

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

20 August 2025

UNAUDITED (Q4) INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2025

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

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2025
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	At 30/06/2025	Group At 30/06/2024 (Audited)
	RM'000	RM'000
NON-CURRENT ASSETS		
Property, plant and equipment	216,229	219,405
Right-of-use assets	975	10,269
Lease receivables	8,647	-
Investment properties	2,001,678	2,106,881
Inventories - land held for development	110,000	105,000
Associated companies	12,192	11,012
Joint ventures	17,432	14,430
Other investments	63,963	77,023
Intangible assets	7,532	8,632
Receivables	2,267	3,307
	<u>2,440,915</u>	<u>2,555,959</u>
CURRENT ASSETS		
Inventories - property development cost	67,128	49,551
Inventories - others	187,789	187,455
Lease receivables	218	-
Receivables	38,609	37,760
Tax recoverable	2,559	158
Deposits with licensed banks	20,099	26,199
Cash and bank balances	29,218	19,385
	<u>345,620</u>	<u>320,508</u>
Assets classified as held for sale	238,716	220,653
	<u>584,336</u>	<u>541,161</u>
TOTAL ASSETS	<u><u>3,025,251</u></u>	<u><u>3,097,120</u></u>
EQUITY		
Share capital	1,538,122	1,538,122
Reserves :		
Foreign currency translation reserve	19,401	24,475
Fair value through other comprehensive income ("FVTOCI") reserve	(50,056)	(40,735)
Retained earnings	344,723	362,510
	<u>314,068</u>	<u>346,250</u>
Equity attributable to owners of the Company	1,852,190	1,884,372
Non-controlling interests	(26,219)	(23,220)
Total equity	<u><u>1,825,971</u></u>	<u><u>1,861,152</u></u>

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(REGISTRATION NO.: 196001000237) (3907-W)

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2025
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONT'D)**

	At 30/06/2025	Group At 30/06/2024 (Audited)
	RM'000	RM'000
NON-CURRENT LIABILITIES		
Long term bank borrowings	220,405	392,106
Senior medium term notes	-	39,893
Hire purchase liabilities	2,811	1,090
Other long term liabilities	183,111	177,414
Lease liabilities	8,656	8,644
Deferred tax liabilities	159,956	160,240
	<u>574,939</u>	<u>779,387</u>
CURRENT LIABILITIES		
Payables	221,455	203,153
Short term bank borrowings	255,347	164,855
Senior medium term notes	119,947	79,828
Hire purchase liabilities	934	403
Lease liabilities	423	348
Provisions	62	73
Contract liabilities	18,719	6,319
Tax payable	7,454	1,602
	<u>624,341</u>	<u>456,581</u>
Total liabilities	<u>1,199,280</u>	<u>1,235,968</u>
TOTAL EQUITY AND LIABILITIES	<u>3,025,251</u>	<u>3,097,120</u>
<i>Net assets per share attributable to ordinary owners of the Company (sen)</i>	72	74

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the year ended 30 June 2024.

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

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2025
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS**

	Note	CURRENT QUARTER ENDED		FINANCIAL YEAR ENDED	
		30/06/2025	30/06/2024	30/06/2025	30/06/2024 (Audited)
		RM'000	RM'000	RM'000	RM'000
Revenue		66,618	64,391	259,152	243,142
Operating expenses		(54,237)	(54,912)	(205,987)	(198,731)
Profit from operations		12,381	9,479	53,165	44,411
Other income		13,892	16,548	21,998	23,841
Other expenses		(7,709)	(38,882)	(25,331)	(40,611)
Share of results from associated companies		(32)	(2,045)	1,180	32
Share of results from joint ventures		(1,036)	734	737	2,566
Finance costs		(15,995)	(15,991)	(61,563)	(60,721)
Profit/(Loss) before tax		1,501	(30,157)	(9,814)	(30,482)
Taxation	B5	(4,570)	(1,318)	(12,778)	(7,410)
Loss net of tax		(3,069)	(31,475)	(22,592)	(37,892)
Attributable to:					
- Owners of the Company		(1,711)	(17,346)	(17,787)	(20,806)
- Non-controlling interests		(1,358)	(14,129)	(4,805)	(17,086)
		(3,069)	(31,475)	(22,592)	(37,892)
Loss per share (sen):					
Basic	B10	(0.07)	(0.68)	(0.70)	(0.81)

The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the year ended 30 June 2024.

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

**UNAUDITED INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2025
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME**

	CURRENT QUARTER ENDED		FINANCIAL YEAR ENDED	
	30/06/2025	30/06/2024	30/06/2025	30/06/2024 (Audited)
	RM'000	RM'000	RM'000	RM'000
Loss net of tax	(3,069)	(31,475)	(22,592)	(37,892)
<u>Other comprehensive income:</u>				
<u>Item that may be subsequently reclassified to profit or loss</u>				
Currency translation difference	901	(607)	(4,738)	1,845
<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")	(5,033)	2,534	(9,321)	7,359
Total comprehensive loss	<u>(7,201)</u>	<u>(29,548)</u>	<u>(36,651)</u>	<u>(28,688)</u>
Attributable to:				
- Owners of the Company	(5,760)	(15,306)	(32,182)	(11,494)
- Non-controlling interests	<u>(1,441)</u>	<u>(14,242)</u>	<u>(4,469)</u>	<u>(17,194)</u>
	<u>(7,201)</u>	<u>(29,548)</u>	<u>(36,651)</u>	<u>(28,688)</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 2024.

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

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2025
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

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

	<--- Non - distributable --->			Distributable			
	Share	FVTOCI	Foreign	Retained	Equity	Non-	Total
	Capital	Reserve	Currency	Earnings	Funds	controlling	Equity
	RM'000	RM'000	Translation	RM'000	RM'000	Interests	RM'000
			Reserve			RM'000	
			RM'000				
At 1 July 2024	1,538,122	(40,735)	24,475	362,510	1,884,372	(23,220)	1,861,152
Total comprehensive loss	-	(9,321)	(5,074)	(17,787)	(32,182)	(4,469)	(36,651)
Transaction with owners:							
Non-controlling interests arising							
from subscription of shares in							
a subsidiary company	-	-	-	-	-	1,470	1,470
At 30 June 2025	<u>1,538,122</u>	<u>(50,056)</u>	<u>19,401</u>	<u>344,723</u>	<u>1,852,190</u>	<u>(26,219)</u>	<u>1,825,971</u>
At 1 July 2023	1,538,122	(87,470)	22,522	422,692	1,895,866	(6,026)	1,889,840
Transfer upon disposal of							
FVTOCI investment	-	39,376	-	(39,376)	-	-	-
Total comprehensive loss	-	7,359	1,953	(20,806)	(11,494)	(17,194)	(28,688)
At 30 June 2024	<u>1,538,122</u>	<u>(40,735)</u>	<u>24,475</u>	<u>362,510</u>	<u>1,884,372</u>	<u>(23,220)</u>	<u>1,861,152</u>

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the year ended 30 June 2024.

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

UNAUDITED INTERIM FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2025
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	FINANCIAL YEAR ENDED	
	30/06/2025	30/06/2024
	RM'000	RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from operations	321,594	263,061
Payments for operating expenses	(257,847)	(230,997)
Tax refunds	1,297	727
Payment of taxes	(10,021)	(9,237)
Other (payments)/receipts	(2,100)	58
Net cash generated from operating activities	<u>52,923</u>	<u>23,612</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Sales of plant and machinery	284	128
Sales of investment properties	69,965	-
Sales of other investments	-	56,544
Acquisition of plant and machinery	(4,172)	(3,142)
Acquisition of investment in subsidiary company	(1,530)	-
Additions to investment properties	(908)	(1,188)
Interest received	1,670	871
Dividend received	1,931	125
Other receipts/(payments)	5,530	(24,800)
Net cash generated from investing activities	<u>72,770</u>	<u>28,538</u>
CASH FLOWS FROM FINANCING ACTIVITIES		
Issuance of shares to non-controlling interests of a subsidiary company	1,470	-
Proceeds from issuance of medium term notes	80,000	40,000
Drawdown of bank and other borrowings	151,000	85,028
Repayment of borrowings and loans	(227,389)	(82,695)
Repayment of senior medium term notes	(80,000)	(40,000)
Interest paid	(45,879)	(47,587)
Payment of hire purchase liabilities	(690)	(438)
Payment of lease liabilities	(452)	(438)
Placement with banks as security pledged for borrowings	180	1,956
Net cash used in financing activities	<u>(121,760)</u>	<u>(44,174)</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	3,933	7,976
EFFECTS OF EXCHANGE RATE CHANGES	(20)	1
OPENING CASH AND CASH EQUIVALENTS	30,212	22,235
CLOSING CASH AND CASH EQUIVALENTS	<u>34,125</u>	<u>30,212</u>
The closing cash and cash equivalents comprise the following:		
Deposits with licensed banks	20,099	26,199
Cash and bank balances	29,218	19,385
	<u>49,317</u>	<u>45,584</u>
Less:		
Bank overdrafts	-	-
Cash and cash equivalents restricted in usage	(15,192)	(15,372)
	<u>34,125</u>	<u>30,212</u>

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the year ended 30 June 2024.

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 2024, 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 2024.

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 2024, 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 2024.

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 2024.

The initial application of the Amendments to MFRSs, is not expected to have any significant financial impact to the financial statements of the Group upon their first adoption except for the changes in presentation and disclosure 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 and year ended 30 June 2025 except for the following:

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

	Current Quarter ended 30/06/2025 RM'000	Financial Year ended 30/06/2025 RM'000
Loss on disposal of investment properties	(751)	(16,277)
Net fair value gain of investment properties	4,264	4,264
Reversal of impairment of land held for development	1,734	1,734
	<u>5,247</u>	<u>(10,279)</u>

(b) There were no material changes in estimates of amounts reported in the current financial quarter and year ended 30 June 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 year ended 30 June 2025.

A6 The Company did not pay any dividend in the financial year ended 30 June 2025.

NOTES (CONTINUED)

A7 Segmental information for the financial year ended 30 June 2025:

	External RM '000	Inter - segment RM '000	Total RM '000
<u>REVENUE</u>			
Property development and investment	151,122	-	151,122
Gaming and related activities	63,108	1,225	64,333
Hotel, recreation and others	44,922	1,335	46,257
Elimination : Inter-segment revenue	-	(2,560)	(2,560)
Total revenue	<u>259,152</u>	<u>-</u>	<u>259,152</u>
<u>RESULTS</u>			RM '000
Property development and investment			70,737
Gaming and related activities			(56)
Hotel, recreation and others			<u>(13,121)</u>
			57,560
Unallocated corporate expenses			<u>(4,395)</u>
Profit from operations			53,165
Other income			
- property development and investment			16,663
- gaming and related activities			627
- hotel and recreation			1,395
- unallocated			3,313
			<u>21,998</u>
			75,163
Other expenses			
- property development and investment			(22,958)
- gaming and related activities			(1,102)
- hotel and recreation			(1)
- unallocated			(1,270)
			<u>(25,331)</u>
			49,832
Share of results after tax from associated companies			1,180
Share of results after tax from joint ventures			737
Finance costs			<u>(61,563)</u>
Loss before tax			(9,814)
Taxation			<u>(12,778)</u>
Loss for the financial year			<u><u>(22,592)</u></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 year ended 30 June 2025 including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations except as disclosed below:
- a) the subscription of 5,100,000 ordinary shares representing 51% stake in Berjaya Autotech Sdn Bhd for RM5,100,000 on 24 February 2025 by Berjaya Assembly Sdn Bhd, a wholly owned subsidiary of the Group. The principal activities of Berjaya Autotech Sdn Bhd are automotive engineering, vehicle assembly and vehicles part supply.
- A10 There were no material changes in contingent liabilities or contingent assets since the last audited statement of financial position as at 30 June 2024.
- A11 There are no changes in capital commitments since the last audited statement of financial position as at 30 June 2024.

**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			Financial Year Ended		
	30/06/2025	30/06/2024	+/(-) %	30/06/2025	30/06/2024	+/(-) %
	RM'000	RM'000		RM'000	RM'000	
Revenue	66,618	64,391	3	259,152	243,142	7
Profit from operations	12,381	9,479	31	53,165	44,411	20
Profit/(Loss) before tax	1,501	(30,157)	104.98	(9,814)	(30,482)	68

For the Quarter

The Group registered revenue of RM66.6 million and pre-tax profit of RM1.5 million in the current quarter ended 30 June 2025 as compared to revenue of RM64.4 million and pre-tax loss of RM30.2 million reported in the previous year corresponding quarter.

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

- (i) increased ferry slots and higher demand for high speed diesel in the current quarter under review;
- (ii) higher sales recognised from Times Square 2 project in the current quarter under review;
- (iii) higher revenue reported from the hotel and recreation business segment due to higher occupancy rates and higher contribution from food and beverage segment in the current quarter under review; and
- (iv) higher revenue reported from assembly business segment due to higher vehicle assembly charges in the current quarter under review.

These have cushioned the effect of lower revenue from gaming business segment due to lower average revenue per draw.

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

For the current quarter under review, the Group reported a turn-around pre-tax profit of RM1.5 million as compared to a pre tax loss of RM30.2 million in the previous year corresponding quarter primarily due to:

- (i) recognition of net fair value gain of investment properties of RM4.3 million in the current quarter as compared to the fair value loss of investment properties of RM11.2 million incurred in the previous year's corresponding quarter;
- (ii) reversal of impairment of land held for development of RM1.74 million in the current quarter as compared to impairment loss for land held for development of RM3.18 million in the previous year's corresponding quarter;
- (iii) impairment in value of unquoted investments of RM11.38 million in the previous year's corresponding quarter; and
- (iv) higher profit contribution due to higher revenue from business segments as stated above.

The above has mitigated the lower contribution from the gaming business segment due to lower revenue and higher prize payout.

For the Financial Year

For the financial year ended 30 June 2025, the Group registered a revenue of RM259.2 million and pre-tax loss of RM9.8 million as compared to a revenue of RM243.1 million and pre-tax loss of RM30.5 million reported in the preceding financial year.

The Group recorded a higher revenue in the current financial year under review compared to the preceding financial year mainly due to the following:

- (i) higher revenue from hotel and recreation business segment due to increase in occupancy rates and higher food and beverage sales in the current financial year under review;
- (ii) higher revenue reported from the property investment and development business segment due to improvement in occupancy rates and the higher sales of property from Times Square 2 project recorded in the current financial year under review;
- (iii) higher revenue from the jetty operations due to increase in ferry slots and higher demand for high speed diesel in the current financial year under review; and
- (iv) higher revenue reported from assembly business segment due to higher vehicle assembly charges in the current financial year under review.

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

These have offset the impact of lower revenue from gaming business segment arising from lower number of draws and lower average revenue per draw recorded in the current financial year.

The lower pre-tax loss in the current financial year was mainly due to same factors mentioned in the aforesaid paragraphs under the commentary for the current quarter's results.

B2 Fourth Quarter vs Third Quarter

	3-Month Ended		+ / (-)
	30/06/2025	31/03/2025	
	RM'000	RM'000	%
Revenue	66,618	61,368	9
Profit from operations	12,381	12,532	(1)
Profit before tax	1,501	1,088	38

For the current quarter under review, the Group registered revenue of RM66.6 million which was higher than the revenue of RM61.4 million in the preceding quarter ended 31 March 2025. Whereas the Group registered a pre-tax profit of RM1.5 million in this quarter under review that was higher than the pre-tax profit of RM1.1 million reported in the preceding quarter.

The Group reported a higher revenue compared to the preceding quarter primarily due to:

- (i) higher revenue reported from hotel and recreation business segment due to higher occupancy rate and higher sales of theme park tickets;
- (ii) higher revenue reported from the property investment and development business segment due to the higher sales of property from Times Square 2 project recorded in the current quarter under review;
- (iii) higher revenue from the jetty operations due to increase in ferry slots and higher demand for high speed diesel in the current quarter under review; and
- (iv) higher revenue reported from assembly business segment due to higher vehicle assembly charges in the current quarter under review.

These have mitigated the effect of lower revenue from gaming business segment due to lower number of draws and lower average revenue per draw recorded in the current quarter under review.

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

The Group registered higher pre-tax profit in the current quarter under review mainly due to:

- (i) the recognition of net fair value gain of investment properties of RM4.3 million in the current quarter; and
- (ii) the reversal of impairment of land held for development of RM1.74 million in the current quarter.

These have mitigated the effect of higher operating expenses incurred from assembly business segment and lower profit contribution due to lower revenue and higher prize payout from gaming business segment.

B3 Future Prospects

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

Whilst the Directors are cautiously optimistic on the recovery of the domestic economy, the operating results of the Group for 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 and year ended 30 June 2025.

B5 The income tax expenses for the financial quarter and year ended 30 June 2025 are detailed as follows:

	Current Quarter ended 30/06/2025 RM'000	Financial Year ended 30/06/2025 RM'000
Malaysian taxation:		
Current period provision	4,622	12,297
Under provision of taxes in prior years	(128)	(122)
Deferred tax	(159)	(285)
Withholding tax	235	888
	<u>4,570</u>	<u>12,778</u>

The disproportionate tax charge of the Group for the financial quarter and year ended 30 June 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.

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

B7 The Group borrowings as at 30 June 2025 are as follows:

Secured:	RM'000
Short term bank borrowings	
- Denominated in Ringgit Malaysia	129,199
- Denominated in GBP (£21,860,000) *	126,148
	255,347
Senior medium term notes	119,947
	375,294
Long term bank borrowings	
- Denominated in Ringgit Malaysia	220,405
Total borrowings	595,699

* Converted at the exchange rate prevailing as at 30 June 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 42 of the audited financial statements of the Group for the financial year ended 30 June 2024.

BTSSB Tax Litigation

The hearing for MOF Judicial Review at the Court of Appeal was concluded on 21 May 2024 and the Court of Appeal fixed 6 September 2024 for the Decision. The Court of Appeal has subsequently re-scheduled the date for the Decision to 19 December 2024.

On 19 December 2024, the Court of Appeal has unanimously ruled in favour of BTSSB. IRB has filed a Notice of Motion to the Federal Court on 17 January 2025 against the Court of Appeal decision. Subsequently, the Federal Court has fixed the hearing on 13 May 2025. At the hearing held on 13 May 2025, the Federal Court unanimously allowed IRB's Notice of Motion and ordered cost in the cause. In this regard, IRB will file its Notice to Appeal by 27 May 2025. Following that, the Federal Court fixed the next case management on 22 September 2025 and the hearing date is fixed on 8 October 2025.

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

- 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 42 of the audited financial statements of the Group for the financial year ended 30 June 2024.

BTSSB Tax Litigation (Continued)

The High Court has fixed a case management on 13 October 2025 to update the High Court on the status of IRB's appeal at Federal Court.

As for the tax appeals at the SCIT, the next mention date is fixed on 10 September 2025.

VCSB Litigation

The trial date for VCSB Litigation was held on 20 February 2025. The next trial dates have been fixed on 4th, 5th and 30th of June 2025 and 21st, 28th, 29th and 30th of July 2025.

On 8 August 2025, the Company announced that the VCSB Litigation has ended. All parties agreed to resolve the litigation on the basis of no admission of liability by way of a Consent Judgement. Tan Sri Dato' Seri Vincent Tan Chee Yioun ("TSVT"), one of the defendants, has agreed to pay the entire settlement sum pursuant to the Consent Judgement and upon full payment, TSVT will assume the 50% equity interest in Megaquest Sdn Bhd ("Megaquest"). The Group will continue to retain its existing 50% equity interest in Megaquest with no change. Hence, the resolution of the above litigation will not have any adverse financial impact on the Group.

- B9 The Board does not recommend any dividend in the current quarter ended 30 June 2025 (previous year's quarter ended 30 June 2024: Nil).
- B10 The loss per share is calculated by dividing loss attributable to owners of the Company by the weighted average number of ordinary shares in issue:

	<u>Current Quarter Ended</u>			
	30/06/2025	30/06/2024	30/06/2025	30/06/2024
	RM'000	RM'000	Sen	Sen
Loss for the quarter	<u>(1,711)</u>	<u>(17,346)</u>		
Weighted average number of ordinary shares ('000)	<u>2,558,276</u>	<u>2,558,276</u>		
Loss per share			<u>(0.07)</u>	<u>(0.68)</u>

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

B10 The loss per share is calculated by dividing loss attributable to owners of the Company by the weighted average number of ordinary shares in issue: (cont'd.)

	<u>Financial Year Ended</u>			
	30/06/2025	30/06/2024	30/06/2025	30/06/2024
	RM'000	RM'000	Sen	Sen
Loss for the year	<u>(17,787)</u>	<u>(20,806)</u>		
Weighted average number of ordinary shares ('000)	<u>2,558,276</u>	<u>2,558,276</u>		
Loss per share			<u>(0.70)</u>	<u>(0.81)</u>

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

	Current Quarter ended 30/06/2025 RM'000	Financial Year ended 30/06/2025 RM'000
Interest income	(368)	(1,454)
Dividend income	(100)	(131)
Other income excluding dividend and interest income	(13,424)	(20,413)
Loss on disposal of investment properties	751	16,277
Depreciation of property, plant and equipment	2,975	11,820
Amortisation of intangible assets	<u>275</u>	<u>1,100</u>