

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

19 May 2026

UNAUDITED (Q3) INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2026

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

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2026
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	At 31/03/2026	Group At 30/06/2025 (Audited)
	RM'000	RM'000
NON-CURRENT ASSETS		
Property, plant and equipment	209,264	214,581
Right-of-use assets	2,595	2,623
Lease receivables	8,454	8,635
Investment properties	2,000,162	2,001,678
Inventories - land held for development	170,255	110,000
Associated companies	15,993	12,192
Joint ventures	18,886	17,432
Other investments	58,838	63,962
Intangible assets	6,708	7,532
Receivables	2,267	2,385
	<u>2,493,422</u>	<u>2,441,020</u>
CURRENT ASSETS		
Inventories - property development cost	85,711	67,128
Inventories - others	187,454	187,789
Lease receivables	240	230
Receivables	55,256	41,481
Tax recoverable	1,824	2,743
Deposits with licensed banks	25,435	20,099
Cash and bank balances	27,804	29,445
	<u>383,724</u>	<u>348,915</u>
Assets classified as held for sale	197,787	238,716
	<u>581,511</u>	<u>587,631</u>
TOTAL ASSETS	<u>3,074,933</u>	<u>3,028,651</u>
EQUITY		
Share capital	1,538,122	1,538,122
Reserves :		
Foreign currency translation reserve	6,598	19,401
Fair value through other comprehensive income ("FVTOCI") reserve	(48,966)	(50,056)
Retained earnings	380,937	344,667
	<u>338,569</u>	<u>314,012</u>
Equity attributable to owners of the Company	1,876,691	1,852,134
Non-controlling interests	(25,902)	(26,219)
Total equity	<u>1,850,789</u>	<u>1,825,915</u>

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**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE PERIOD ENDED 31 MARCH 2026
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)**

	At 31/03/2026	Group At 30/06/2025 (Audited)
	RM'000	RM'000
NON-CURRENT LIABILITIES		
Long term bank borrowings	265,065	193,628
Hire purchase liabilities	2,050	2,811
Other long term liabilities	23,882	183,111
Lease liabilities	8,461	8,656
Deferred tax liabilities	159,742	159,867
Payables	454	454
	459,654	548,527
CURRENT LIABILITIES		
Payables	453,073	224,383
Short term bank borrowings	125,926	282,124
Senior medium term notes	119,990	119,947
Hire purchase liabilities	1,006	944
Lease liabilities	571	413
Provisions	58	62
Contract liabilities	57,006	18,719
Tax payable	6,860	7,617
	764,490	654,209
Total liabilities	1,224,144	1,202,736
TOTAL EQUITY AND LIABILITIES	3,074,933	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 MARCH 2026
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**

	Note	CURRENT QUARTER ENDED		FINANCIAL PERIOD ENDED	
		31/03/2026 RM'000	31/03/2025 RM'000	31/03/2026 RM'000	31/03/2025 RM'000
Revenue		78,304	61,368	223,985	192,534
Operating expenses		(55,823)	(48,836)	(159,563)	(151,750)
Profit from operations		22,481	12,532	64,422	40,784
Other income		12,124	1,336	17,761	8,106
Other expenses		(277)	(518)	(1,126)	(17,622)
Share of results from associated companies		3,341	822	3,801	1,212
Share of results from joint ventures		1,651	799	2,259	1,773
Finance costs		(11,552)	(13,883)	(37,055)	(45,568)
Profit/(Loss) before tax		27,768	1,088	50,062	(11,315)
Taxation	B5	(4,729)	(2,422)	(10,962)	(8,208)
Profit/(Loss) net of tax		23,039	(1,334)	39,100	(19,523)
Attributable to:					
- Owners of the Company		23,080	211	38,616	(16,076)
- Non-controlling interests		(41)	(1,545)	484	(3,447)
		23,039	(1,334)	39,100	(19,523)
Earning/(Loss) per share (sen):					
Basic	B10	0.90	0.01	1.51	(0.63)

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 MARCH 2026
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME**

	CURRENT QUARTER ENDED		FINANCIAL PERIOD ENDED	
	31/03/2026 RM'000	31/03/2025 RM'000	31/03/2026 RM'000	31/03/2025 RM'000
Profit/(Loss) net of tax	23,039	(1,334)	39,100	(19,523)
<u>Other comprehensive income:</u>				
<u>Item that may be subsequently reclassified to profit or loss</u>				
Currency translation difference	(2,640)	2,661	(11,706)	(5,639)
<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")	(887)	(2,451)	(1,256)	(4,288)
Total comprehensive income	19,512	(1,124)	26,138	(29,450)
Attributable to:				
- Owners of the Company	19,268	695	24,557	(26,422)
- Non-controlling interests	244	(1,819)	1,581	(3,028)
	19,512	(1,124)	26,138	(29,450)

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 MARCH 2026
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

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

	<--- Non - distributable --->			Distributable			
	Share Capital RM'000	FVTOCI Reserve RM'000	Foreign Currency Translation Reserve RM'000	Retained Earnings RM'000	Equity Funds RM'000	Non- controlling Interests RM'000	Total Equity 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	-	-	-	38,616	38,616	484	39,100
Other comprehensive income	-	(1,256)	(12,803)	-	(14,059)	1,097	(12,962)
Total comprehensive income	-	(1,256)	(12,803)	38,616	24,557	1,581	26,138
Transactions with owners:							
Dividends paid to non-controlling interests of a subsidiary company	-	-	-	-	-	(1,264)	(1,264)
Transfer upon disposal of FVTOCI investment	-	2,346	-	(2,346)	-	-	-
At 31 March 2026	1,538,122	(48,966)	6,598	380,937	1,876,691	(25,902)	1,850,789
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	-	-	-	(16,076)	(16,076)	(3,447)	(19,523)
Other comprehensive income	-	(4,288)	(6,058)	-	(10,346)	419	(9,927)
Total comprehensive income	-	(4,288)	(6,058)	(16,076)	(26,422)	(3,028)	(29,450)
At 31 March 2025	1,538,122	(45,023)	18,417	346,434	1,857,950	(26,248)	1,831,702

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 MARCH 2026
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

	FINANCIAL PERIOD	
	ENDED	
	31/03/2026	31/03/2025
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from operations	283,233	246,999
Payments for operating expenses	(175,890)	(176,668)
Tax refunds	2,217	1,297
Payment of taxes	(12,419)	(7,965)
Other payments	(438)	(1,079)
Net cash generated from operating activities	96,703	62,584
CASH FLOWS FROM INVESTING ACTIVITIES		
Sales of plant and machinery	50	160
Sales of investment properties	14,900	68,216
Sales of other investments	3,864	-
Acquisition of plant and machinery	(3,379)	(1,846)
Additions to investment properties	(472)	(3,419)
Additions to land held for development	(26,700)	-
Interest received	1,804	2,411
Dividend received	14	31
Other receipts/(payments)	28,415	(1,000)
Net cash generated from investing activities	18,496	64,553
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of bank and other borrowings	16,577	30,934
Repayment of borrowings and loans	(96,580)	(114,090)
Interest paid	(28,906)	(36,000)
Dividend paid to non-controlling interests of a subsidiary company	(1,264)	-
Payment of hire purchase liabilities	(698)	(474)
Payment of lease liabilities	(595)	(318)
Placement with banks as security pledged for borrowings	(8,432)	(11,385)
Net cash used in financing activities	(119,898)	(131,333)
NET CHANGE IN CASH AND CASH EQUIVALENTS	(4,699)	(4,196)
EFFECTS OF EXCHANGE RATE CHANGES	(38)	(14)
OPENING CASH AND CASH EQUIVALENTS	34,319	30,212
CLOSING CASH AND CASH EQUIVALENTS	29,582	26,002
The closing cash and cash equivalents comprise the following:		
Deposits with licensed banks	25,435	31,057
Cash and bank balances	27,804	21,702
	53,239	52,759
Less:		
Cash and cash equivalents restricted in usage	(23,657)	(26,757)
	29,582	26,002

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 March 2026 except for the following:

(i) Included under other income/(expenses) in the consolidated statement of profit or loss are:

	Current Quarter ended 31/3/2026 RM'000	Financial Period ended 31/3/2026 RM'000
Reversal of provision of liquidated damages in respect of rescission of share sale agreement	<u>10,400</u>	<u>10,400</u>

(b) There were no material changes in estimates of amounts reported in the current financial period ended 31 March 2026.

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 March 2026.

A6 The Company did not pay any dividend in the financial period ended 31 March 2026.

NOTES (CONTINUED)

A7 Segmental information for the financial quarter ended 31 March 2026:

	External	Inter -	Total
	RM '000	segment	RM '000
		RM '000	RM '000
<u>REVENUE</u>			
Property development and investment	125,908	-	125,908
Gaming and related activities	43,655	847	44,502
Hotel, recreation and others	54,422	17,984	72,406
Elimination : Inter-segment revenue	-	(18,831)	(18,831)
Total revenue	<u>223,985</u>	<u>-</u>	<u>223,985</u>
<u>RESULTS</u>			RM '000
Property development and investment			57,348
Gaming and related activities			531
Hotel, recreation and others			<u>8,885</u>
			66,764
Unallocated corporate expenses			<u>(2,342)</u>
Profit from operations			64,422
Other income			
- property development and investment			3,510
- gaming and related activities			330
- hotel and recreation			400
- unallocated			13,521
			<u>17,761</u>
			82,183
Other expenses			
- property development and investment			(300)
- gaming and related activities			(826)
			<u>(1,126)</u>
			81,057
Share of results after tax from associated companies			3,801
Share of results after tax from joint ventures			2,259
Finance costs			<u>(37,055)</u>
Profit before tax			50,062
Taxation			<u>(10,962)</u>
Profit for the period			<u>39,100</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 March 2026 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			9-Month Ended		
	31/03/2026	31/03/2025	+ / (-)	31/03/2026	31/03/2025	+ / (-)
	RM'000	RM'000	%	RM'000	RM'000	%
Revenue	78,304	61,368	28	223,985	192,534	16
Profit from operations	22,481	12,532	79	64,422	40,784	58
Profit/(Loss) before tax	27,768	1,088	2,452	50,062	(11,315)	542

For the Quarter

The Group registered revenue of RM78.3 million and pre-tax profit of RM27.8 million in the current quarter ended 31 March 2026 as compared to revenue of RM61.4 million and pre-tax profit of RM1.1 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 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 higher 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;
- (ii) the higher share of results from associates and joint ventures companies; and
- (iii) the Group has accounted for the reversal of provision on liquidated ascertained damages in respect of the rescission of share sale agreement amounting to RM10.4 million upon the resolution of a litigation case.

For the 9-month period

For the cumulative nine months ended 31 March 2026, the Group registered a revenue of RM224.0 million and pre-tax profit of RM50.1 million as compared to a revenue of RM192.5 million and pre-tax loss of RM11.3 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 9-month period mainly due to the same factors mentioned in the aforesaid paragraphs under the commentary for the current quarter's results.

B2 Third Quarter vs Second Quarter

	3-Month Ended		
	31/03/2026	31/12/2025	+ / (-)
	RM'000	RM'000	%
Revenue	78,304	74,290	5
Profit from operations	22,481	20,486	10
Profit before tax	27,768	10,920	154

For the current quarter under review, the Group registered revenue of RM78.3 million which was higher than the revenue of RM74.3 million in the preceding quarter ended 31 December 2025. The Group also reported a pre-tax profit of RM27.7 million in this quarter under review as compared to pre-tax profit of RM10.9 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;
- (ii) higher revenue from gaming business segment due to higher average sales per draw despite having one draw less; and

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

(iii) higher vehicle assembly income reported from assembly business segments.

These have offset the impact of lower revenue reported from hotel and recreation business segment due to reduced number of visitor after the seasonal festive period in the preceding quarter ended 31 December 2025.

The Group registered a higher pre-tax profit in the current quarter under review as compared to the preceding quarter mainly due to

- (i) the higher contribution from the property investment and development, assembly of vehicles and gaming business segments in line with higher revenue;
- (ii) the group has accounted for the reversal of provision on liquidated ascertained damages in respect of the rescission of share sale agreement amounting to RM10.4 million upon the resolution of a litigation case; and
- (iii) the higher share of results from associates and joint ventures companies.

B3 Future Prospects

The global economic growth is expected to be impacted by the prevailing geopolitical tensions and conflicts, 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 quarter 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 March 2026.

B5 The income tax expenses for the financial quarter ended 31 March 2026 are detailed as follows:

	Current Quarter ended 31/03/2026 RM'000	Financial Period ended 31/03/2026 RM'000
Malaysian taxation:		
Current period provision	4,532	10,364
Deferred tax	(41)	(125)
Withholding tax	238	723
	<u>4,729</u>	<u>10,962</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 March 2026 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 March 2026 are as follows:

Secured:	RM'000
Short term bank borrowings	
- Denominated in Ringgit Malaysia	122,494
- Denominated in GBP (£642,000) *	3,432
	125,926
Senior medium term notes	119,990
	<u>245,916</u>
Long term bank borrowings	
- Denominated in Ringgit Malaysia	157,629
- Denominated in GBP (£20,098,000) *	107,436
	265,065
	<u>265,065</u>
Total borrowings	<u><u>510,981</u></u>

* *Converted at the exchange rate prevailing as at 31 March 2026.*

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 March 2026 (previous year's quarter ended 31 March 2025: 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>			
	31/03/2026 RM'000	31/03/2025 RM'000	31/03/2026 Sen	31/03/2025 Sen
Profit for the quarter	<u>23,080</u>	<u>211</u>		
Weighted average number of ordinary shares ('000)	<u>2,558,276</u>	<u>2,558,276</u>		
Earnings per share			<u>0.90</u>	<u>0.01</u>
	<u>9-Month Ended</u>			
	31/03/2026 RM'000	31/03/2025 RM'000	31/03/2026 Sen	31/03/2025 Sen
Profit/(Loss) for the period	<u>38,616</u>	<u>(16,076)</u>		
Weighted average number of ordinary shares ('000)	<u>2,558,276</u>	<u>2,558,276</u>		
Earnings/(Loss) per share			<u>1.51</u>	<u>(0.63)</u>

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

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

	Current Quarter ended 31/03/2026 RM'000	Financial Period ended 31/03/2026 RM'000
Interest income	(731)	(1,880)
Dividend income	-	(14)
Other income excluding dividend and interest income	(993)	(5,467)
Depreciation of property, plant and equipment	2,694	8,646
Amortisation of intangible assets	275	825
Reversal of provision of liquidated ascertained damages in relation to the rescission of share sale agreement	(10,400)	(10,400)