

**BERJAYA ASSETS BERHAD**  
**(REGISTRATION NO.: 196001000237) (3907-W)**

23 February 2026

**UNAUDITED (Q2) INTERIM FINANCIAL REPORT**  
**FOR THE PERIOD ENDED 31 DECEMBER 2025**

| <u>Table of Contents</u>   | Page    |
|--|---------|
| Condensed Consolidated Statement of Financial Position   | 1 - 2   |
| Condensed Consolidated Statement of Profit or Loss   | 3       |
| Condensed Consolidated Statement of Profit or Loss<br>and Other Comprehensive Income                           | 4       |
| Condensed Consolidated Statement of Changes in Equity  | 5       |
| Condensed Consolidated Statement of Cash Flows   | 6       |
| Notes to the Unaudited Interim Financial Report  | 7 - 10  |
| Additional Information Required by the Main Market<br>Listing Requirements of Bursa Malaysia Securities Berhad | 11 - 17 |

**BERJAYA ASSETS BERHAD**  
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 31 DECEMBER 2025  
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

|  | <b>At 31/12/2025</b> | <b>Group<br/>At 30/06/2025<br/>(Audited)</b> |
|--|----------------------|--|
|  | <b>RM'000</b>        | <b>RM'000</b>                                |
| <b>NON-CURRENT ASSETS</b>  |                      |  |
| Property, plant and equipment                                    | 211,493              | 214,581                                      |
| Right-of-use assets  | 2,794                | 2,623  |
| Lease receivables  | 8,515                | 8,635  |
| Investment properties  | 2,000,715            | 2,001,678                                    |
| Inventories - land held for development                          | 140,934              | 110,000                                      |
| Associated companies   | 12,652               | 12,192                                       |
| Joint ventures   | 17,452               | 17,432                                       |
| Other investments  | 59,726               | 63,962                                       |
| Intangible assets  | 6,983                | 7,532  |
| Receivables  | 2,267                | 2,385  |
|  | <u>2,463,531</u>     | <u>2,441,020</u>                             |
| <b>CURRENT ASSETS</b>  |                      |  |
| Inventories - property development cost                          | 78,078               | 67,128                                       |
| Inventories - others   | 187,351              | 187,789                                      |
| Lease receivables  | 237                  | 230  |
| Receivables  | 48,911               | 41,481                                       |
| Tax recoverable  | 1,066                | 2,743  |
| Deposits with licensed banks                                     | 30,472               | 20,099                                       |
| Cash and bank balances   | 31,309               | 29,445                                       |
|  | <u>377,424</u>       | <u>348,915</u>                               |
| Assets classified as held for sale                               | 201,787              | 238,716                                      |
|  | <u>579,211</u>       | <u>587,631</u>                               |
| <b>TOTAL ASSETS</b>  | <u>3,042,742</u>     | <u>3,028,651</u>                             |
| <b>EQUITY</b>  |                      |  |
| Share capital  | 1,538,122            | 1,538,122                                    |
| Reserves :   |                      |  |
| Foreign currency translation reserve                             | 9,523                | 19,401                                       |
| Fair value through other comprehensive income ("FVTOCI") reserve | (48,079)             | (50,056)                                     |
| Retained earnings  | 357,857              | 344,667                                      |
|  | <u>319,301</u>       | <u>314,012</u>                               |
| Equity attributable to owners of the Company                     | 1,857,423            | 1,852,134                                    |
| Non-controlling interests  | (24,882)             | (26,219)                                     |
| <b>Total equity</b>  | <u>1,832,541</u>     | <u>1,825,915</u>                             |

**BERJAYA ASSETS BERHAD**  
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 31 DECEMBER 2025  
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)**

|  | <b>At 31/12/2025</b> | <b>Group<br/>At 30/06/2025<br/>(Audited)</b> |
|--|----------------------|--|
|  | <b>RM'000</b>        | <b>RM'000</b>                                |
| <b>NON-CURRENT LIABILITIES</b>   |                      |  |
| Long term bank borrowings  | 200,883              | 193,628                                      |
| Hire purchase liabilities  | 2,300                | 2,811  |
| Other long term liabilities  | 22,685               | 183,111                                      |
| Lease liabilities  | 8,756                | 8,656  |
| Deferred tax liabilities   | 159,783              | 159,867                                      |
| Payables   | 454                  | 454  |
|  | 394,861              | 548,527                                      |
| <b>CURRENT LIABILITIES</b>   |                      |  |
| Payables   | 420,018              | 224,383                                      |
| Short term bank borrowings   | 225,526              | 282,124                                      |
| Senior medium term notes   | 119,976              | 119,947                                      |
| Hire purchase liabilities  | 995                  | 944  |
| Lease liabilities  | 591                  | 413  |
| Provisions   | 58                   | 62   |
| Contract liabilities   | 38,169               | 18,719                                       |
| Tax payable  | 10,007               | 7,617  |
|  | 815,340              | 654,209                                      |
| <b>Total liabilities</b>   | 1,210,201            | 1,202,736                                    |
| <b>TOTAL EQUITY AND LIABILITIES</b>  | 3,042,742            | 3,028,651                                    |
| <i>Net assets per share attributable to ordinary owners of the Company (sen)</i> | 73                   | 72   |

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 June 2025.

**BERJAYA ASSETS BERHAD**  
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 31 DECEMBER 2025  
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**

|  | Note | CURRENT QUARTER ENDED |                      | FINANCIAL PERIOD ENDED |                      |
|--|------|-----------------------|----------------------|------------------------|----------------------|
|  |      | 31/12/2025<br>RM'000  | 31/12/2024<br>RM'000 | 31/12/2025<br>RM'000   | 31/12/2024<br>RM'000 |
| Revenue                                    |      | 74,290                | 66,006               | 145,681                | 131,166              |
| Operating expenses                         |      | (53,804)              | (51,432)             | (103,740)              | (102,914)            |
| Profit from operations                     |      | 20,486                | 14,574               | 41,941                 | 28,252               |
| Other income                               |      | 2,870                 | 1,890                | 5,637                  | 6,770                |
| Other expenses                             |      | (274)                 | (16,827)             | (849)                  | (17,104)             |
| Share of results from associated companies |      | 470                   | (999)                | 460                    | 390                  |
| Share of results from joint ventures       |      | (57)                  | 321                  | 608                    | 974                  |
| Finance costs                              |      | (12,575)              | (16,080)             | (25,503)               | (31,685)             |
| Profit/(Loss) before tax                   |      | 10,920                | (17,121)             | 22,294                 | (12,403)             |
| Taxation                                   | B5   | (2,732)               | (2,781)              | (6,233)                | (5,786)              |
| Profit/(Loss) net of tax                   |      | 8,188                 | (19,902)             | 16,061                 | (18,189)             |
| Attributable to:                           |      |                       |                      |                        |                      |
| - Owners of the Company                    |      | 8,548                 | (19,081)             | 15,536                 | (16,287)             |
| - Non-controlling interests                |      | (360)                 | (821)                | 525                    | (1,902)              |
|  |      | 8,188                 | (19,902)             | 16,061                 | (18,189)             |
| Earning/(Loss) per share (sen):            |      |                       |                      |                        |                      |
| Basic                                      | B10  | 0.33                  | (0.75)               | 0.61                   | (0.64)               |

The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 30 June 2025.

**BERJAYA ASSETS BERHAD**  
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 31 DECEMBER 2025  
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS  
AND OTHER COMPREHENSIVE INCOME**

|  | <b>CURRENT QUARTER<br/>ENDED</b> |                              | <b>FINANCIAL PERIOD<br/>ENDED</b> |                              |
|--|----------------------------------|------------------------------|-----------------------------------|------------------------------|
|  | <b>31/12/2025<br/>RM'000</b>     | <b>31/12/2024<br/>RM'000</b> | <b>31/12/2025<br/>RM'000</b>      | <b>31/12/2024<br/>RM'000</b> |
| Profit/(Loss) net of tax   | 8,188                            | (19,902)                     | 16,061                            | (18,189)                     |
| <u>Other comprehensive income:</u>   |                                  |                              |                                   |                              |
| <u>Item that may be subsequently reclassified to profit or loss</u>                                  |                                  |                              |                                   |                              |
| Currency translation difference  | (6,082)                          | 3,089                        | (9,066)                           | (8,300)                      |
| <u>Item that will not be subsequently reclassified to profit or loss</u>                             |                                  |                              |                                   |                              |
| Net changes in fair value of investments at fair value through other comprehensive income ("FVTOCI") | 1,201                            | (2,625)                      | (369)                             | (1,837)                      |
| Total comprehensive income   | <u>3,307</u>                     | <u>(19,438)</u>              | <u>6,626</u>                      | <u>(28,326)</u>              |
| Attributable to:   |                                  |                              |                                   |                              |
| - Owners of the Company  | 3,137                            | (18,024)                     | 5,289                             | (27,117)                     |
| - Non-controlling interests  | 170                              | (1,414)                      | 1,337                             | (1,209)                      |
|  | <u>3,307</u>                     | <u>(19,438)</u>              | <u>6,626</u>                      | <u>(28,326)</u>              |

The Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the audited financial statements for the year ended 30 June 2025.

**BERJAYA ASSETS BERHAD**  
**(REGISTRATION NO.: 196001000237) (3907-W)**

**UNAUDITED INTERIM FINANCIAL REPORT**  
**FOR THE PERIOD ENDED 31 DECEMBER 2025**  
**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

----- Attributable to the owners of the Company -----

|  | <--- Non - distributable ---> |                             |   | Distributable                  |                           |  |                           |
|--|-------------------------------|-----------------------------|---|--------------------------------|---------------------------|--|---------------------------|
|  | Share<br>Capital<br>RM'000    | FVTOCI<br>Reserve<br>RM'000 | Foreign<br>Currency<br>Translation<br>Reserve<br>RM'000 | Retained<br>Earnings<br>RM'000 | Equity<br>Funds<br>RM'000 | Non-<br>controlling<br>Interests<br>RM'000 | Total<br>Equity<br>RM'000 |
| At 1 July 2025                                 | 1,538,122                     | (50,056)                    | 19,401  | 344,667                        | 1,852,134                 | (26,219)                                   | 1,825,915                 |
| Profit for the year                            | -                             | -                           | -   | 15,536                         | 15,536                    | 525  | 16,061                    |
| Other comprehensive income                     | -                             | (369)                       | (9,878)   | -                              | (10,247)                  | 812  | (9,435)                   |
| Total comprehensive income                     | -                             | (369)                       | (9,878)   | 15,536                         | 5,289                     | 1,337                                      | 6,626                     |
| Transfer upon disposal of<br>FVTOCI investment | -                             | 2,346                       | -   | (2,346)                        | -                         | -  | -                         |
| At 31 December 2025                            | 1,538,122                     | (48,079)                    | 9,523   | 357,857                        | 1,857,423                 | (24,882)                                   | 1,832,541                 |
| At 1 July 2024                                 | 1,538,122                     | (40,735)                    | 24,475  | 362,510                        | 1,884,372                 | (23,220)                                   | 1,861,152                 |
| Profit for the year                            | -                             | -                           | -   | (16,287)                       | (16,287)                  | (1,902)                                    | (18,189)                  |
| Other comprehensive income                     | -                             | (1,837)                     | (8,993)   | -                              | (10,830)                  | 693  | (10,137)                  |
| Total comprehensive income                     | -                             | (1,837)                     | (8,993)   | (16,287)                       | (27,117)                  | (1,209)                                    | (28,326)                  |
| At 31 December 2024                            | 1,538,122                     | (42,572)                    | 15,482  | 346,223                        | 1,857,255                 | (24,429)                                   | 1,832,826                 |

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2025.

**BERJAYA ASSETS BERHAD**  
(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT  
FOR THE PERIOD ENDED 31 DECEMBER 2025  
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

|   | FINANCIAL PERIOD |                  |
|---|------------------|------------------|
|   | ENDED            |                  |
|   | 31/12/2025       | 31/12/2024       |
|   | RM'000           | RM'000           |
| <b>CASH FLOWS FROM OPERATING ACTIVITIES</b>                   |                  |                  |
| Receipts from operations                                      | 157,102          | 168,436          |
| Payments for operating expenses                               | (96,024)         | (133,977)        |
| Tax refunds   | 2,019            | 1,296            |
| Payment of taxes  | (3,784)          | (3,386)          |
| Other payments  | (523)            | (604)            |
| Net cash generated from operating activities                  | <u>58,790</u>    | <u>31,765</u>    |
| <b>CASH FLOWS FROM INVESTING ACTIVITIES</b>                   |                  |                  |
| Sales of plant and machinery                                  | 7                | 160              |
| Sales of investment properties                                | 14,900           | 68,216           |
| Sales of other investments                                    | 3,864            | -                |
| Acquisition of plant and machinery                            | (2,871)          | (1,422)          |
| Additions to investment properties                            | (227)            | (197)            |
| Additions to land held for development                        | (26,700)         | -                |
| Interest received   | 813              | 850              |
| Dividend received   | 14               | 14               |
| Other receipts  | 27,600           | -                |
| Net cash generated from investing activities                  | <u>17,400</u>    | <u>67,621</u>    |
| <b>CASH FLOWS FROM FINANCING ACTIVITIES</b>                   |                  |                  |
| Drawdown of bank and other borrowings                         | 16,577           | 26,949           |
| Repayment of borrowings and loans                             | (63,330)         | (93,463)         |
| Interest paid   | (16,427)         | (25,443)         |
| Payment of hire purchase liabilities                          | (459)            | (314)            |
| Payment of lease liabilities                                  | (283)            | (212)            |
| Placement with<br>banks as security pledged for borrowings    | (7,414)          | (8,369)          |
| Net cash used in financing activities                         | <u>(71,336)</u>  | <u>(100,852)</u> |
| NET CHANGE IN CASH AND CASH EQUIVALENTS                       | 4,854            | (1,466)          |
| EFFECTS OF EXCHANGE RATE CHANGES                              | (31)             | (8)              |
| OPENING CASH AND CASH EQUIVALENTS                             | 34,319           | 30,212           |
| CLOSING CASH AND CASH EQUIVALENTS                             | <u>39,142</u>    | <u>28,738</u>    |
| The closing cash and cash equivalents comprise the following: |                  |                  |
| Deposits with licensed banks                                  | 30,472           | 27,939           |
| Cash and bank balances  | 31,309           | 24,540           |
|   | <u>61,781</u>    | <u>52,479</u>    |
| Less:   |                  |                  |
| Cash and cash equivalents restricted in usage                 | (22,639)         | (23,741)         |
|   | <u>39,142</u>    | <u>28,738</u>    |

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2025.

**NOTES:**

- A1 The interim financial report is not audited and has been prepared in compliance with Malaysian Financial Reporting Standards (MFRS) 134 - Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and comply with the requirements of Companies Act 2016 ("CA 2016").

The interim financial report should be read in conjunction with the audited financial statements of the Company for the year ended 30 June 2025, which were prepared under Malaysian Financial Reporting Standards. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions which are significant for understanding the changes in the financial position and performance of the Company since the year ended 30 June 2025.

The accounting policies and methods of computations used in the preparation of the financial statements are consistent with those adopted in the audited financial statements for the year ended 30 June 2025, except for the adoption of new Malaysian Financial Reporting Standards ("MFRSs"), Amendments to MFRSs and Annual Improvements to MFRSs which were effective for the financial periods beginning 1 January 2025.

The Group has not early adopted new or revised standards and amendments to standards that have been issued but not yet effective for the accounting period beginning 1 July 2025.

The initial application of the Amendments to MFRSs is not expected to have any significant financial impact to the financial statements of the Group except for the presentation and disclosure required by MFRS 18: Presentation and Disclosure in Financial Statements, which introduces new categories and subtotals in the statements of profit of loss and other comprehensive income. It also requires disclosure of management-defined performance measures and sets out principles for the aggregation and disaggregation of financial information

- A2 The audit report of the Company's most recent annual audited financial statements did not contain any qualification.
- A3 Our principal business operations are not significantly affected by any seasonal or cyclical factors except for the gaming and recreation businesses that may be favourably impacted by the festive and school holiday seasons respectively.

**NOTES (CONTINUED)**

- A4 (a) There were no other unusual items as a result of their nature, size or incidence that had affected the financial statements for the financial quarter ended 31 December 2025.
- (b) There were no material changes in estimates of amounts reported in the current financial period ended 31 December 2025.
- A5 There were no issuance and repayment of debts and equity securities, share buy-back, share cancellation, shares held as treasury shares and resale of treasury shares for the financial quarter ended 31 December 2025.
- A6 The Company did not pay any dividend in the financial period ended 31 December 2025.

## NOTES (CONTINUED)

A7 Segmental information for the financial quarter ended 31 December 2025:

|  | External       | Inter -<br>segment | Total           |
|--|----------------|--------------------|-----------------|
| <u>REVENUE</u>                                       | RM '000        | RM '000            | RM '000         |
| Property development and investment                  | 79,182         | -                  | 79,182          |
| Gaming and related activities                        | 28,397         | 551                | 28,948          |
| Hotel, recreation and others                         | 38,102         | 11,389             | 49,491          |
| Elimination : Inter-segment revenue                  | -              | (11,940)           | (11,940)        |
| Total revenue  | <u>145,681</u> | <u>-</u>           | <u>145,681</u>  |
| <u>RESULTS</u>                                       |                |                    | RM '000         |
| Property development and investment                  |                |                    | 35,966          |
| Gaming and related activities                        |                |                    | 163             |
| Hotel, recreation and others                         |                |                    | <u>7,879</u>    |
|  |                |                    | 44,008          |
| Unallocated corporate expenses                       |                |                    | <u>(2,067)</u>  |
| Profit from operations                               |                |                    | 41,941          |
| Other income   |                |                    |                 |
| - property development and investment                |                |                    | 2,758           |
| - gaming and related activities                      |                |                    | 225             |
| - hotel and recreation                               |                |                    | 312             |
| - unallocated  |                |                    | <u>2,342</u>    |
|  |                |                    | 5,637           |
|  |                |                    | <u>47,578</u>   |
| Other expenses                                       |                |                    |                 |
| - property development and investment                |                |                    | (299)           |
| - gaming and related activities                      |                |                    | <u>(550)</u>    |
|  |                |                    | (849)           |
|  |                |                    | <u>46,729</u>   |
| Share of results after tax from associated companies |                |                    | 460             |
| Share of results after tax from joint ventures       |                |                    | 608             |
| Finance costs  |                |                    | <u>(25,503)</u> |
| Profit before tax                                    |                |                    | 22,294          |
| Taxation   |                |                    | <u>(6,233)</u>  |
| Profit for the period                                |                |                    | <u>16,061</u>   |

**NOTES (CONTINUED)**

- A8 There were no material events subsequent to the end of this current quarter that have not been reflected in the financial statements for this current financial quarter.
- A9 There were no material changes in the composition of the Group for the financial quarter ended 31 December 2025 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.
- A10 There were no material changes in contingent liabilities or contingent assets since the last audited statement of financial position as at 30 June 2025.
- A11 There are no changes in capital commitments since the last audited statement of financial position as at 30 June 2025.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD**

B1 Review of group performance

The main operating businesses of the Group are number forecast operation ("NFO") in Sarawak, property development and investment and the operations of hotel and recreation business. The key factors (other than general economic conditions) affecting the performance of the main operating businesses in the Group are as follows:

Property development and investment

- demographic of population, location of the properties, costs of building materials and related services, lending guidelines and interests rates of the financial institutions, rental rates, age and condition of investment properties and the quality of property management.

Hotel and recreation

- room rates, seasonal festive periods and school holidays, locations of the hotel and restaurants, tourism/currency exchange/dining out trends, energy/raw material/other supplies costs, quality of rooms/amenities/service and customer perception.

NFO in Sarawak

- disposable income of the general public, luck factor, illegal gaming and the number of draws in the financial period.

The performance of the Group's operating businesses may be affected should the imposition of restrictive measures be introduced in response to any future pandemic.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B1 Review of group performance (Contd)

The summary results of the Group are as follows:

|                          | 3-Month Ended |            |         | 6-Month Ended |            |         |
|--------------------------|---------------|------------|---------|---------------|------------|---------|
|                          | 31/12/2025    | 31/12/2024 | + / (-) | 31/12/2025    | 31/12/2024 | + / (-) |
|                          | RM'000        | RM'000     | %       | RM'000        | RM'000     | %       |
| Revenue                  | 74,290        | 66,006     | 13      | 145,681       | 131,166    | 11      |
| Profit from operations   | 20,486        | 14,574     | 41      | 41,941        | 28,252     | 48      |
| Profit/(Loss) before tax | 10,920        | (17,121)   | 164     | 22,294        | (12,403)   | 280     |

For the Quarter

The Group registered revenue of RM74.3 million and pre-tax profit of RM10.9 million in the current quarter ended 31 December 2025 as compared to revenue of RM66.0 million and pre-tax loss of RM17.1 million reported in the previous year corresponding quarter.

The Group's revenue was higher in the current quarter under review compared to the preceding year corresponding quarter mainly due to the following:

- (i) higher revenue reported from the property investment and development business segment due to improvement in occupancy rates of the malls and the higher sales of property from Times Square 2 project;
- (ii) higher vehicle assembly income reported from assembly business segment;
- (iii) higher revenue reported from the hotel and recreation business segment due to improved hotel occupancy rate and higher themepark ticket sales; and
- (iv) higher revenue from the jetty operations due to increase of ferry slots and higher demand for high speed diesel.

These have offset the impact of lower revenue from gaming business segment due to lower average revenue per draw in the current quarter under review.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

The Group reported a turn-around to pre-tax profit in the current quarter under review primarily due to:

- (i) the higher contribution from the property investment and development, assembly of vehicles, hotel and recreation business segments in line with higher revenue; and
- (ii) the lower finance costs resulting from the lower amount of total borrowings.

In the previous year corresponding quarter, the Group incurred a pre-tax loss mainly due to the loss incurred on disposal of investment property amounting to RM15.5 million.

For the 6-month period

For the cumulative six months ended 31 December 2025, the Group registered a revenue of RM145.7 million and pre-tax profit of RM22.3 million as compared to a revenue of RM131.2 million and pre-tax loss of RM12.4 million reported in the preceding year corresponding period.

The Group reported a higher revenue and a turn-around to pre-tax profit in the current 6-month period mainly due to the same factors mentioned in the aforesaid paragraphs under the commentary for the current quarter's results.

**B2 Second Quarter vs First Quarter**

|                        | <b>3-Month Ended</b> |                   |                |
|------------------------|----------------------|-------------------|----------------|
|                        | <b>31/12/2025</b>    | <b>30/09/2025</b> | <b>+ / (-)</b> |
|                        | <b>RM'000</b>        | <b>RM'000</b>     | <b>%</b>       |
| Revenue                | 74,290               | 71,391            | 4              |
| Profit from operations | 20,486               | 21,455            | (5)            |
| Profit before tax      | 10,920               | 11,374            | (4)            |

For the current quarter under review, the Group registered revenue of RM74.3 million which was higher than the revenue of RM71.4 million in the preceding quarter ended 30 September 2025. The Group also reported a pre-tax profit of RM10.9 million in this quarter under review as compared to pre-tax profit of RM11.4 million reported for the preceding quarter.

The Group reported a higher revenue in this quarter under review compared to the preceding quarter primarily due to:

- (i) the higher sales of property from Times Square 2 project; and
- (ii) higher revenue from gaming business segment due to higher number of draws.

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**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

These have mitigated the impact of lower revenue reported from assembly business segment due to lower vehicle assembly charges in the current quarter under review.

In spite of the higher revenue, the Group registered a lower pre-tax profit in the current quarter under review as compared to the preceding quarter mainly due to higher operating expenses incurred and the share of loss from a joint venture.

**B3 Future Prospects**

The global economic growth is expected to be impacted by the prevailing geopolitical tensions, inflationary pressures, interest costs and rising energy costs. Despite these challenges, the domestic economy is anticipated to grow at a moderate pace supported by resilient domestic demand.

Whilst the Directors are cautiously optimistic on the recovery of the domestic economy, the operating results of the Group for the remaining quarters of the financial year ending 30 June 2026 is expected to be satisfactory.

**B4** There is no profit forecast or profit guarantee for the financial quarter ended 31 December 2025.

**B5** The income tax expenses for the financial quarter ended 31 December 2025 are detailed as follows:

|                          | Current<br>Quarter<br>ended<br>31/12/2025<br>RM'000 | Financial<br>Period<br>ended<br>31/12/2025<br>RM'000 |
|--------------------------|---|--|
| Malaysian taxation:      |   |  |
| Current period provision | 2,528   | 5,832  |
| Deferred tax             | (42)  | (84)   |
| Withholding tax          | 246   | 485  |
|                          | <u>2,732</u>  | <u>6,233</u>   |

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

The disproportionate tax charge of the Group for the financial quarter and period ended 31 December 2025 was mainly due to certain expenses being disallowed for tax purposes, as well as non-availability of the Group tax relief in respect of losses incurred by certain subsidiary companies.

B6 There is no corporate exercise announced by the Group but not completed as at the date of this announcement.

B7 The Group borrowings as at 31 December 2025 are as follows:

| Secured:                             | RM'000                |
|--------------------------------------|-----------------------|
| Short term bank borrowings           |                       |
| - Denominated in Ringgit Malaysia    | 111,255               |
| - Denominated in GBP (£20,953,000) * | 114,271               |
|                                      | 225,526               |
| Senior medium term notes             | 119,976               |
|                                      | <u>345,502</u>        |
| Long term bank borrowings            |                       |
| - Denominated in Ringgit Malaysia    | 200,883               |
|                                      | <u>200,883</u>        |
| Total borrowings                     | <u><u>546,385</u></u> |

\* *Converted at the exchange rate prevailing as at 31 December 2025.*

B8 There is no pending material litigation since the date of the last audited statement of financial position to the date of this announcement, other than as disclosed below.

Reference is made to Note 43 of the audited financial statements of the Group for the financial year ended 30 June 2025.

**BTSSB Tax Litigation**

The trial dates to hear the tax appeals at the SCIT have been fixed on 2 and 3 March 2027.

**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B9 The Board does not recommend any dividend in the current quarter ended 31 December 2025 (previous year's quarter ended 31 December 2024: Nil).

B10 The earning/(loss) per share is calculated by dividing the profit/(loss) attributable to owners of the Company by the weighted average number of ordinary shares in issue:

|   | <u>Current Quarter Ended</u> |                      |                   |                   |
|---|------------------------------|----------------------|-------------------|-------------------|
|   | 31/12/2025<br>RM'000         | 31/12/2024<br>RM'000 | 31/12/2025<br>Sen | 31/12/2024<br>Sen |
| Profit/(Loss) for the quarter                     | <u>8,548</u>                 | <u>(19,081)</u>      |                   |                   |
| Weighted average number of ordinary shares ('000) | <u>2,558,276</u>             | <u>2,558,276</u>     |                   |                   |
| Profit/(Loss) per share                           |                              |                      | <u>0.33</u>       | <u>(0.75)</u>     |
|   | <u>6-Month Ended</u>         |                      |                   |                   |
|   | 31/12/2025<br>RM'000         | 31/12/2024<br>RM'000 | 31/12/2025<br>Sen | 31/12/2024<br>Sen |
| Profit/(Loss) for the period                      | <u>15,536</u>                | <u>(16,287)</u>      |                   |                   |
| Weighted average number of ordinary shares ('000) | <u>2,558,276</u>             | <u>2,558,276</u>     |                   |                   |
| Profit/(Loss) per share                           |                              |                      | <u>0.61</u>       | <u>(0.64)</u>     |

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**ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF  
BURSA MALAYSIA SECURITIES BERHAD (CONTINUED)**

B11 Profit/(Loss) before tax is stated after charging/(crediting):

|   | Current<br>Quarter<br>ended<br>31/12/2025<br>RM'000 | Financial<br>Period<br>ended<br>31/12/2025<br>RM'000 |
|---|---|--|
| Interest income                                     | (660)   | (1,149)  |
| Dividend income                                     | -   | (14)   |
| Other income excluding dividend and interest income | (2,210)   | (4,474)  |
| Depreciation of property, plant and equipment       | 2,993   | 5,952  |
| Amortisation of intangible assets                   | 275   | 550  |
|   | <u>275</u>  | <u>550</u>   |