

Berjaya Corporation Berhad

Registration Number: 200101019033 (554790-X)

Date: 27 August 2026

Subject: **UNAUDITED QUARTERLY (Q4) FINANCIAL REPORT FOR
THE YEAR ENDED 30 JUNE 2026**

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BERJAYA CORPORATION BERHAD**Registration Number: 200101019033 (554790-X)**

UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2026

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	3 months ended		Year to date ended	
	30/06/2026 RM'000	30/06/2025 RM'000	30/06/2026 RM'000	30/06/2025 RM'000 (Audited)
GROUP REVENUE	2,282,374	2,367,696	8,990,149	9,375,333
PROFIT FROM OPERATIONS	217,911	89,841	413,758	347,494
Investment related income	73,082	161,668	246,018	251,206
Investment related expenses	(235,975)	(384,167)	(327,791)	(530,045)
Finance costs	(157,042)	(153,172)	(572,685)	(555,212)
Share of results of associates	17,083	8,472	47,025	64,637
Share of results of joint ventures	5,247	7,357	32,262	33,828
LOSS BEFORE TAX	(79,694)	(270,001)	(161,413)	(388,092)
INCOME TAX EXPENSE	(81,834)	(69,261)	(237,297)	(235,848)
LOSS AFTER TAX	<u>(161,528)</u>	<u>(339,262)</u>	<u>(398,710)</u>	<u>(623,940)</u>
ATTRIBUTABLE TO:				
- Equity holders of the parent	(109,019)	(207,196)	(340,362)	(541,967)
- Non-controlling interests	<u>(52,509)</u>	<u>(132,066)</u>	<u>(58,348)</u>	<u>(81,973)</u>
	<u>(161,528)</u>	<u>(339,262)</u>	<u>(398,710)</u>	<u>(623,940)</u>
LOSS PER SHARE (SEN)				
- Basic, for the period	<u>(1.83)</u>	<u>(3.55)</u>	<u>(5.80)</u>	<u>(9.29)</u>

The annexed notes form an integral part of this interim financial report.

BERJAYA CORPORATION BERHAD**Registration Number: 200101019033 (554790-X)**

UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2026

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	3 months ended		Year to date ended	
	30/06/2026	30/06/2025	30/06/2026	30/06/2025
	RM'000	RM'000	RM'000	RM'000
				(Audited)
LOSS AFTER TAX	(161,528)	(339,262)	(398,710)	(623,940)
OTHER COMPREHENSIVE INCOME				
<u>Items that may be reclassified subsequently to profit or loss</u>				
Foreign currency translation	13,685	(26,188)	(127,137)	(63,210)
Share of currency translation differences of associates and joint ventures	1,437	5,717	(3,209)	(2,725)
Foreign currency reserve transfer to profit or loss upon:				
- disposal of a joint venture	-	7,028	-	7,028
- disposal of subsidiary companies	2,060	-	8,998	(18,832)
<u>Items that will not be reclassified subsequently to profit or loss</u>				
Net changes in fair value of investments at fair value through other comprehensive income ("FVTOCI")	(15,818)	394,244	(30,285)	348,659
Share of associated companies' changes in fair values of FVTOCI investments	(387)	(241)	(555)	(1,152)
Share of other comprehensive income items of associated companies	3	44	1,018	1,189
Revaluation of land and buildings	292	7,427	686	8,686
Tax effects relating to revaluation of land and buildings	-	(1,193)	-	(1,701)
Tax effects relating to defined benefit pension scheme	208	(984)	208	(1,029)
Actuarial (loss)/gain recognised in defined benefit pension scheme	(832)	3,936	(832)	4,116
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	<u>(160,880)</u>	<u>50,528</u>	<u>(549,818)</u>	<u>(342,911)</u>
ATTRIBUTABLE TO:				
- Equity holders of the parent	(98,427)	206,626	(395,984)	(186,340)
- Non-controlling interests	<u>(62,453)</u>	<u>(156,098)</u>	<u>(153,834)</u>	<u>(156,571)</u>
	<u>(160,880)</u>	<u>50,528</u>	<u>(549,818)</u>	<u>(342,911)</u>

The annexed notes form an integral part of this interim financial report.

BERJAYA CORPORATION BERHAD**Registration Number: 200101019033 (554790-X)**

UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2026

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	As at 30/06/2026 RM'000	As at 30/06/2025 RM'000 (Audited)
ASSETS		
Non-Current assets		
Property, plant and equipment	2,687,310	3,104,738
Right-of-use assets	1,718,110	1,987,027
Investment properties	910,812	905,240
Inventories	3,379,179	2,802,701
Associated companies	1,221,916	1,161,825
Joint ventures	281,440	244,330
Other investments	976,026	1,078,804
Receivables	417,124	510,681
Retirement benefit assets	38,363	41,803
Intangible assets	4,516,081	4,562,579
Deferred tax assets	100,854	114,498
	<u>16,247,215</u>	<u>16,514,226</u>
Current Assets		
Inventories	1,626,502	1,648,062
Contract cost assets	10,402	5,791
Trade and other receivables	1,978,057	2,035,424
Contract assets	188,576	89,493
Short term investments	119,522	99,554
Tax recoverable	100,840	105,348
Deposits with financial institutions	611,071	994,439
Cash and bank balances	960,454	821,723
	<u>5,595,424</u>	<u>5,799,834</u>
Non-current assets classified as held for sale	163,740	164,405
	<u>5,759,164</u>	<u>5,964,239</u>
TOTAL ASSETS	<u>22,006,379</u>	<u>22,478,465</u>
EQUITY AND LIABILITIES		
Share capital	5,381,987	5,347,774
Irredeemable Convertible Unsecured Loan Stocks ("ICULS") - Equity component	-	110
Reserves	327,504	829,044
	<u>5,709,491</u>	<u>6,176,928</u>
Less: Treasury shares	(33,086)	(33,086)
	<u>5,676,405</u>	<u>6,143,842</u>
Non-controlling interests	2,516,893	2,580,126
Equity funds	<u>8,193,298</u>	<u>8,723,968</u>
Non-Current liabilities		
Long term borrowings	3,365,505	3,521,879
Lease liabilities	1,776,805	2,091,548
Payables	126,478	222,963
Contract liabilities	106,202	127,959
Retirement benefit obligations	4,752	5,067
Provisions	14,574	15,149
Deferred tax liabilities	1,193,193	1,198,971
	<u>6,587,509</u>	<u>7,183,536</u>
Current Liabilities		
Liability component of ICULS	-	3
Payables	2,814,516	2,867,863
Contract liabilities	404,377	397,723
Retirement benefit obligations	225	203
Provisions	73,880	76,403
Short term borrowings	3,726,521	2,941,895
Lease liabilities	136,380	199,031
Taxation	69,673	87,840
	<u>7,225,572</u>	<u>6,570,961</u>
Total Liabilities	<u>13,813,081</u>	<u>13,754,497</u>
TOTAL EQUITY AND LIABILITIES	<u>22,006,379</u>	<u>22,478,465</u>
Basic net assets per share (sen)	95.47	105.34
Dilutive net assets per share (sen)	80.18	104.77

The net assets per share is calculated based on the following :

Basic : Equity funds less non-controlling interests and ICULS - equity component divided by the number of outstanding shares in issue with voting rights.

Dilutive : Equity funds less non-controlling interests divided by the number of outstanding shares in issue with voting rights and the potential conversion of the Company's outstanding ICULS to shares and exercise of Warrants.

The annexed notes form an integral part of this interim financial report.

BERJAYA CORPORATION BERHAD
Registration Number: 200101019033 (554790-X)

UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2026
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to the equity holders of the Parent												
	Non-distributable							Distributable					
	Share capital RM'000	ICULS - equity component RM'000	FVTOCI reserve RM'000	Warrants reserve ^ RM'000	Fair value reserve RM'000	Capital reserve RM'000	Consolidation reserve RM'000	Foreign currency translation reserve RM'000	Retained earnings RM'000	Treasury shares RM'000	Total net equity funds RM'000	Non-controlling interests RM'000	Total equity RM'000
At 1 July 2025	5,347,774	110	344,626	113,039	(75,538)	184,696	(633,067)	154,502	740,786	(33,086)	6,143,842	2,580,126	8,723,968
Loss for the year	-	-	-	-	-	-	-	-	(340,362)	-	(340,362)	(58,348)	(398,710)
Other comprehensive income	-	-	(10,099)	-	622	1,018	-	(46,995)	(168)	-	(55,622)	(95,486)	(151,108)
Total comprehensive income	-	-	(10,099)	-	622	1,018	-	(46,995)	(340,530)	-	(395,984)	(153,834)	(549,818)
Share of an associated company's effect arising on changes in interest in its subsidiary company	-	-	-	-	-	-	(2,969)	-	-	-	(2,969)	-	(2,969)
Effects arising from the disposals of FVTOCI investments	-	-	(13,165)	-	-	-	-	-	13,165	-	-	-	-
Transactions with owners:													
Transfer of reserves	-	-	6,490	(113,039)	1,314	(730)	4,635	(4,297)	105,627	-	-	-	-
Arising from conversion of BCorp ICULS	110	(110)	-	-	-	-	-	-	-	-	-	-	-
Warrants exercised	34,103	-	-	-	-	-	-	-	-	-	34,103	-	34,103
Acquisition of a subsidiary company	-	-	-	-	-	-	-	-	-	-	-	(15,601)	(15,601)
Arising from changes in equity interest in subsidiary companies	-	-	-	-	-	-	(101,391)	-	(1,196)	-	(102,587)	182,193	79,606
Disposal of a subsidiary company	-	-	-	-	-	-	-	-	-	-	-	1,468	1,468
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(3,208)	(3,208)
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(74,251)	(74,251)
	34,213	(110)	6,490	(113,039)	1,314	(730)	(96,756)	(4,297)	104,431	-	(68,484)	90,601	22,117
At 30 June 2026	5,381,987	-	327,852	-	(73,602)	184,984	(732,792)	103,210	517,852	(33,086)	5,676,405	2,516,893	8,193,298

Note:

^ This represents the fair values of warrants.

BERJAYA CORPORATION BERHAD
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UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2026
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Attributable to the equity holders of the Parent										Total net equity funds RM'000	Non-controlling interests RM'000	Total equity RM'000
	Non-distributable							Distributable					
	Share capital RM'000	ICULS - equity component RM'000	FVTOCI reserve RM'000	Warrants reserve ^ RM'000	Fair value reserve RM'000	Capital reserve RM'000	Consolidation reserve RM'000	Foreign currency translation reserve RM'000	Retained earnings RM'000	Treasury shares RM'000			
At 1 July 2024	5,347,774	110	(29,271)	113,039	(77,634)	201,678	(658,837)	183,211	1,251,939	(30,444)	6,301,565	2,831,421	9,132,986
Loss for the year	-	-	-	-	-	-	-	-	(541,967)	-	(541,967)	(81,973)	(623,940)
Other comprehensive income	-	-	373,473	-	6,921	1,177	-	(26,913)	969	-	355,627	(74,598)	281,029
Total comprehensive income	-	-	373,473	-	6,921	1,177	-	(26,913)	(540,998)	-	(186,340)	(156,571)	(342,911)
Share of an associated company's effect arising on changes in interest in its subsidiary company	-	-	-	-	-	-	(169)	-	-	-	(169)	-	(169)
Effects arising from the disposals of FVTOCI investments	-	-	(970)	-	-	-	-	-	970	-	-	-	-
Transactions with owners:													
Transfer of reserves	-	-	1,394	-	(4,825)	(18,159)	(4,063)	(1,796)	27,449	-	-	-	-
Treasury shares acquired	-	-	-	-	-	-	-	-	-	(2,642)	(2,642)	-	(2,642)
Arising from changes in equity interest in subsidiary companies	-	-	-	-	-	-	30,002	-	1,426	-	31,428	(38,623)	(7,195)
Acquisition of a subsidiary company	-	-	-	-	-	-	-	-	-	-	-	399	399
Disposal of subsidiary companies	-	-	-	-	-	-	-	-	-	-	-	4,484	4,484
Capital contribution by non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	5,075	5,075
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	(66,059)	(66,059)
	-	-	1,394	-	(4,825)	(18,159)	25,939	(1,796)	28,875	(2,642)	28,786	(94,724)	(65,938)
At 30 June 2025	5,347,774	110	344,626	113,039	(75,538)	184,696	(633,067)	154,502	740,786	(33,086)	6,143,842	2,580,126	8,723,968

Note:

^ This represents the fair values of warrants .

The annexed notes form an integral part of this interim financial report.

BERJAYA CORPORATION BERHAD**Registration Number: 200101019033 (554790-X)**

UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2026

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	12 months ended	
	30/06/2026	30/06/2025
	RM'000	RM'000
		(Audited)
CASH FLOW FROM OPERATING ACTIVITIES		
Receipts from operations	9,470,454	10,070,434
Payments for operating expenses and development expenditures	(9,769,657)	(9,782,826)
Payment of taxes	(256,288)	(255,457)
Other receipts (including tax refunds)	49,575	31,488
Net cash (used in)/generated from operating activities	<u>(505,916)</u>	<u>63,639</u>
CASH FLOW FROM INVESTING ACTIVITIES		
Disposal of property, plant and equipment and non-current assets	310,617	44,612
Disposal of investments in subsidiary companies	142,333	106,800
Disposal of investments in associated company and joint venture	150,641	5,244
Disposal of other investments and short term investments	236,359	194,626
Acquisition of property, plant and equipment and non-current assets	(249,072)	(268,480)
Acquisition of investments in subsidiary companies	(64,059)	(94,085)
Acquisition of investments in associated companies and joint ventures	(25,851)	(18,414)
Acquisition of other investments and short term investments	(195,806)	(196,501)
Acquisition of treasury shares by subsidiary company	(21,421)	(27,807)
Interest received	39,897	81,345
Dividend received	34,625	68,932
Net (advances to)/repayment from associated companies and joint ventures	(45)	56,515
Other payments	(90,936)	(124,988)
Net cash generated from/(used in) investing activities	<u>267,282</u>	<u>(172,201)</u>
CASH FLOW FROM FINANCING ACTIVITIES		
Acquisition of treasury shares by the Company	-	(2,642)
Issuance of share capital	34,103	-
Issuance of share capital to non-controlling interests of subsidiary companies	-	5,075
Issuance of preference shares by subsidiary companies	60,000	375,000
Issuance of medium term notes by subsidiary companies	887,190	636,231
Redemption of medium term notes by subsidiary companies	(381,739)	(368,860)
Dividends paid to non-controlling interests of subsidiary companies	(66,446)	(73,051)
Interest paid	(520,900)	(498,738)
Drawdown of bank and other borrowings	1,675,126	2,245,393
Repayment of bank and other borrowings	(1,498,177)	(1,927,936)
Payment of lease liabilities	(215,631)	(230,267)
Net withdrawal from/(placement with) banks	72,008	(19,313)
as security pledged for borrowings and other facilities	<u>45,534</u>	<u>140,892</u>
Net cash generated from financing activities		
NET CHANGE IN CASH AND CASH EQUIVALENTS	(193,100)	32,330
OPENING CASH AND CASH EQUIVALENTS	1,592,723	1,569,332
Effect of exchange rate changes	23,284	(8,939)
CLOSING CASH AND CASH EQUIVALENTS	<u>1,422,907</u>	<u>1,592,723</u>
Cash and cash equivalents carried forward comprise:	RM'000	RM'000
Deposits with financial institutions	611,071	994,439
Cash and bank balances	960,454	821,723
Bank overdraft (included under short term borrowings)	<u>(43,262)</u>	<u>(46,075)</u>
	1,528,263	1,770,087
Less :		
Remisiers' deposit held in trust	(14,143)	(16,567)
Cash and cash equivalents restricted in use	<u>(91,213)</u>	<u>(160,797)</u>
	<u>1,422,907</u>	<u>1,592,723</u>

The annexed notes form an integral part of this interim financial report.

BERJAYA CORPORATION BERHAD**Registration Number: 200101019033 (554790-X)****UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2026****NOTES TO THE INTERIM FINANCIAL REPORT**

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

The condensed consolidated interim financial report should be read in conjunction with the audited financial statements of the Company for the financial year ended 30 June 2025. The explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant for understanding the changes in the financial position and performance of the Company since the financial year ended 30 June 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 Group's accounting period beginning 1 July 2025.

The initial application of the MFRSs, Amendments to MFRSs and IC Interpretations, which will be applied prospectively or which requires extended disclosures, is not expected to have any significant financial impact to the financial statements of the Group upon their first adoption.

- A2 The following business operations of the Group are affected by seasonal or cyclical factors:
- the property segment is affected by the prevailing cyclical economic conditions.
 - the stock and futures broking businesses are influenced by the performance of the stock market.
 - the local island beach resorts situated at the East Coast of Peninsular Malaysia which are affected by the North-East monsoon season during the second and third quarters of the financial year, while the hotels in Iceland are affected by winter season during the second and third quarters of the financial year.
 - the gaming business may be positively impacted by the festive seasons.
 - the food retail business affected by major festive seasons, school holidays and Muslim fasting month.
- A3 (a) The following are the unusual items that occurred during the current quarter/year under review:

Recognised directly in statement of profit or loss

(i) Included under investment related income and (expenses):	Current Quarter RM'000	Financial Year to date RM'000
Loss on deemed disposal of subsidiary companies	(3,670)	(18,917)
Loss on dilution in an associated company	(21)	(3,193)
Loss on disposal of land held for development	(24,937)	(24,937)
Gain on disposal of non-current assets classified as held for sale	66,908	66,908
Gain on deemed disposal of a subsidiary company	309	309
Gain on disposal of a business operation	-	1,832
Forfeiture of refundable deposit relating to disposal of foreign venture	42,356	42,356
Write down of property, plant and equipment	(24,850)	(24,850)
Provision of profit guarantee expense	(17,113)	(17,113)
Impairment on GMOC balance payment *	(117,904)	(117,904)
Impairment on intangible assets and goodwill	(15,836)	(16,052)
Impairment on property, plant and equipment and ROU assets	(52,738)	(52,738)
Fair value changes of fair value through profit or loss ("FVTPL") investments (net)	2,055	(9,336)
Impairment on amount due from associated companies (net)	(2,732)	(2,732)
(Impairment)/Reversal of impairment on investment in associated companies (net)	(17,892)	37,536
Fair value loss on investment properties (net)	(17,138)	(18,304)
	<u>(183,203)</u>	<u>(157,135)</u>

- * The impairment which is attributable to the Group, which holds 37.3% effective equity interest in Berjaya (China) Great Mall Co. Ltd, amounted to RM43.9 million.

- (b) There were no material changes in estimates reported in the prior financial year that had a material effect in the current year ended 30 June 2026.

BERJAYA CORPORATION BERHAD**Registration Number: 200101019033 (554790-X)****UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2026****NOTES TO THE INTERIM FINANCIAL REPORT**

- A4 There were no issuances and repayment of equity securities, share buy-backs, share cancellation, shares held as treasury shares and resale of treasury shares for the financial year ended 30 June 2026 except for the following:
- (a) Share capital
 - (i) 113,668,000 ordinary shares were issued pursuant to the exercise of 113,668,000 5-year warrants 2026/2031.
 - (ii) 209,300 ordinary shares were issued pursuant to the mandatory conversion of 209,300 BCorp ICULS 2016/2026 upon maturity of the BCorp ICULS 2016/2026 on 29 May 2026.
 - (b) 2% 10-year ICULS of RM1.00 nominal value each
209,300 BCorp ICULS 2016/2026 were tendered for the subscription of 209,300 ordinary shares pursuant to the mandatory conversion.
 - (c) 5-year warrants 2026/2031
113,668,000 warrants were exercised for the subscription of 113,668,000 ordinary shares.
 - (d) Treasury shares
There was no share buyback during the financial year ended 30 June 2026.

The number of treasury shares held in hand as at 30 June 2026 was as follows:

	Average price per share RM	Number of shares	Amount RM'000
Total treasury shares as at 30 June 2026	0.2536	130,440,534	33,086

As at 30 June 2026, the number of outstanding shares in issue with voting rights (rounded to nearest thousand) was 5,945,987,000 ordinary shares (30 June 2025: 5,832,110,000).

As at 30 June 2026, the total number of warrants that have not been exercised was 1,810,898,000 (30 June 2025: 706,706,000).

- A5 The Company did not pay any dividend in the financial year ended 30 June 2026.

BERJAYA CORPORATION BERHAD**Registration Number: 200101019033 (554790-X)**

UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2026

NOTES TO THE INTERIM FINANCIAL REPORT

A6 Segment information for the financial year ended 30 June 2026:-

REVENUE

	External RM'000	Inter- segment RM'000	Total RM'000
Retail	3,704,580	2,542	3,707,122
Property	503,688	15,063	518,751
Hospitality	1,307,411	58,863	1,366,274
Services	3,474,470	288,354	3,762,824
Elimination: Inter-segment Revenue	-	(364,822)	(364,822)
Total revenue	8,990,149	-	8,990,149

RESULTS

	RM'000
Retail	23,171
Property	36,040
Hospitality	77,184
Services	485,657
	622,052
Unallocated corporate items	(208,294)
Profit from operations	413,758
Investment related income	
-Interest income	71,430
-Gain on disposal of non-current assets classified as held for sale	66,908
-Gain on deemed disposal of a subsidiary company	309
-Gain on disposal of a business operation	1,832
-Reversal of impairment on investment in associated companies	38,465
-Reversal of impairment loss on amount due from an associated company	25
-Dividend income	3,932
-Forfeiture of refundable deposit relating to disposal of foreign venture	42,356
-Fair value gain on investment properties	9,923
-Fair value gain on FVTPL investments	10,838
	246,018
Investment related expenses	
-Fair value loss on investment properties	(28,227)
-Fair value loss on FVTPL investments	(20,174)
-Loss on disposal of land held for development	(24,937)
-Loss on deemed disposal of subsidiary companies	(18,917)
-Loss on dilution in an associated company	(3,193)
-Write down of property, plant and equipment	(24,850)
-Provision of profit guarantee expense	(17,113)
-Impairment loss on GMOC balance payment	(117,904)
-Impairment loss on amount due from associated companies	(2,757)
-Impairment of property, plant and equipment and ROU assets	(52,738)
-Impairment on investment in associated companies	(929)
-Impairment on intangible assets and goodwill	(16,052)
	(327,791)
Finance costs	(572,685)
Share of results of associates	47,025
Share of results of joint ventures	32,262
Loss before tax	(161,413)
Income tax expense	(237,297)
Loss after tax	(398,710)

BERJAYA CORPORATION BERHAD**Registration Number: 200101019033 (554790-X)****UNAUDITED INTERIM FINANCIAL REPORT FOR THE YEAR ENDED 30 JUNE 2026****NOTES TO THE INTERIM FINANCIAL REPORT**

- A7 There were no significant events since the end of this current year under review that have not been reflected in the financial statements for this current financial year under review.
- A8 There were no changes in the composition of the Group for the current financial year ended 30 June 2026 including business combinations, acquisition or disposal of subsidiary companies, restructuring and, discontinuing operations except for the following:-
- (i) On 1 July 2025, eCosway Korea, Inc., a wholly-owned subsidiary of the Group, had completed the voluntary liquidation and ceased as a subsidiary of the Group.
 - (ii) On 18 July 2025, Country Farms Sdn Bhd, a wholly-owned subsidiary of the Group, had further subscribed for 1,987,373 new shares at an issue price of SGD0.30 each in Float Foods Pte Ltd ("Float Foods"), for a total cash subscription of SGD596,212 (equivalent to approximately RM2.03 million). Upon completion of the share subscription, the Company's equity interest in Float Foods increased from 4.05% to 70% and hence, it became a subsidiary company of the Group. The principal activities of Float Foods are the manufacturing of other food products (excluding food chemicals and additives) and the wholesale trade of a variety of goods without a dominant product.
 - (iii) On 12 August 2025, Berjaya Property Berhad (formerly known as Berjaya Land Berhad) ("BProperty"), a subsidiary of the Group, had acquired 100% equity interest in CI Berjaya Airways Berhad ("CBA") for a total cash consideration of RM1. The intended principal activities of CBA are provision of aircraft maintenance and undertake any related or ancillary activities supporting the aviation industry.
 - (iv) On 20 August 2025, Kenny Rogers Roasters Catering (Shenzhen) Company Ltd, a wholly-owned subsidiary of the Group, was deregistered and dissolved accordingly.
 - (v) On 23 September 2025, Bradshaw Webb (Chelsea) Limited and J M Developments (UK) Limited, both wholly-owned subsidiaries of the Group, were struck off from the Registrar of Companies of United Kingdom and dissolved accordingly.
 - (vi) Bahan Cendana Sdn Bhd, a wholly-owned subsidiary of the Group, had acquired 100% equity interest in Berjaya Hotel India Private Limited ("BHI") for a total cash consideration of INR100,000. The intended principal activities of BHI are to establish, own, operate, and manage a comprehensive range of hospitality services.
 - (vii) On 3 October 2025, Berjaya eSports Sdn Bhd, a wholly-owned subsidiary of the Group, had acquired 100% equity interest in Intranova Sdn Bhd ("Intranova") for a total cash consideration of RM2. Intranova is a dormant company and dissolved on 8 June 2026.
 - (viii) On 19 November 2025, Berjaya HR Cafe Korea Limited, a wholly-owned subsidiary of the Group, was deregistered and dissolved accordingly.
 - (ix) On 30 December 2025, Berjaya Forest Products (Luxembourg) S.à r.l., a wholly-owned subsidiary of the Group, was struck off from the Registrar of Commerce and Companies of Luxembourg and dissolved accordingly.
 - (x) On 27 January 2026, PT Berjaya Cosway Indonesia, a 95%-owned subsidiary of the Group, had completed the voluntary liquidation and ceased as a subsidiary of the Group.
 - (xi) On 25 February 2026, Berjaya Papa John's Pizza Sdn Bhd, a wholly-owned subsidiary of the Group, was struck off from the Registrar of Companies, Companies Commission of Malaysia and dissolved accordingly.
 - (xii) On 13 March 2026, the Company had acquired a wholly-owned subsidiary company, Berjaya EV Auto Sdn Bhd ("BEV") for a cash consideration of RM2. The principal activities of BEV are sales of motor vehicles, including wholesale and retail distribution of new vehicles, parts, components, supplies, tools and accessories, as well as the provision of aftersales services.

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- (xiii) On 30 March 2026, Amat Muhibah Sdn Bhd, a wholly-owned subsidiary of the Group, which is currently dormant has commenced Creditors' Voluntary Winding Up pursuant to Section 449 of the Companies Act 2016. As such, Amat Muhibah Sdn Bhd has ceased to be a subsidiary of the Group upon the appointment of the liquidators pursuant to the Creditors' Voluntary Winding Up and is currently under liquidation.
 - (xiv) On 31 March 2026, BProperty, a subsidiary of the Group, had acquired 100% equity interest in Berjaya Hakone Kabushiki Kaisha ("BHakone") for a total cash consideration of JPY100,000. The intended principal activities of BHakone are real estate and hotel operation related activities.
 - (xv) BDS Smart City Co., Ltd, a 80%-owned subsidiary of the Group, was struck off from the Directorate of Investment and Company Administration (DICA), Myanmar and dissolved accordingly.
 - (xvi) Berjaya HT Eco Co., Ltd, a 90%-owned subsidiary of the Group, was struck off from the Directorate of Investment and Company Administration (DICA), Myanmar and dissolved accordingly.
- A9 There were no material changes in contingent liabilities or contingent asset since the last annual reporting date, except for as disclosed at Note B9(c).
- A10 There were no material changes in capital commitment since the last audited statement of financial position as at 30 June 2025.

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ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR

- B1 The main operating businesses of the Group are marketing of consumer products and services, restaurants and cafes, property investment and development, hotels and resorts and gaming operations. The key factors (other than the general economic conditions) affecting the performance of the main operating businesses in the Group are as follows:

Retail

Retail - non-food:

Effectiveness of marketing initiatives, new product launches, sales productivity, consumer preferences and spending trends, the fluctuation of foreign exchange rates impacting product costs and competitive pricing and promotions offered by competitors and the disposable income of the consumers.

Retail - food:

Festive season, tourism, eating out culture, raw material costs, staff costs and affluent lifestyle as well as consumer perception and preference.

Property

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

Hospitality

Room rates, seasonal festive periods and school holidays, location of the hotels and resorts, tourism and currency exchange trends, energy/other supplies costs, quality of rooms/amenities/service.

Services

Disposable income of the general public, Jackpot cycles, luck factor, illegal gaming activities 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.

The summarised results of the Group are as follows:

	3-Month Ended			12-Month Ended		
	30/06/2026 RM'000	30/06/2025 RM'000	+/(-) %	30/06/2026 RM'000	30/06/2025 RM'000 (Audited)	+/(-) %
Revenue	2,282,374	2,367,696	(4)	8,990,149	9,375,333	(4)
Profit from operations	217,911	89,841	143	413,758	347,494	19
Loss before tax	(79,694)	(270,001)	(70)	(161,413)	(388,092)	(58)

Review of results for the quarter

The Group registered a revenue of RM2.28 billion and incurred a pre-tax loss of RM79.69 million in the current quarter ended 30 June 2026 as compared to a revenue of RM2.37 billion and pre-tax loss of RM270.0 million reported in the previous year corresponding quarter.

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ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR

Commentary on revenue

The Group recorded lower revenue in the current quarter under review as compared to the corresponding quarter of the previous year, mainly attributable to lower contributions from the non-food retail business, services and hospitality segments.

Retail

The lower revenue reported by the retail segment was mainly due to lower contribution from the non-food retail business, while the food retail business recorded an increase in revenue.

The lower revenue reported by the non-food retail business was mainly attributed to lower sales contribution from H.R. Owen Plc (“HR Owen”), particularly from the new car sector, following transition gaps between new vehicle model launches and the challenging economic environment. The softer sales reflected the model mix sold in the relevant quarters. In addition, when translated into Ringgit Malaysia, the reduction in revenue was further impacted by unfavourable foreign exchange translation effects.

The improvement in revenue reported by the food retail business was mainly attributed to the better performance of Starbucks operations in Malaysia, notwithstanding the reduced number of operating stores, together with higher contribution from the Group’s overseas operations. These improvements offset the lower revenue from the Kenny Rogers Roasters operations in Malaysia, which was mainly due to the continued rationalisation and closure of non-performing stores during the current quarter.

Property

The property segment reported higher revenue for the current quarter, mainly due to higher progress billings from its projects at Residensi Oak, Bukit Jalil and Pangsapuri Azalea, Subang Heights and Jesselton Courtyard at Jesselton Selatan, Penang, as well as increased revenue generated from its construction activities.

Hospitality

The hospitality segment recorded lower revenue, primarily attributed to lower overall occupancy rates and overall average room rates in the current quarter under review, due to lower tourist arrivals.

Services

The gaming business recorded lower revenue in the current quarter under review, mainly contributed by lower revenue from STM Lottery Sdn Bhd (“STM Lottery”), mainly due to lower average sales per draw, attributable to lower accumulated jackpot prizes and one (1) less draw conducted during the current quarter (40 draws versus 41 draws).

In addition, the lower revenue was reported by the telecommunications network services (“MTNS”) business. The decrease in MTNS revenue was mainly due to certain projects nearing the end of their deployment phase, with several projects having been completed in the previous financial year.

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ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR

Commentary on results

The Group recorded a significantly lower pre-tax loss in the current quarter as compared to the corresponding quarter of the previous financial year, mainly driven by stronger operating performance across all business segments and lower net investment-related expenses incurred during the current quarter.

Retail

Overall, the retail segment reported an improved performance during the current quarter, as the significant reduction in losses from the food retail business more than offset the weaker performance of the non-food retail business.

The significant reduction in the food retail business' pre-tax loss was primarily attributable to higher revenue, coupled with the positive impact of cost optimisation and store rationalisation initiatives. In addition, impairment losses recognised on property, plant and equipment ("PPE") and right-of-use ("ROU") assets relating to underperforming stores in the current quarter were significantly lower compared to the corresponding quarter of the previous financial year. Lower depreciation and amortisation charges in the current quarter, following the impairment losses recognised in the previous financial year, also contributed to the improved results.

The non-food retail business reported lower results, primarily due to lower revenue recorded by H.R. Owen, coupled with margin compression during the current quarter under review.

Property

The property segment reported a pre-tax profit in the current quarter, primarily driven by the higher revenue as mentioned above.

Hospitality

The hospitality segment reported a higher pre-tax profit despite its lower revenue, mainly due to the gain on disposal of PPE.

Services

The services segment recorded a higher pre-tax profit in the current quarter, mainly contributed by the gaming and stockbroking businesses.

The gaming business operated by STM Lottery reported a higher pre-tax profit, mainly due to lower operating expenses incurred in the current quarter under review.

The stockbroking business posted a pre-tax profit, mainly due to the higher brokerage income.

These were partially offset by the MTNS business, which reported a lower pre-tax profit, mainly attributed to the reduced revenue recorded in the current quarter under review.

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ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR

Review of results for the financial year

The Group registered a revenue of RM8.99 billion and incurred a pre-tax loss of RM161.41 million for the financial year ended 30 June 2026 as compared to a revenue of RM9.38 billion and incurred a pre-tax loss of RM388.09 million reported in the previous financial year.

Commentary on revenue

The decrease of the Group's revenue in the current year was mainly due to lower contributions from the non-food retail business, services and hospitality segments.

Retail

The retail segment reported lower revenue for the current year as compared to the previous year, mainly attributable to lower revenue contribution from the non-food retail business, partially mitigated by higher revenue recorded by the food retail business.

The decline in revenue reported by the non-food retail business was primarily due to lower contribution from H.R. Owen, arising from reduced sales volumes in both the new and used car segments. The weaker performance of the new car segment was mainly attributable to oversupply by certain manufacturers and the limited availability of transition models, which adversely affected the product mix. In addition, the challenging economic environment led customers to be more cautious in their discretionary spending on luxury vehicles. When translated into Ringgit Malaysia, the revenue decline was further impacted by unfavourable foreign exchange translation effects.

Meanwhile, the food retail business reported an increase in revenue, primarily driven by improved sales performance of Starbucks Malaysia, together with higher revenue contributions from the Group's overseas food retail operations.

Property

The property segment reported higher revenue for the current year as compared to the previous year, mainly due to higher progress billings from its projects at Residensi Oak, Bukit Jalil and Pangsapuri Azalea, Subang Heights and Jesselton Courtyard at Jesselton Selatan, Penang. This was partially offset by lower sales of residence units from a local project in the current year under review.

Hospitality

The hospitality segment reported lower revenue, mainly due to lower overall average room rates during the current year under review.

Services

The services segment recorded lower revenue contribution in the current year as compared to the previous year, primarily due to relative lower sales from STM Lottery with one (1) less draw (163 draws versus 164 draws) in the current financial year. Further, the previous year benefitted from strong sales driven by higher accumulated jackpot prizes, particularly from the Supreme Toto 6/58 game.

The services segment also recorded lower revenue contribution from the MTNS business. The decline in MTNS revenue in the current financial year was mainly due to certain projects nearing completion of its deployment phase and also several projects were completed in the previous financial year.

The above was partially mitigated by the increased revenue from the stockbroking, mainly due to higher brokerage income as a result of the higher trading volume in the stock market in this current financial year under review.

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ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR

Commentary on results

The Group's pre-tax loss for the current financial year decreased significantly, mainly due to substantially lower net investment-related expenses, together with improved operating performance of the property segment and the food retail business.

Retail

The retail segment reported improved performance in the current financial year, mainly attributable to improved results from the food retail business, partially offset by weaker performance of the non-food retail business.

The food retail business reported a significantly lower pre-tax loss in the current financial year as compared to the previous year, mainly attributable to the factors discussed under the Review of Results for the Quarter.

The non-food retail business reported weaker performance in the current financial year, primarily due to H.R. Owen recording a pre-tax loss as a result of lower sales volumes and margin compression.

Property

The pre-tax profit reported by the property segment was in line with the increase in revenue recorded in the current financial year.

Hospitality

The hospitality segment recorded a lower pre-tax profit as compared to the previous year, mainly due to lower revenue as mentioned above, as well as unfavourable foreign currency translation effects.

Services

The services segment recorded a lower pre-tax profit in the current year as compared to the previous year, mainly contributed by the gaming, and MTNS business.

The gaming business operated by STM Lottery reported a lower pre-tax profit as compared to the previous year, which was in line with the lower revenue recorded during the current financial year under review.

Similarly, the MTNS business reported a lower pre-tax profit, mainly due to lower gross profit contributed by MTNS and telecommunication services segments in the current financial year.

The above was partially mitigated by the improved performance of the stockbroking business, mainly due to increase in revenue as mentioned above.

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B2 Review of results of current quarter vs preceding quarter

	3-Month Ended		
	30/06/2026	31/03/2026	+ / (-)
	RM'000	RM'000	%
Revenue	2,282,374	2,190,498	4
Profit from operations	217,911	65,015	235
Loss before tax	(79,694)	(118,331)	(33)

For the current quarter under review, the Group recorded a revenue of RM2.28 billion and incurred a pre-tax loss of RM79.69 million as compared to a revenue of RM2.19 billion and pre-tax loss of RM118.3 million reported in the preceding quarter.

Commentary on revenue

The Group recorded higher revenue in the current quarter under review as compared to the preceding quarter, mainly due to higher contributions from all segments except services.

Retail

The food retail business reported an increase in revenue in the current quarter under review, mainly due to improved sales performance of Starbucks Malaysia.

The non-food retail business reported an increase in revenue from HR Owen, mainly due to higher value one-off sales in the used car sector, partially offset by lower sales in the new car sector.

Property

The property segment reported higher revenue for the current quarter, mainly due to higher progress billings from its projects at Pangsapuri Azalea, Subang Heights and Jesselton Courtyard at Jesselton Selatan, Penang. In addition, there were higher sales of residence units from a local project in the current quarter under review.

Hospitality

The higher revenue recorded by the hospitality segment in the current quarter was mainly attributed to a higher overall average room rates.

Services

The gaming business recorded lower revenue in the current quarter under review as compared to the preceding quarter, mainly contributed from STM Lottery due to lower accumulated jackpot prizes, resulting in a lower average sales per draw, coupled with one (1) less draw conducted during the current quarter (40 draws versus 41 draws in the preceding quarter).

This was mitigated by the higher revenue contributions from the MTNS business mainly due to higher revenue from MTNS and telecommunication services segments in the current quarter.

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ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR

Commentary on results

The Group reported a lower pre-tax loss in the current quarter as compared to the preceding quarter, primarily due to significantly higher profit from operations, which more than offset the higher net investment-related expenses incurred during the quarter under review.

Retail

The food retail business reported a higher pre-tax loss in the current quarter, mainly attributed to impairment losses recognised on property, plant and equipment and Right-Of-Use assets of underperforming stores.

H.R. Owen reported a pre-tax loss in the current quarter, mainly due to its softer performance, driven by soft demand resulting from the global economic uncertainties, coupled with the fact that preceding quarter benefitted from the seasonal UK ("United Kingdom") number plate change month for new cars.

Property

The property segment recorded a higher pre-tax profit in the current quarter as compared to the preceding quarter, mainly driven by higher revenue achieved in the current quarter.

Hospitality

The hospitality segment recorded a pre-tax profit, mainly in line with the higher revenue recorded in the current quarter under review.

Services

The services segment recorded a higher pre-tax profit in the current quarter as compared to the preceding quarter, mainly contributed by the gaming and MTNS businesses, mainly due to the reason mentioned above.

B3 Future prospects

Malaysia's economic growth is expected to be driven by strong domestic demand and the moderation of average inflation rate despite the uncertainties arising from ongoing geo-political tensions and conflicts as well as the inflationary effects of tariffs. The Group will monitor the prevailing global and local political development in the countries where the Group has business operations.

The performance of the domestic business segments of the Group is expected to improve on the back of resilient consumer spending and the sustained growth in tourism activities, in particular, Malaysia under the extended Visit Malaysia campaign, which runs through year 2027.

The Group is looking forward to the completion and opening of the luxurious Four Seasons Resort & Private Residences Okinawa (Four Seasons Okinawa) project in Japan in the fourth quarter of 2027, which will strengthen the performance of the hotels and resorts business segment. The Four Seasons Okinawa is spread across 14 hectares of pristine beachfront paradise and will feature 279 exquisite accommodations, including 127 resort rooms, 124 high-end condominiums, and 28 exclusive private villas.

As for the NFO business, it is expected to grow sustainably, driven by the popularity of its Jackpot and Digit games and to continue to maintain its leading market position in the legalised NFO business sector. The Federal Court has unanimously ruled on 12 August 2026 not to grant leave for the Kedah state government's appeal to ban the renewal of the NFO business premises licence in the state. The Group is currently engaging the relevant authorities for approvals to recommence its lottery operations in the state of Kedah.

Barring any unforeseen circumstances, the Directors are cautiously optimistic that the performance of the business operations of the Group for the financial year ending 30 June 2027 will be satisfactory.

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B4 There is no profit forecast or profit guarantee for the financial year ended 30 June 2026.

B5 The taxation charge for the current year ended 30 June 2026 are detailed as follows:

	Current Quarter RM'000	Financial Year to date RM'000
Based on the results for the quarter/period:-		
Current period provision		
- In Malaysia	54,457	195,106
- Outside Malaysia	15,312	21,323
Deferred tax	10,594	9,057
Under provision in prior years	1,471	11,811
	<u>81,834</u>	<u>237,297</u>

The disproportionate tax charge of the Group for the current quarter/year ended 30 June 2026 was mainly due to certain expenses or losses being disallowed for tax purposes, certain gains which are not taxable and non-availability of Group tax relief in respect of losses incurred by certain subsidiary companies.

B6 Loss before tax is stated after charging/(crediting):

	Current Quarter RM'000	Financial Year to date RM'000
Interest income	(16,755)	(71,430)
Dividend income	(3,555)	(3,932)
Depreciation of property, plant and equipment	52,558	188,017
Depreciation of right-of-use assets	50,570	188,158
Amortisation of intangible assets	6,497	27,703
Gain on disposal of a business operation	-	(1,832)
Gain on deemed disposal of a subsidiary company	(309)	(309)
Gain on disposal of non-current assets classified as held for sale	(66,908)	(66,908)
Forfeiture of refundable deposit relating to disposal of foreign venture	(42,356)	(42,356)
Loss on disposal of land held for development	24,937	24,937
Loss on deemed disposal of subsidiary companies	3,670	18,917
Loss on dilution in an associated company	21	3,193
Provision of profit guarantee expense	17,113	17,113
Impairment loss on GMOC balance payment	117,904	117,904
Impairment on intangible assets and goodwill	15,836	16,052
Impairment on receivables (net)	1,765	6,541
Impairment/(Reversal of impairment) on investment in associated companies (net)	17,892	(37,536)
Provision for write down of inventories (net)	(182)	6,286
Bad debts recovered	(17)	(94)
Foreign exchange (gain)/loss	(18,425)	85,495
Fair value changes on investment properties (net)	17,138	18,304
Fair value changes of FVTPL investments (net)	<u>(2,055)</u>	<u>9,336</u>

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B7 There have been no further developments for those events disclosed in Notes 46 and 47 in the audited financial statements of the Company for the financial year ended 30 June 2025 except for the followings:

- (a) On 30 July 2025, the IRB issued Notices of Additional Assessment for Years of Assessment 2018 to 2023, amounting to RM428 million (inclusive of penalties and surcharges). BGB ("the Applicant") subsequently appealed to IRB on 21 August 2025 against the additional assessment and initiated a judicial review application to High Court for a stay of enforcement. At the hearing held on 28 August 2025, the Applicant successfully obtained an interim stay order which was effective until 29 September 2025. However, the hearing which was originally scheduled for 29 September 2025 was later adjourned to 3 November 2025, with the interim stay extended to the same date. On the 3 November 2025 hearing, the Attorney General's Chambers ("AGC") informed the High Court that they wished to file an objection on leave. The High Court subsequently fixed the next hearing on 9 January 2026, which was later postponed to 27 April 2026, with the interim stay further extended until disposal of the inter partes stay hearing.

On 27 April 2026, the Applicant filed further documents. The IRB informed the High Court that the AGC would stand by its submissions and rely on its arguments pertaining to the issue of domestic remedies. The High Court subsequently fixed the decision date on 25 May 2026 and granted an ad interim stay until that date. On 25 May 2026, the High Court granted leave for judicial review. The ad interim stay was further extended pending the inter-partes hearing of the stay application, scheduled for 16 June 2026.

- (b) On 3 October 2025, the proposal to undertake a bonus issue of up to 885,905,562 new free warrants ("BFood Warrants") on the basis of one (1) Warrant for every two (2) existing ordinary shares in BFood was approved by shareholders during the Extraordinary General Meeting. The exercise price of the BFood Warrants has been fixed at RM0.35 per Warrant. The BFood Warrants were listed on the Main Market of Bursa Securities on 28 October 2025.
- (c) On 2 December 2025, the proposal to undertake a bonus issue of up to 386,475,942 new free warrants ("REDtone Warrants") on the basis of one (1) Warrant for every two (2) existing ordinary shares in REDtone was approved by shareholders during the Extraordinary General Meeting. The exercise price of the REDtone Warrants has been fixed at RM0.48 per Warrant. The REDtone Warrants were listed on the Main Market of Bursa Securities on 26 December 2025.
- (d) On 12 December 2025, the proposal to undertake a bonus issue of up to 2,200,854,638 new free warrants ("BCorp Warrants") on the basis of thirty three (33) Warrants for every hundred (100) existing ordinary shares in BCorp was approved by shareholders during the Extraordinary General Meeting. The exercise price of the BCorp Warrants has been fixed at RM0.30 per Warrant.

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ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR

B8 Group borrowings and debt securities as at 30 June 2026 were as follows:

			At end of current quarter RM'000
Short term borrowings			
Secured			
	Foreign currency amount		
	'000		
Denominated in		#	2,868,878
Ringgit Malaysia			5,251
USD	1,293	*	442,384
GBP	82,019	*	4,717
JPY	188,000	*	3,290
PHP	49,522	*	248,701
EUR	54,158	*	1,187
SCR	3,924	*	3,574,408
Unsecured			
Denominated in			152,113
Ringgit Malaysia			152,113
			3,726,521
Long term borrowings			
Secured			
	'000		
Denominated in		#	2,490,922
Ringgit Malaysia			199,633
USD	49,158	*	121,081
GBP	22,449	*	540,160
JPY	21,422,961	*	9,096
PHP	136,917	*	4,613
EUR	995	*	3,365,505
Total bank borrowings			7,092,026
* Converted at the respective exchange rates prevailing as at 30 June 2026			
# Includes medium term notes			
- short term (Conventional)			408,151
- short term (Islamic)			483,780
			891,931
- long term (Conventional)			953,426
- long term (Islamic)			57,000
			1,010,426
			1,902,357

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ADDITIONAL INFORMATION REQUIRED BY THE BURSA SECURITIES LR

B9 There is no change in material litigation since the last annual reporting date up to the date of this announcement, other than as disclosed in Note A9, except for the following:-

(a) Note 41.2.1 regarding the STC Proposals Proceedings

With reference to the conditional sale and purchase agreement ("SPA") entered into by Berjaya Tagar Sdn Bhd ("BTSB") with Selangor Turf Club ("STC") for the acquisition of 3 parcels of leasehold land measuring a total area of approximately 244.79 acres located in Sungai Besi together with all existing buildings and fixtures erected thereon ("Sungai Besi Land") for a total consideration of RM640.0 million to be settled by way of cash of RM35.0 million payable to STC and the balance of RM605.0 million to be satisfied by a transfer to STC of 750 acres of land located in Sungai Tinggi ("Sungai Tinggi Land") with a newly built turf club ("NewSTC") thereon ("STC Proposals"), for which BTSB had proposed to acquire the Sungai Tinggi Land from BerjayaCity Sdn Bhd, ("BCity"), a subsidiary company of Berjaya Corporation Berhad and to appoint BCity as the turnkey contractor of the new turf club ("BCity Project"), BTSB subsequently entered into supplemental agreement for an extension of time until 18 January 2027 to fulfil certain conditions precedent. The conditions precedent that have not been fulfilled are as follows:

- 1) renewal of the consent by Land and Mines Department (Federal) for the transfer to BTSB of the portion of the Sungai Besi Land (held under H.S.(D) 61790 No. P.T. 2872 in the Mukim of Petaling, District and State of Wilayah Persekutuan) that is situated in Wilayah Persekutuan, Kuala Lumpur which had expired on 11 January 2006; and
- 2) the approvals, permits or consents of any other relevant authorities as may be required by applicable laws including inter-alia the following:
 - (i) approval from the Town and Country Planning Department of the State of Selangor on the re-tabling of the amended master layout plan which was re-submitted on 19 August 2008;
 - (ii) approval from the Majlis Daerah Hulu Selangor ("MDHS") for the Development Order and building plan pertaining to the construction of the new turf club after approval under item 2(i) above is obtained; and
 - (iii) approval from the State Exco of Selangor for the conversion and sub-division of Sungai Tinggi Land after approvals under items 2 (i) and (ii) above are obtained.

On 10 November 2017, BProperty announced that further to the legal proceedings instituted by BProperty, BTSB and BCity (the "Applicants") in March 2016 against the (1) Selangor State Government, (2) MDHS, (3) Majlis Daerah Kuala Selangor, (4) Pengarah Pejabat Tanah & Galian Negeri Selangor, (5) Pengarah Jabatan Perancangan Bandar dan Desa Negeri Selangor, (6) Pengarah Jabatan Kerja Raya Negeri Selangor, (7) Pengarah Jabatan Alam Sekitar Negeri Selangor and (8) Pengarah Jabatan Geosains Negeri Selangor (the "Respondents") by way of an application for judicial review in the Shah Alam High Court, the High Court had on 9 November 2017 decided on the judicial review in favour of the Applicants.

(a) Note 41.2.1 regarding the STC Proposals Proceedings (continued)

The judgment rendered on 9 November 2017 was as follows:

- 1) The Applicants' applications against the 2nd, 3rd, 4th, 6th, 7th and 8th Respondents were dismissed with costs of RM2,000.00 awarded to the 2nd, 3rd, 4th, 6th, 7th and 8th Respondents respectively.
- 2) The Applicants were allowed to proceed with the development.
- 3) The Applicants were required to submit the relevant documents to the relevant technical departments for comments.
- 4) The technical departments were directed to respond within 3 months from the receipt of these documents, and failing which it is deemed that they have no objection to these documents.
- 5) Pursuant to an order in the nature of mandamus, the 1st and 5th Respondents were directed to re-table the Applicants' proposal papers to relocate and construct the Selangor Turf Club before the National Physical Planning Council within 3 months after the receipt of the proposal papers from the Applicants.
- 6) The Applicants were directed to submit the said proposal papers within 1 month upon receipt of the fair order, failing which the Applicants shall forfeit the benefit of the order of mandamus pursuant to paragraph (5) above.
- 7) The 1st and 5th Respondents were ordered to pay the Applicants compensation for any loss suffered by the Applicants. The amount of such compensation would be assessed in subsequent proceedings.

On 14 December 2017, BProperty announced that the Selangor State Government and several other respondents ("the Appellants") have filed a Notice of Appeal to the Court of Appeal to appeal against the decision of the Shah Alam High Court made on 9 November 2017 ("Main Appeal").

The 1st and 5th Respondents have also applied to stay the ongoing proceedings in the Shah Alam High Court and the execution of the Shah Alam High Court judgment in the judicial review proceedings ("Stay of Proceedings Application"). The Applicants have applied to the Shah Alam High Court for an extension of time to submit the proposal papers to the first and fifth respondents ("Extension of Time Application"). In addition, the Applicants have also filed an application for assessment of compensation pursuant to the aforesaid Shah Alam High Court judgment ("Assessment Proceedings").

The Court of Appeal had granted a stay of execution of the Shah Alam High Court judgment and the Assessment Proceedings pending the disposal of the Main Appeal at the Court of Appeal.

The hearing of the Selangor State Government's appeal at the Court of Appeal, which was previously fixed on 24 October 2019 had been vacated by the Court of Appeal. The Court of Appeal would instead hear a motion by the Selangor State Government to adduce further evidence in this matter. The Court of Appeal had fixed 22 November 2019 as case management date to fix the hearing date of the Main Appeal. On 22 November 2019, the Court of Appeal fixed the hearing date of the Main Appeal on 27 March 2020.

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(a) Note 41.2.1 regarding the STC Proposals Proceedings (continued)

The hearing of the Selangor State Government's motion to adduce further evidence in the matter was dismissed by the Court of Appeal on 24 October 2019. The Appellants subsequently filed a motion for leave to appeal to the Federal Court against the decision of the Court of Appeal in dismissing the Appellants' motion to adduce further evidence (the "FC Leave Motion"). The Federal Court has fixed the hearing of the Appellants' application for leave to appeal on 13 April 2020.

The Appellants have also filed a stay application to stay the hearing of the Main Appeal pending disposal of the FC Leave Motion. This stay application is fixed for hearing on the same day as the hearing of the Main Appeal, that is on 27 March 2020. In the event that the stay is refused by the Court of Appeal, the hearing of the Main Appeal will proceed.

Due to the Movement Control Order (MCO) coming into effect on 18 March 2020, the hearings of the FC Leave Motion and the application for stay as well as the Main Appeal were postponed to 6 July 2020 and 2 July 2020 respectively. A case management date for the Main Appeal was also fixed for 9 July 2020 by the Court of Appeal.

Subsequently, the State Government had withdrawn both FC Leave Motion and the stay application at the Court of Appeal on 19 June 2020 and 2 July 2020 respectively. The hearing of the Main Appeal by the Court of Appeal was initially fixed on 14 December 2020. However, the Court of Appeal had postponed the hearing date of the Main Appeal to 29 June 2021. The implementation of FMCO beginning 1 June 2021 further postponed the hearing date to 27 September 2021. On 27 September 2021, the Court of Appeal postponed the hearing date to 3 November 2021.

The Main Appeal was heard by the Court of Appeal on 3 November 2021. The Court of Appeal allowed the appeal of the Appellants and set aside the decision of the Shah Alam High Court rendered on 9 November 2017.

The Applicants do not agree with the decision of the Court of Appeal and filed a motion for leave to appeal to the Federal Court to set aside the decision of the Court of Appeal and restore the decision of the Shah Alam High Court of 9 November 2017 ("Motion for Leave").

With respect to the Assessment Proceedings and Extension of Time Application, the Shah Alam High Court had fixed a further case management date on 25 November 2021 for the Applicants to update the Shah Alam High Court as to their next course of action following the Court of Appeal's decision of 3 November 2021.

The case management date at the Shah Alam High Court was subsequently rescheduled to 8 December 2021 at which the Shah Alam High Court directed that in light of the Court of Appeal's decision, there were no further proceedings on both the Assessment Proceedings and the Extension of Time Application at the Shah Alam High Court. Hence, there was no basis for the applications to be kept in abeyance at the Shah Alam High Court. The Court then struck out both the Assessment Proceedings and the Extension of Time Application with no order as to costs.

The initial hearing date to hear the Motion for Leave at the Federal Court fixed on 2 August 2022 was postponed to a later date to be fixed by the Federal Court. At the case management on 3 October 2022, the Federal Court has fixed 12 January 2023 to hear the Motion for Leave. On 12 January 2023, the Federal Court postponed the hearing to 12 April 2023.

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(a) Note 41.2.1 regarding the STC Proposals Proceedings (continued)

At the hearing on 12 April 2023, the Federal Court has granted the Applicants leave for appeal at the Federal Court. The e-hearing date to hear the Applicants' appeal before the Federal Court ("Federal Court Appeal") has been fixed on 30 October 2023.

On 30 October 2023, at the hearing of the Applicants leave for appeal at the Federal Court, the Federal Court decided the appeal in favour of the Company, BTSB and BCity (collectively referred to as the "FC Appellants").

In a unanimous decision, the Federal Court allowed the FC Appellants' appeal against Selangor State Government and Pengarah Jabatan Perancangan Bandar Dan Desa Negeri Selangor (collectively referred to as the "FC Respondents") with costs of RM80,000 and set aside the Court of Appeal order dated 3 November 2021 and reinstated certain orders made by the Shah Alam High Court in its decision of 9 November 2017, including the following:

- 1) an order of mandamus directing the FC Respondents to re-table before the National Physical Planning Council, within 3 months after the receipt of the proposal papers from the FC Appellants to relocate and construct the new Turf Club;
- 2) the FC Respondents to pay the FC Appellants compensation for any loss suffered by the FC Appellants in consequence of the FC Respondents' failure to perform their public duty from 2008 until the date of assessment;
- 3) an inquiry into such compensation as aforesaid to be conducted by the High Court Judge in Chambers;
- 4) the FC Appellants within 1 month of the date of the Federal Court's order to apply for the High Court's directions as to the assessment of such compensation; and
- 5) the costs of RM80,000 payable by the FC Respondents to the FC Appellants be reserved until after the hearing and determination of the quantum of compensation.

As such, BCity Project Legal Proceedings is deemed concluded, save for the assessment of compensation by the High Court to be awarded to the FC Appellants as mentioned above.

A compensation amount ("Compensation Sum") has been submitted to the High Court Judge for deliberation to which the FC Respondents had since disagreed on the Compensation Sum. Consequently, the FC Appellants filed a response on 10 August 2024 to assert the Compensation Sum to be similar as the amount submitted by the FC Appellants before. A trial was held on 20 to 21 January 2025 for cross-examination. Subsequently, the High Court Judge has set a case management date on 23 April 2025. On 23 April 2025, the High Court Judge has fixed 5 June 2025 to deliver the judgment on the Compensation Sum.

On 5 June 2025, the High Court Judge dismissed several heads of claim and awarded the FC Appellants a total compensation sum of RM38.33 million.

The FC Appellants being dissatisfied with the decision of the High Court in dismissing certain heads of claim of the FC Appellants has on 19 June 2025, filed a notice of appeal against the High Court decision at the Court of Appeal ("FC Appellants Appeal"). The FC Respondents have also earlier on 18 June 2025, filed an appeal at the Court of Appeal against the High Court decision in awarding the FC Appellants the abovementioned compensation sum ("FC Respondents Appeal").

At the first case management held on 17 September 2025, the Court of Appeal was informed that the Records of Appeal for both matters have been duly filed and served. However, the notes of proceedings from the High Court hearing have not yet been provided by the High Court. The Court of Appeal has therefore fixed the next case management on 18 November 2025 to obtain the notes of proceedings. On 18 November 2025, the Court of Appeal has fixed the next hearing for both FC Appellants Appeal and FC Respondents Appeal on 12 November 2026.

A compliance case management has been fixed on 30 October 2026 to ensure the filing of the written submissions, bundles and all required documents within the stipulated timelines.

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(a) Note 41.2.1 regarding the STC Proposals Proceedings (continued)

The FC Respondents have also filed an application for stay of execution in the Shah Alam High Court to stay the Shah Alam High Court decision pending the disposal of both appeals at the Court of Appeal. The case management was fixed on 24 November 2025 wherein the Court has now fixed the hearing date at the Shah Alam High Court on 7 January 2026. The hearing date for the application for stay of execution was subsequently postponed to 17 April 2026.

At the hearing held on 17 April 2026, the Shah Alam High Court dismissed the FC Respondents' stay of execution application. As such, the FC Respondents shall pay the compensation sum of RM38.33 million to the FC Appellants despite the ongoing FC Appellants Appeal at the Court of Appeal which has been fixed on 12 November 2026.

(b) Note 41.2.2 regarding the GMOC Project Arbitration Proceedings

On 16 December 2015, BProperty announced that Berjaya (China) Great Mall Co. Ltd ("GMOC"), a 51%-owned subsidiary of Berjaya Leisure (Cayman) Limited, which in turn is a wholly-owned subsidiary of BProperty had entered into a Construction Project Transfer Agreement ("Contract") with Beijing SkyOcean International Holdings Limited ("Beijing SkyOcean"), for the proposed disposal of the Berjaya (China) Great Mall Recreation Centre which is under construction and located in Sanhe City, Hebei Province, the People's Republic of China ("Great Mall Project"), for a cash consideration of RMB2.08 billion (or about RM1.39 billion) ("Proposed Disposal").

Beijing SkyOcean had paid:

- (i) RMB50.0 million (or about RM33.4 million) to GMOC on the signing of the Contract; and
- (ii) RMB1.015 billion (or about RM677.92 million) paid into an escrow bank account ("1st Instalment"). This amount shall be released to GMOC within 5 working days after all condition precedents ("CP") have been fulfilled.

On 16 December 2016, BProperty announced that the Proposed Disposal had been completed with the receipt of RMB1.015 billion or 1st Instalment by GMOC from the escrow bank account following the fulfilment of all CP. The balance of cash consideration of RMB1.015 billion was to be received by November 2017 ("Final Instalment").

Subsequently, on 28 April 2017, BProperty announced that following the completion of the Proposed Disposal, GMOC had entered into a supplementary agreement with Beijing SkyOcean to adjust the total cash consideration pursuant to the Proposed Disposal from RMB2.08 billion to RMB2.039 billion, and accordingly revised the Final Instalment to RMB974.07 million as a result of part of the land being regained by Sanhe Land and Resource Bureau, reimbursement of theme park equipment and shared expenses relating to certain electrical works.

SkyOcean Holdings Group Limited which holds 100% stake in Beijing SkyOcean, and its major shareholder, Mr. Zhou Zheng ("the Guarantors") shall guarantee the performance of the obligations by Beijing SkyOcean pursuant to the Contract.

On 8 December 2017, BProperty announced Beijing SkyOcean had not remitted the Final Instalment to GMOC by the appointed time. Hence, GMOC after seeking legal advice, had on 7 December 2017, issued a notice of demand to Beijing SkyOcean and the Guarantors to pay to GMOC the Final Instalment and accrued late payment interest within 3 days upon receipt of the said notice, failing which GMOC would take all relevant legal measures, including commencing legal proceeding in Hong Kong against Beijing SkyOcean and the Guarantors to protect and enforce GMOC's legitimate rights.

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(b) Note 41.2.2 regarding the GMOC Project Arbitration Proceedings (continued)

On 19 January 2018, BProperty announced that GMOC submitted a Notice of Arbitration to the Hong Kong International Arbitration Centre ("HKIAC") against Beijing SkyOcean and the Guarantors ("Respondents") to seek recovery of the Final Instalment and accrued late payment interest ("Outstanding Payment") as well as other reliefs.

The arbitral tribunal was constituted and the procedural timetable was determined by the tribunal for pre-trial preparations, including closing of pleadings and exchange of witness statements, etc. The arbitration hearing which was originally scheduled to take place in the week of 14 October 2019 was subsequently held and concluded during the week of 16 December 2019.

On 27 May 2020, BProperty announced that GMOC had on 21 May 2020 obtained a favourable arbitration award from the HKIAC ("Final Award"), details of which are as follows:-

- (i) Beijing SkyOcean shall pay to GMOC the outstanding balance amount of RMB974.07 million;
- (ii) Beijing SkyOcean shall pay liquidated damages on the outstanding balance amount calculated at the People's Bank of China's lending rate of 4.75% per annum from the payment due date of 28 November 2017 until the date full payment is made;
- (iii) The Guarantors shall be jointly and severally liable for the amounts payable by Beijing SkyOcean under the Final Award; and
- (iv) The Respondents shall jointly pay legal costs of about RMB15.9 million (or about RM9.72 million) and arbitration costs of about HKD3.96 million (or about RM2.23 million) within 30 days after issuance of the Final Award, failing which late payment interest at 8% per annum shall be charged from the due date until the date of actual payment.

On 18 December 2020, Beijing Fourth Intermediate People's Court ordered the recognition and enforcement of GMOC's Final Award under the Supplemental Arrangement Concerning Mutual Enforcement of Arbitral Awards between the Mainland and the Hong Kong Special Administrative Region ("HKSAR"), which was entered between the Chinese Supreme People's Court and HKSAR.

On 2 June 2021, the Hong Kong Court ordered a bankruptcy order against Zhou Zheng. Subsequently, GMOC appointed Grant Thornton Recovery & Reorganisation Limited as joint and several trustees of the property of Zhou Zheng, to investigate and recover the Final Award.

On 2 June 2021, the Hong Kong Court ordered a bankruptcy order against Zhou Zheng. Subsequently, GMOC appointed Grant Thornton Recovery & Reorganisation Limited as joint and several trustees of the property of Zhou Zheng, to investigate and recover the Final Award. The bankruptcy trustee concluded that all of Zhou Zheng's identified assets in Hong Kong were either mortgaged or pledged to banks, and were subsequently auctioned off by the banks. No other valid assets had been found. Additionally, GMOC was advised that, under Hong Kong law, Zhou Zheng's bankruptcy was discharged on 2 June 2025 due to the expiration of its term. This discharge does not affect GMOC's recovery efforts in other jurisdictions, including the People's Republic of China.

The courts in the People's Republic of China and Hong Kong have ordered that various assets of Beijing SkyOcean and its Guarantors to be frozen and will be appraised for auction to eventually recover the Final Award.

In the financial year 2024, GMOC has partially recovered an amount of RM17.50 million following the disposal of a frozen property.

The abovementioned enforcement proceedings are still ongoing.

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(c) Note 41.3.1 regarding the Amat Muhibah Tax Dispute

On 16 June 2021, the Inland Revenue Board of Malaysia ("IRB") issued Notice of Assessment ("Form J") (in accordance with Sections 4(c) and 4(f) of the Income Tax Act 1967 ("ITA 1967") to Amat Muhibah Sdn Bhd ("AMSB"), a wholly-owned subsidiary company of the Group, on gains from the surrender of certain assets to authorities for the Year of Assessment (YA) 2017. The amount of additional tax assessed, inclusive of tax penalties amounted to RM66.44 million ("Tax in Dispute"). Previously, the gains were brought to tax under Section 4(a) of the ITA 1967 by AMSB.

AMSB did not agree with the basis applied by the IRB and had filed an official appeal against the additional assessment for YA2017 through submission of the prescribed Form Q to the Special Commissioners of Income Tax ("SCIT"). SCIT had fixed the trial on 25 March 2024 and 26 March 2024.

On 5 January 2024, AMSB wrote to SCIT to apply for the trial fixed on 25 and 26 March 2024 to be vacated, in view of the ongoing MOF Judicial Review before the High Court.

SCIT allowed AMSB's application to vacate the trial fixed on 25 and 26 March 2024 vide its letter dated 10 January 2024 and also fixed the next case management on 8 February 2024.

On 8 February 2024, AMSB informed SCIT that the Court of Appeal has fixed a hearing for AGC Leave Appeal on 21 May 2024. On 29 May 2024, SCIT was informed that the hearing for AGC Leave Appeal was concluded and that the Court of Appeal has fixed decision for AGC Leave Appeal on 6 September 2024. On 19 September 2024, SCIT was informed that the Court of Appeal has re-scheduled the decision date from 6 September 2024 to 25 November 2024. On 5 December 2024, SCIT was informed that the Court of Appeal has re-scheduled the decision date to 19 December 2024.

On 18 February 2025, SCIT was informed that the Court of Appeal has dismissed AGC Leave Appeal and that the Attorney General Chambers has filed a motion for leave at the Federal Court ("AGC Notice of Motion"). Subsequently, SCIT was informed that the Federal Court fixed the hearing for AGC Notice of Motion on 13 May 2025.

At the mention held on 24 June 2025, the SCIT was informed that the Federal Court has allowed AGC Notice of Motion and that AGC has filed notice to appeal ("AGC FC Appeal") at the Federal Court on 20 May 2025. The SCIT then fixed the next mention date on 24 September 2025 to update on the status of the AGC FC Appeal at the Federal Court.

On 6 November 2025, the SCIT was informed of the recent Federal Court decision that the merits of the assessment should be heard by the SCIT. In light of this, the SCIT have fixed trials for 1 December 2026 and 2 December 2026.

On 1 July 2021, AMSB wrote to the Ministry of Finance Malaysia ("MOF"), requesting MOF:

- (a) to give a general character direction to Director General of Inland Revenue ("DGIR") as to the exercise of the functions of the DGIR under Section 135 of the ITA 1967 and for the DGIR to give effect to the direction so given; or
- (b) to grant an exemption under Section 127(3A) of the ITA 1967 with regards to Tax in Dispute, within the week.

As MOF did not respond to AMSB's request, AMSB has filed an application to the High Court of Kuala Lumpur ("High Court") for judicial review against MOF on 8 July 2021 ("MOF Judicial Review"). The High Court fixed 15 September 2021 for the first hearing of the MOF Judicial Review. The hearing was subsequently rescheduled to 25 July 2022 and an interim stay has been granted till then. At the hearing on 25 July 2022, the High Court granted leave for AMSB's application of judicial review and a stay until the full and final determination of the MOF Judicial Review application.

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(c) Note 41.3.1 regarding the Amat Muhibah Tax Dispute (continued)

On 8 August 2022, IRB informed the High Court that it had filed an application to intervene ("IRB Application to Intervene"). At the hearing on 2 February 2023, the High Court had allowed IRB Application to Intervene.

On 11 October 2022, the Attorney General Chambers informed the High Court that it had filed an appeal at the Court of Appeal against the High Court's decision to grant leave for the MOF Judicial Review ("AGC Appeal").

At 26 July 2023, the Court of Appeal allowed MOF's request to consolidate the AGC Leave Appeal with 22 other appeals.

The hearing for AGC Leave Appeal was held on 21 May 2024 at the Court of Appeal. Subsequently, the Court of Appeal fixed 6 September 2024 as the date for the decision. On 5 September 2024, the Court of Appeal informed that it has re-scheduled the decision date from 6 September 2024 to 25 November 2024. On 22 November 2024, Court of Appeal informed that the decision date fixed on 25 November 2024 has been vacated. Following this, the Court of Appeal fixed a case management on 25 November 2024 to get further instructions. On 25 November 2024, the Court of Appeal fixed the decision date on 19 December 2024.

On 19 December 2024, the Court of Appeal unanimously ruled in favour of AMSB.

Subsequently, the Attorney General Chambers filed a Notice of Motion to the Federal Court on 18 January 2025 to appeal against the Court of Appeal's decision ("AGC Notice of Motion"). At the case management held on 19 February 2025, the Federal Court issued instructions and fixed the hearing

As for the MOF Judicial Review, on 26 December 2024, the High Court was informed of the Court of Appeal dismissed the AGC Leave Appeal against the High Court's decision in granting leave to commence judicial review.

On 24 January 2025, the High Court was informed that the Attorney General Chambers has filed an appeal to Federal Court on 18 January 2025. At the case management held on 25 February 2025, the High Court was informed that the Federal Court has fixed the hearing for AGC Notice of Motion on 13 May 2025. The High Court took note and fixed the next case management on 21 May 2025 to update on the status of the AGC Notice of Motion.

On 21 May 2025, the High Court was informed that the Federal Court has allowed the AGC Notice of Motion for leave to appeal to the Federal Court on 13 May 2025. As such, the High Court has fixed next case management date on 11 June 2025 to update the status of the AGC Notice of Motion at the Federal Court. Subsequently, on 14 July 2025, the High Court was informed that the hearing of AGC FC Appeal at the Federal Court on 8 October 2025. At the next case management held on 13 October 2025, the High Court was informed that the Federal Court had allowed the Notice of Motion.

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(c) Note 41.3.1 regarding the Amat Muhibah Tax Dispute (continued)

At the hearing held on 13 May 2025, the Federal Court unanimously allowed the AGC Notice of Motion and ordered cost in the cause. In this regard, the Attorney General Chambers filed its Notice of Appeal to the Federal Court on 20 May 2025. Following that, on 14 July 2025, the Federal Court fixed the next case management on 22 September 2025 and the hearing date is fixed on 8 October 2025. The case management at the Federal Court was conducted from 22 to 23 September 2025 and both parties informed the Federal Court they will be filing the respective submissions by 23 September 2025 and will attend the physical hearing fixed on 8 October 2025.

At the hearing held at the Federal Court on 8 October 2025, both parties deliberated their points of law on the applicability of certain sections of the ITA 1967 to unlawful decision before a panel of judges. After the deliberation, the Federal Court ruled in favour of the AGC and set aside the Court of Appeal's decision and dismissed all leave application.

On 13 January 2026, the Company announced AMSB has commenced creditors' voluntary winding up pursuant to Section 449 of the Companies Act, 2016. AMSB ceased to be a subsidiary of the Company upon the appointment of the liquidators to undertake the Creditors' Voluntary Winding Up.

On 10 February 2026, the IRB has filed a writ action at the High Court to demand the payment of the disputed taxes of RM66.44 million. At the case management held on 4 May 2026, the legal counsel of the IRB informed the High Court that AMSB has been wound up by creditors' voluntary winding up as confirmed by the records of both the Suruhanjaya Syarikat Malaysia and the Department of Insolvency Malaysia. Hence, the IRB requested to withdraw the writ action with the liberty to file afresh without order as to costs. The High Court took note and instructed that the writ action is dismissed with liberty to file afresh and without making an order as to costs.

(d) Berjaya Group Berhad IRB Tax Dispute

On 30 July 2025, the IRB issued Notices of Additional Assessment for Years of Assessment 2018 to 2023, amounting to RM428 million (inclusive of penalties and surcharges). BGB ("the Applicant") subsequently appealed to IRB on 21 August 2025 against the additional assessment and initiated a judicial review application to High Court for a stay of enforcement. At the hearing held on 28 August 2025, the Applicant successfully obtained an interim stay order which was effective until 29 September 2025. However, the hearing which was originally scheduled for 29 September 2025 was later adjourned to 3 November 2025, with the interim stay extended to the same date. On the 3 November 2025 hearing, the Attorney General's Chambers ("AGC") informed the High Court that they wished to file an objection on leave. The High Court subsequently fixed the next hearing on 9 January 2026, which was later postponed to 27 April 2026, with the interim stay further extended until disposal of the inter partes stay hearing.

On 27 April 2026, the Applicant filed further documents. The IRB informed the High Court that the AGC would stand by its submissions and rely on its arguments pertaining to the issue of domestic remedies. The High Court subsequently fixed the decision date on 25 May 2026 and granted an ad interim stay until that date. On 25 May 2026, the High Court granted leave for judicial review. The ad interim stay was further extended pending the inter-partes hearing of the stay application, which was fixed for 16 June 2026. At the hearing on 16 June 2026, after considering the submissions of both parties, the High Court reserved its decision and fixed 30 July 2026 for the delivery of its ruling.

On 30 July 2026, the High Court granted the stay application pending the disposal of substantive judicial review.

The substantive judicial review application is fixed for case management on 8 September 2026.

B10 The Board does not recommend any dividend for the current quarter under review (previous year corresponding quarter ended 30 June 2025: Nil).

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B11 The basic loss per share are calculated as follows:

	Group (3-month period)			
	30/06/2026 RM'000	30/06/2025 RM'000	30/06/2026 sen	30/06/2025 sen
Net loss for the quarter	(109,019)	(207,196)		
Impact on statement of profit or loss upon conversion of ICULS				
- BCorp ICULS 2016/2026	*	*		
Adjusted net loss for the quarter	<u>(109,019)</u>	<u>(207,196)</u>		
Weighted average number of ordinary shares in issue with voting rights ('000)	5,945,854	5,832,110		
Weighted average number of shares to be issued upon conversion of mandatorily convertible ICULS ('000)	<u>133</u>	<u>209</u>		
Number of shares used in the calculation of basic loss per share ('000)	<u>5,945,987</u>	<u>5,832,319</u>		
Basic loss per share			<u>(1.83)</u>	<u>(3.55)</u>
	Group (12-month period)			
	30/06/2026 RM'000	30/06/2025 RM'000 (Audited)	30/06/2026 sen	30/06/2025 sen (Audited)
Net loss for the year	(340,362)	(541,967)		
Impact on statement of profit or loss upon conversion of ICULS				
- BCorp ICULS 2016/2026	*	*		
Adjusted net loss for the year	<u>(340,362)</u>	<u>(541,967)</u>		
Weighted average number of ordinary shares in issue with voting rights ('000)	5,864,175	5,836,372		
Weighted average number of shares to be issued upon conversion of mandatorily convertible ICULS ('000)	<u>190</u>	<u>209</u>		
Number of shares used in the calculation of basic loss per share ('000)	<u>5,864,365</u>	<u>5,836,581</u>		
Basic loss per share			<u>(5.80)</u>	<u>(9.29)</u>

The outstanding warrants have no dilutive effect as the exercise price is higher than the average market price of the shares. As such, the fully diluted earnings per share of the Group is not presented.

* denotes less than RM1,000.00

c.c. Securities Commission