



## EDITOR'S NOTE

Dear readers,

As we delve into the latest developments and achievements, we are thrilled to bring you a comprehensive overview of the dynamic events and accomplishments that have unfolded over the past quarter. From exciting press releases to insightful features, we have curated a collection of highlights that underscore our company's ongoing commitment to excellence.

Our press releases from the last quarter have resonated with remarkable impact. From groundbreaking quarterly results to strategic partnerships, we have made significant strides that have been captured in our press releases.

Beyond the confines of the office, our team embarked on an unforgettable journey to Bali. This retreat was not just a scenic escape, but an opportunity to rejuvenate, bond, and ignite fresh ideas.

We also present news articles which provide insights into various markets, industries, or business environments through various sources of data, analysis, and research. Looking ahead, we are excited to announce events in the upcoming quarter. These events promise to be remarkable occasions, providing opportunities to network, learn, and explore emerging trends in the industry.

## WHAT'S INSIDE

2-3 • Company highlights

4 • Market insights  
Commentary news

5 • Feature

6 • Bonus

## UPCOMING EVENTS

27 Sept • MayBank  
Construction Conference

13 Oct • Budget 2024

1-2 Nov • Monetary Policy  
Committee meeting

24 Nov • Shariah-Compliant  
Securities Announcement

Nov • Announcement of  
quarterly results

Upcoming IPO  
PLYTEC Holding Berhad

## TOMEI'S PROFIT BEFORE TAX SURGES 41.0% TO RM23.5 MILLION

**24 August 2023** - Integrated gold jewellery manufacturer and retailer Tomei Consolidated Berhad announced its second quarter results for the financial year ending 31 December 2023. For the quarter under review, Tomei reported a healthy profit before tax ("PBT") of RM23.5 million, on the back of RM223.4 million in revenue. For the six months ended 30 June 2023, PBT was RM40.1 million on the back of a revenue of RM461.1 million.



## ITMAX RECORDS 96.07% INCREASE IN PROFIT AFTER TAX FOR FIRST HALF OF 2023

**23 August 2023** - ITMAX System Berhad, a company primarily involved in the business of supply, installation, and provision of public space networked systems, announced its results for the second quarter of the financial year ending 31 December 2023. ITMAX reported a year on year revenue and profit after tax ("PAT") increase of 55.25% and 72.21% respectively. For the six months ended 30 June 2023, PAT and revenue increased by 96.07% and 66.99%, respectively.



**9 AUG**

### RESERVOIR LINK-LED CONSORTIUM UNVEILED AS SOLAR POWER PRODUCER UNDER CGPP

[https://www.imejjiwa.com/pressrelease/aug\\_2023/rleb\\_1.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/rleb_1.pdf)

**16 AUG**

### NEXTGREEN GLOBAL JV COMPLETES CONSTRUCTION OF PULP MOULDING MANUFACTURING FACTORY

[https://www.imejjiwa.com/pressrelease/aug\\_2023/nggb\\_1.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/nggb_1.pdf)

**18 AUG**

### KERJAYA PROSPEK'S EARNINGS SURGE 10.6% TO RM31.6 MILLION

[https://www.imejjiwa.com/pressrelease/aug\\_2023/kerjaya\\_1.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/kerjaya_1.pdf)

**21 AUG**

### CAPE EMS RECORDS 78.4% LEAP IN PROFIT AFTER TAX

[https://www.imejjiwa.com/pressrelease/aug\\_2023/cape\\_1.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/cape_1.pdf)

**21 AUG**

### LBS CONTINUES TO DELIVER STEADY NET PROFIT

[https://www.imejjiwa.com/pressrelease/aug\\_2023/lbs\\_1.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/lbs_1.pdf)

**22 AUG**

### TALIWORKS DELIVERS CONSISTENT PERFORMANCE

[https://www.imejjiwa.com/pressrelease/aug\\_2023/tali\\_1.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/tali_1.pdf)

**22 AUG**

### YXPM'S Q2FYE2023 PROFIT AFTER TAX SURGES BY 112.2%

[https://www.imejjiwa.com/pressrelease/aug\\_2023/yxpm\\_1.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/yxpm_1.pdf)

**24 AUG**

### E&O CONCLUDES ITS 96th AGM WITH STRONG MANDATE FROM SHAREHOLDERS

[https://www.imejjiwa.com/pressrelease/aug\\_2023/eo\\_3.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/eo_3.pdf)

**28 AUG**

### SKYWORLD POSTS Q1FYE2024 REVENUE OF RM210.8 MILLION ON PROGRESSIVE REVENUE RECOGNITION

[https://www.imejjiwa.com/pressrelease/aug\\_2023/sky\\_3.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/sky_3.pdf)

**29 AUG**

### OCK ACHIEVES 32.5% LEAP IN REVENUE FOR FIRST HALF OF 2023

[https://www.imejjiwa.com/pressrelease/aug\\_2023/ock\\_1.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/ock_1.pdf)

**29 AUG**

### TT VISION RECORDS OVER 7-FOLD SURGE IN PROFIT AFTER TAX

[https://www.imejjiwa.com/pressrelease/aug\\_2023/ttvhb\\_1.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/ttvhb_1.pdf)

**30 AUG**

### SUNVIEW'S REVENUE JUMPS BY 245.1% IN Q1FYE2024

[https://www.imejjiwa.com/pressrelease/aug\\_2023/sunview\\_2.pdf](https://www.imejjiwa.com/pressrelease/aug_2023/sunview_2.pdf)

## KERJAYA PROSPEK PROPERTY BERHAD EMBARKS ON A NEW JOURNEY WITH IJC

**1 September 2023** - Kerjaya Prospek Property Berhad, a renowned developer celebrated for its exceptional projects spanning across vibrant landscapes of Klang Valley, Melaka, and Penang, mandated IJC as its investor relations consultant. We are thrilled to have them added to our portfolio.



## IJC COMPANY TRIP TO BALI



**19 July 2023** - The IJC team embarked on an invigorating trip to Bali, combining thrilling watersports like jet skiing, banana boat rides, and parasailing with cultural immersion. Amidst Bali's scenic beauty, they explored temples like Tanah Lot, delved into local markets, and engaged in workshops to learn about Balinese traditions. This well-rounded experience fostered team bonding and appreciation for Bali's natural beauty and rich culture.



## NEW STAFF

"Hello, my name is **Law Kah Wai**. I have just joined Imej Jiwa as its associate. Originally from Bukit Mertajam, Penang, I graduated from TAR UMT with a bachelor's degree in Finance and Investment. During my free time, I enjoy playing badminton."

## COMMENTARY NEWS

### **Post state elections era: What is next?**

Investors staying on the sidelines while awaiting for elections to be mandated by the people has been such a standard affair that one cannot go wrong by assuming this practise has become a pre-election standard operating procedure.

Now that the people's representatives have been confirmed and with uncertainties cloud dispersing, an even more stable economy will follow suit, kicked off by the recent formation of new state governments. Our outlook has also been further brightened by news that the country's inflation rate is not only falling, but the 2% recorded for the month of July is the lowest increase in a year, far from the days where the rate peaked at 4.7% in August 2022.

With the outlook looking brighter, it is therefore of no surprise that certain sectors have become more vibrant post-election especially the property sector.

Since the state elections, Bursa Malaysia's property index has risen by approximately 60 points or 8% in stark contrast to the KLCI index which in fact contracted by over 10 points. To put this 60 points hike in a different context, in the two weeks run up to the state elections, the property index traded within a tight range of only 10 points.

In tandem with the property index, the Bursa Malaysia construction index also enjoyed a reprieve but appreciation of the index was at a relatively slower rate of 3%. Will the rise be at par with the property index? Whilst only time can tell, the construction sector's growth prospects are looking brighter, anchored by the two mega projects namely the Johor Bahru-Singapore Rapid Transit System and the multi-billion ringgit Kuala Lumpur-Singapore high speed rail which was recently revived.

On the more micro level, since the elections, riding on the crest of the construction and property wave, LBS Bina Group Berhad's market capitalisation increased by 16%.

Food for thought. Won't the current high interest rate dampen the property market's prospects? There are various schools of thoughts on this. The more positive one would be that property loan is of long term nature especially those for private residential properties. The tenure of a loan in general is for over 20 years which will cover a few interest rate cycles. It would be difficult to avoid been confronted by a period of high interest rate during the tenure of a housing loan anyway.

### **Malaysian Palm Oil Stocks Rose Marginally as Production and Exports Climb**

In July, Malaysia observed a slight uptick in its palm oil stocks, reaching 1.73 million tonnes, marking a modest increase of 0.7% compared to the previous month. This growth was primarily propelled by an impressive 11.2% month-on-month surge in production, further bolstered by a substantial 15.5% rise in exports. The demand for Malaysian palm oil products showcased enhancements both in comparison to the previous month and on a year-on-year basis.

Nonetheless, recent trends have exerted a downward pressure on the value of palm oil. This bearish trend finds its roots in the prevailing weather patterns, which resulted in near-normal to above-normal levels of rainfall across different regions in Malaysia and Indonesia throughout the course of July. Intriguingly, these conditions stand in stark contrast to previous concerns centered around dry weather conditions often associated with El Niño.

Source: [https://www.bursamalaysia.com/sites/5d809dcf39fba22790cad230/assets/64da222d39fba22800dab782/BMD\\_Market\\_Update\\_14.08.23.pdf](https://www.bursamalaysia.com/sites/5d809dcf39fba22790cad230/assets/64da222d39fba22800dab782/BMD_Market_Update_14.08.23.pdf)



## SITE VISIT TO AXIS-REIT'S BUKIT RAJA DISTRIBUTION CENTRE 2

**9 August 2023** - Axis Real Estate Investment Trust ("Axis-REIT") organised a site visit to its Bukit Raja Distribution Centre 2 ("BRDC 2") for fund managers and analysts. This follows the completion of the development of BRDC 2, upon obtaining the Certificate of Completion and Compliance on 1 August 2023. Axis-REIT Managers Berhad chief executive officer/executive director Leong Kit May was at hand to provide an overview of BRDC 2, a warehouse facility located at Bukit Raja Selatan Industrial Area, Shah Alam. BRDC 2 has since been handed over to the e-commerce operator, SPX Xpress (Malaysia) Sdn Bhd (formerly known as Shopee Express Malaysia Sdn Bhd) where the property has been fully leased by the latter for 15 years.



The rental commenced from 1 August 2023, which is ahead of the initial targeted handover date of 31 August 2023. The development of BRDC 2 involved the construction of a single storey warehouse and ancillary buildings, enhancement of an existing 3-storey office block with a total gross built-up area of 620,096 sq ft, located on a 20-acre freehold land.



**Bukit Raja Distribution Centre 2**

### THE STAR'S INTERVIEW WITH AXIS-REIT CEO LEONG KIT MAY

**3 August 2023** - The interview with Leong Kit May offers a glimpse into the journey of a steadfast leader who has left an indelible mark on the real estate investment landscape in Malaysia. Her remarkable ascent from financial management to CEO, coupled with her pioneering endeavours, reflects not only her own growth but also the maturation of the REIT sector itself. With her leadership, Axis-REIT continues to set a precedent for innovation and growth, guided by a steadfast commitment to excellence. The interview was subsequently published in the Star Biz7 Volume 6.



## 4 SEPTEMBER 2023 - THE EDGE CENTURIAN CLUB 2023 WINNERS



Kerjaya Prospek Property Berhad garnered a well-deserved recognition and applause at the esteemed Edge Malaysia Centurion Club Corporate Awards, where it stood out for its remarkable achievement in clinching the prestigious "Highest Return on Equity over Three Years" award under the property category.

KIP REIT was proudly acknowledged and celebrated at the prestigious Edge Malaysia Centurion Club Corporate Awards for its outstanding accomplishment in securing the esteemed "Highest Return on Equity over Three Years" accolade under the real estate investment trust category.



A renowned people's developer, LBS Bina Group Berhad proudly received recognition and was celebrated at the distinguished Edge Malaysia Centurion Club Corporate Awards, commending its remarkable achievement in attaining the esteemed "Highest Growth in Profit After Tax over Three Years" award under the property category.



Energy solutions provider, T7 Global Berhad was honoured and celebrated at the esteemed Edge Malaysia Centurion Club Corporate Awards. The recognition lauded its outstanding accomplishment in securing the prestigious "Highest Growth in Profit After Tax over Three Years" award under the energy sector.

