss that relates to the right of use it retains.

  The amendments shall be applied retrospectively to sale and leaseback transactions entered into after the date when the seller-lessee initially applied MFRS 16.

- Amendments to MFRS 101 'Classification of liabilities as current or non-current' (effective 1 January 2024) clarify that a liability is classified as non-current if an entity has a substantive right at the end of the reporting period to defer settlement for at least 12 months after the reporting period. If the right to defer settlement of a liability is subject to the entity complying with specified conditions (for example, debt covenants), the right exists at the end of the reporting period based on its compliance with the conditions required on or before the reporting date (even if tested only after period end). Conditions that an entity is required to comply only within 12 months after the reporting period do not affect the classification of liability as current or non-current at reporting date.

  The assessment of whether an entity has the right to defer settlement of a liability at the reporting date is not affected by expectations of the entity or events after the reporting date.

  The amendments shall be applied retrospectively.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 Basis of preparation (continued)

(c) Interbank Offered Rate ("IBOR") reform

The Group and the Company have established an IBOR Transition Working Group to implement the transition. The key objectives of the IBOR Transition Working Group include identifying all contracts affected by the benchmark reform, upgrading internal systems to support business in the alternative risk free rates ("RFRs") product suite, identifying and communicating to customers with whom repricing and/or re-papering IBOR-referenced contracts are required and executing the necessary change in contracts. The Group and the Company are closely monitoring the development of IBOR transition and will make adjustments into the contracts according to industry widely accepted practices.

The Group and the Company have applied the following Phase 1 reliefs provided by the Amendments to MFRS 9 and MFRS 7 'Interest Rate Benchmark Reform' until the uncertainty arising from IBOR reform no longer being present:

- When considering the 'highly probable' requirement, the Group and the Company have assumed that the IBOR interest rate on which the Group and the Company's hedged borrowings is based does not change as a result of IBOR reform.
- In assessing whether the hedge is expected to be highly effective on a forward-looking basis the Group and the Company has assumed that the IBOR interest rate on which the cash flows of the hedged borrowings and the interest rate swap that hedges it are based is not altered by IBOR reform.
- The Group and the Company has not recycled the cash flow hedge reserve for designated hedges that are subject to the IBOR reform.

For the financial year ended 31 December 2022, the Group and the Company have applied the following reliefs provided by the Amendments to MFRS 9 and MFRS 7 'Interest Rate Benchmark Reform-Phase 2:

- Hedge designation: When the Phase 1 amendments cease to apply, the Group and the Company will amend its hedge designation to reflect changes which are required by IBOR reform, but only to make one or more of the following changes:

  a) designating an alternative benchmark rate (contractually or non-contractually specified) as a hedged risk;
  b) amending the description of the hedged item, including the description of the designated portion of the cash flows or fair value being hedged; or
  c) amending the description of the hedging instrument.

  The Group and the Company will update its hedge documentation to reflect this change in designation by the end of the reporting period in which the changes are made. These amendments to the hedge documentation do not require the Group and the Company to discontinue its hedge relationships. As of the financial year ended 31 December 2022, the Group and the Company have not made any amendments to its hedge documentation in the reporting period relating to IBOR reform as the replacement of KLIBOR is not yet effective.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 Basis of preparation (continued)

(c) Interbank Offered Rate ("IBOR") reform (continued)

For the financial year ended 31 December 2022, the Group and the Company have applied the following reliefs provided by the Amendments to MFRS 9 and MFRS 7 'Interest Rate Benchmark Reform-Phase 2 (continued):

- Amounts accumulated in the cash flow hedge reserve: When the Group and the Company amend its hedge designation as described above, the accumulated amount outstanding in the cash flow hedge reserve is deemed to be based on the alternative benchmark rate. For discontinued hedging relationships, when the interest rate benchmark on which the hedged future cash flows were based has changed as required by IBOR reform, the amount accumulated in the cash flow hedge reserve is also deemed to be based on the alternative benchmark rate for the purpose of assessing whether the hedged future cash flows are still expected to occur.

Effect of IBOR reform

Following the financial crisis, the reform and replacement of benchmark interest rates such as Kuala Lumpur Interbank Offered Rate ("KLIBOR") and other inter-bank offered rates ('IBORs') has become a priority for global regulators. There is currently uncertainty around the timing and precise nature of these changes.

As at 31 December 2022, the Group and the Company has no exposures which are referred to other IBORs except for KLIBOR. The Group and the Company hold the following financial instruments which are referenced to KLIBOR and have yet to transition to an alternative interest rate benchmark:

	Group and Company			
	Nominal amount		Carrying amount	
	Assets	Liabilities	Assets	Liabilities
	RM'000	RM'000	RM'000	RM'000
2022				
Derivative financial instruments	1,540,000	(110,000)	21,772	(3,247)
Amount due from counterparties	-	-	160,553	-
Unsecured bearer bonds and notes	-	-	-	(1,101,471)
Sukuk	-	-	-	(402,499)
2021				
Derivative financial instruments	780,000	(1,135,000)	23,035	(21,468)
Amount due from counterparties	-	-	160,304	-
Unsecured bearer bonds and notes	-	-	-	(1,112,217)
Sukuk	-	-	-	(647,237)

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.2 Economic entities in the Group

Subsidiaries

The Group financial statements consolidate the financial statements of the Company and all its subsidiaries. Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, 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.

Under the purchase method of accounting, subsidiaries are fully consolidated from the date on which control is transferred to the Group and are de-consolidated from the date that control ceases.

The Group has taken advantage of the exemption provided by MFRS 1, MFRS 3 and FRS 122_{2004} to apply these Standards prospectively. Accordingly, business combinations entered into prior to the respective dates have not been restated to comply with these Standards.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interest issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired and liabilities and contingent liabilities assumed in the business combination are measured initially at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

Any contingent consideration to be transferred by the Group is recognised at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognised in accordance with MFRS 9 either in income statements or as a change to other comprehensive income. Contingent consideration that is classified as equity is not re-measured, and its subsequent settlement is accounted for within equity.

Intragroup transactions, balances and unrealised gains in transactions between group of companies are eliminated. Unrealised losses are also eliminated but considered an impairment indicator of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

The gain or loss on disposal of a subsidiary is the difference between net disposal proceeds and the Group's share of its net assets as of the date of disposal including the cumulative amount of any exchange differences that relate to the subsidiary companies and is recognised in the consolidated income statements.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.3 Amount due from counterparties and Islamic financing assets

Note 1 to the financial statements describes the principal activities of the Group and the Company, which are inter alia, the purchases of mortgage loans, personal loans and hire purchase and leasing debts. These activities are also set out in the object clauses of the Memorandum of Association of the Company.

As at the statement of financial position date, amount due from counterparties/ Islamic financing assets in respect of mortgage loans, personal loans and hire purchase and leasing debts are stated at their unpaid principal balances due to the Group and the Company. Interest/profit income on amount due from counterparties/Islamic financing assets is recognised on an accrual basis and computed at the respective interest/profit rates based on monthly rest.

2.4 Mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets

Mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets are acquired by the Group and the Company from the originators at fair values. The originator acts as a servicer and remits the principal and interest/ profit income from the assets to the Group and the Company at specified intervals as agreed by both parties.

As at the statement of financial position date, mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets acquired are stated at their unpaid principal balances due to the Group and the Company and adjusted for unaccreted discount. Interest/profit income on the assets are recognised on an accrual basis and computed at the respective interest/profit rates based on monthly rest. The discount arising from the difference between the purchase price and book value of the mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets acquired is accreted to the income statements over the term of the assets using the internal rate of return method.

2.5 Reverse mortgage assets

Reverse mortgage assets introduced by the Group and the Company is a type of loan and financing which is targeted for the elderly people or retirees that own a home and allows them to convert their residential property into a fixed monthly income stream throughout their lifetime. The Group and the Company classify and measure the reverse mortgage assets as financial assets at its fair value through profit or loss ("FVTPL") as the reverse mortgage assets did not meet the criteria for amortised cost or FVOCI. The details of the measurement for financial assets at FVTPL are stated in Note 2.8 (c) (iii).

2.6 Investment in subsidiaries

Investment in subsidiaries is shown at cost. Where an indication of impairment exists, the carrying amount of the investment is assessed and written down immediately to its recoverable amount. Note 2.9 to the financial statements describes the Group's and the Company's accounting policy on impairment of assets and Note 3 details out the critical accounting estimates and assumptions.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.7 Property and equipment and depreciation

Property and equipment are stated at cost less accumulated depreciation and accumulated impairment losses, if any. Cost includes expenditure that is directly attributable to the acquisition of the items.

Depreciation is calculated on a straight line basis to write-off the cost of the assets over their estimated useful lives, with the exception of work-in-progress which is not depreciated. Depreciation rates for each category of property and equipment are summarised as follows:

Office equipment – mobile devices	100%
Office equipment – others	20%-25%
Furniture and fittings	10%
Motor vehicles	20%

Subsequent costs are included in the asset's carrying amount or recognised as separate assets, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the Company and the cost of the item can be measured reliably. The carrying amount of the replaced part is derecognised. All other repairs and maintenance are charged to the income statements during the financial year in which they are incurred.

At each statement of financial position date, the Group and the Company assess whether there is any indication of impairment. If such indications exist, an analysis is performed to assess whether the carrying amount of the asset is fully recoverable. A write down is made if the carrying amount exceeds the recoverable amount. See accounting policy on impairment of non-financial assets in Note 2.9.2 to the financial statements.

Gains and losses on disposals are determined by comparing proceeds with carrying amounts and are included in the income statements.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.8 Financial assets

(a) Classification

The Group and the Company classify their financial assets in the following measurement categories:

- Those to be measured subsequently at fair value (either through other comprehensive income or through profit or loss); and
- Those to be measured at amortised cost

(b) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade-date, the date on which the Group and the Company commit to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group and the Company have transferred substantially all the risks and rewards of ownership.

(c) Measurement

At initial recognition, the Group and the Company measure financial assets at its fair value plus transaction costs, unless it is carried at fair value through profit or loss ("FVTPL"). Transaction costs of financial assets carried at FVTPL are expensed in income statements.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest ("SPPI").

<u>Debt instruments</u>

Subsequent measurement of debt instruments depends on the Group's and the Company's business model for managing the asset and the cash flow characteristics of the asset. The Group and the Company reclassify debt investments when and only when its business model for managing those assets changes.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.8 Financial assets (continued)

(c) Measurement (continued)

Debt instruments (continued)

There are three measurement categories into which the Group and the Company classify their debt instruments:

(i) Amortised cost

Cash and cash equivalents, deposits and placements with financial institutions, financial assets at amortised cost, amount due from counterparties, Islamic financing debt, mortgage assets/Islamic mortgage assets and Islamic hire purchase assets, other assets, amount due to related companies and amount due to subsidiaries that are held for collection of contractual cash flows where those cash flows represent SPPI are measured at amortised cost. Interest income from these financial assets is included in the income statements using the effective interest rate method. Any gain or loss arising on derecognition is recognised directly in income statements and presented in other gains/(losses) together with foreign exchange gains and losses. Impairment losses are presented as separate line item in the income statements.

(ii) Fair value through other comprehensive income ("FVOCI")

Financial assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent SPPI, are measured at FVOCI. Movements in the carrying amount are taken through other comprehensive income ("OCI"), except for the recognition of impairment gains or losses, interest income and foreign exchange gains and losses which are recognised in income statements. When the financial assets is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to income statements and recognised in non-interest income/(expense).

Interest income from these financial assets is included in interest income using the effective interest rate method. Foreign exchange gains and losses are presented in non-interest income/(expense) and allowance/(reversal) of impairment losses are presented as separate line item in the income statements.

(iii) Fair value through profit or loss ("FVTPL")

Assets that do not meet the criteria for amortised cost or FVOCI are measured at FVTPL. The Group and the Company may also irrevocably designate financial assets at FVTPL if doing so significantly reduces or eliminates a mismatch created by assets and liabilities being measured on different bases. Fair value changes is recognised in income statements and presented net within non-interest income/(expense) in the period which it arise.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.8 Financial assets (continued)

(c) Measurement (continued)

Equity instruments

The Group and the Company subsequently measure all equity investments at fair value. Where the Group's management has elected to present fair value gains and losses on equity investments in OCI, there is no subsequent reclassification of fair value gains and losses to income statements following the derecognition of the investment. Dividends from such investments continue to be recognised in income statements as other income when the Group's or the Company's right to receive payments is established.

2.9 Impairment of assets

2.9.1 Financial assets

The Group and the Company assess on a forward looking basis the expected credit loss ("ECL") associated with its debt instruments carried at amortised cost and at FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Any loss arising from the significant increase in credit risk will result to the carrying amount of the asset being reduced and the amount of the loss is recognised in the income statements.

The Group and the Company have four of their financial assets that are subject to the ECL model:

- Amount due from counterparties and Islamic financing assets;
- Mortgage assets/Islamic mortgage assets and Islamic hire purchase assets;
- Financial assets at FVOCI;
- Financial assets at amortised cost; and
- Money market instruments

ECL represents a probability-weighted estimate of the difference between present value of cash flows according to contract and present value of cash flows the Group and the Company expect to receive, over the remaining life of the financial instrument.

The measurement of ECL reflects:

- an unbiased and probability-weighted amount that is determined by evaluating a range of possible outcomes;
- the time value of money; and
- reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions.

Under MFRS 9, impairment model requires the recognition of ECL for all financial assets, except for financial assets classified or designated as FVTPL and equity securities classified under FVOCI, which are not subject to impairment assessment.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.9 Impairment of assets (continued)

2.9.1 Financial assets (continued)

General approach

ECL will be assessed using an approach which classifies financial assets into three stages which reflects the change in credit quality of the financial assets since initial recognition:

- Stage 1: 12-month ECL – not credit impaired

  For credit exposures where there has not been a significant increase in credit risk since initial recognition or which have low credit risk at reporting date and that are not credit impaired upon origination, the ECL associated with the probability of default events occurring within the next 12-month will be recognised.

- Stage 2: Lifetime ECL – not credit impaired

  For credit exposures where there has been a significant increase in credit risk initial recognition but that are not credit impaired, the ECL associated with the probability of default events occurring within the lifetime ECL will be recognised. Unless identified at an earlier stage, all financial assets are deemed to have suffered a significant increase in credit risk when 30 days past due.

- Stage 3: Lifetime ECL – credit impaired

  Financial assets are assessed as credit impaired when one or more objectives evidence of defaults that have a detrimental impact on the estimated future cash flows of that asset have occurred. A lifetime ECL will be recognised for financial assets that have become credit impaired. Generally, all financial assets that are 90 days past due or more are classified under Stage 3.

Simplified approach

For all other financial instruments, a loss allowance at an amount equal to lifetime ECL is required.

Significant increase in credit risk

The Group and the Company consider the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk, the Group and the Company compare the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. The Group and the Company considers available reasonable and supportable forward-looking information.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.9 Impairment of assets (continued)

2.9.1 Financial assets (continued)

Significant increase in credit risk (continued)

The following indicators are incorporated:

- internal credit rating
- external credit rating (as far as available)
- actual or expected significant adverse changes in business, financial or economic conditions that are expected to cause a significant change to the counterparties's ability to meet its obligations
- actual or expected significant changes in the operating results of the counterparties
- significant increases in credit risk on other financial instruments of the same counterparty
- significant changes in the expected performance and behaviour of the counterparty, including changes in the payment status of counterparty in the group and changes in the operating results of the counterparty.

Macroeconomic information (such as market interest rates or growth rates) is incorporated as part of the internal rating model.

Regardless of the analysis above, a significant increase in credit risk is presumed if a debtor is more than 30 days past due in making a contractual payment.

Definition of default and credit impaired financial assets

The Group and the Company define a financial instrument as default, which is fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

Quantitative criteria:

The Group and the Company define a financial instrument as default, when the counterparty fails to make contractual payment within 90 days of when they fall due.

Qualitative criteria:

The debtor meets unlikeliness to pay criteria, which indicates the debtor is in significant financial difficulty. The Group and the Company consider the following instances:

- the debtor is in breach of financial covenants
- concessions have been made by the lender relating to the debtor's financial difficulty
- it is becoming probable that the debtor will enter bankruptcy or other financial reorganization
- the debtor is insolvent

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.9 Impairment of assets (continued)

2.9.1 Financial assets (continued)

Definition of default and credit impaired financial assets (continued)

For the purpose of ECL measurement, mortgage assets/Islamic mortgage assets and Islamic hire purchase assets have been grouped based on shared credit risk characteristics and the days past due. Mortgage assets/Islamic mortgage assets and Islamic hire purchase assets have substantially the same risk characteristics and the Group and the Company have therefore concluded that these assets to be assessed on a collective basis.

Financial assets at FVOCI, financial assets at amortised cost, amount due from counterparties, Islamic financing assets and debt instruments which are in default or credit impaired are assessed individually.

2.9.2 Non-financial assets

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that are subject to depreciation or amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the carrying amount of the asset exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. The impairment loss is charged to the income statements, unless it reverses a previous revaluation in which it is charged to the revaluation surplus. Any subsequent increase in recoverable amount is recognised in the income statements.

2.10 Write-off

The Group and the Company write-off financial assets, in whole or in part, when they have exhausted all practicable recovery efforts and has concluded that there is no reasonable expectation of recovery. The assessment of no reasonable expectation of recovery is based on unavailability of debtor's sources of income or assets to generate sufficient future cash flows to repay the amount. Impairment losses are presented as net impairment losses within operating profit. Subsequent recoveries of amounts previously written off will result in impairment gains which is credited against the same line item.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.11 Financial liabilities

Financial liabilities are measured at amortised cost unless it is a financial liability held for trading or designated at FVTPL. Financial liabilities are recognised at fair value plus transaction costs and are derecognised when extinguished.

(a) Financial liabilities at fair value through profit or loss

This category comprises two sub-categories: financial liabilities as held-for-trading, and financial liabilities designated at fair value through profit or loss upon initial recognition. A financial liability is classified as held-for-trading if it is acquired or incurred principally for the purpose of selling or repurchasing it in the near term or if it is part of a portfolio of identified financial instruments that are managed together and for which there is evidence of a recent actual pattern of short-term profit-taking. Derivatives are categorised as held-for-trading unless they are designated as hedges. Refer to accounting policy Note 2.18 on hedge accounting.

(b) Borrowings measured at amortised cost

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost, any difference between initial recognised amount and the redemption value is recognised in income statements over the period of the borrowings using the effective interest method. All other borrowing costs are recognised in income statements in the period in which they are incurred.

Borrowings measured at amortised cost are short-term borrowings, unsecured bearer bonds and notes and Sukuk.

Included in short-term borrowings is obligations on securities sold under repurchase agreements are securities which the Group and the Company have sold from its portfolio, with a commitment to repurchase at future dates.

(c) Other financial liabilities measured at amortised cost

Other financial liabilities are initially recognised at fair value plus transaction costs. Subsequently, other financial liabilities are re-measured at amortised cost using the effective interest rate. Other financial liabilities measured at amortised cost are deferred guarantee fee income, deferred Wakalah fee income and other liabilities.

2.12 Income recognition on mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets

Interest income for conventional assets and profit income on Islamic assets are recognised using the effective interest/profit rate method. Accretion of discount is recognised using the effective yield method.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.13 Premium and discount on unsecured bearer bonds, notes and Sukuk

Premium on unsecured bearer bonds and notes/Sukuk represents the excess of the issue price over the redemption value of the bonds and notes/Sukuk are accreted to the income statements over the life of the bonds and notes/Sukuk on an effective yield basis. Where the redemption value exceeds the issue price of the bonds and notes/Sukuk, the difference, being the discount is amortised to the income statements over the life of the bonds and notes/Sukuk on an effective yield basis.

2.14 Current and deferred tax

Current tax expense represents taxation at the current rate based on taxable profit earned during the financial year.

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements.

Deferred tax liabilities are recognised for all taxable temporary differences and deferred tax assets are recognised to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences or unused tax losses can be utilised.

Deferred tax is determined using tax rates (and tax laws) that have been enacted or substantially enacted by the statement of financial position date and are expected to apply when the related deferred tax asset is realised or deferred tax liability is settled.

Deferred and income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to taxes levied by the same taxation authority on either the taxable entity or different taxable entities where there is an intention to settle the balances on a net basis.

2.15 Cash and cash equivalents

For the purpose of statement of cash flows, cash and cash equivalents comprises cash and bank balances and deposits that are readily convertible to known amounts of cash which are subject to insignificant risk of change in value.

2.16 Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the statement of financial position when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.17 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting used by the chief operating decision maker. The chief operating decision maker is the person or group that allocated resources and assesses the performance of the operating segments of the Group and the Company. The Group and the Company have determined the Chief Executive Officer of the Company to be the chief operating decision maker.

2.18 Derivative financial instruments and hedge accounting

Derivatives financial instruments consist of interest rate swaps ("IRS"), Islamic profit rate swaps ("IPRS"), cross currency swaps ("CCS") and Islamic cross currency swaps ("ICCS"). Derivatives financial instruments are used by the Group and the Company to hedge the issuance of its Bond/Sukuk from potential movements in interest rate, profit rate or foreign currency exchange rate. Further details of the derivatives financial instruments are disclosed in Note 10 to the financial statements.

Fair value of derivatives financial instruments is recognised at inception on the statement of financial position, and subsequent changes in fair value as a result of fluctuation in market interest rates, profit rates or foreign currency exchange rate are recorded as derivative assets (favourable) or derivative liabilities (unfavourable).

For derivatives that are not designated as hedging instruments, losses and gains from the changes in fair value are taken to the income statements.

For derivatives that are designated as hedging instruments, the method of recognising fair value gain or loss depends on the type of hedge.

The Group and Company document at the inception of the hedge relationship, the economic relationship between hedging instruments and hedged items including whether changes in the cash flows of the hedging instruments are expected to offset changes in the cash flows of hedged items. The Group and the Company also document their risk management objective and strategy for its hedge transactions and its assessment, both at hedge inception and on an ongoing basis, on whether the derivative is highly effective in offsetting changes in the fair value or cash flows of the hedged items.

Cash flow hedge

The effective portion of changes in the fair value of a derivative designated and qualifying as a hedge of future cash flows is recognised directly in the cash flow hedge reserve and taken to the income statements in the periods when the hedged item affects gain or loss. The ineffective portion of the gain or loss is recognised immediately in the income statements under "Non-interest income/ (expense)".

Amounts accumulated in equity are reclassified to income statements in the periods when the hedged item affects profit or loss. The gain or loss relating to the effective portion of interest rate swaps hedging variable rate borrowings is recognised in income statements within the line item "Non-interest income/(expense)" at the same time as the interest expense on the hedged borrowings.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.18 Derivative financial instruments and hedge accounting (continued)

When a hedging instrument expires or is sold, or when a hedge no longer meets the criteria for hedge accounting, the accounting of any cumulative deferred gain or loss depends on the nature of the underlying hedged transaction. For cash flow hedge which resulted in the recognition of a non-financial assets, the cumulative amount in equity shall be included in the initial cost of the asset. For other cash flow hedges, the cumulative amount in equity is reclassified to income statements in the same period that the hedged cash flows affect income statements. When hedged future cash flows or forecast transaction is no longer expected to occur, the cumulative gain or loss that was reported in equity is immediately reclassified to income statements under "non-interest (expense)/income".

2.19 Provisions

Provisions are recognised when the Group and the Company have a present legal or constructive obligation as a result of past events, when it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and when a reliable estimate of the amount can be made. Where the Group and the Company expect a provision to be reimbursed (for example, under an insurance contract) the reimbursement is recognised as separate asset but only when the reimbursement is virtually certain. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured as the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflect current market assessment of the time value of money and the risk specific to obligation. The increase in the provision due to passage of time is recognised as interest expense.

2.20 Zakat

The Group and the Company recognise its obligations towards the payment of zakat on business. Zakat for the current period is recognised when the Group and the Company have a current zakat obligation as a result of a zakat assessment. The amount of zakat expenses shall be assessed when the Group and the Company have been in operation for at least 12-month, i.e. for the period known as haul.

Zakat rates enacted or substantively enacted by the statement of financial position date are used to determine the zakat expense. The rate of zakat on business for the financial year is 2.5% (2021: 2.5%) of the zakat base.

The zakat base of the Group and the Company is determined based on adjusted growth method. This method calculates zakat base as owners' equity and long-term liabilities, deducted for property, plant and equipment and non-current assets, and adjusted for items that do not meet the conditions for zakat assets and liabilities as determined by the relevant zakat authorities.

The amount of zakat assessed is recognised as an expense in the financial year in which it is incurred.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.21 Employee benefits

(a) Short-term employee benefits

Wages, salaries, paid annual leave, bonuses and non-monetary benefits are accrued in the financial year in which the associated services are rendered by the employees of the Group and the Company.

(b) Defined contributions plans

The Group and the Company contribute to the Employees' Provident Fund ("EPF"), the national defined contribution plan. The contributions to EPF are charged to the income statements in the financial year to which they relate to. Once the contributions have been paid, the Group and the Company have no further payment obligations in the future. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

2.22 Intangible assets

(a) Computer software

Acquired computer software and computer software licenses are capitalised on the basis of the costs incurred to acquire and bring to use the specific software.

Costs associated with developing or maintaining computer software programmes are recognised when the costs are incurred. Costs that are directly associated with identifiable and unique software products controlled by the Group and the Company, which will generate probable economic benefits exceeding costs beyond one year, are recognised as intangible assets. Costs include employee costs incurred as a result of developing software and an appropriate portion of relevant overheads.

The computer software and computer software licenses are amortised over their estimated useful lives of three to ten years.

(b) Service rights to transaction administrator and administrator fees

Service rights to transaction administrator and administrator fees ("Service Rights") represents secured rights to receive expected future economic benefits by way of transaction administrator and administrator fees for Residential Mortgage-Backed Securities ("RMBS") and Islamic Residential Mortgage-Backed Securities ("IRMBS") issuances.

Service rights are recognised as intangible assets at cost and amortised using the straight line method over the tenure of RMBS and IRMBS.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.23 Share capital

(a) Classification

Ordinary shares are classified as equity. Other shares are classified as equity and/or liability according to the economic substance of the particular instrument.

Distributions to holders of a financial instrument classified as an equity instrument are charged directly to equity.

(b) Dividends to the shareholder of the Company

Dividends on ordinary shares are recognised as liabilities when declared before the statement of financial position date. A dividend proposed or declared after the statement of financial position date, but before the financial statements are authorised for issue, is not recognised as a liability at the statement of financial position date. Upon the dividend becoming payable, it will be accounted for as a liability.

2.24 Currency translations

(a) Functional and presentation currency

Items included in the financial statements of the Group's entities are measured using the currency of the primary economic environment in which the entity operates (the "functional currency").

The financial statements are presented in Ringgit Malaysia, which is the Company's functional and presentation currency.

(b) Foreign currency transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains or losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the income statements, except when deferred in equity as qualifying cash flow hedges and qualifying net investment hedges.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.25 Contingent liabilities and contingent assets

The Group and the Company do not recognise a contingent liability but disclose its existence in the financial statements. A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group and the Company or a present obligation that is not recognised because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in the extremely rare case where there is a liability that cannot be recognised because it cannot be measured reliably.

The Group and the Company do not recognise contingent assets but disclose its existence where inflows of economic benefits are probable, but not virtually certain. A contingent asset is a possible asset that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Group and the Company.

2.26 Deferred financing fees

Deferred financing fees consist of expenses incurred in relation to the unsecured bond and notes/Sukuk issuance. Upon unsecured bond and notes/Sukuk issuance, deferred financing fees will be deducted from the carrying amount of the unsecured bond and notes/Sukuk and amortised using the effective interest/profit rate method.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.27 Leases

Leases are recognised as right-of-use ("ROU") asset and a corresponding liability at the date on which the leased asset is available for use by the Group and the Company (i.e. the commencement date).

Contracts may contain both lease and non-lease components. The Group and the Company allocate the consideration in the contract to the lease and non-lease components based on their relative stand-alone prices. However, for leases of properties for which the Group and the Company are a lessee, they have elected the practical expedient provided in MFRS 16 not to separate lease and non-lease components. Both components are accounted for as a single lease component and payments for both components are included in the measurement of lease liability.

Lease term

In determining the lease term, the Group and the Company consider all facts and circumstances that create an economic incentive to exercise an extension option, or not to exercise a termination option. Extension options (or periods after termination options) are only included in the lease term if the lease is reasonably certain to be extended (or not to be terminated).

The Group and the Company reassess the lease term upon the occurrence of a significant event or change in circumstances that is within the control of the Group and the Company and affect whether the Group and the Company are reasonably certain to exercise an option not previously included in the determination of lease term, or not to exercise an option previously included in the determination of lease term. A revision in lease term results in remeasurement of the lease liabilities.

ROU assets

ROU assets are initially measured at cost comprising the following:

- The amount of the initial measurement of lease liability;
- Any lease payments made at or before the commencement date less any lease incentive received;
- Any initial direct costs; and
- Decommissioning or restoration costs.

ROU assets that are not investment properties are subsequently measured at cost, less accumulated depreciation and impairment loss (if any). The ROU assets are generally depreciated over the shorter of the asset's useful life and the lease term on a straight-line basis. If the Group and the Company are reasonably certain to exercise a purchase option, the ROU asset is depreciated over the underlying asset's useful life. In addition, the ROU assets are adjusted for certain remeasurement of the lease liabilities. ROU assets are presented as a separate line item in the statement of financial position.

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.27 Leases (continued)

Lease liabilities

Lease liabilities are initially measured at the present value of the lease payments that are not paid at that date. The lease payments include the following:

- Fixed payments (including in-substance fixed payments), less any lease incentive receivable;
- Variable lease payments that are based on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable by the Group and the Company under residual value guarantees;
- The exercise price of a purchase options if the Group and the Company are reasonably certain to exercise that option; and
- Payments of penalties for terminating the lease, if the lease term reflects the Group and the Company exercising that option.

Lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be readily determined, which is generally the case for leases in the Group and the Company, the lessee's incremental borrowing is used. This is the rate that the individual lessee would have to pay to borrow the funds necessary to obtain an asset of similar value to the ROU asset in a similar economic environment with similar term, security and conditions.

Lease payments are allocated between principal and finance cost. The finance cost is charged to income statements over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period.

Variable lease payments that depend on sales are recognised in the income statements in the period in which the condition that triggers those payments occurs.

The Group and the Company present the lease liabilities as a separate line item in the statement of financial position. Interest expense on the lease liability is presented within the non-interest expense in the income statements.

Reassessment of lease liabilities

The Group and the Company are also exposed to potential future increases in variable lease payments that depend on an index or rate, which are not included in the lease liability until they take effect. When adjustments to lease payments based on an index or rate take effect, the lease liability is remeasured and adjusted against the ROU assets.

Short-term leases and leases of low value assets

Short-term leases are leases with a lease term of 12-month or less. Low-value assets comprise IT equipment and small items of office furniture. Payments associated with short-term leases of equipment and vehicles and all leases of low-value assets are recognised on a straight-line basis as an expense in income statements.

3 CRITICAL ACCOUNTING ESTIMATES AND ASSUMPTIONS

The preparation of financial statements in conformity with MFRS requires the use of certain critical accounting estimates and exercise of judgements by management in the process of applying the Group's and the Company's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have significant risk of causing a material adjustment to the carrying amounts of the asset and liability within the next financial year are outlined below.

(a) Impairment of mortgage assets and hire purchase assets (Note 13, 14, 15 and 45)

The Group and the Company make allowances for losses on mortgage assets and hire purchase assets based on assessment of recoverability. Whilst management is guided by the requirement of MFRS 9, management make judgement on the future and other key factors in respect of the recovery of the assets. Among factors considered are the net realisable value of the underlying collateral value and the capacity to generate sufficient cash flows to service the assets.

Two economic scenarios using different probability weighted are applied to the ECL:

- Base case – based upon current economic outlook or forecast
- Negative case – based upon a projected pessimistic or negative outlook or forecast

(b) Accretion of discount on mortgage assets and hire purchase assets (Note 13, 14 and 15)

Assumptions are used to estimate cash flow projections of the principal balance outstanding of the mortgage assets and hire purchase assets acquired by the Group and the Company for the purpose of determining accretion of discount. The estimate is determined based on the historical repayment and redemption trend of the borrowers of the mortgage assets and hire purchase assets. Changes in these assumptions could impact the amount recognised as accretion of discount.

4 RISK MANAGEMENT OBJECTIVES AND POLICIES

Risk management is an integral part of the Group's and the Company's business and operations. It encompasses identification, measurement, analysing, controlling, monitoring and reporting of risks on an enterprise-wide basis.

In recent years, the Group and the Company have enhanced key controls to ensure effectiveness of risk management and its independence from risk taking activities.

The Group and the Company will continue to develop its human resources, review existing processes and introduce new approaches in line with best practices in risk management. It is the Group's and the Company's aim to create strong risk awareness amongst both its front-line and back office staff, where risks are systematically managed and the levels of risk taking are closely aligned to the risk appetite and risk-reward requirements set by the Board of Directors.

4.1 Risk management structure

The Board of Directors has ultimate responsibility for management of risks associated with the Group's and the Company's operations and activities. The Board of Directors sets the risk appetite and tolerance level that are consistent with the Group's and the Company's overall business objectives and desired risk profile. The Board of Directors also reviews and approves all significant risk management policies and risk exposures.

The Board Risk Committee assists the Board of Directors by ensuring that there is effective oversight and development of strategies, policies and infrastructure to manage the Group's and the Company's risks including compliance with applicable laws and regulations.

Management Executive Committee is responsible for the implementation of the policies laid down by the Board of Directors by ensuring that there are adequate and effective operational procedures, internal controls and systems for identifying, measuring, analysing, controlling, monitoring and reporting of risks.

The Risk Management and Compliance Division is independent of other departments involved in risk-taking activities. It is responsible for monitoring and reporting risk exposures independently to the Board Risk Committee and coordinating the management of risks on an enterprise-wide basis.

4.2 Credit risk management

Credit risk is the possibility that a borrower or counterparty fails to fulfill its financial obligations when they fall due. Credit risk arises in the form of on-statement of financial position items such as lending and investments, as well as in the form of off- statement of financial position items such as treasury hedging activities.

The Group and the Company manage the credit risk by screening borrowers and counterparties, stipulate prudent eligibility criteria and conduct due diligence on loans and financing to be purchased. The credit limits are reviewed periodically and are determined based on a combination of external ratings, internal credit assessment and business requirements. All credit exposures are monitored on a regular basis and non-compliance is independently reported to the management, Board Risk Committee and the Board of Directors for immediate remedy.

Credit risk is also mitigated via underlying assets which comprised mainly of mortgage assets, Islamic mortgage assets, hire purchase assets and Islamic hire purchase assets.

4 RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

4.3 Market risk management

Market risk is the potential loss arising from adverse movements of market prices such as foreign exchange rates, interest/profit rates and market prices. The market risk exposure is limited to interest/profit rate risk and foreign exchange rates only as the Group and the Company do not engaged in any equity or commodity trading activities.

The Group and the Company control the market risk exposure by imposing threshold limits and entering in derivatives contract. The limits are set based on the Group's and the Company's risk appetite and the risk-return relationship. These limits are regularly reviewed and monitored. The Group and the Company have an Asset Liability Management System which provides tools such as duration gap analysis, interest/profit sensitivity analysis and income simulations under different scenarios to monitor the interest/profit rate risk.

The Group and the Company also use derivative instruments such as interest rate swaps, profit rate swaps, CCS and ICCS to manage and hedge its market risk exposure against fluctuations in interest rates, profit rates and foreign currency exchange rate.

4.4 Liquidity risk management

Liquidity risk arises when the Group and the Company do not have sufficient funds to meet its financial obligations when they fall due.

The Group and the Company mitigate the liquidity risk by matching the timing of purchases of loans and debts with issuance of Bonds or Sukuk. The Group and the Company plan its cash flow positions and monitors closely every business transaction to ensure that available funds are sufficient to meet business requirements at all times. In addition, the Group and the Company set aside considerable reserve liquidity to meet any unexpected shortfall in cash flow or adverse economic conditions in the financial market.

The Group's and the Company's liquidity management process, as carried out within the Company and its subsidiaries and monitored by related departments, includes:

(a) Managing cash flow mismatch and liquidity gap limits which involves assessing all of the Group's and the Company's cash inflows against its cash outflows to identify the potential for any net cash shortfalls and the ability of the Group and the Company to meet the cash obligations when they fall due;
(b) Matching funding of loan purchases against its expected cash flows, duration and tenure of the funding;
(c) Monitoring the liquidity ratios of the Group and the Company against internal requirements; and
(d) Managing the concentration and profile of funding by diversification of funding sources.

4.5 Operational risk management

Operational risk is defined as the potential loss resulting from inadequate or failed internal processes, people and systems or from external events. It includes reputational risk associated with the Group's and the Company's business practices or market conduct. It also includes the risk of failing to comply with applicable laws and regulations.

The management of operational risk is an important priority for the Group and the Company. To mitigate such operational risks, the Group and the Company have developed an operational risk program and essential methodologies that enable identification, measurement, monitoring and reporting of inherent and emerging operational risks.

4 RISK MANAGEMENT OBJECTIVES AND POLICIES (CONTINUED)

4.5 Operational risk management (continued)

The day-to day management of operational risk exposures is through the development and maintenance of comprehensive internal controls and procedures based on segregation of duties, independent checks, segmented system access control and multi-tiered authorisation processes. An incident reporting process is also established to capture and analyse frauds and control lapses.

A periodic self-risk and control assessment is established for business and support units to pre-emptively identify risks and evaluate control effectiveness. Action plans are developed for the control issues identified.

The Group and the Company minimise the impact and likelihood of any unexpected disruptions to its business operations through implementation of its business continuity management ("BCM") framework and policy, business continuity plans and regular BCM exercises. The Group and the Company have also identified enterprise-wide recovery strategies to expedite the business and technology recovery and resumption during catastrophic events.

5 CASH AND CASH EQUIVALENTS

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Cash and balance with banks and other financial institution	1,412	19,498	1,369	988
Money at call and deposits and placements maturing with original maturity less than 3 months	78,448	185,392	78,448	185,392
Mudharabah money at call and deposits and placements maturing with original maturity less than 3 months	79,906	114,064	79,906	114,064
	159,766	318,954	159,723	300,444
Less: Allowance for impairment losses	(1)	(11)	(1)	(11)
	159,765	318,943	159,722	300,433

5 CASH AND CASH EQUIVALENTS (CONTINUED)

The gross carrying value of cash and cash equivalents and the impairment allowance are within Stage 1 allocation. Movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
Stage 1		
As at 1 January	11	-
Allowance during the year	1	11
Financial assets derecognised during the period due to maturity of assets	(11)	-
As at 31 December	1	11

6 DEPOSITS AND PLACEMENTS WITH FINANCIAL INSTITUTIONS

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Licensed banks	132,570	172,021	132,570	172,021

The gross carrying value of deposits and placements with financial institution are within Stage 1 allocation (12-month ECL). There is no ECL made for this category as at 31 December 2022 (2021: Nil).

7 FINANCIAL ASSETS AT FAIR VALUE THROUGH PROFIT OR LOSS ("FVTPL")

	Group and Company	
	2022	2021
	RM'000	RM'000
Unit trusts	-	123,132

Financial assets classified or designated as FVTPL are not subjected to impairment assessment under MFRS 9.

8 FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME ("FVOCI")

	Group and Company	
	2022	2021
	RM'000	RM'000
Debt instruments:		
Malaysian Government securities	576,407	436,933
Corporate bonds	282,622	248,430
Government investment issues	775,418	830,336
Corporate Sukuk	1,235,504	905,977
Quasi Government Sukuk	523,656	370,418
Negotiable instruments of deposit	50,018	-
Islamic treasury bills	49,846	-
	3,493,471	2,792,094

The maturity structure of financial assets at FVOCI are as follows:

	2022 RM'000	2021 RM'000
Maturing within one year	1,172,957	677,907
One to three years	493,730	594,477
Three to five years	475,704	341,312
More than five years	1,351,080	1,178,398
	3,493,471	2,792,094

The carrying amount of debt instruments at FVOCI is equivalent to their fair value. The ECL is recognised in other comprehensive income and does not reduce the carrying amount in the statement of financial position.

The gross carrying value of financial assets at FVOCI by stage of allocation are as follows:

	Gross carrying value RM'000	Impairment allowance RM'000
2022		
Stage 1 (12-month ECL; non-credit impaired)	3,493,471	365
2021		
Stage 1 (12-month ECL; non-credit impaired)	2,792,094	304

8 FINANCIAL ASSETS AT FAIR VALUE THROUGH OTHER COMPREHENSIVE INCOME ("FVOCI") (CONTINUED)

Movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
Stage 1		
As at 1 January	304	77
Allowance during the year on new assets purchased	106	266
Financial assets derecognised during the year due to maturity of assets	(21)	(30)
Reversal during the year due to changes in credit risk	(24)	(9)
As at 31 December	365	304

The financial assets at FVOCI which are pledged as collateral for obligations on securities sold under repurchase agreements for the Group and the Company amounting to RM801.9 million (2021: RM301.2 million)

9 FINANCIAL ASSETS AT AMORTISED COST

	Group and Company	
	2022	2021
	RM'000	RM'000
Corporate bonds	1,463,359	-
Corporate Sukuk	354,395	354,353
	1,817,754	354,353

The maturity structure of financial assets at amortised cost are as follows:

More than five years	1,820,889	355,508
Less: Allowance for impairment losses	(3,135)	(1,155)
	1,817,754	354,353

The gross carrying value by stage of allocation are as follows:

	Gross carrying value	Impairment allowance
	RM'000	RM'000
2022		
Stage 1 (12-month ECL; non-credit impaired)	1,820,889	3,135
2021		
Stage 1 (12-month ECL; non-credit impaired)	355,508	1,155

9 FINANCIAL ASSETS AT AMORTISED COST (CONTINUED)

Movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
Stage 1		
As at 1 January	1,155	-
Allowance during the year on new assets purchased	2,022	1,155
Reversal during the year due to changes in credit risk	(42)	-
As at 31 December	3,135	1,155

10 DERIVATIVE FINANCIAL INSTRUMENTS

The derivative financial instruments used by the Group and the Company to hedge against its interest/profit rate exposure and foreign currency exposure are IRS, IPRS, CCS and ICCS.

IRS/IPRS are used by the Group and the Company to hedge against its interest/profit rate exposure arising from the following transactions:

(i) *Issuance of fixed rate bonds/Sukuk to fund floating rate asset purchases*

The Group and the Company pay the floating rate receipts from its floating rate asset purchases to the swap counterparties and receive fixed rate interest/profit in return. This fixed rate interest/profit will then be utilised to pay coupon on the fixed rate bonds/Sukuk issued. Hence, the Group and Company are protected from adverse movements in interest/profit rate.

(ii) *Issuance of short duration bonds/Sukuk to fund long-term fixed asset*

The Group and the Company will issue short duration bonds/Sukuk and enter into swap transaction to receive floating rate interest/profit from and pay fixed rate interest/profit to the swap counterparty. Upon receiving instalment from assets, the Group and the Company pay fixed rate interest/profit to the swap counterparty and receive floating rate interest/profit to pay to the bondholders/Sukuk holders.

10 DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

CCS and ICCS are also used by the Group and the Company to hedge against foreign currency exposure arising from the issuance of foreign currency bonds/Sukuk to fund assets in functional currency. Illustration of the transaction as follows:

(i) At inception, the Group and the Company swap the proceeds from the foreign currency bonds/Sukuk to the functional currency at the pre-agreed exchange rate with CCS/ICCS counterparty.

(ii) In the interim, the Group and the Company receive interest/profit payment in foreign currency from the CCS/ICCS counterparty and remit the same to the foreign currency bonds/Sukuk holders for coupon payment. Simultaneously, the Group and the Company pay interest/profit to the CCS/ICCS counterparty in functional currency using instalment received from assets purchased.

(iii) On maturity, the Group and the Company pay principal in functional currency at the same pre-agreed exchange rate to the CCS/ICCS counterparty and receive amount of principal in foreign currency equal to the principal of the foreign currency bonds/Sukuk which will then be used to redeem the bonds/Sukuk. The Group's and the Company's foreign currency exposures are from Hong Kong Dollar ("HKD"), US Dollar ("USD"), and Singapore Dollar ("SGD").

The effectiveness is assessed by comparing the changes in fair value of the interest/profit rate swaps and cross currency swaps with changes in fair value of the hedged item attributable to the hedged risk using the hypothetical derivative method.

The Group and the Company have established the hedging ratio by matching the notional of the derivative with the principal of the hedged item. Possible sources of ineffectiveness are as follows:

- Differences in timing of cash flows between hedged item, interest/profit rate swaps and cross currency swaps;
- Hedging derivatives with non-zero fair value at the inception as a hedging instrument; and
- Counterparty credit risk which impacts the fair value of interest/profit rate swaps and cross currency swaps but not the hedged items.

10 DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

The table below summarises the derivatives financial instruments entered by the Group and the Company which are all used as hedging instruments in cash flow hedges.

Designated as cash flow hedges

Group and Company	Contract/ Notional amount RM'000	Assets RM'000	Liabilities RM'000	Average fixed interest rate %
2022				
IRS/IPRS				
Maturing within one year	490,000	5,577	(3,247)	3.49
One to three years	1,000,000	6,767	-	2.66
More than five years	160,000	9,428	-	4.66
	1,650,000	21,772	(3,247)	
CCS				
Maturing within one year	2,705,125	67,054	(3,372)	3.03
One to three years	308,000	13,757	-	2.99
	3,013,125	80,811	(3,372)	
	4,663,125	102,583	(6,619)	

10 DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

Designated as cash flow hedges (continued)

Group and Company	Contract/ Notional amount RM'000	Assets RM'000	Liabilities RM'000	Average fixed interest rate %
2021				
IRS/IPRS				
Maturing within one year	1,165,000	12	(13,655)	3.08
One to three years	590,000	2,656	(7,813)	3.22
More than five years	160,000	20,367	-	4.66
	1,915,000	23,035	(21,468)	
CCS				
Maturing within one year	1,526,640	6,572	(3,210)	2.22
One to three years	1,036,600	-	(3,917)	2.59
	2,563,240	6,572	(7,127)	
	4,478,240	29,607	(28,595)	

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

10 DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

The amounts relating to items designated as hedging instruments and hedge ineffectiveness are as follows:

	Group and Company						
	Nominal amount	Fair value* Assets	Fair value* Liabilities	Changes in fair value used for calculating hedging effectiveness	Changes in fair value recognised in other comprehensive income	Hedge ineffectiveness recognised in income statement**	Amount reclassified from hedge reserve to income statement**
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
2022							
Interest rate risk:							
IRS	1,250,000	15,246	(3,248)	18,690	18,690	-	-
IPRS	400,000	6,527	-	5,706	5,706	-	-
Foreign exchange risk:							
CCS/ICCS	3,013,125	80,811	(3,372)	(27,528)	108,716	-	(142,051)
2021							
Interest rate risk:							
IRS	1,270,000	20,379	(17,291)	7,649	7,649	-	-
IPRS	645,000	2,656	(4,177)	(912)	(912)	-	-
Foreign exchange risk:							
CCS/ICCS	2,563,240	6,572	(7,127)	(931)	23,772	-	(39,258)

* *All hedging instruments are included in the derivative asset and derivative liabilities line item in the statement of financial position.*

** *All hedge ineffectiveness and reclassification from the 'Hedging reserve – cash flows hedge' to profit or loss are recognised in the 'Non-interest income/(expense)' in the income statement.*

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

10 DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

The amounts relating to items designated as hedged items are as follows:

	Group and Company			
	Line item in the statement of financial position in which the hedged item is included	Change in fair value used for calculating hedge effectiveness RM'000	Cash flow hedge reserve RM'000	Balance remaining in the cash flow hedge reserve from hedging relationship for which hedge accounting is no longer applied RM'000
2022				
Interest/profit rate/foreign exchange risk				
Floating rate financial assets	Amount due from counterparties	9,240	7,023	-
Floating rate financial liabilities	Unsecured bearer bonds and notes	9,450	7,182	-
Floating rate financial liabilities	Sukuk	5,706	4,337	-
Fixed rate financial liabilities	Unsecured bearer bonds and notes	(27,528)	(20,922)	-
2021				
Interest/profit rate/foreign exchange risk				
Floating rate financial assets	Amount due from counterparties	19,929	15,146	-
Floating rate financial liabilities	Unsecured bearer bonds and notes	(12,280)	(9,333)	-
Floating rate financial liabilities	Sukuk	(912)	(693)	-
Fixed rate financial liabilities	Unsecured bearer bonds and notes	(931)	(707)	-

10 DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

(i) Reconciliation of components of equity

The following table provides reconciliation by risk category of components of equity and analysis of OCI items (net of tax) resulting from hedge accounting:

	Group and Company	
	2022	2021
	RM'000	RM'000
Cash flow hedge		
As at 1 January	4,413	11,062
Effective portion of changes in fair value, net of amount reclassified to profit or loss on:		
- Interest rate risk	133,112	30,509
- Foreign exchange fluctuations (Note 33)	(142,051)	(39,258)
Income tax effects	2,145	2,100
As at 31 December	(2,381)	4,413

11 AMOUNT DUE FROM COUNTERPARTIES

	Group and Company	
	2022	2021
	RM'000	RM'000
Relating to:		
Mortgage loans	16,641,501	16,548,478
Hire purchase and leasing debts	456,245	592,697
	17,097,746	17,141,175
The maturity structure of amount due from counterparties are as follows:		
Maturing within one year	6,619,978	9,612,698
One to three years	6,028,557	6,890,791
Three to five years	4,288,658	226,134
More than five years	160,569	411,571
	17,097,762	17,141,194
Less: Allowance for impairment losses	(16)	(19)
	17,097,746	17,141,175

11 AMOUNT DUE FROM COUNTERPARTIES (CONTINUED)

The gross carrying value of amount due from counterparties and the impairment allowance are within Stage 1 allocation (12-month ECL). Movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
Stage 1		
As at 1 January	19	19
Allowance during the year on new assets purchased	10	13
Financial assets derecognised during the year due to maturity of assets	(9)	(6)
Reversal during the year due to changes in credit risk	(4)	(7)
As at 31 December	16	19

12 ISLAMIC FINANCING ASSETS

Relating to:		
Islamic house financing	13,100,130	8,805,885
Islamic personal financing	2,382,154	1,467,862
	15,482,284	10,273,747
The maturity structure Islamic financing assets are as follows:		
Maturing within one year	4,664,996	2,768,566
One to three years	8,872,270	7,505,242
Three to five years	1,945,111	-
	15,482,377	10,273,808
Less: Allowance for impairment losses	(93)	(61)
	15,482,284	10,273,747

The gross carrying value of Islamic financing assets and the impairment allowance are within Stage 1 allocation (12-month ECL). Movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
Stage 1		
As at 1 January	61	99
Allowance during the year on new assets purchased	59	26
Financial assets derecognised during the year due to maturity of assets	(20)	(5)
Reversal during the year due to changes in credit risk	(7)	(59)
As at 31 December	93	61

13 MORTGAGE ASSETS – CONVENTIONAL

	Group and Company	
	2022 RM'000	2021 RM'000
Purchase without recourse ("PWOR")	3,426,761	3,886,956
The maturity structure of mortgage assets – conventional are as follows:		
Maturing within one year	570,966	652,653
One to three years	710,627	846,026
Three to five years	654,002	715,011
More than five years	1,506,063	1,694,605
	3,441,658	3,908,295
Less: Allowance for impairment losses	(14,897)	(21,339)
	3,426,761	3,886,956

The gross carrying value of mortgage assets by stage of allocation are as follows:

	Gross carrying value RM'000	Impairment allowance RM'000
2022		
Stage 1 (12-month ECL; non-credit impaired)	3,421,242	8,677
Stage 2 (Lifetime ECL; non-credit impaired)	2,102	345
Stage 3 (Lifetime ECL; credit impaired)	18,314	5,875
As at 31 December	3,441,658	14,897
Impairment allowance over gross carrying value (%)		0.43
2021		
Stage 1 (12-month ECL; non-credit impaired)	3,878,389	12,086
Stage 2 (Lifetime ECL; non-credit impaired)	2,512	465
Stage 3 (Lifetime ECL; credit impaired)	27,394	8,788
As at 31 December	3,908,295	21,339
Impairment allowance over gross carrying value (%)		0.55

13 MORTGAGE ASSETS – CONVENTIONAL (CONTINUED)

The impairment allowance by stage allocation and movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company			
	Stage 1 RM'000	Stage 2 RM'000	Stage 3 RM'000	Total RM'000
2022				
As at 1 January	12,086	465	8,788	21,339
Transfer between stages:				
- Transfer to 12-month ECL (Stage 1)	35	(247)	(2,179)	(2,391)
- Transfer to ECL not credit impaired (Stage 2)	(6)	336	(89)	241
- Transfer to ECL credit impaired (Stage 3)	(37)	(7)	2,654	2,610
Total transfer between stages	(8)	82	386	460
Financial assets derecognized during the year (other than write-offs)	(440)	(202)	(2,750)	(3,392)
Reversal during the year due to changes in credit risk	(2,961)	-	(89)	(3,050)
Amount written-off	-	-	(460)	(460)
As at 31 December	8,677	345	5,875	14,897
2021				
As at 1 January	15,154	307	10,509	25,970
Transfer between stages:				
- Transfer to 12-month ECL (Stage 1)	55	(182)	(3,173)	(3,300)
- Transfer to ECL not credit impaired (Stage 2)	(12)	459	(4)	443
- Transfer to ECL credit impaired (Stage 3)	(54)	(43)	3,935	3,838
Total transfer between stages	(11)	234	758	981
Financial assets derecognized during the year (other than write-offs)	(435)	(74)	(1,133)	(1,642)
Reversal during the year due to changes in credit risk	(2,622)	(2)	(38)	(2,662)
Amount written-off	-	-	(1,308)	(1,308)
As at 31 December	12,086	465	8,788	21,339

14 MORTGAGE ASSETS – ISLAMIC

	Group and Company	
	2022	2021
	RM'000	RM'000
PWOR	4,275,424	4,691,424
The maturity structure of mortgage assets - Islamic are as follows:		
Maturing within one year	617,661	595,770
One to three years	791,051	755,159
Three to five years	721,141	739,961
More than five years	2,162,762	2,623,166
	4,292,615	4,714,056
Less:		
Allowance for impairment losses	(17,191)	(22,632)
	4,275,424	4,691,424

The gross carrying value of Islamic mortgage assets by stage of allocation are as follows;

	Gross carrying value	Impairment allowance
	RM'000	RM'000
2022		
Stage 1 (12-month ECL; non-credit impaired)	4,272,454	10,923
Stage 2 (Lifetime ECL; non-credit impaired)	1,053	138
Stage 3 (Lifetime ECL; credit impaired)	19,108	6,130
As at 31 December	4,292,615	17,191
Impairment allowance over gross carrying value (%)		0.40
2021		
Stage 1 (12-month ECL; non-credit impaired)	4,689,151	14,809
Stage 2 (Lifetime ECL; non-credit impaired)	1,448	298
Stage 3 (Lifetime ECL; credit impaired)	23,457	7,525
As at 31 December	4,714,056	22,632
Impairment allowance over gross carrying value (%)		0.48

14 MORTGAGE ASSETS – ISLAMIC (CONTINUED)

The impairment allowance by stage allocation and movement in impairment allowances that reflect the ECL model on impairment are as follows:

				Group and Company
	Stage 1	Stage 2	Stage 3	Total
	RM'000	RM'000	RM'000	RM'000
2022				
As at 1 January	14,809	298	7,525	22,632
Transfer between stages:				
- Transfer to 12-month ECL (Stage 1)	36	(235)	(2,079)	(2,278)
- Transfer to ECL not credit impaired (Stage 2)	(3)	117	(91)	23
- Transfer to ECL credit impaired (Stage 3)	(37)	(8)	2,341	2,296
Total transfer between stages	(4)	(126)	171	41
Financial assets derecognized during the year (other than write-offs)	(533)	(29)	426	(136)
Reversal during the year due to changes in credit risk	(3,349)	(5)	(43)	(3,397)
Amount written-off	-	-	(1,949)	(1,949)
As at 31 December	10,923	138	6,130	17,191
2021				
As at 1 January	18,051	312	10,083	28,446
Transfer between stages:				
- Transfer to 12-month ECL (Stage 1)	52	(279)	(2,788)	(3,015)
- Transfer to ECL not credit impaired (Stage 2)	(6)	298	(3)	289
- Transfer to ECL credit impaired (Stage 3)	(45)	(24)	3,140	3,071
Total transfer between stages	1	(5)	349	345
Financial assets derecognized during the year (other than write-offs)	(497)	(9)	307	(199)
Reversal during the year due to changes in credit risk	(2,746)	-	(40)	(2,786)
Amount written-off	-	-	(3,174)	(3,174)
As at 31 December	14,809	298	7,525	22,632

15 HIRE PURCHASE ASSETS – ISLAMIC

	Group and Company	
	2022 RM'000	2021 RM'000
PWOR	50	62
The maturity structure of hire purchase assets – Islamic are as follows:		
Maturing within one year	62	74
Less: Allowance for impairment losses	(12)	(12)
	50	62

The gross carrying value of Islamic hire purchase assets by stage of allocation are as follows:

	Gross carrying value RM'000	Impairment allowance RM'000
2022		
Stage 1 (12-month ECL; non-credit impaired)	26	-
Stage 3 (Lifetime ECL; credit impaired)	36	12
As at 31 December	62	12
Impairment allowance over gross carrying value (%)		19.35
2021		
Stage 1 (12-month ECL; non-credit impaired)	38	-
Stage 3 (Lifetime ECL; credit impaired)	36	12
As at 31 December	74	12
Impairment allowance over gross carrying value (%)		15.78

	Group and Company		
	Stage 1 RM'000	Stage 3 RM'000	Total RM'000
2022			
As at 1 January/31 December	-	12	12
2021			
As at 1 January/31 December	-	12	12

16 AMOUNT DUE FROM SUBSIDIARIES

The amount due from subsidiaries is non-trade in nature, denominated in Ringgit Malaysia, unsecured, non-interest bearing and are repayable on demand.

17 OTHER ASSETS

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Compensation receivable from originator on mortgage assets	353	377	353	377
Deposits	923	923	922	922
Collateral receivable	25,495	-	25,495	-
Staff loans and financing	2,546	2,811	2,546	2,811
Management fee receivable	619	675	619	675
Prepayments	2,339	2,761	2,320	2,754
Other receivables	986	23	986	23
	33,261	7,570	33,241	7,562

18 INVESTMENT IN SUBSIDIARIES

	Group and Company	
	2022	2021
	RM'000	RM'000
Unquoted shares at cost	-*	-*

* denotes USD1 in CGP and RM2 in CGS.

All subsidiaries are audited by PricewaterhouseCoopers PLT. The subsidiaries of the Company are as follows:

Name	Principal activities	Place of Incorporation	Interest in equity held by the Company 2022 %	2021 %
CGP	To undertake the issuance of bonds and notes in foreign currency.	Labuan	100	100
CGS	To undertake the issuance of Sukuk in foreign currency.	Malaysia	100	100

19 PROPERTY AND EQUIPMENT

Group and Company	Office equipment RM'000	Furniture and fittings RM'000	Motor vehicles RM'000	Total RM'000
2022				
Cost				
As at 1 January	10,516	4,709	703	15,928
Additions	521	107	-	628
Disposals	(210)	(87)	-	(297)
As at 31 December	10,827	4,729	703	16,259
Accumulated depreciation				
As at 1 January	(8,488)	(4,613)	(489)	(13,590)
Charge for the financial year	(1,374)	(27)	(106)	(1,507)
Disposals	210	87	-	297
As at 31 December	(9,652)	(4,553)	(595)	(14,800)
Net book value				
As at 31 December	1,175	176	108	1,459
2021				
Cost				
As at 1 January	10,126	4,680	703	15,509
Additions	716	29	-	745
Disposals	(326)	-	-	(326)
As at 31 December	10,516	4,709	703	15,928
Accumulated depreciation				
As at 1 January	(7,290)	(4,591)	(383)	(12,264)
Charge for the financial year	(1,524)	(22)	(106)	(1,652)
Disposals	326	-	-	326
As at 31 December	(8,488)	(4,613)	(489)	(13,590)
Net book value				
As at 31 December	2,028	96	214	2,338

20 INTANGIBLE ASSETS

Group and Company	Service rights RM'000	Computer software RM'000	Computer software licenses RM'000	Work in progress RM'000	Total RM'000
2022					
Cost					
As at 1 January	7,690	16,136	27,980	126	51,932
Additions	-	371	-	3,825	4,196
Write-offs	-	-	-	(70)	(70)
As at 31 December	7,690	16,507	27,980	3,881	56,058
Accumulated amortisation					
As at 1 January	(5,784)	(12,881)	(14,910)	-	(33,575)
Charge for the financial year	(381)	(630)	(2,886)	-	(3,897)
As at 31 December	(6,165)	(13,511)	(17,796)	-	(37,472)
Net book value					
As at 31 December	1,525	2,996	10,184	3,881	18,586
2021					
Cost					
As at 1 January	7,690	15,173	27,213	-	50,076
Additions	-	963	767	126	1,856
As at 31 December	7,690	16,136	27,980	126	51,932
Accumulated amortisation					
As at 1 January	(5,403)	(12,383)	(11,946)	-	(29,732)
Charge for the financial year	(381)	(498)	(2,964)	-	(3,843)
As at 31 December	(5,784)	(12,881)	(14,910)	-	(33,575)
Net book value					
As at 31 December	1,906	3,255	13,070	126	18,357

Service rights are amortised on a straight line basis over the tenure of RMBS/IRMBS. The remaining amortisation period of the intangible assets ranges from 3 to 5 years (2021: 1 to 7 years).

21 RIGHT-OF-USE ASSET

Right-of-use asset comprises of rental of office buildings and is being amortised over the tenure of rental period.

	Group and Company	
	2022	2021
	RM'000	RM'000
Cost		
As at 1 January	15,461	4,916
Modification arising from extension of lease term	-	10,545
As at 31 December	15,461	15,461
Accumulated amortisation		
As at 1 January	(3,869)	(1,873)
Charge for the year (Note 36)	(2,208)	(1,996)
As at 31 December	(6,077)	(3,869)
Net book value		
As at 31 December	9,384	11,592

22 OTHER LIABILITIES

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Amount due to GOM*	172,694	129,921	172,694	129,921
Provision for zakat	2,828	5,094	2,828	5,094
Accruals	24,329	27,570	24,162	26,371
Other payables	1,520	1,434	1,515	1,415
	201,371	164,019	201,199	162,801

* Refers to fund provided by the Government for Mortgage Guarantee Programme (MGP) under Cagamas SRP Berhad

23 LEASE LIABILITY

	Group and Company	
	2022	2021
	RM'000	RM'000
As at 1 January	13,738	4,583
Modification arising from extension of lease term	-	10,545
Lease obligation interest expense (Note 36)	379	763
Lease obligation repayment	(2,733)	(2,153)
As at 31 December	11,384	13,738

The maturity structure of lease liability are as follows:

Due within 1 year	2,076	2,354
Due in 2 to 5 years	9,308	11,384
Total present value of minimum lease payments	11,384	13,738

24 DEFERRED TAXATION

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when the deferred taxes that relates to the same tax authority. The following amounts, determined after appropriate offsetting, are shown on the statement of financial position.

	Group and Company	
	2022	2021
	RM'000	RM'000
Deferred tax assets (before offsetting)	(33,567)	(20,641)
Deferred tax liabilities (before offsetting)	246,630	202,576
Deferred tax liabilities	213,063	181,935

The movements of deferred tax are as follows:

As at 1 January	181,935	170,080
Recognised to income statements (Note 38)	45,053	36,876
Recognised to reserves	(13,925)	(25,021)
As at 31 December	213,063	181,935

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

24 DEFERRED TAXATION (CONTINUED)

The movements in deferred tax assets and liabilities of the Group and the Company during the financial year comprise the following:

	Group and Company			
2022	As at 1 January RM'000	Recognised to income statement RM'000	Recognised to reserves RM'000	As at 31 December RM'000
Deferred tax assets				
Revaluation of derivative financial instruments under cash flow hedge accounting	(2,610)	-	(4,173)	(6,783)
Provisions	(1,715)	177	-	(1,538)
Temporary difference relating to lease liability	(3,297)	565	-	(2,732)
Temporary difference relating to ECL	(13,019)	2,358	-	(10,661)
Revaluation reserves of financial assets at FVOCI	-	-	(11,853)	(11,853)
	(20,641)	3,100	(16,026)	(33,567)
Deferred tax liabilities				
Revaluation of derivative financial instruments under cash flow hedge accounting	4,004	-	2,028	6,032
Temporary difference relating to plant and equipment	3,321	(291)	-	3,030
Temporary difference relating to interest/profit receivables on deposit and placements	236	(146)	-	90
Temporary difference relating to right-of-use asset	2,782	(530)	-	2,252
Revaluation reserves of financial assets at FVOCI	(73)	-	73	-
Temporary difference relating to accretion of discount	192,306	42,920	-	235,226
	202,576	41,953	2,101	246,630
	181,935	45,053	(13,925)	213,063

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

24 DEFERRED TAXATION (CONTINUED)

The movements in deferred tax assets and liabilities of the Group and the Company during the financial year comprise the following (continued):

	Group and Company			
2021	As at 1 January RM'000	Recognised to income statement RM'000	Recognised to reserves RM'000	As at 31 December RM'000
Deferred tax assets				
Revaluation of derivative financial instruments under cash flow hedge accounting	(5,458)	-	2,848	(2,610)
Provisions	(1,591)	(124)	-	(1,715)
Temporary difference relating to lease liability	(1,100)	(2,197)	-	(3,297)
Temporary difference relating to ECL	(15,182)	2,163	-	(13,019)
	(23,331)	(158)	(2,848)	(20,641)
Deferred tax liabilities				
Revaluation of derivative financial instruments under cash flow hedge accounting	8,951	-	(4,948)	4,004
Revaluation reserves of financial assets at FVOCI	22,849	-	(22,922)	(73)
Temporary difference relating to plant and equipment	2,256	1,065	-	3,321
Temporary difference relating to interest/profit receivables on deposit and placements	165	71	-	236
Temporary difference relating to right-of-use asset	730	2,052	-	2,782
Temporary difference relating to accretion of discount	158,460	33,846	-	192,306
	193,411	37,034	(27,869)	202,576
	170,080	36,876	(25,021)	181,935

25 LOANS/FINANCING FROM SUBSIDIARY

Loans from subsidiary outstanding at financial year ended that are not in the functional currencies of the Company are as follows:

	Company	
	2022	2021
	RM'000	RM'000
HKD	-	431,106
USD	441,007	1,119,238
SGD	2,697,024	1,022,313
	3,138,031	2,572,657

Loans/financing from subsidiary are unsecured and subject to interest/profit rates ranging from 1.31% to 4.83% per annum (2021: 0.98% to 1.33% per annum). The maturity structure of loans/financing from subsidiary are as follows:

	Company	
	2022	2021
	RM'000	RM'000
Maturing within one year	2,809,772	1,537,003
One to three years	328,259	1,035,654
	3,138,031	2,572,657

26 UNSECURED BEARER BONDS AND NOTES

			Group			
			2022		2021	
		Year of maturity	Amount outstanding RM'000	Effective interest rate %	Amount outstanding RM'000	Effective interest rate %
(a)	Floating rate notes	2022	-	-	200,000	1.940
		2023	880,000	2.830		
	Add: Interest payable		5,985		393	
			885,985		200,393	
(b)	Commercial paper	2022	-	-	1,300,000	1.990-2.080
	Add: Interest payable		-		1,236	
			-		1,301,236	
(c)	Conventional medium-term notes	2022	-	-	9,445,892	0.850-4.650
		2023	6,617,476	1.250-6.050	4,700,653	1.250-6.050
		2024	3,878,259	1.990-5.520	1,970,000	2.380-5.520
		2025	1,860,000	3.850-4.850	640,000	4.550-4.850
		2026	10,000	4.410	10,000	4.410
		2027	5,725,000	3.780-4.900	275,000	4.140-4.900
		2028	890,000	4.750-6.500	890,000	4.750-6.500
		2029	245,000	5.500-5.750	245,000	5.500-5.750
		2035	160,000	5.070	160,000	5.070
			19,385,735		18,336,545	
	Add: Interest payable		145,088		120,264	
	Less: Deferred financing fees		(2,136)		(1,484)	
			19,528,687		18,455,325	
	Total		20,414,672		19,956,954	

26 UNSECURED BEARER BONDS AND NOTES (CONTINUED)

			Company			
			2022		2021	
		Year of maturity	Amount outstanding	Effective interest rate	Amount outstanding	Effective interest rate
			RM'000	%	RM'000	%
(a)	Floating rate notes	2022	-	-	200,000	1.940
		2023	880,000	2.830		
	Add: Interest payable		5,985		393	
			885,985		200,393	
(b)	Commercial paper	2022	-	-	1,300,000	1.990-2.080
	Add: Interest payable		-		1,236	
			-		1,301,236	
(c)	Conventional medium- term notes	2022	-	-	7,915,000	2.100-4.650
		2023	3,830,000	2.180-6.050	3,665,000	2.180-6.050
		2024	3,550,000	2.380-5.520	1,970,000	2.380-5.520
		2025	1,860,000	3.850-4.850	640,000	4.550-4.850
		2026	10,000	4.410	10,000	4.410
		2027	5,725,000	3.780-4.900	275,000	4.140-4.900
		2028	890,000	4.750-6.500	890,000	4.750-6.500
		2029	245,000	5.500-5.750	245,000	5.500-5.750
		2035	160,000	5.070	160,000	5.070
			16,270,000		15,770,000	
	Add: Interest payable		123,609		114,451	
			16,393,609		15,884,451	
	Total		17,279,594		17,386,080	

26 UNSECURED BEARER BONDS AND NOTES (CONTINUED)

The maturity structure of unsecured bearer bonds and notes are as follows:

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Maturing within one year	7,646,413	11,066,290	4,839,594	9,531,080
One to three years	5,738,259	6,670,664	5,410,000	5,635,000
Three to five years	5,735,000	650,000	5,735,000	650,000
More than five years	1,295,000	1,570,000	1,295,000	1,570,000
	20,414,672	19,956,954	17,279,594	17,386,080

Cagamas issues debt securities, inclusive of sustainability, green and social bonds to finance the purchase of housing mortgages and other consumer receivables for conventional loans.

(a) Floating Rate Notes ("FRNs")

FRNs are Ringgit denominated conventional medium-term notes ("CMTNs") with tenures of more than one year with floating rate pegged to a reference rate, e.g. Kuala Lumpur Interbank Offered Rate ("KLIBOR") and Malaysia Overnight Rate ("MYOR"). Interest distributions of the FRNs are normally made on quarterly or half-yearly basis. The redemption of the relevant FRNs are at face value together with the interest due upon maturity.

(b) Commercial Papers ("CPs")

CPs are Ringgit denominated short-term instruments with maturities ranging from one to twelve months, issued with or without coupon, either at a discount from the face value where the relevant CPs are redeemable at their nominal value upon maturity or at par with interest paid on a semi-annual basis or on such other periodic basis as determined by Cagamas.

(c) Fixed Rate Conventional Medium-term Notes

CMTNs are Ringgit denominated bonds with fixed coupon rate with tenures of more than one year and are issued either at a premium, par or at a discount, with or without a coupon rate. Interest distributions of the CMTNs are normally made on half-yearly basis. The redemption of the CMTNs are at nominal value together with the interest due upon maturity.

Apart from Ringgit FRNs and CMTNs, Cagamas also issued FRNs and CMTNs in foreign currency ("EMTN"). Under the USD2.5 billion Multicurrency Medium Term Notes Programme, CGP may from time to time issue EMTNs in any currency (other than Ringgit Malaysia) which are unconditionally and irrevocably guaranteed by Cagamas.

26 UNSECURED BEARER BONDS AND NOTES (CONTINUED)

The unsecured bearer bonds and notes outstanding at the end of financial year which are not in the functional currencies of the Group are as follows:

	Group 2022 RM'000	Group 2021 RM'000
HKD	-	430,850
USD*	440,873	1,118,649
SGD	2,694,205	1,021,375
	3,135,078	2,570,874

*The USD denominated unsecured bearer bonds and notes amounting to RM440.9 million (2021: RM701.2 million) are listed in Singapore Exchange.

27 SUKUK

	Year of maturity	2022 Amount outstanding RM'000	2022 Effective interest rate %	2021 Amount outstanding RM'000	2021 Effective interest rate %
					Group and Company
(a) Islamic commercial papers	2022	-	-	645,000	1.980-1.990
Add:					
Profit payable		-		2,046	
		-		647,046	
(b) Islamic medium-term notes	2022	-	-	3,785,000	1.980-3.700
	2023	6,370,000	2.230-6.350	3,895,000	2.230-6.350
	2024	5,070,000	2.670-5.520	3,885,000	2.670-5.520
	2025	4,300,000	3.100-4.650	455,000	4.550-4.650
	2026	370,000	3.150-4.920	370,000	3.150-4.920
	2027	1,955,000	4.140-4.620	15,000	4.140
	2028	1,080,000	4.750-6.500	1,080,000	4.750-6.500
	2029	180,000	5.500-5.750	180,000	5.500-5.750
	2033	675,000	5.000	675,000	5.000
		20,000,000		14,340,000	
Add:					
Profit payable		137,888		94,982	
Less:					
Unamortised discount		(2,828)		-	
		20,135,060		14,434,982	
Total		20,135,060		15,082,028	

27 SUKUK (CONTINUED)

The maturity structure of Sukuk are as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
Within one year	6,505,060	4,527,028
One to three years	9,370,000	7,780,000
Three to five years	2,325,000	825,000
More than five years	1,935,000	1,950,000
	20,135,060	15,082,028

Cagamas issues debt securities, inclusive of sustainability, green and social Sukuk, to finance the purchase of house financing and other consumer receivables for Islamic financing.

(a) Islamic Commercial Papers ("ICPs")

ICPs are Ringgit denominated short-term Islamic instruments with maturities ranging from one to twelve months, issued with or without profit, at either a discount from the face value where the relevant ICPs are redeemable at their nominal value upon maturity or at par with profit is paid on a semi-annual basis or on such other periodic basis as determined by Cagamas.

(b) Fixed Profit Rate Islamic Medium-Term Notes ("IMTNs")

IMTNs are Ringgit denominated Sukuk with fixed profit rate with tenures of more than one year and are issued either at a premium, par or at a discount, with or without a profit rate. Profit distribution of the IMTNs are normally made on half-yearly basis. The redemption of the relevant IMTNs are at nominal value together with the profit due upon maturity.

(c) Variable Profit Rate Notes ("VRNs")

VRNs are Ringgit denominated IMTNs with tenures of more than one year with variable profit rate pegged to a reference rate, e.g. KLIBOR and Malaysian Islamic Overnight Rate ("MYOR-I"). Profit distributions of the VRNs are normally made on quarterly or half-yearly basis. At maturity, the face value of the relevant VRNs are redeemed with any outstanding profit amounts due on maturity.

(d) Multicurrency Sukuk

Under the Multicurrency Sukuk Issuance, foreign currency Sukuk ("Islamic EMTN") is currently issued based on Shariah principle of Wakalah. The Islamic EMTN issuance is on a fully-paid basis and at a par issue price and the method of calculating the profit rate may vary between the issue date and the maturity date of the relevant series of Islamic EMTNs issued. There is no Islamic EMTN outstanding at the end of financial year which are not in the functional currencies of the Group.

28 SHARE CAPITAL

	Group and Company			
		2022		2021
Ordinary shares	Number of shares RM'000	Amount RM'000	Number of shares RM'000	Amount RM'000
Issued:				
As at 1 January/31 December	150,000	150,000	150,000	150,000

29 RESERVES

(a) Financial assets at FVOCI reserves

This amount represents the unrealised fair value gains or losses on financial assets at FVOCI, net of taxation.

(b) Cash flow hedge reserves

This amount represents the effective portion of changes in fair value on derivatives designated and qualifying as hedge of future cash flows, net of taxation.

(c) Regulatory reserves

The Group and the Company have adopted the Bank Negara Malaysia ("BNM") Guidelines on Financial Reporting issued on 2 February 2018 on voluntary basis. The Group and Company maintains, in aggregate, collective impairment provisions and regulatory reserves of 1.0% of total credit exposures, net of allowances for credit impaired exposures on loans/financing.

30 NET TANGIBLE ASSETS AND EARNINGS PER SHARE

The net tangible assets per share is calculated by dividing the net tangible assets of RM4,290,435,000 of the Group and RM4,291,554,000 of the Company respectively (2021: RM4,140,307,000 of the Group and RM4,124,932,000 of the Company respectively) by 150,000,000 ordinary shares of the Group and the Company in issue.

Basic and diluted earnings per share is calculated by dividing the profit for the financial year of RM224,395,000 of the Group and RM240,889,000 of the Company respectively (2021: RM208,875,000 of the Group and RM209,078,000 of the Company respectively) by 150,000,000 ordinary shares of the Group and the Company in issue. For the diluted earnings per share calculation, no adjustment has been made to weighted number of ordinary shares in issue as there are no dilutive potential ordinary shares.

31 INTEREST INCOME

	Group and Company 2022 RM'000	Group and Company 2021 RM'000
Amount due from counterparties	520,750	507,456
Mortgage assets	154,409	175,107
Compensation from mortgage assets	5	7
Financial assets at amortised cost	35,084	-
Reverse mortgage assets	858	-
Financial assets at FVOCI	82,571	76,049
Deposits and placements with financial institutions	5,352	2,425
	799,029	761,044
Accretion of discount less amortisation of premium (net)	82,158	75,370
	881,187	836,414

32 INTEREST EXPENSE

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Floating rate notes	18,716	1,371	18,716	1,371
Medium-term notes	603,111	592,100	555,530	576,715
Commercial paper	10,312	28,571	10,312	28,571
Loans/financing from subsidiaries	-	-	47,419	15,482
Short-term borrowings	13,967	2,123	13,967	2,123
Lease liability	379	763	379	763
	646,485	624,928	646,323	625,025

33 NON-INTEREST (EXPENSE)/INCOME

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Net loss arising from derivatives	(26,455)	(11,751)	(26,455)	(11,751)
Income from financial assets at FVTPL	-	1,415	-	1,415
Gain on disposal of:				
- Financial assets at FVOCI	2,180	8,318	2,180	8,318
- Property and equipment	-	3	-	3
Net amount reclassified into profit or loss – cash flow hedge (Note 10)	(142,051)	(39,258)	(142,051)	(39,258)
Net gain/(loss) on foreign exchange	141,518	39,111	141,518	39,111
Dividend income	-	-	15,901	-
Income from repo collateral	8,707	-	8,707	-
Other non-interest income	4,146	4,304	4,146	4,304
	(11,955)	2,142	3,946	2,142

34 PERSONNEL COSTS

	Group and Company	
	2022 RM'000	2021 RM'000
Salary and allowances	16,874	16,418
Bonus	7,256	7,435
Overtime	69	30
EPF and SOCSO	4,094	3,793
Insurance	660	976
Others	(705)	764
	28,248	29,416

35 ALLOWANCE FOR IMPAIRMENT LOSSES

	Group and Company	
	2022	2021
	RM'000	RM'000
Reversal/(allowance) for impairment losses:		
Cash and cash equivalents	10	(11)
Financial assets at FVOCI	(61)	(227)
Financial assets at amortised cost	(1,980)	(1,155)
Amount due from counterparties	3	-
Islamic financing assets	(32)	38
Mortgage assets – Conventional	6,442	4,631
Mortgage assets – Islamic	5,441	5,814
Credit impaired:		
Mortgage assets – Conventional written-off	(460)	(1,308)
Mortgage assets – Islamic written-off	(1,949)	(3,174)
Hire purchase assets – Conventional written-off	(1)	-
Hire purchase assets – Islamic written-off	(12)	-
	7,401	4,608

36 PROFIT BEFORE TAXATION AND ZAKAT

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

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Directors' remuneration (Note 37)	2,517	2,625	2,517	2,625
Amortisation of right-of-use asset (Note 21)	2,208	1,996	2,208	1,996
Interest on lease liability (Note 23)	379	763	279	763
Short-term and low value assets expensed off	656	436	656	436
Auditors' remuneration				
- Audit fees	316	370	296	299
- Non-audit fees	12	20	12	12
Depreciation of property and equipment	1,507	1,652	1,507	1,652
Amortisation of intangible assets	3,897	3,843	3,897	3,843
Servicers fees	1,930	2,106	1,930	2,106
Repairs and maintenance	5,332	4,543	5,332	4,543
Donations and sponsorship	696	200	696	200
Corporate expenses	557	1,221	557	1,221
Travelling expenses	236	3	236	3
Gain on disposal of property and equipment	-	(3)	-	(3)

37 DIRECTORS' REMUNERATION

The Directors who served since the date of the last report and the date of this report are:

Non-Executive Directors
Dato' Bakarudin Ishak (Chairman)
Dato' Halipah Esa (Resigned w.e.f. 26.03.2022)
Dato' Wee Yiaw Hin
Ho Chai Huey
Tan Sri Tajuddin Atan
Datuk Azizan Haji Abd Rahman (Resigned w.e.f. 09.03.2022)
Abdul Rahman Hussein (Appointed w.e.f. 01.04.2022)
Sophia Ch'ng Sok Heang (Appointed w.e.f. 01.04.2022)

Executive Director
Datuk Chung Chee Leong

The aggregate amount of emoluments received by the Directors during the financial year is as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
Directors' fees	444	450
Directors' other emoluments	2,073	2,175
	2,517	2,625

For the financial year ended 31 December 2022, a total of RM185,510 (2021: RM196,428) has been paid by the Group in relation to insurance premium paid for Directors and Officers of the Group and Company.

38 TAXATION

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
(a) Tax charge for the financial year:				
Malaysian Income tax:				
- Current tax	28,039	30,329	28,039	30,329
- Deferred taxation (Note 24)	45,053	36,876	45,053	36,876
	73,092	67,205	73,092	67,205
Current tax:				
- Current year	29,028	28,429	29,028	28,429
- (Over)/under provision in prior year	(989)	1,900	(989)	1,900
	28,039	30,329	28,039	30,329

38 TAXATION (CONTINUED)

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
(a) Tax charge for the financial year (continued):				
Deferred taxation (Note 24)	45,053	36,876	45,053	36,876
	73,092	67,205	73,092	67,205

(b) Reconciliation of income tax expense

The tax on the Group's and the Company's profit before taxation and zakat differs from the theoretical amount that would arise using the statutory income tax rate of Malaysia as follows:

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Profit before taxation and zakat	300,315	281,174	316,809	281,377
Tax calculated at Malaysian tax rate of 24% (2021: 24%)	72,075	67,482	76,034	67,531
Tax impact on Cukai Makmur (Note 38 (c))	1,372	-	1,372	-
Tax exempt income	-	-	(3,816)	-
Subsidiary's current year tax losses utilised	-	-	(39)	(31)
Loss not subject to tax	104	18	-	-
Expenses not deductible for tax purposes	324	294	324	294
Deduction arising from zakat contribution	(711)	(731)	(711)	(731)
Recognition/(reversal) of temporary differences recognized in prior year	917	(1,758)	917	(1,758)
(Over)/under provision in prior year	(989)	1,900	(989)	1,900
	73,092	67,205	73,092	67,205

38 TAXATION (CONTINUED)

(c) In order to support the Government's initiative to assist parties affected by the pandemic, it has been proposed in Budget 2022 that for year of assessment ("YA") 2022, a special one-off tax which is called 'Cukai Makmur' will be imposed on non-micro, small and medium enterprise companies which generate high profits during the period of the pandemic. Chargeable income in excess of RM100.0 million will be charged an income tax rate of 33% for YA 2022. The Company has assessed that it is not significantly impacted by the Cukai Makmur.

39 DIVIDENDS

Dividends of the Group and the Company are as follows:

	Group and Company			
	2022		2021	
	Per shares	Total amount	Per shares	Total amount
	Sen	RM'000	Sen	RM'000
Final dividend	15.00	22,500	15.00	22,500
Interim dividend	5.00	7,500	5.00	7,500
Special	-	-	66.67	100,000
	20.00	30,000	86.67	130,000

The Directors recommend the payment of a final dividend of 15 sen per share on 150,000,000 ordinary shares amounting to RM22,500,000 for the financial year ended 31 December 2022 which is subject to approval of the member at the forthcoming Annual General Meeting of the Company.

The financial statements for the current financial year do not reflect this dividend and will be accounted for in equity as an appropriation of retained profits in the next financial year ending 31 December 2023.

40 STATEMENT OF CASH FLOWS

(a) Adjustments for non-cash items:

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Amortisation of premium less accretion of discount on:				
- Financial assets at FVOCI	4,681	4,516	4,681	4,516
- Unsecured bearer bonds and notes	-	9	-	9
- Sukuk	-	-	-	-
Accretion of discount on:				
Mortgage assets				
- Conventional	(87,917)	(77,821)	(87,917)	(77,821)
- Islamic	(86,413)	(76,986)	(86,413)	(76,986)
Allowance/(reversal) for impairment losses on:				
- Cash and cash equivalents	(10)	11	(10)	11
- Financial assets at FVOCI	61	227	61	227
- Financial assets at amortised cost	1,980	1,155	1,980	1,155
- Amount due from counterparties/ Islamic financing assets	29	(38)	29	(38)
- Mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets	(11,883)	(10,445)	(11,883)	(10,445)
Interest income	(798,413)	(761,044)	(798,413)	(761,044)
Income from derivatives	(88,909)	(61,844)	(88,909)	(61,844)
Income from Islamic operations	(687,840)	(607,236)	(687,840)	(607,236)
Interest expense	646,323	625,016	646,323	625,016
Interest expense on derivatives	118,014	73,750	118,014	73,750
Profit attributable to Sukuk holders	628,367	548,778	628,367	548,778
Profit attributable to derivatives	2,394	20,609	2,394	20,609
Unrealised gain from fair value of investments at FVOCI	11,780	-	11,780	-
Unrealised gain from fair value of derivatives	2,145	-	2,145	-
Depreciation of property and equipment	1,507	1,652	1,507	1,652
Amortisation of intangible assets	3,897	3,843	3,897	3,843
Amortisation of right-of-use asset	2,208	1,996	2,208	1,996
Property, plant and equipment written off	70	-	70	-
Gain on disposal of:				
- Property and equipment	-	(3)	-	(3)
- Financial assets at FVOCI	(2,180)	(8,318)	(2,180)	(8,318)
	(340,109)	(322,173)	(340,109)	(322,173)

40 STATEMENT OF CASH FLOWS (CONTINUED)

(b) Changes in operating assets and liabilities:

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Change in deposits and placements with financial institutions	38,853	(69,002)	38,853	(69,002)
Change in short term borrowings	508,638	176,962	508,638	176,962
Change in amount due from counterparties	61,190	(3,065,760)	61,190	(3,065,760)
Change in Islamic financing assets	(5,179,067)	(626,586)	(5,179,067)	(626,586)
Change in mortgage assets:				
- Conventional	547,503	553,870	547,503	553,870
- Islamic	501,233	500,109	501,233	500,109
Change in Islamic hire purchase assets	12	(28)	12	(28)
Change in other assets	(25,693)	(138)	(25,680)	(144)
Change in reverse mortgage assets	(552)	-	(552)	-
Change in deferred financing fees	(652)	(2,130)	-	-
Change in derivatives	85,445	3,157	85,674	3,255
Change in other liabilities	39,439	28,366	40,230	27,414
Interest received	711,659	687,173	711,659	687,173
Profit received from Islamic assets	597,436	594,733	597,436	594,733
Interest received on derivatives	71,519	66,411	71,519	66,411
Profit received on derivatives	14,076	12,913	14,076	12,913
Interest paid	(12,633)	(1,863)	(12,633)	(1,863)
Interest paid on derivatives	(103,780)	(71,934)	(103,780)	(71,934)
Profit paid on derivatives	(17,900)	(20,332)	(17,900)	(20,332)
	(2,163,274)	(1,234,079)	(2,161,589)	(1,232,809)

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

40 STATEMENT OF CASH FLOWS (CONTINUED)

(c) Analysis of changes in liabilities arising from financing activities:

Group	Lease liability RM'000	Unsecured bonds and notes RM'000	Sukuk RM'000	Total RM'000
2022				
As at 1 January	13,738	19,956,954	15,082,028	35,052,720
Proceeds from issuance	-	12,269,498	10,090,000	22,359,498
Repayment and redemption	(2,733)	(12,010,150)	(5,075,000)	(17,087,883)
Interest/profit paid	-	(603,233)	(590,335)	(1,193,568)
Exchange fluctuation	-	170,279	-	170,279
Other non-cash movement	379	631,324	628,367	1,260,070
As at 31 December	11,384	20,414,672	20,135,060	40,561,116
2021				
As at 1 January	4,583	17,482,979	14,063,392	31,550,954
Proceeds from issuance	-	14,540,197	7,255,000	21,795,197
Repayment and redemption	(2,153)	(10,171,987)	(6,225,000)	(16,399,140)
Interest/profit paid	-	(2,521,674)	(560,142)	(3,081,816)
Exchange fluctuation	-	7,429	-	7,429
Other non-cash movement	11,308	620,010	548,778	1,180,096
As at 31 December	13,738	19,956,954	15,082,028	35,052,720

Company	Lease liability RM'000	Loans/ financing from subsidiaries RM'000	Unsecured bonds and notes RM'000	Sukuk RM'000	Total RM'000
2022					
As at 1 January	13,738	2,572,657	17,386,080	15,082,028	35,054,503
Proceeds from issuance	-	1,974,498	10,295,000	10,090,000	22,359,498
Repayment and redemption	(2,733)	(1,595,150)	(10,415,000)	(5,075,000)	(17,087,883)
Interest/profit paid	-	(31,902)	(571,044)	(590,335)	(1,193,281)
Exchange fluctuation	-	170,509	-	-	170,509
Other non-cash movement	379	47,419	584,558	628,367	1,260,723
As at 31 December	11,384	3,138,031	17,279,594	20,135,060	40,564,069
2021					
As at 1 January	4,583	671,757	16,811,578	14,063,392	31,551,310
Proceeds from issuance	-	2,577,197	11,963,000	7,255,000	21,795,197
Repayment and redemption	(2,153)	(686,987)	(9,485,000)	(6,225,000)	(16,399,140)
Interest/profit paid	-	(12,320)	(2,510,156)	(560,142)	(3,082,618)
Exchange fluctuation	-	7,528	-	-	7,528
Other non-cash movement	11,308	15,482	606,658	548,778	1,182,226
As at 31 December	13,738	2,572,657	17,386,080	15,082,028	35,054,503

41 RELATED PARTIES AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES

(a) Related parties and relationships

The related parties and their relationships with the Group and the Company are as follows:

Related parties	Relationships
CHB	Ultimate holding company
CGP	Subsidiary
CGS	Subsidiary
Cagamas MBS Berhad ("CMBS")	Related company
BNM Sukuk Berhad ("BNM Sukuk")	Structured entity of ultimate holding company
Cagamas SME Berhad ("CSME")	Related company
Cagamas SRP Berhad ("CSRP")	Related company and trustee for LPPSA
Cagamas MGP Berhad ("CMGP")	Related company
Government of Malaysia ("GOM")	Other related party
Lembaga Pembiayaan Perumahan Sektor Awam ("LPPSA")	Originator/servicer and entity related to GOM
Bank Negara Malaysia ("BNM")	Other related party
Key management personnel	Other related party
Entities in which key management personnel have control	Other related party

Related company is defined as subsidiary of the ultimate holding company.

BNM is regarded as a related party on the basis of having significant influence over the ultimate holding company.

As BNM has significant influence over the ultimate holding company, the GOM and entities controlled, jointly controlled or has significant influence by the GOM are related parties of the Group and the Company.

The Group and the Company enter into transactions with many of these entities to purchase mortgage loans, personal loans and hire purchase and leasing debts and to issue bonds and notes to finance the purchase as part of its normal operations. The Group and the Company also purchase Islamic financing facilities such as home financing, personal financing and hire purchase financing and funded by issuance of Sukuk.

Key management personnel are defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group and the Company either directly or indirectly. The key management personnel of the Company include all the Directors of the Group and its ultimate holding company, certain members of senior management and their close family members.

Entities in which key management personnel have control are defined as entities that are controlled or significantly influenced by, or for which significant voting power in such entity resides with, directly or indirectly by key management personnel.

41 RELATED PARTIES AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

(b) Significant related party transactions and balances

Most of the transactions involving mortgage loans, personal loans, hire purchase and leasing debts and Islamic financing facilities as well as issuance of unsecured Corporate Bonds and Sukuk are transacted with the shareholders of the ultimate holding company. These transactions have been disclosed on the statement of financial position and income statements of the Group and the Company.

Set out below are significant related party transactions and balances of the Group and the Company.

Group	Ultimate holding company RM'000	Related company RM'000	Other related party RM'000
2022			
Income			
Transaction administrator and administrator fees	-	1,404	-
Management fee	46	2,544	-
Expenses			
FAST* and RENTAS** charges	-	-	149
Servicers fees	-	1,930	-
Amount due from/(to)			
Transaction administrator and administrator fees	-	377	-
BNM current accounts	-	-	35
Reimbursement of operating expenses	-	-	5
Servicers fees	-	(410)	-
Payment on behalf			
- Working capital and other expenses	-	1	-
Management fee receivable	13	606	-
2021			
Income			
Transaction administrator and administrator fees	-	1,706	-
Management fee	48	2,478	-
Expenses			
FAST* and RENTAS** charges	-	-	86
Servicers fees	-	2,106	-
Amount due from/(to)			
Transaction administrator and administrator fees	-	728	-
BNM current accounts	-	-	35
Reimbursement of operating expenses	-	-	5
Servicers fees	-	(464)	-
Payment on behalf			
- Working capital and other expenses	-	7	-
Management fee receivable	10	665	-

* Denotes Fully Automated System for Issuing and Tendering ("FAST").
** Denotes Real-Time Electronic Transfer of Funds and Securities ("RENTAS").

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

41 RELATED PARTIES AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

(b) Significant related party transactions and balances (continued)

Company	Ultimate holding company RM'000	Subsidiaries RM'000	Related company RM'000	Other related party RM'000
2022				
Income				
Transaction administrator and administrator fees	-	-	1,404	-
Management fee	46	-	2,544	-
Expenses				
FAST* and RENTAS** charges	-	-	-	149
Servicers fees	-	-	1,930	-
Interest expense	-	47,419	-	-
Amount due from/(to)				
Transaction administrator and administrator fees	-	-	377	-
BNM current accounts	-	-	-	35
Reimbursement of operating expenses	-	-	-	5
Servicers fees	-	-	(410)	-
Loans/financing	-	(3,138,031)	-	-
Payment of expenses on behalf				
- Working capital and other expenses	-	3,963	1	-
Management fee receivable	13	-	606	-
2021				
Income				
Transaction administrator and administrator fees	-	-	1,706	-
Management fee	48	-	2,478	-
Expenses				
FAST* and RENTAS** charges	-	-	-	86
Servicers fees	-	-	2,106	-
Interest expense	-	15,482	-	-
Amount due from/(to)				
Transaction administrator and administrator fees	-	-	728	-
BNM current accounts	-	-	-	35
Reimbursement of operating expenses	-	-	-	5
Servicers fees	-	-	(464)	-
Loans/financing	-	(2,572,657)	-	-
Payment of expenses on behalf				
- Working capital and other expenses	-	3,708	7	-
Management fee receivable	10	-	665	-

* Denotes Fully Automated System for Issuing and Tendering ("FAST").
** Denotes Real-Time Electronic Transfer of Funds and Securities ("RENTAS").

41 RELATED PARTIES AND SIGNIFICANT RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

(b) Significant related party transactions and balances (continued)

The Group and the Company key management personnel received remuneration for services rendered during the financial year. The total salaries and other employees' benefits paid to the Group's key management personnel was RM7,563,862 (2021: RM8,677,505).

The total remuneration paid to the Directors is disclosed in Note 37 to the financial statements.

42 CAPITAL COMMITMENTS AND CONTINGENCIES

a) Capital commitments

	Group and Company	
	2022	2021
	RM'000	RM'000
Capital expenditure:		
Authorised and contracted for	6,108	2,886
Authorised but not contracted for	3,547	4,477
	9,655	7,363
Analysed as follows:		
Equipment and others	1,053	875
Computer hardware and software	8,602	6,488
	9,655	7,363

42 CAPITAL COMMITMENTS AND CONTINGENCIES (CONTINUED)

b) Contingencies

On 26 January 2022, the Inland Revenue Board ("IRB") issued a review findings letter on the Company's tax return for Year of Assessment ("YA") 2018 with a disagreement on certain tax treatment that has been taken by the Company. The same tax treatment has been applied by the Company for YA 2019 to YA 2022.

The Company has been in discussion with the IRB as the tax treatment was applied consistently and discussed with the relevant authorities prior to adoption by the Company. An adverse decision from this disagreement could lead to additional tax liability (approximately RM191.4 million) and tax penalty (approximately RM31.9 million) for YA 2019 to YA 2022.

Subsequently, IRB issued Notice of Additional Assessment ("Form JA") on 4 July 2022 in relation to the additional tax payable (RM6.4 mil) and penalty (RM1.0 mil) for YA 2018 which have been duly paid on 2 August 2022.

The Company has on 1 August 2022 filed a notice of appeal ("Form Q") according to Section 99 (1) of the Income Tax Act, 1967 against the Form JA issued by IRB.

The estimated additional tax liability of RM191.4 million is not expected to significantly impact the profit after taxation ("PAT") of the Company as the Company has consistently recognised temporary differences as deferred tax on the tax treatment currently under dispute.

No provision has been made in the financial statements for the potential tax penalty as the Company is of the view that there are strong justifications for its appeal against the matter raised by the IRB.

43 FINANCIAL INSTRUMENTS BY CATEGORY

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Financial assets				
Financial assets at amortised cost:				
Cash and cash equivalents	159,765	318,943	159,722	300,433
Deposits and placements with financial institutions	132,570	172,021	132,570	172,021
Corporate bonds and Sukuk	1,817,754	354,353	1,817,754	354,353
Amount due from counterparties	17,097,746	17,141,175	17,097,746	17,141,175
Islamic financing assets	15,482,284	10,273,747	15,482,284	10,273,747
Mortgage assets				
- Conventional	3,426,761	3,886,956	3,426,761	3,886,956
- Islamic	4,275,424	4,691,424	4,275,424	4,691,424
Hire purchase assets				
- Islamic	50	62	50	62
Amount due from				
- Related company	378	735	378	735
- Subsidiaries	-	-	3,963	3,708
Other financial assets	30,922	4,809	30,921	4,808
	42,423,654	36,844,225	42,427,573	36,829,422
Financial assets at FVOCI:				
Debt instruments	3,493,471	2,792,094	3,493,471	2,792,094
Financial assets at FVTPL:				
Unit trust	-	123,132	-	123,132
Derivative financial instruments	102,583	29,607	102,583	29,607
Reverse mortgage assets	552	-	552	-
	103,135	152,739	103,135	152,739
Financial liabilities				
Financial liabilities at amortised cost:				
Short-term borrowings	812,339	302,367	812,339	302,367
Loans/financing from subsidiaries	-	-	3,138,031	2,572,657
Unsecured bearer bonds and notes	20,414,672	19,956,954	17,279,594	17,386,080
Sukuk	20,135,060	15,082,028	20,135,060	15,082,028
Other financial liabilities	201,294	163,978	201,126	162,779
	41,563,365	35,505,327	41,566,150	35,505,911
Financial liabilities at FVTPL:				
Derivative financial instruments	6,619	28,595	6,619	28,595

44 INTEREST/PROFIT RATE RISK

Cash flow interest/profit rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest/profit rates. Fair value interest/profit rate risk is the risk that the value of a financial instrument will fluctuate because of changes in market interest/profit rates. The Group and the Company take on the exposure of the effects of fluctuations in the prevailing levels of market interest/profit rates on both its fair value and cash flow risks. Interest/profit margin may increase as a result of such changes but may reduce or create losses in the event that an unexpected movement in the market interest/profit rates arise.

For decision-making purposes, the Group and the Company manage their exposure to interest/profit rate risk. The Group and the Company set limits on the sensitivity of the Group's and the Company's forecasted net interest income/profit income at risk to projected changes in interest/profit rates. The Group and the Company also undertakes duration analysis before deciding on the size and tenure of the bonds/Sukuk to be issued to ensure that the Group's and the Company's assets and liabilities are closely matched within the tolerance limit set by the Board of Directors.

The table below summarises the sensitivity of the Group's and the Company's financial instruments to interest/profit rates movements. The analysis is based on the assumptions that interest/profit will fluctuate by 100 basis points, with all other variables held constant.

Group and Company	+100 basis		-100 basis	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Impact to equity:				
Financial assets at FVOCI	(117,112)	(105,106)	126,545	114,374
Taxation effects on the above at tax rate of 24%	28,107	25,225	(30,371)	(27,450)
Effect on shareholder's funds	(89,005)	(79,881)	96,174	86,924
As percentage of shareholder's funds	(2.1%)	(1.9%)	2.2%	2.1%
Impact to income statements:				
Net interest income	2,284	14,666	(2,281)	(14,708)
Taxation effects at the rate of 24%	(548)	(3,520)	547	3,530
Effect on net interest income	1,736	11,146	(1,734)	(11,178)
As percentage of profit after tax	0.8%	5.3%	(0.8%)	(5.4%)

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

45 CREDIT RISK

45.1 Credit risk concentrations

The Group's and the Company's counterparties are mainly the GOM, financial institutions and individuals in Malaysia. The financial institutions are governed by the Financial Services Act 2013, Islamic Financial Services Act 2013 and Development Financial Institutions Act 2002. The financial institutions are subject to periodic review by the BNM. The following tables summarise the Group's and the Company's maximum exposure to credit risk by counterparty or customer or the industry in which they are engaged as at the statement of financial position date.

Industrial analysis based on its industrial distribution

Group	Cash and cash equivalent RM'000	Deposits and placements with financial institutions RM'000	Financial assets at FVTPL RM'000	Financial assets at FVOCI RM'000	Financial assets at amortised cost RM'000	Derivative financial instruments RM'000	Amount Amount due from counterparties RM'000	Islamic financing assets RM'000	Mortgage assets-Conventional RM'000	Mortgage assets-Islamic RM'000	Hire purchase assets-Islamic RM'000	Reverse mortgage RM'000	Other assets RM'000	Total RM'000
2022														
Government	-	-	-	1,524,101	-	-	-	-	-	-	-	-	353	1,524,454
Financial institutions:														
- Commercial banks	159,765	132,570	-	618,961	1,817,754	102,583	16,641,501	14,981,115	-	-	-	-	-	34,454,249
- Development	-	-	-	202,129	-	-	-	501,169	-	-	-	-	-	703,298
Communication, electricity, gas and water	-	-	-	300,140	-	-	-	-	-	-	-	-	-	300,140
Transportation	-	-	-	381,397	-	-	-	-	-	-	-	-	-	381,397
Leasing	-	-	-	-	-	-	456,245	-	-	-	-	-	-	456,245
Consumers	-	-	-	-	-	-	-	-	3,426,761	4,275,424	50	552	-	7,702,787
Corporate	-	-	-	375,365	-	-	-	-	-	-	-	-	-	375,365
Construction	-	-	-	56,201	-	-	-	-	-	-	-	-	-	56,201
Others	-	-	-	35,177	-	-	-	-	-	-	-	-	30,947	66,124
Total	159,756	132,570	-	3,493,471	1,817,754	102,583	17,097,746	15,482,284	3,426,761	4,275,424	50	552	31,300	46,020,260

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

45 CREDIT RISK (CONTINUED)

45.1 Credit risk concentrations (continued)

Industrial analysis based on its industrial distribution (continued)

Group	Cash and cash equivalents RM'000	Deposits and placements with financial institutions RM'000	Financial assets at FVTPL RM'000	Financial assets at FVOCI RM'000	Financial assets at amortised cost RM'000	Derivative financial instruments RM'000	Amount due from counterparties RM'000	Islamic financing assets RM'000	Mortgage assets Conventional RM'000	Mortgage assets Islamic RM'000	Hire Purchase assets Islamic RM'000	Other assets RM'000	Total RM'000
2021													
Government bodies	-	-	-	1,326,500	-	-	-	-	-	-		377	1,326,877
Financial institutions:													
- Commercial banks	248,888	172,021	123,132	326,901	354,353	29,607	16,548,478	9,954,993	-	-	-	-	27,758,373
- Development	70,055	-	-	260,617	-	-	-	318,754	-	-	-	-	649,426
Communication, electricity, gas and water	-	-	-	242,565	-	-	-	-	-	-	-	-	242,565
Transportation	-	-	-	286,218	-	-	-	-	-	-	-	-	286,218
Leasing	-	-	-	-	-	-	592,697	-	-	-	-	-	592,697
Consumers	-	-	-	-	-	-	-	-	3,886,956	4,691,424	62	-	8,578,442
Corporate	-	-	-	225,882	-	-	-	-	-	-	-	-	225,882
Construction	-	-	-	98,377	-	-	-	-	-	-	-	-	98,377
Others	-	-	-	25,034	-	-	-	-	-	-	-	5,167	30,201
Total	318,943	172,021	123,132	2,792,094	354,353	29,607	17,141,175	10,273,747	3,886,956	4,691,424	62	5,544	39,789,058

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

45 CREDIT RISK (CONTINUED)

45.1 Credit risk concentrations (continued)

Industrial analysis based on its industrial distribution (continued)

Company	Cash and cash equivalent RM'000	Deposits and placements with financial institutions RM'000	Financial assets at FVTPL RM'000	Financial assets at FVOCI RM'000	Financial assets at amortised cost RM'000	Derivative financial instruments RM'000	Amount due from counterparties RM'000	Islamic financing assets RM'000	Mortgage assets- Conventional RM'000	Mortgage assets- Islamic RM'000	Hire purchase assets- Islamic RM'000	Reverse mortgage RM'000	Other assets RM'000	Total RM'000
2022														
Government bodies	-	-	-	1,524,101	-	-	-	-	-	-	-	-	353	1,524,454
Financial institutions:														
- Commercial banks	159,722	132,570	-	618,961	1,817,754	102,583	16,641,501	14,981,115	-	-	-	-	-	34,454,206
- Development	-	-	-	202,129	-	-	-	501,169	-	-	-	-	-	703,298
Communication, electricity, gas and water	-	-	-	300,140	-	-	-	-	-	-	-	-	-	300,140
Transportation	-	-	-	381,397	-	-	-	-	-	-	-	-	-	381,397
Leasing	-	-	-	-	-	-	456,245	-	-	-	-	-	-	456,245
Consumers	-	-	-	-	-	-	-	-	3,426,761	4,275,424	50	552	-	7,702,787
Corporate	-	-	-	375,365	-	-	-	-	-	-	-	-	-	375,365
Construction	-	-	-	56,201	-	-	-	-	-	-	-	-	-	56,201
Others	-	-	-	35,177	-	-	-	-	-	-	-	-	34,909	70,086
Total	159,722	132,570	-	3,493,471	1,817,754	102,583	17,097,746	15,482,284	3,426,761	4,275,424	50	552	35,262	46,024,179

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

45 CREDIT RISK (CONTINUED)

45.1 Credit risk concentrations (continued)

Industrial analysis based on its industrial distribution (continued)

Company	Cash and cash equivalents RM'000	Deposits and placements with financial institutions RM'000	Financial assets at FVTPL RM'000	Financial assets at FVOCI RM'000	Financial assets at amortised cost RM'000	Derivative financial instruments RM'000	Amount due from counterparties RM'000	Islamic financing assets RM'000	Mortgage assets Conventional RM'000	Mortgage assets Islamic RM'000	Hire Purchase assets Islamic RM'000	Other assets RM'000	Total RM'000
2021													
Government bodies	-	-	-	1,326,500	-	-	-	-	-	-	-	377	1,326,877
Financial institutions													
- Commercial banks	230,378	172,021	123,132	326,901	354,353	29,607	16,548,478	9,954,993	-	-	-	-	27,739,863
- Development	70,055	-	-	260,617		-	-	318,754	-	-	-	-	649,426
Communication, electricity, gas and water	-	-	-	242,565	-	-	-	-	-	-	-	-	242,565
Transportation	-	-	-	286,218	-	-	-	-	-	-	-	-	286,218
Leasing	-	-	-	-	-	-	592,697	-	-	-	-	-	592,697
Consumers	-	-	-	-	-	-	-	-	3,886,956	4,691,424	62	-	8,578,442
Corporate	-	-	-	225,882	-	-	-	-	-	-	-	-	225,882
Construction	-	-	-	98,377	-	-	-	-	-	-	-	-	98,377
Others	-	-	-	25,034		-	-	-	-	-	-	8,874	33,908
Total	300,433	172,021	123,132	2,792,094	354,353	29,607	17,141,175	10,273,747	3,886,956	4,691,424	62	9,251	39,774,255

45 CREDIT RISK (CONTINUED)

45.2 Amount due from counterparties, Islamic financing assets, mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets

All amount due from counterparties, Islamic financing assets, mortgage assets and hire purchase assets are categorised as either:

- neither more than 90 days past due nor individually impaired; or
- more than 90 days past due but not individually impaired.

Neither more than 90 days past due nor individually impaired comprise of amount due from counterparties, Islamic financing asset, mortgage assets and hire purchase assets, Islamic mortgage assets and Islamic hire purchase assets are classified under Stage 1 and Stage 2 financial assets.

More than 90 days past due but not individually impaired comprise of amount due from counterparties, Islamic financing asset, mortgage assets and hire purchase assets, Islamic mortgage assets and Islamic hire purchase assets categorised under Stage 3 financial assets.

The impairment allowance is assessed on a pool of financial assets which are not individually impaired.

Credit risk loans comprise of amount due from counterparties, Islamic financing assets, mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets which are due more than 90 days. The coverage ratio is calculated in reference to total impairment allowance and the carrying value (before impairment) of credit risk loans.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

45 CREDIT RISK (CONTINUED)

45.2 Amount due from counterparties, Islamic financing assets, mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets (continued)

Group and Company	Neither more than 90 days past due nor individually impaired RM'000	More than 90 days past due but not individually impaired* RM'000	Total RM'000	Impairment allowance RM'000	Total carrying value RM'000	Credit risk loans RM'000	Coverage ratio %
2022							
Amount due from counterparties	17,097,762	-	17,097,762	16	17,097,746	-	-
Islamic financing assets	15,482,377	-	15,482,377	93	15,482,284	-	-
Mortgage assets:							
- Conventional	3,423,344	18,314	3,441,658	14,897	3,426,761	18,314	81
- Islamic	4,273,507	19,108	4,292,615	17,191	4,275,424	19,108	90
Hire purchase assets:							
- Islamic	26	36	62	12	50	36	33
	40,277,016	37,458	40,314,474	32,209	40,282,265	37,458	
2021							
Amount due from counterparties	17,141,194	-	17,141,194	19	17,141,175	-	-
Islamic financing assets	10,273,808	-	10,273,808	61	10,273,747	-	-
Mortgage assets:							
- Conventional	3,880,901	27,394	3,908,295	21,339	3,886,956	27,394	78
- Islamic	4,690,599	23,457	4,714,056	22,632	4,691,424	23,457	96
Hire purchase assets:							
- Islamic	38	36	74	12	62	36	32
	35,986,540	50,887	36,037,427	44,063	35,993,364	50,887	

* These assets have been provided for under collective assessment.

45 CREDIT RISK (CONTINUED)

45.2 Amount due from counterparties, Islamic financing assets, mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets (continued)

Amount due from counterparties, Islamic financing assets, mortgage assets and hire purchase assets Islamic mortgage assets and Islamic hire purchase assets neither past due nor individually impaired are as below:

	Group and Company	
	2022	2021
	Strong/ Total	Strong/ Total
	RM'000	RM'000
Amount due from counterparties	17,097,762	17,141,194
Islamic financing assets	15,482,377	10,273,808
Mortgage assets:		
- Conventional	3,423,344	3,880,901
- Islamic	4,273,507	4,690,599
Hire purchase assets:		
- Islamic	26	38
	40,277,016	35,986,540

The amount due from counterparties, Islamic financing assets, mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets of the Group and the Company have been identified with strong credit risk quality which has a very high likelihood for full recovery.

45 CREDIT RISK (CONTINUED)

45.2 Amount due from counterparties, Islamic financing assets, mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets (continued)

An aging analysis of mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets that are past due but not individually impaired is set out below:

	Group and Company				
	91 to 120 days RM'000	121 to 150 days RM'000	151 to 180 days RM'000	Over 180 days RM'000	Total RM'000
2022					
Mortgage assets:					
- Conventional	789	1,167	1,441	14,917	18,314
- Islamic	1,150	938	774	16,246	19,108
Hire purchase assets:					
- Islamic	-	-	-	36	36
	1,939	2,105	2,215	31,199	37,458
2021					
Mortgage assets:					
- Conventional	2,588	1,511	1,567	21,728	27,394
- Islamic	2,236	1,769	653	18,799	23,457
Hire purchase assets:					
- Islamic	-	-	-	36	36
	4,824	3,280	2,220	40,563	50,887

For the purpose of this analysis, an asset is considered past due and included above when payment due under strict contractual terms is received late or missed. The amount included is either the entire financial assets, not just the payment, of both principal and interest, overdue on mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets. This may result from administrative delays on the side of the borrower leading to assets being past due but not impaired. Therefore, loans and advances less than 90 days past due are not usually considered impaired, unless other information is available to indicate the contrary.

The impairment allowance on such loans is calculated on a collective, not individual basis as this reflects homogeneous nature of the assets, which allows statistical techniques to be used, rather than individual assessments.

45 CREDIT RISK (CONTINUED)

45.2 Amount due from counterparties, Islamic financing assets, mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets (continued)

	Group and Company			
	As at 1 January RM'000	Reversal made RM'000	Written-off to principal balance outstanding RM'000	As at 31 December RM'000
2022				
Amount due from counterparties	19	(3)	-	16
Islamic financing assets	61	32	-	93
Mortgage assets:				
- Conventional	21,339	(5,982)	(460)	14,897
- Islamic	22,632	(3,492)	(1,949)	17,191
Hire purchase assets:				
- Islamic	12	-	-	12
	44,063	(9,445)	(2,409)	32,209
2021				
Amount due from counterparties	19	-	-	19
Islamic financing assets	99	(38)	-	61
Mortgage assets:				
- Conventional	25,970	(3,323)	(1,308)	21,339
- Islamic	28,446	(2,640)	(3,174)	22,632
Hire purchase assets:				
- Islamic	12	-	-	12
	54,546	(6,001)	(4,482)	44,063

45.3 Amount due from related company

None of these assets are impaired nor past due but not impaired.

45 CREDIT RISK (CONTINUED)

45.4 Credit quality

The following table contains an analysis of credit exposure by stages, together with the impairment allowance provision:

	Group and Company					
2022	GOM RM'000	AAA RM'000	AA1 to AA2/AA+ to AA RM'000	No rating RM'000	Total RM'000	Impairment allowance RM'000
Financial assets at FVOCI						
- Stage 1	1,900,710	879,434	713,327	-	3,493,471	365
Financial assets at amortised cost						
- Stage 1	-	-	1,817,754	-	1,817,754	3,135
Amount due from counterparties						
- Stage 1	-	5,179,833	11,917,913	-	17,097,746	16
Islamic financing assets						
- Stage 1	-	2,561,055	12,921,229	-	15,482,284	93
Mortgage assets:						
- Stage 1	-	-	-	3,421,242	3,421,242	8,677
- Stage 2	-	-	-	2,102	2,102	345
- Stage 3	-	-	-	18,314	18,314	5,875
	-	-	-	3,441,658	3,441,658	14,897
Islamic mortgage assets:						
- Stage 1	-	-	-	4,272,454	4,272,454	10,923
- Stage 2	-	-	-	1,053	1,053	138
- Stage 3	-	-	-	19,108	19,108	6,130
	-	-	-	4,292,615	4,292,615	17,191
Islamic hire purchase asset						
- Stage 1	-	-	-	26	26	-
- Stage 3	-	-	-	36	36	12
	-	-	-	62	62	12

45 CREDIT RISK (CONTINUED)

45.4 Credit quality

The following table contains an analysis of credit exposure by stages, together with the impairment allowance provision:

	Group and Company					
2021	GOM RM'000	AAA RM'000	AA1 to AA2/AA+ to AA RM'000	No rating RM'000	Total RM'000	Impairment allowance RM'000
Financial assets at FVOCI						
- Stage 1	1,617,854	700,800	473,440	-	2,792,094	304
Financial assets at amortised cost						
- Stage 1	-	-	354,353	-	354,353	1,155
Amount due from counterparties						
- Stage 1	-	6,013,346	11,127,829	-	17,141,175	19
Islamic financing assets						
- Stage 1	-	1,928,890	8,344,857	-	10,273,747	61
Mortgage assets:						
- Stage 1	-	-	-	3,878,389	3,878,389	12,086
- Stage 2	-	-	-	2,512	2,512	465
- Stage 3	-	-	-	27,394	27,394	8,788
	-	-	-	3,908,295	3,908,295	21,339
Islamic mortgage assets:						
- Stage 1	-	-	-	4,689,151	4,689,151	14,809
- Stage 2	-	-	-	1,448	1,448	298
- Stage 3	-	-	-	23,457	23,457	7,525
	-	-	-	4,714,056	4,714,056	22,632
Islamic hire purchase asset						
- Stage 1	-	-	-	38	38	-
- Stage 3	-	-	-	36	36	12
	-	-	-	74	74	12

45 CREDIT RISK (CONTINUED)

45.5 Credit risk mitigation

The Group and the Company hold the properties financed by the mortgage asset as collateral. The collateral are closely monitored for financial assets considered to be credit-impaired, as it becomes more likely that the Group and the Company will take possession of collateral to mitigate potential credit losses.

Financial assets and related collateral held to mitigate potential losses are shown below:

	Gross carrying value RM'000	Impairment allowance RM'000	Net carrying value RM'000	Fair value of collateral held RM'000
2022				
Mortgage assets				
- Conventional	3,441,658	(14,897)	3,426,761	16,820,699
- Islamic	4,292,615	(17,191)	4,275,424	14,265,652
	7,734,273	(32,088)	7,702,185	31,086,351
2021				
Mortgage assets				
- Conventional	3,908,295	(21,339)	3,886,956	17,997,820
- Islamic	4,714,056	(22,632)	4,691,424	15,131,950
	8,622,351	(43,971)	8,578,380	33,129,770

45 CREDIT RISK (CONTINUED)

45.6 Offsetting financial instruments

The following financial instruments are subject to offsetting, enforceable master netting arrangements and similar agreements:

	Group and Company		
	Gross amount	Related amounts not set-off	Net amount
	RM'000	RM'000	RM'000
2022			
Derivative financial assets	102,583	-	102,583
Derivative financial liabilities	6,619	-	6,619
2021			
Derivative financial assets	29,607	(6,942)	22,665
Derivative financial liabilities	28,595	(6,942)	21,653

46 LIQUIDITY RISK

46.1 Funding approach

Sources of liquidity are regularly reviewed to maintain a wide diversification of debt portfolios. This involves managing market access in order to widen sources of funding to avoid over dependence on a single funding source as well as to minimise cost of funding.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

46 LIQUIDITY RISK (CONTINUED)

46.2 Liquidity pool

The liquidity pool comprised the following cash and unencumbered assets:

	Cash and cash equivalents RM'000	Deposits and placements with financial institutions RM'000	Financial asset at FVTPL RM'000	Financial asset at FVOCI RM'000	Financial asset at financial cost RM'000	Derivatives financial instruments RM'000	Amount due from counter parties RM'000	Islamic financing assets RM'000	Mortgage assets RM'000	Islamic mortgage assets RM'000	Reverse mortgage RM'000	Other available liquidity RM'000	Total RM'000
Group													
2022	159,765	132,570	-	3,493,471	1,817,754	102,583	17,097,746	15,482,284	3,426,761	4,275,424	552	31,342	46,020,252
2021	318,943	172,021	123,132	2,792,094	354,353	29,607	17,141,175	10,273,747	3,886,956	4,691,424	-	5,606	39,789,058
Company													
2022	159,722	132,570	-	3,493,471	1,817,754	102,583	17,097,746	15,482,284	3,426,761	4,275,424	552	35,304	46,024,171
2021	300,433	172,021	123,132	2,792,094	354,353	29,607	17,141,175	10,273,747	3,886,956	4,691,424	-	9,313	39,774,255

46 LIQUIDITY RISK (CONTINUED)

46.3 Contractual maturity of financial liabilities

The table below presents the cash flows payable by the Group and the Company under financial liabilities by remaining contractual maturities at the date of the statement of financial position. The amounts disclosed in the table are contractual undiscounted cash flow, whereas the Group and the Company manage the liquidity risk based on a different basis.

Group	On demand up to one month RM'000	One to three months RM'000	Three to twelve months RM'000	One to five years RM'000	Over five years RM'000	Total RM'000
2022						
Financial liabilities						
Short-term borrowings	-	817,730	-	-	-	817,730
Unsecured bearer bonds and notes	33,979	91,755	8,078,904	13,003,328	1,432,402	22,640,368
Sukuk	20,461	172,916	6,893,835	12,957,341	2,214,080	22,258,633
Other liabilities	164,274	2,828	-	-	-	167,102
	218,714	1,085,229	14,972,739	25,960,669	3,646,482	45,883,833
Assets held for managing liquidity risk	437,952	1,427,814	13,885,863	29,961,062	5,928,426	51,641,117
2021						
Financial liabilities						
Short-term borrowings	-	303,300	-	-	-	303,300
Unsecured bearer bonds and notes	81,052	5,190,997	6,136,732	8,056,356	1,791,579	21,256,716
Sukuk	305,008	454,574	4,181,155	9,494,575	2,331,884	16,767,196
Other liabilities	157,747	5,114	-	-	-	162,861
	543,807	5,953,985	10,317,887	17,550,931	4,123,463	38,490,073
Assets held for managing liquidity risk	712,899	5,771,669	11,027,020	19,193,562	7,560,084	44,265,234

46 LIQUIDITY RISK (CONTINUED)

46.3 Contractual maturity of financial liabilities

Company	On demand up to one month RM'000	One to three months RM'000	Three to twelve months RM'000	One to five years RM'000	Over five years RM'000	Total RM'000
2022						
Financial liabilities						
Short-term borrowings	-	817,730	-	-	-	817,730
Unsecured bearer bonds and notes	33,979	58,361	5,233,224	12,671,776	1,432,402	19,429,742
Sukuk	20,461	172,916	6,893,835	12,957,341	2,214,080	22,258,633
Loans/financing from subsidiaries	-	33,394	2,845,701	331,516	-	3,210,611
Other liabilities	164,228	2,828	-	-	-	167,056
	218,668	1,085,229	14,972,760	25,960,633	3,646,482	45,883,772
Assets held for managing liquidity risk	437,952	1,427,780	13,883,016	29,960,731	5,928,426	51,637,905
2021						
Financial liabilities						
Short-term borrowings	-	303,300	-	-	-	303,300
Unsecured bearer bonds and notes	81,052	4,355,285	5,415,313	7,007,548	1,791,579	18,650,777
Sukuk	305,008	454,574	4,181,155	9,494,575	2,331,884	16,767,196
Loans/financing from subsidiaries	-	835,712	721,449	1,048,793	-	2,605,954
Other liabilities	157,707	5,094	-	-	-	162,801
	543,767	5,953,965	10,317,917	17,550,916	4,123,463	38,490,028
Assets held for managing liquidity risk	712,899	5,770,833	11,026,298	19,192,513	7,560,084	44,262,627

46 LIQUIDITY RISK (CONTINUED)

46.4 Derivative liabilities

The Group and the Company's derivatives comprise IRS, IPRS, CCS and ICCS entered by the Group and the Company for which cash flows are exchanged for hedging purposes.

The following table analyses the Group and the Company's derivatives financial liabilities that will be settled on a net basis into relevant maturity groupings based on the remaining period at the date of the statement of financial position to the contractual maturity date. Contractual maturities are assessed to be essential for an understanding of all derivatives. The amounts disclosed in the table below are the contractual undiscounted cash flows.

						Group and Company
	On demand up to one month	One to three months	Three to twelve months	One to five years	Over five years	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
2022						
Net settled derivatives						
Derivatives held for hedging:						
IRS/IPRS	2,337	(6,432)	15,405	3,669	14,863	29,842
Gross settled derivatives						
Derivatives held for hedging:						
CCS/ICCS						
- Outflow	-	(28,186)	(2,768,540)	(312,592)	-	(3,109,318)
- Inflow	-	33,394	2,845,680	331,552	-	3,210,626
2021						
Net settled derivatives						
Derivatives held for hedging:						
IRS/IPRS	1,467	(4,194)	(13,343)	11,862	38,915	34,707
Gross settled derivatives						
Derivatives held for hedging:						
CCS/ICCS						
- Outflow	-	(831,692)	(746,943)	(1,063,452)	-	(2,642,087)
- Inflow	-	835,712	721,419	1,048,808	-	2,605,939

47 FOREIGN EXCHANGE RISK

The Group and the Company are exposed to translation foreign exchange rate on its unsecured bearer bonds and notes denominated in currencies other than the functional currencies of the Company and the Group.

The Group hedges 100% of its foreign currency denominated unsecured bearer bonds and notes and Sukuk. The Group and the Company take minimal exposure to the effects of fluctuations in the prevailing foreign currency exchange rates on its financial position and cash flows. The Group and the Company manage its exposure by entering into derivatives contracts.

47.1 Exposure to foreign currency risk

GROUP	HKD RM'000	USD RM'000	SGD RM'000
2022			
Derivatives financial instruments	-	429,517	2,680,156
Unsecured bearer bonds and notes	-	440,873	2,694,205
2021			
Derivatives financial instruments	431,383	1,118,056	1,021,961
Unsecured bearer bonds and notes	430,850	1,118,649	1,021,375
COMPANY			
2022			
Derivatives financial instruments	-	429,517	2,680,156
Loans/financing from subsidiary	-	441,007	2,697,024
2021			
Derivatives financial instruments	431,383	1,118,056	1,021,961
Loans/financing from subsidiary	431,106	1,119,238	1,022,313

47 FOREIGN EXCHANGE RISK (CONTINUED)

47.2 Currency risk sensitivity analysis

A 1% weakening of the Ringgit Malaysia against the following currencies as at the date of statement of financial position would have increased equity and profit for the financial year as summarised in table below:

	Group		Company	
	Equity RM'000	Profit RM'000	Equity RM'000	Profit RM'000
2022				
USD	(87)	-	(87)	-
SGD	(122)	-	(122)	-
	(209)	-	(209)	-
2021				
HKD	19	-	19	-
USD	2	-	2	-
SGD	1	-	1	-
	22	-	22	-

The sensitivity analysis is based on foreign currency exchange rate variances that the Group and the Company considered to be reasonably possible at the end of the reporting period. The sensitivity analysis assumes that all other variable, in particular interest/profit rates, remained constant and ignores any impact of CCS/ICCS.

The movement of the spot rate of foreign currency denominated for unsecured bearer bonds and notes and Sukuk and CCS/ICCS are not shown as it offsets each other.

48 FAIR VALUE OF FINANCIAL INSTRUMENTS

48.1 Fair value of financial instruments carried at fair value

Financial instruments comprise financial assets, financial liabilities and off statement of financial position financial instruments. Fair value is 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 information presented herein represents the estimates of fair values as at the date of the statement of financial position.

The face value of financial assets (less any estimated credit adjustments) and financial liabilities with a maturity period of less than one year is assumed to approximate their fair values.

Where available, quoted and observable market prices are used as the measure of fair values. Where such quoted and observable market prices are not available, fair values are estimated based on a number of methodologies and assumptions regarding risk characteristics of various financial instruments, discount rates, estimates of future cash flows and other factors. Changes in the assumptions could materially affect these estimates and the corresponding fair values.

The derivatives financial instruments become favourable (assets) or unfavourable (liabilities) as a result of fluctuations in market interest/profit rates relative to their terms. The extent to which instruments are favourable or unfavourable and the aggregate fair values of derivative financial assets and liabilities can fluctuate significantly from time to time.

The fair value of the financial assets at FVTPL and FVOCI is derived from market indicative quotes or observable market prices at the date of the statement of financial position.

The estimated fair value of the IRS, IPRS and CCS are based on the estimated cash flows discounted using the market interest/profit rate, taking into account the effect of the entity's net exposure to the credit risk of the counterparty at the statement of financial position date.

The table below analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets and liabilities.
- Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).
- Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

48 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

48.1 Fair value of financial instruments carried at fair value (continued)

	Group and Company			
	Level 1 RM'000	Level 2 RM'000	Level 3 RM'000	Total RM'000
2022				
Assets				
Financial assets at FVOCI	-	3,493,471	-	3,493,471
Derivative financial instruments	-	102,583	-	102,583
Liabilities				
Derivative financial instruments	-	6,619	-	6,619
2021				
Assets				
Financial assets at FVOCI	-	2,792,094	-	2,792,094
Financial assets at FVTPL	-	123,132	-	123,132
Derivative financial instruments	-	29,607	-	29,607
Liabilities				
Derivative financial instruments	-	28,595	-	28,595

48.2 Fair value of financial instruments carried other than fair value

The following methods and assumptions were used to estimate the fair value of financial instruments as at the statement of financial position date:

(a) Cash and cash equivalents and deposits and placements with financial institutions

The carrying amount of cash and cash equivalents and deposits and placements with financial institutions are used as reasonable estimate of fair values as the maturity is less than or equal to one year.

(b) Other financial assets

Other financial assets include other assets. The fair value of other financial assets is estimated at their carrying amount due to short tenure of less than one year.

48 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

48.2 Fair value of financial instruments carried other than fair value (continued)

(c) Amount due from related company and subsidiaries

The fair value of amount due from related company is estimated at their carrying amount due to short tenure of less than one year.

(d) Other financial liabilities

Other financial liabilities include creditors and accruals. The fair value of other financial liabilities is estimated at their carrying amount due to short tenure of less than one year.

The estimated fair values of the Group's and the Company's financial instruments approximated their carrying values in the statement of financial position except for the following:

	2022		2021	
	Carrying value RM'000	Fair value RM'000	Carrying value RM'000	Fair value RM'000
Group				
Financial assets				
Financial assets at amortised cost	1,817,754	1,767,949	354,353	351,905
Amount due from counterparties	17,097,746	17,150,880	17,141,175	17,183,186
Islamic financing assets	15,482,284	15,450,301	10,273,747	10,290,259
Mortgage assets:				
- Conventional	3,426,761	3,654,532	3,886,956	4,327,137
- Islamic	4,275,424	4,599,997	4,691,424	5,269,420
Islamic hire purchase assets	50	62	62	74
	42,100,019	42,623,721	36,347,717	37,421,981
Financial liabilities				
Short-term borrowings	812,339	812,339	302,367	302,367
Unsecured bearer bonds and notes	20,414,672	19,033,752	19,956,954	20,283,816
Sukuk	20,135,060	18,841,467	15,082,028	15,423,362
	41,362,071	38,687,558	35,341,349	36,009,545

48 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

48.2 Fair value of financial instruments carried other than fair value (continued)

The estimated fair values of the Group's and the Company's financial instruments approximated their carrying values in the statement of financial position except for the following (continued):

	2022 Carrying value RM'000	2022 Fair value RM'000	2021 Carrying value RM'000	2021 Fair value RM'000
Company				
Financial assets				
Financial assets at amortised cost	1,817,754	1,767,949	354,353	351,905
Amount due from counterparties	17,097,746	17,150,880	17,141,175	17,183,186
Islamic financing assets	15,482,284	15,450,301	10,273,747	10,290,259
Mortgage assets:				
- Conventional	3,426,761	3,654,532	3,886,956	4,327,137
- Islamic	4,275,424	4,599,997	4,691,424	5,269,420
Islamic hire purchase assets	50	62	62	74
	42,100,019	42,623,721	36,347,717	37,421,981
Financial liabilities				
Short-term borrowings	812,339	812,339	302,367	302,367
Loans/financing from subsidiaries	3,138,031	3,101,776	2,572,657	2,617,647
Unsecured bearer bonds and notes	17,279,594	15,916,969	17,386,080	17,701,608
Sukuk	20,135,060	18,841,467	15,082,028	15,423,362
	41,365,024	38,672,551	35,343,132	36,044,984

The fair value of financial assets at amortised cost is based on observable market prices and is therefore within Level 2 of the fair value hierarchy.

The fair value of the fixed rate assets portfolio of amount due from counterparties is based on the present value of estimated future cash flows discounted at the prevailing market rates of loans with similar credit risk and maturities at the statement of financial position date and is therefore within Level 3 of the fair value hierarchy. The fair value of the floating rate assets portfolio of amount due from counterparties is based on their carrying amount as the repricing date of the floating rate assets portfolio is not greater than 6 months.

48 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

48.2 Fair value of financial instruments carried other than fair value (continued)

The fair value of the Islamic financing assets is based on the present value of estimated future cash flows discounted at the prevailing market rates of financing with similar credit risk and maturities at the statement of financial position date and is therefore within Level 3 of the fair value hierarchy.

The fair value of the mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets are derived at using the present value of future cash flows discounted based on the mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets yield to maturity at the statement of financial position date and is therefore within Level 3 of the fair value hierarchy.

The fair value of the short-term borrowing is estimated at their carrying amount due to short tenure of less than one year.

The fair value of the unsecured bearer bonds and notes and Sukuk are derived based on observable market prices and is therefore within Level 2 of the fair value hierarchy.

49 SEGMENT REPORTING

The Chief Executive Officer (the chief operating decision maker) of the Company makes strategic decisions and allocation of resources on behalf of the Group and the Company. The Group and the Company have determined the following operating segments based on reports reviewed by the chief operating decision maker in making its strategic decisions:

(a) PWR

Under the PWR scheme, the Group and the Company purchase the mortgage loans, personal loans, hire purchase and leasing debts and Islamic financing facilities such as home financing, hire purchase financing and personal financing from the primary lenders approved by the Group and the Company. The loans and financing are acquired with recourse to the primary lenders should the loans and financing fail to comply with agreed prudential eligibility criteria.

(b) PWOR

Under the PWOR scheme, the Group and the Company purchase the mortgage assets and hire purchase assets from counterparty on an outright basis for the remaining tenure of the respective assets purchased. The purchases are made without recourse to counterparty, other than certain warranties to be provided by the seller pertaining to the quality of the assets.

In each reporting segments, income is derived by seeking investments to maximise returns. These returns consist of interest/profit and gains on the appreciation in the value of investments.

49 SEGMENT REPORTING (CONTINUED)

There were no changes in the reportable segments during the financial year.

2022	PWR RM'000	PWOR RM'000	Others RM'000	Group Total RM'000
External revenue	1,052,149	542,380	49,983	1,644,512
External interest/profit expense	(908,260)	(344,921)	(40,346)	(1,293,527)
Segment result (Net Operating Income)	143,889	197,459	9,637	350,985
Profit before taxation and zakat				300,315
Taxation				(73,092)
Zakat				(2,828)
Profit after taxation and zakat				224,395
Segment assets	35,666,155	8,618,331	1,819,043	46,103,529
Segment liabilities	30,279,224	9,682,251	1,833,033	41,794,508
Other information				
Capital expenditure	3,732	902	190	4,824
Depreciation and, amortization	5,889	1,423	300	7,612

49 SEGMENT REPORTING (CONTINUED)

There were no changes in the reportable segments during the financial year (continued).

				Group
2021	PWR RM'000	PWOR RM'000	Others RM'000	Total RM'000
External revenue	945,618	563,955	7,995	1,517,568
External interest/profit expense	(825,139)	(361,342)	(2,294)	(1,188,775)
Segment result (Net Operating Income)	120,479	202,613	5,701	328,793
Profit before taxation and zakat				281,174
Taxation				(67,205)
Zakat				(5,094)
Profit after taxation and zakat				208,875
Segment assets	30,115,333	9,418,614	354,353	39,888,300
Segment liabilities	26,204,461	9,174,662	350,513	35,729,636
Other information				
Capital expenditure	1,963	614	23	2,600
Depreciation and amortization	5,655	1,768	67	7,491

49 SEGMENT REPORTING (CONTINUED)

There were no changes in the reportable segments during the financial year (continued).

				Company
2022	PWR RM'000	PWOR RM'000	Others RM'000	Total RM'000
External revenue	1,052,149	542,380	65,883	1,660,412
Internal interest/profit expense	(47,419)	-	-	(47,419)
External interest/profit expense	(860,678)	(344,921)	(40,346)	(1,245,945)
Total interest/profit expense	(908,097)	(344,921)	(40,346)	(1,293,364)
Segment result (Net Operating Income)	144,052	197,459	25,537	367,048
Profit before taxation and zakat				316,809
Taxation				(73,092)
Zakat				(2,828)
Profit after taxation and zakat				240,889
Segment assets	35,670,055	8,618,331	1,819,043	46,107,429
Segment liabilities	30,282,005	9,682,251	1,833,033	41,797,289
Other information				
Capital expenditure	3,732	902	190	4,824
Depreciation and amortization	5,889	1,423	300	7,612

49 SEGMENT REPORTING (CONTINUED)

There were no changes in the reportable segments during the financial year (continued).

2021	PWR RM'000	PWOR RM'000	Others RM'000	Company Total RM'000
External revenue	945,618	563,955	7,995	1,517,568
Internal interest/profit expense	(15,482)	-	-	(15,482)
External interest/profit expense	(809,754)	(361,342)	(2,294)	(1,173,390)
Total interest/profit expense	(825,236)	(361,342)	(2,294)	(1,188,872)
Segment result (Net Operating Income)	120,382	202,613	5,701	328,696
Profit before taxation and zakat				281,377
Taxation				(67,205)
Zakat				(5,094)
Profit after taxation and zakat				209,078
Segment assets	30,100,523	9,418,614	354,353	39,873,490
Segment liabilities	26,205,026	9,174,662	350,513	35,730,201
Other information				
Capital expenditure	1,963	614	23	2,600
Depreciation and amortization	5,655	1,768	67	7,491

50 CAPITAL ADEQUACY

The Group's and the Company's objectives when managing capital, which is a broader concept than the "equity" on the face of the statement of financial position, are:

(a) To align with industry best practices and benchmark set by the regulators;

(b) To safeguard the Group's and the Company's ability to continue as a going concern so that it can continue to provide returns for shareholder and benefit to other stakeholders; and

(c) To maintain a strong capital base to support the development of its business.

The Group and the Company are not subject to the BNM Guidelines on the Capital Adequacy Guidelines. However, disclosure of the capital adequacy ratios is made on a voluntary basis for information purposes.

Capital adequacy and the use of regulatory capital are monitored by the Group's and the Company's management, employing techniques based on the guidelines developed by the Basel Committee and as implemented by BNM, for supervisory purposes.

The regulatory capital comprise of two tiers:

(a) Tier 1 capital: share capital (net of any book values of treasury shares) and other reserves which comprise retained profits and reserves created by appropriations of retained profits; and

(b) Tier 2 capital: comprise collective impairment allowances on mortgage assets and hire purchase assets/Islamic mortgage assets and Islamic hire purchase assets.

Common equity tier 1 ("CET1") and Tier 1 capital ratios refer to the ratio of total Tier 1 capital to risk-weighted assets. Total capital ratio ("TCR") is the ratio of total capital to risk-weighted assets.

	Group		Company	
	2022	2021	2022	2021
	%	%	%	%
Before deducting proposed final dividend*				
CET1 capital ratio	37.0	41.0	37.0	40.8
Tier 1 capital ratio	37.0	41.0	37.0	40.8
Total capital ratio	38.0	42.4	38.0	42.2
After deducting proposed final dividend*				
CET1 capital ratio	36.8	40.8	36.8	40.6
Tier 1 capital ratio	36.8	40.8	36.8	40.6
Total capital ratio	37.8	42.1	37.8	42.0

* *Refers to proposed final dividend which will be declared after the financial year.*

50 CAPITAL ADEQUACY

Components of CET1, Tier 1 and Tier 2 capital:

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
CET1/Tier 1 capital				
Issued capital	150,000	150,000	150,000	150,000
Retained profits	4,198,590	4,004,195	4,199,709	3,988,820
	4,348,590	4,154,195	4,349,709	4,138,820
Financial assets at FVOCI reserves	(37,188)	25	(37,188)	25
Deferred tax assets	(33,580)	(20,713)	(33,580)	(20,713)
Less: Regulatory reserves	(79,440)	(89,723)	(79,440)	(89,723)
	4,198,382	4,043,784	4,199,501	4,028,409
Tier 2 capital				
Allowance for impairment losses	35,709	45,533	35,709	45,533
Add: Regulatory reserves	79,440	89,723	79,440	89,723
Total Tier 2 capital	115,149	135,256	115,149	135,256
Total capital	4,313,531	4,179,040	4,314,650	4,163,665

The breakdown of risk-weighted assets by each major risk category is as follows:

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Credit risk	10,703,611	9,212,424	10,707,546	9,212,422
Operational risk	639,049	649,569	639,049	649,569
Total risk-weighted assets	11,342,660	9,861,993	11,346,595	9,861,991

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

51 ISLAMIC OPERATIONS

STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2022

		Group		Company	
	Note	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
ASSETS					
Cash and cash equivalents	(a)	79,951	106,288	79,939	106,275
Deposits and placements with financial institutions		-	50,139	-	50,139
Financial assets at fair value through profit or loss (FVTPL)		-	123,132	-	123,132
Financial assets at fair value through other comprehensive income (FVOCI)	(b)	1,368,939	794,037	1,368,939	794,037
Financial assets at amortised cost	(c)	354,395	354,353	354,395	354,353
Derivative financial Instruments		6,527	2,656	6,527	2,656
Financing assets	(d)	15,482,284	10,273,747	15,482,284	10,273,747
Mortgage assets	(e)	4,273,893	4,689,674	4,273,893	4,689,674
Hire purchase assets	(f)	45	55	45	55
Other assets and prepayments		289,123	289,113	291,799	291,639
Tax recoverable		12,132	25,968	12,132	25,968
TOTAL ASSETS		21,867,289	16,709,162	21,869,953	16,711,675
LIABILITIES					
Derivative financial instruments		-	4,176	-	4,176
Other liabilities	(g)	6,640	10,534	5,406	9,311
Provision for taxation		-	-	-	-
Deferred taxation		119,395	100,788	119,395	100,788
Sukuk	(h)	20,135,060	15,082,028	20,135,060	15,082,028
TOTAL LIABILITIES		20,261,095	15,197,526	20,259,861	15,196,303
ISLAMIC OPERATIONS' FUNDS		1,606,194	1,511,636	1,610,092	1,515,372
TOTAL LIABILITIES AND ISLAMIC OPERATIONS' FUNDS		21,867,289	16,709,162	21,869,953	16,711,675

51 ISLAMIC OPERATIONS (CONTINUED)

INCOME STATEMENTS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

	Note	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Total income attributable		760,864	669,091	760,864	669,091
Income attributable to the Sukuk holders	(i)	(628,367)	(548,778)	(628,367)	(548,778)
Non-profit expense		(4,259)	(5,148)	(4,259)	(5,148)
Total net income attributable	(j)	128,238	115,165	128,238	115,165
Administration and general expenses		(673)	(2,130)	(511)	(1,999)
Reversal of prior year provision		-	3,436	-	3,436
Allowance for impairment losses		3,440	1,456	3,440	1,456
PROFIT BEFORE TAXATION AND ZAKAT		131,005	117,927	131,167	118,058
Zakat		(2,828)	(5,094)	(2,828)	(5,094)
Taxation		(32,739)	(28,835)	(32,739)	(28,835)
PROFIT FOR THE FINANCIAL YEAR		95,438	83,998	95,600	84,129

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

51 ISLAMIC OPERATIONS (CONTINUED)

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Profit for the financial year	95,438	83,998	95,600	84,129
Other comprehensive income:				
Items that may be subsequently reclassified to income statement				
Financial assets at FVOCI				
- Net loss on fair value changes before taxation	(7,851)	(9,908)	(7,851)	(9,908)
- FVOCI ECL	57	55	57	55
- Deferred taxation	1,884	2,378	1,884	2,378
Cash flow hedge				
- Net gain on cash flow hedge before taxation	6,618	7,838	6,618	7,838
- Deferred taxation	(1,588)	(1,881)	(1,588)	(1,881)
Other comprehensive loss for the financial year net of taxation	(880)	(1,518)	(880)	(1,518)
Total comprehensive income for the financial year	94,558	82,480	94,720	82,611

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

51 ISLAMIC OPERATIONS (CONTINUED)

STATEMENTS OF CHANGES IN ISLAMIC OPERATIONS' FUNDS FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

		Non-distributable			Distributable	
Group	Allocated capital funds RM'000	Financial assets at FVOCI reserves RM'000	Cashflow hedge reserves RM'000	Regulatory reserves RM'000	Retained profits RM'000	Total RM'000
Balance as at 1 January 2022	294,159	(622)	(692)	49,203	1,169,588	1,511,636
Profit for the financial year	-	-	-	-	95,438	95,438
Other comprehensive loss	-	(5,910)	5,030	-	-	(880)
Total comprehensive income for the financial year	-	(5,910)	5,030	-	95,438	94,558
Transfer to retained profits	-	-	-	(4,953)	4,953	-
Balance as at 31 December 2022	294,159	(6,532)	4,338	44,250	1,269,979	1,606,194
Balance as at 1 January 2021	294,159	6,853	(6,649)	53,935	1,080,858	1,429,156
Profit for the financial year	-	-	-	-	83,998	83,998
Other comprehensive loss	-	(7,475)	5,957	-	-	(1,518)
Total comprehensive income for the financial year	-	(7,475)	5,957	-	83,998	82,480
Transfer to retained profits	-	-	-	(4,732)	4,732	-
Balance as at 31 December 2021	294,159	(622)	(692)	49,203	1,169,588	1,511,636

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

51 ISLAMIC OPERATIONS (CONTINUED)

STATEMENTS OF CHANGES IN ISLAMIC OPERATIONS' FUNDS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

		Non-distributable			Distributable	
Company	Allocated capital funds RM'000	Financial assets at FVOCI reserves RM'000	Cashflow hedge reserves RM'000	Regulatory reserves RM'000	Retained profits RM'000	Total RM'000
Balance as at 1 January 2022	294,159	(622)	(692)	49,203	1,173,324	1,515,372
Profit for the financial year	-	-	-	-	95,600	95,600
Other comprehensive loss	-	(5,910)	5,030	-	-	(880)
Total comprehensive income for the financial year	-	(5,910)	5,030	-	95,600	94,720
Transfer to retained profits	-	-	-	(4,732)	4,732	-
Balance as at 31 December 2022	294,159	(6,532)	4,338	44,471	1,273,656	1,610,092
Balance as at 1 January 2021	294,159	6,853	(6,649)	53,935	1,084,463	1,432,761
Profit for the financial year	-	-	-	-	84,129	84,129
Other comprehensive loss	-	(7,475)	5,957	-	-	(1,518)
Total comprehensive income for the financial year	-	(7,475)	5,957	-	84,129	82,611
Transfer to retained profits	-	-	-	(4,732)	4,732	-
Balance as at 31 December 2021	294,159	(622)	(692)	49,203	1,173,324	1,515,372

51 ISLAMIC OPERATIONS (CONTINUED)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

	Note	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
OPERATING ACTIVITIES					
Profit before taxation		131,005	117,927	131,166	118,058
Adjustment for non-cash items	(k)	(136,131)	(133,900)	(136,131)	(133,900)
Operating loss before working capital changes		(5,126)	(15,973)	(4,965)	(15,842)
Net changes in operating assets and liabilities	(k)	(4,012,982)	423,823	(4,013,143)	423,689
Zakat		(5,094)	(2,106)	(5,094)	(2,106)
Net cash generated from operating activities		(4,023,202)	405,744	(4,023,202)	405,741
INVESTING ACTIVITIES					
Purchase of financial assets at FVOCI		(2,090,605)	(1,012,549)	(2,090,605)	(1,012,549)
Purchase of financial assets at amortised cost		-	(355,000)	-	(355,000)
Net proceeds from redemption of financial assets at FVTPL		123,450	(2,312)	123,450	(2,312)
Net proceeds from sale/ redemption of financial assets at FVOCI		1,508,493	528,255	1,508,493	528,255
Income received from financial assets at FVTPL		221	2,313	221	2,313
Income received from financial assets at FVOCI		30,642	16,336	30,642	16,336
Net cash utilised in investing activities		(427,799)	(822,957)	(427,799)	(822,957)

CAGAMAS BERHAD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

51 ISLAMIC OPERATIONS (CONTINUED)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022 (CONTINUED)

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
FINANCING ACTIVITY				
Proceed from issuance of Sukuk	10,090,000	7,255,000	10,090,000	7,255,000
Redemption of Sukuk	(5,075,000)	(6,225,000)	(5,075,000)	(6,225,000)
Profit paid to Sukuk holders	(590,335)	(560,142)	(590,335)	(560,142)
Net cash generated from financing activity	4,424,665	469,858	4,424,665	469,858
Net change in cash and cash equivalents	(26,337)	52,645	(26,336)	52,642
Cash and cash equivalents as at 1 January	106,288	53,643	106,275	53,633
Cash and cash equivalents as at 31 December	79,951	106,288	79,939	106,275

51 ISLAMIC OPERATIONS (CONTINUED)

(a) *Cash and cash equivalents*

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Cash and bank balances with bank and other financial institutions	46	252	34	239
Mudharabah money at call and deposit placements maturing with original maturity less than 3 months	79,906	106,047	79,906	106,047
	79,952	106,299	79,940	106,286
Less: Allowance for impairment losses	(1)	(11)	(1)	(11)
	79,951	106,288	79,939	106,275

The gross carrying value of cash and cash equivalents and the impairment allowance are within Stage 1 allocation (12-month ECL). Movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company	
	2022 RM'000	2021 RM'000
Stage 1		
As at 1 January	11	-
Allowance during the year on new investments	1	11
Financial assets derecognised during the period due to maturity of assets	(11)	-
As at 31 December	1	11

51 ISLAMIC OPERATIONS (CONTINUED)

(b) *Financial assets at FVOCI*

	Group and Company	
	2022	2021
	RM'000	RM'000
At fair value:		
Corporate Sukuk	820,020	548,605
Government investment issues	142,944	137,000
Quasi Government Sukuk	356,129	108,432
Islamic treasury bills	49,846	-
	1,368,939	794,037

The maturity structure of financial assets at FVOCI as follows:

	2022 RM'000	2021 RM'000
Maturing within one year	997,809	378,020
One to three years	59,895	210,473
Three to five years	89,680	65,313
More than five years	221,555	140,231
	1,368,939	794,037

The carrying amount of debt instruments at FVOCI is equivalent to their fair value. The ECL is recognised in other comprehensive income and does not reduce the carrying amount in the statement of financial position.

The gross carrying value of financial assets at FVOCI by stage of allocation are as follows:

	Gross carrying value RM'000	Impairment allowance RM'000
By stage of allocation:		
2022		
Stage 1 (12-month ECL; non-credit impaired)	1,368,939	115
2021		
Stage 1 (12-month ECL; non-credit impaired)	794,037	58

51 ISLAMIC OPERATIONS (CONTINUED)

(b) *Financial assets at FVOCI (continued)*

Movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
Stage 1		
As at 1 January	58	3
Allowance during the year on new assets purchased	74	57
Financial assets derecognised during the year due to maturity of assets	(15)	-
Reversal during the year due to changes in credit risk	(2)	(2)
As at 31 December	115	58

(c) *Financial assets at amortised cost*

Corporate Sukuk	354,395	354,353

The maturity structure of financial assets at amortised cost are as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
More than five years	355,508	355,508
Less: Allowance for impairment losses	(1,113)	(1,155)
	354,395	354,353

The gross carrying value by stage of allocation are as follows:

	Gross carrying value	Impairment allowance
	RM'000	RM'000
By stage of allocation:		
2022		
Stage 1 (12-month ECL; non-credit impaired)	355,508	1,113
2021		
Stage 1 (12-month ECL; non-credit impaired)	355,508	1,155

51 ISLAMIC OPERATIONS (CONTINUED)

(c) *Financial assets at amortised cost (continued)*

Movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
Stage 1		
As at 1 January	1,155	-
Allowance during the year on new investments	-	1,155
Reversal during the year due to changes in credit risk	(42)	-
As at 31 December	1,113	1,155

(d) *Financing assets*

	Group and Company	
	2022	2021
	RM'000	RM'000
House financing	13,100,130	8,805,885
Personal financing	2,382,154	1,467,862
	15,482,284	10,273,747
The maturity structure of financing assets are as follows:		
Maturing within one year	4,664,996	2,768,566
One to three years	8,872,270	7,505,242
Three to five years	1,945,111	-
	15,482,377	10,273,808
Less:		
Allowance for impairment losses	(93)	(61)
	15,482,284	10,273,747

51 ISLAMIC OPERATIONS (CONTINUED)

(d) *Financing assets (continued)*

The gross carrying value of Islamic financing assets and the impairment allowance are within Stage 1 allocation (12-month ECL). Movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company	
	2022	2021
	RM'000	RM'000
As at 1 January	61	99
Allowance during the year on new assets purchased	59	26
Financial assets derecognised during the year due to maturity of assets	(20)	(5)
Reversal during the year due to changes in credit risk	(7)	(59)
As at 31 December	93	61

(e) *Mortgage assets*

	Group and Company	
	2022	2021
	RM'000	RM'000
PWOR	4,273,893	4,689,674

The maturity structure of mortgage assets are as follows:

Maturing within one year	617,200	595,295
One to three years	790,370	754,333
Three to five years	721,723	739,680
More than five years	2,161,787	2,622,993
	4,291,080	4,712,301
Less:		
Allowance for impairment losses	(17,187)	(22,627)
	4,273,893	4,689,674

51 ISLAMIC OPERATIONS (CONTINUED)

(e) *Mortgage assets (continued)*

The gross carrying value of mortgage assets by stage of allocation are as follows;

	Gross carrying value RM'000	Impairment allowance RM'000
2022		
Stage 1 (12-month ECL; non-credit impaired)	4,270,919	10,919
Stage 2 (Lifetime ECL; non-credit impaired)	1,053	138
Stage 3 (Lifetime ECL; credit impaired)	19,108	6,130
As at 31 December	4,291,080	17,187
Impairment allowance over gross carrying value (%)		0.40
2021		
Stage 1 (12-month ECL; non-credit impaired)	4,687,397	14,804
Stage 2 (Lifetime ECL; non-credit impaired)	1,448	298
Stage 3 (Lifetime ECL; credit impaired)	23,456	7,525
As at 31 December	4,712,301	22,627
Impairment allowance over gross carrying value (%)		0.48

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

51 ISLAMIC OPERATIONS (CONTINUED)

(e) *Mortgage assets (continued)*

The impairment allowance by stage allocation and movement in impairment allowances that reflect the ECL model on impairment are as follows:

	Group and Company			
2022	Stage 1 RM'000	Stage 2 RM'000	Stage 3 RM'000	Total RM'000
As at 1 January	14,804	298	7,525	22,627
Transfer between stages:				
Transfer to 12-month ECL (Stage 1)	36	(235)	(2,079)	(2,278)
Transfer to ECL not credit impaired (Stage 2)	(3)	117	(91)	23
Transfer to ECL credit impaired (Stage 3)	(37)	(8)	2,341	2,296
Total transfer between stages	(4)	(126)	171	41
Financing derecognised during the year (other than write-offs)	(533)	(29)	426	(136)
Reversal during the year due to changes in credit risk	(3,348)	(5)	(43)	(3,396)
Amount written-off	-	-	(1,949)	(1,949)
As at 31 December	10,919	138	6,130	17,187

51 ISLAMIC OPERATIONS (CONTINUED)

(e) Mortgage assets (continued)

The impairment allowance by stage allocation and movement in impairment allowances that reflect the ECL model on impairment are as follows (continued):

	Group and Company			
2021	Stage 1 RM'000	Stage 2 RM'000	Stage 3 RM'000	Total RM'000
As at 1 January	18,046	312	10,083	28,441
Transfer between stages:				
Transfer to 12-month ECL (Stage 1)	52	(279)	(2,788)	(3,015)
Transfer to ECL not credit impaired (Stage 2)	(6)	298	(3)	289
Transfer to ECL credit impaired (Stage 3)	(45)	(24)	3,140	3,071
Total transfer between Stages	1	(5)	349	345
Financing derecognised during the year (other than write-offs)	(497)	(9)	307	(199)
Reversal during the year due to changes in credit risk	(2,746)	-	(40)	(2,786)
Amount written-off	-	-	(3,174)	(3,174)
As at 31 December	14,804	298	7,525	22,627

51 ISLAMIC OPERATIONS (CONTINUED)

(f) *Hire purchase assets*

	Group and Company	
	2022	2021
	RM'000	RM'000
PWOR	45	55

The maturity structure of hire purchase assets are as follows:

	2022 RM'000	2021 RM'000
Maturing within one year	56	66
Less: Allowance for impairment losses	(11)	(11)
	45	55

The gross carrying value of hire purchase assets by stage of allocation are as follows;

	Gross carrying value RM'000	Impairment allowance RM'000
2022		
Stage 1 (12-month ECL; non-credit impaired)	22	-
Stage 3 (Lifetime ECL; credit impaired)	34	11
As at 31 December	56	11
Impairment allowance over gross carrying value (%)		19.64
2021		
Stage 1 (12-month ECL; non-credit impaired)	32	-
Stage 3 (Lifetime ECL; credit impaired)	34	11
As at 31 December	66	11
Impairment allowance over gross carrying value (%)		16.55

51 ISLAMIC OPERATIONS (CONTINUED)

(f) *Hire purchase assets (continued)*

The impairment allowance by stage allocation and movement in impairment allowances that reflect the ECL model on impairment are as follows:

			Group
	Stage 1	Stage 3	Total
	RM'000	RM'000	RM'000
2022			
As at 1 January/31 December	-	11	11
2021			
As at 1 January/31 December	-	11	11

(g) *Other liabilities*

		Group		Company
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Zakat	2,828	5,094	2,828	5,094
Other payables	3,812	5,440	2,578	4,217
	6,640	10,534	5,406	9,311

(h) *Sukuk*

		Group and Company
	2022	2021
	RM'000	RM'000
Commercial papers	-	647,046
Medium-term notes	20,135,060	14,434,982
	20,135,060	15,082,028
The maturity structure of Sukuk are as follows:		
Maturing within one year	6,505,060	4,527,028
One to three years	9,370,000	7,780,000
Three to five years	2,325,000	825,000
More than five years	1,935,000	1,950,000
	20,135,060	15,082,028

51 ISLAMIC OPERATIONS (CONTINUED)

(i) *Income attributable to the Sukuk holders*

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Mortgage assets	192,464	198,232	192,464	198,232
Hire purchase assets	103	109	103	109
Financing assets	435,800	350,437	435,800	350,437
	628,367	548,778	628,367	548,778
Income attributable to Sukuk holders analysed by concept:				
Bai Al-Dayn	628,367	548,778	628,367	548,778

(j) *Total net income attributable*

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Income from:				
Mortgage assets	83,734	87,177	83,734	87,177
Hire purchase assets	(100)	(63)	(100)	(63)
Financing assets	9,628	14,023	9,628	14,023
Financial assets at FVOCI	33,443	16,876	33,443	16,876
Deposit and placements with financial institutions	5,792	2,300	5,792	2,300
Non-profit expense	(4,259)	(5,148)	(4,259)	(5,148)
	128,238	115,165	128,238	115,165

Total net income attributable analysed by concept are as follows:

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Bai Al-Dayn	89,003	95,989	89,003	95,989
Murabahah	13,088	11,265	13,088	11,265
Ijarah	2,100	439	2,100	439
Mudharabah	8,577	1,501	8,577	1,501
Musyarakah	5,111	1,856	5,111	1,856
Wakalah	4,607	1,849	4,607	1,849
Tawarruq	5,096	1,684	5,096	1,684
Qard Al-Hasan	656	582	656	582
	128,238	115,165	128,238	115,165

51 ISLAMIC OPERATIONS (CONTINUED)

(k) *Statement of Cash Flows*

(i) *Adjustment for non- cash items:*

	Group		Company	
	2022	2021	2022	2021
	RM'000	RM'000	RM'000	RM'000
Amortisation of premium less accretion of discount on:				
Financial assets at FVOCI	1,079	2,065	1,079	2,065
Sukuk	-	-	-	-
Accretion of discount on:				
Mortgage assets	(86,413)	(76,986)	(86,413)	(76,986)
Allowance/(reversal) of impairment losses on:				
Cash and cash equivalents	(10)	11	(10)	11
Financial assets at FVOCI	61	55	61	55
Financial assets at amortised cost	(42)	1,155	(42)	1,155
Financing assets	32	(38)	32	(38)
Mortgage assets and hire purchase assets	(5,441)	(5,814)	(5,441)	(5,814)
Income from:				
Financial assets at FVOCI	(32,365)	(18,858)	(32,365)	(18,858)
Islamic operations	(641,005)	(591,841)	(641,005)	(591,841)
Income from derivatives	(14,470)	(13,119)	(14,470)	(13,119)
Profit attributable to Sukuk holders	628,367	548,778	628,367	548,778
Profit attributable to derivatives	14,076	20,609	14,076	20,609
Gain/(Loss) on disposal of financial assets at FVOCI	-	83	-	83
	(136,131)	(133,900)	(136,131)	(133,900)

51 ISLAMIC OPERATIONS (CONTINUED)

(k) Statement of Cash Flows (continued)

(ii) Changes in operating assets and liabilities:

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
Change in deposits and placements with financial institutions	50,020	(50,150)	50,020	(50,150)
Change in financing assets	(5,179,067)	(626,586)	(5,179,067)	(626,586)
Change in mortgage assets	501,014	516,198	501,014	516,198
Change in hire purchase assets	10	(28)	10	(29)
Change in other assets and prepayments	(10)	(1)	(160)	(115)
Change in derivatives	(641)	-	(641)	-
Change in other liabilities	(2,167)	(2,924)	(2,177)	(2,943)
Profit received from assets	618,252	594,733	618,252	594,733
Profit received from derivatives	14,076	12,913	14,076	12,913
Profit paid on derivatives	(14,470)	(20,332)	(14,470)	(20,332)
	(4,012,982)	423,823	(4,013,143)	423,689

(iii) Analysis of changes in liabilities arising from financing activities:

Group and Company	Sukuk RM'000	Total RM'000
2022		
As at 1 January	15,082,028	15,082,028
Proceeds from issuance	10,090,000	10,090,000
Repayment and redemption	(5,075,000)	(5,075,000)
Profit paid	(590,335)	(590,335)
Other non-cash movement	628,367	628,367
As at 31 December	20,135,060	20,135,060
2021		
As at 1 January	14,063,392	14,063,392
Proceeds from issuance	7,255,000	7,255,000
Repayment and redemption	(6,225,000)	(6,225,000)
Profit paid	(560,142)	(560,142)
Other non-cash movement	548,778	548,778
As at 31 December	15,082,028	15,082,028

51 ISLAMIC OPERATIONS (CONTINUED)

(l) *Capital adequacy*

	Group 2022 %	Group 2021 %	Company 2022 %	Company 2021 %
Before deducting proposed final dividend*				
CET1	24.4	29.1	24.5	29.2
Tier 1 capital ratio	24.4	29.1	24.5	29.2
Total capital ratio	25.4	30.6	25.4	30.7
After deducting proposed* final dividend				
CET1 capital ratio	24.4	29.1	24.5	29.2
Tier 1 capital ratio	24.4	29.1	24.5	29.2
Total capital ratio	25.4	30.6	25.4	30.6

Components of CET1, Tier 1 and Tier 2 capital:

	Group 2022 RM'000	Group 2021 RM'000	Company 2022 RM'000	Company 2021 RM'000
CET1/Tier 1 capital:				
Allocated capital funds	294,159	294,159	294,159	294,159
Retained profits*	1,314,229	1,218,791	1,318,127	1,222,527
	1,608,388	1,512,950	1,612,286	1,516,686
Financial assets at FVOCI reserves	(6,531)	(622)	(6,531)	(622)
Deferred tax assets	(6,706)	(6,785)	(6,706)	(6,785)
Less: Regulatory reserves	(44,249)	(49,203)	(44,249)	(49,203)
Total CET1/Tier 1 capital	1,550,902	1,456,340	1,554,800	1,460,076
Tier 2 capital:				
Add: Regulatory reserves	44,249	49,203	44,249	49,203
Allowance for impairment losses	18,526	23,933	18,526	23,933
Total Tier 2 capital	62,775	73,136	62,775	73,136
Total capital	1,613,677	1,529,476	1,617,575	1,533,212

51 ISLAMIC OPERATIONS (CONTINUED)

(l) Capital adequacy (continued)

The breakdown of risk-weighted assets by each major risk category is as follows:

	Group		Company	
	2022 RM'000	2021 RM'000	2022 RM'000	2021 RM'000
Credit risk	6,133,688	4,773,247	6,136,361	4,775,770
Operational risk	221,853	225,058	221,853	225,058
Total risk-weighted assets	6,355,541	4,998,305	6,358,214	5,000,828

* *Refers to proposed final dividend which will be declared after the financial year.*

The Group and the Company are not subject to the BNM Guidelines on the Capital Adequacy Guidelines. However, disclosure of the capital adequacy ratios is made on a voluntary basis for information purposes.

(m) Shariah advisor

The Group and the Company consult and obtain endorsements/clearance from an independent Shariah Advisor for all the Islamic products, transactions and operations to ensure compliance with Shariah requirements. From regulatory standpoint, the Group and the Company do not have direct access to the Shariah Advisory Council ("SAC") of BNM and/or the Securities Commission of Malaysia ("SC") (collectively referred as SACs), for Shariah ruling/advice. Where applicable, the Group and the Company will obtain the approval of the SACs through counterparty or intermediary that falls under the purview of BNM, and/or through the principal adviser of Sukuk programme for submission of the Islamic financial products.

52 APPROVAL OF FINANCIAL STATEMENTS

The financial statements have been approved for issue in accordance with a resolution of the Board of Directors on 22 March 2023.

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

STATEMENT BY DIRECTORS
PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016

We, Dato' Bakarudin Ishak and Datuk Chung Chee Leong, the two Directors of Cagamas Berhad, state that, in the opinion of the Directors, the financial statements set out on pages 7 to 139 are drawn up so as to give a true and fair view of the financial position of the Group and the Company as at 31 December 2022 and of the financial performance of the Group and the Company for the financial year ended on that date in accordance with the Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

Signed on behalf of the Board of Directors in accordance with their resolution.

DATO' BAKARUDIN ISHAK
CHAIRMAN

DATUK CHUNG CHEE LEONG
DIRECTOR

Registration No.
198601008739 (157931-A)

CAGAMAS BERHAD
(Incorporated in Malaysia)

STATUTORY DECLARATION
PURSUANT TO SECTION 251(1) OF THE COMPANIES ACT 2016

I, Abdul Hakim Amir Zainol, the Officer primarily responsible for the financial management of Cagamas Berhad, do solemnly and sincerely declare that the financial statements set out on pages 7 to 139 are, in my opinion, 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.

ABDUL HAKIM AMIR ZAINOL
MIA No. CA-48822

Subscribed and solemnly declared by the abovenamed Abdul Hakim Amir Zainol at Kuala Lumpur in Malaysia on 22 March 2023.

PESURUHJAYA SUMPAH
NO: W 681
RAJEEV SAIGAL A/L
RAMLABAYA SAIGAL
BC/R/548
1 JAN 2022 - 31 DIS 2024
MALAYSIA

Before me,
COMMISSIONER FOR OATHS

NO. A-31-11, LEVEL 31,
TOWER A, MENARA UOA BANGSAR,
NO. 5, JALAN BANGSAR UTAMA 1,
BANGSAR, 59000 KUALA LUMPUR

INDEPENDENT AUDITORS' REPORT
TO THE MEMBER OF CAGAMAS BERHAD
(Incorporated in Malaysia)
Registration No. 198601008739 (157931-A)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Our opinion

In our opinion, the financial statements of Cagamas Berhad ("the Company") and its subsidiaries ("the Group") give a true and fair view of the financial position of the Group and of the Company as at 31 December 2022, and of their financial performance and their cash flows for the financial year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia.

What we have audited

We have audited the financial statements of the Group and of the Company, which comprise the statements of financial position as at 31 December 2022 of the Group and of the Company, and the income statements, statements of comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including a summary of significant accounting policies, as set out on pages 7 to 139.

Basis for opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the "Auditors' responsibilities for the audit of the financial statements" section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence and other ethical responsibilities

We are independent of the Group and of the Company in accordance with the By-Laws (on Professional Ethics, Conduct and Practice) of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code"), and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

Information other than the financial statements and auditors' report thereon

The Directors of the Company are responsible for the other information. The other information comprises the Directors' Report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

PricewaterhouseCoopers PLT (LLP0014401-LCA & AF 1146), Chartered Accountants, Level 10, Menara TH 1 Sentral, Jalan Rakyat, Kuala Lumpur Sentral, P.O. Box 10192, 50706 Kuala Lumpur, Malaysia
T: +60 (3) 2173 1188, F: +60 (3) 2173 1288, www.pwc.com/my

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INDEPENDENT AUDITORS' REPORT
TO THE MEMBER OF CAGAMAS BERHAD (CONTINUED)
(Incorporated in Malaysia)
Registration No. 198601008739 (157931-A)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Directors for the financial statements

The Directors of the Company are responsible for the preparation of the financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, International Financial Reporting Standards and the requirements of the Companies Act 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the Directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing 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.

INDEPENDENT AUDITORS' REPORT
TO THE MEMBER OF CAGAMAS BERHAD (CONTINUED)
(Incorporated in Malaysia)
Registration No. 198601008739 (157931-A)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

(a) Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, 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 our 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 of the Company's internal control.

(c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.

(d) Conclude on the appropriateness of the Directors' 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 on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company 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 Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.

(f) Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements of the Group. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

INDEPENDENT AUDITORS' REPORT
TO THE MEMBER OF CAGAMAS BERHAD (CONTINUED)
(Incorporated in Malaysia)
Registration No. 198601008739 (157931-A)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS (CONTINUED)

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

OTHER MATTERS

This report is made solely to the member of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

PRICEWATERHOUSECOOPERS PLT
LLP0014401-LCA & AF 1146
Chartered Accountants

WONG HUI CHERN
03252/05/2024 J
Chartered Accountant

Kuala Lumpur
22 March 2023