

BERJAYA PROPERTY BERHAD
(formerly known as Berjaya Land Berhad)
Registration Number: 199001010193 (201765-A)

26 August 2026

**UNAUDITED (Q4) INTERIM FINANCIAL REPORT
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026**

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Group	
	As at 30/06/2026 RM'000	As at 30/06/2025 RM'000 (Audited)
ASSETS		
Non-current assets		
Property, plant and equipment	1,980,371	2,377,442
Right-of-use assets	1,423,979	1,579,409
Investment properties	759,721	719,251
Inventories	1,923,802	1,299,170
Associated companies	288,303	298,070
Joint ventures	30,000	31,857
Investments	273,446	345,858
Intangible assets	3,583,415	3,610,656
Receivables	373,153	460,532
Retirement benefit assets	38,363	41,803
Deferred tax assets	85,275	98,154
	<u>10,759,828</u>	<u>10,862,202</u>
Current assets		
Inventories	1,111,962	1,066,913
Contract cost assets	10,402	5,791
Receivables	1,655,229	1,736,821
Contract assets	141,033	21,722
Short term investments	24,714	14,887
Tax recoverable	18,244	38,164
Deposits, cash and bank balances	1,125,455	1,202,132
	<u>4,087,039</u>	<u>4,086,430</u>
Non-current assets classified as assets held for sale	163,740	164,405
	<u>4,250,779</u>	<u>4,250,835</u>
TOTAL ASSETS	<u><u>15,010,607</u></u>	<u><u>15,113,037</u></u>

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		Group	
		As at	As at
		30/06/2026	30/06/2025
		RM'000	RM'000
	Note		(Audited)
EQUITY AND LIABILITIES			
Share capital	A4	2,500,168	2,500,168
Reserves:			
Exchange reserves		(43,070)	117,280
Capital reserve		116,528	116,528
Fair value reserve		1,054,940	1,054,940
Fair value through other comprehensive income ("FVTOCI") reserve		(102,986)	(87,904)
Consolidation reserve		124,066	102,071
Accumulated losses		(405,774)	(236,368)
		<u>743,704</u>	<u>1,066,547</u>
Equity funds		3,243,872	3,566,715
Less: Treasury shares	A4	(43,939)	(43,939)
Net equity funds		3,199,933	3,522,776
Non-controlling interests		1,870,547	1,994,255
Total equity		<u>5,070,480</u>	<u>5,517,031</u>
Non-current liabilities			
Retirement benefit obligations and provisions		4,144	4,349
Long term borrowings	B8	2,923,784	2,751,116
Other long term liabilities		126,421	122,901
Lease liabilities		1,218,349	1,384,232
Deferred tax liabilities		1,005,156	1,004,492
Contract liabilities		105,926	127,679
		<u>5,383,780</u>	<u>5,394,769</u>
Current liabilities			
Payables		1,977,058	1,832,110
Short term borrowings	B8	2,091,882	1,862,085
Retirement benefit obligations and provisions		71,055	70,420
Tax payable		33,457	59,122
Contract liabilities		300,975	282,970
Lease liabilities		81,920	94,530
		<u>4,556,347</u>	<u>4,201,237</u>
Total Liabilities		<u>9,940,127</u>	<u>9,596,006</u>
TOTAL EQUITY AND LIABILITIES		<u>15,010,607</u>	<u>15,113,037</u>
Net assets per share attributable to ordinary equity holders (with voting rights) of the parent (RM)			
		<u>0.65</u>	<u>0.72</u>

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

Net equity funds divided by the number of outstanding shares in issue with voting rights.

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

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026
CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS

		CURRENT QUARTER ENDED		FINANCIAL YEAR ENDED	
	Note	30/06/2026 RM'000	30/06/2025 RM'000	30/06/2026 RM'000	30/06/2025 RM'000 (Audited)
REVENUE		1,922,673	1,910,209	7,416,876	7,578,847
OPERATING EXPENSES, NET		<u>(1,739,682)</u>	<u>(1,806,389)</u>	<u>(7,020,095)</u>	<u>(7,170,268)</u>
PROFIT FROM OPERATIONS		182,991	103,820	396,781	408,579
Investment related items, net	A3	(30,634)	(7,413)	18,192	92,022
Share of results from associated companies		2,303	15,074	11,400	18,459
Share of results from joint ventures		(57)	(122)	302	(283)
Finance costs		<u>(106,157)</u>	<u>(95,914)</u>	<u>(371,242)</u>	<u>(356,520)</u>
PROFIT BEFORE TAX	B5	48,446	15,445	55,433	162,257
TAXATION	B6	<u>(71,184)</u>	<u>(34,823)</u>	<u>(189,386)</u>	<u>(161,180)</u>
(LOSS)/PROFIT FOR THE QUARTER/YEAR		<u>(22,738)</u>	<u>(19,378)</u>	<u>(133,953)</u>	<u>1,077</u>
ATTRIBUTABLE TO:					
- Owners of the parent		1,803	(15,425)	(182,880)	(100,551)
- Non-controlling interests		<u>(24,541)</u>	<u>(3,953)</u>	<u>48,927</u>	<u>101,628</u>
		<u>(22,738)</u>	<u>(19,378)</u>	<u>(133,953)</u>	<u>1,077</u>
EARNINGS/(LOSS) PER SHARE (SEN)	B11				
- Basic		<u>0.04</u>	<u>(0.32)</u>	<u>(3.74)</u>	<u>(2.06)</u>
- Fully diluted		<u>0.04</u>	<u>(0.32)</u>	<u>(3.74)</u>	<u>(2.06)</u>

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	CURRENT QUARTER ENDED 30/06/2026 30/06/2025 RM'000 RM'000		FINANCIAL YEAR ENDED 30/06/2026 30/06/2025 RM'000 RM'000 (Audited)	
(LOSS)/PROFIT FOR THE QUARTER/YEAR	(22,738)	(19,378)	(133,953)	1,077
OTHER COMPREHENSIVE INCOME				
<u>Items that may be subsequently reclassified to profit or loss</u>				
Currency translation differences:				
- Movement during the financial quarter/year	(235)	(48,111)	(198,797)	(124,273)
- Share of associated companies' currency translation differences	175	(328)	(1,139)	(708)
- Transfer to profit or loss upon disposal	1,480	7,028	1,480	7,028
<u>Items 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")	(18,275)	(4,104)	(16,843)	(68,743)
Share of an associated company's changes in fair values of investments at FVTOCI	(251)	(71)	(367)	(858)
Actuarial (loss)/gain recognised in defined benefit pension schemes	(832)	3,936	(832)	3,936
Tax effect relating to defined benefit pension schemes	208	(984)	208	(984)
Share of other comprehensive income items of associated companies	-	(15)	-	12
TOTAL COMPREHENSIVE INCOME FOR THE FINANCIAL QUARTER/YEAR	(40,468)	(62,027)	(350,243)	(183,513)
TOTAL COMPREHENSIVE INCOME ATTRIBUTABLE TO:				
- Owners of the parent	(7,003)	(48,179)	(335,065)	(236,353)
- Non-controlling interests	(33,465)	(13,848)	(15,178)	52,840
	(40,468)	(62,027)	(350,243)	(183,513)

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

<-----Attributable to the owners of the Parent----->
<-----Non Distributable----->

	Share capital RM'000	Exchange reserves RM'000	Capital reserve RM'000	Fair value reserve RM'000	FVTOCI reserve RM'000	Consolidation reserve RM'000	Accumulated losses 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	2,500,168	117,280	116,528	1,054,940	(87,904)	102,071	(236,368)	(43,939)	3,522,776	1,994,255	5,517,031
Loss for the financial year	-	-	-	-	-	-	(182,880)	-	(182,880)	48,927	(133,953)
Other comprehensive income	-	(145,787)	-	-	(6,159)	-	(239)	-	(152,185)	(64,105)	(216,290)
Total comprehensive income	-	(145,787)	-	-	(6,159)	-	(183,119)	-	(335,065)	(15,178)	(350,243)
Transfer between reserves	-	(14,563)	-	-	-	-	14,563	-	-	-	-
Effects arising from the disposals of FVTOCI investments	-	-	-	-	(8,923)	-	8,923	-	-	-	-
Transactions with owners:											
Arising from changes in:											
- equity interest in a subsidiary company	-	-	-	-	-	12,222	-	-	12,222	(34,441)	(22,219)
- deemed disposal of a subsidiary company	-	-	-	-	-	9,773	(9,773)	-	-	709	709
Dividends paid to non-controlling interests	-	-	-	-	-	-	-	-	-	(74,798)	(74,798)
	-	-	-	-	-	21,995	(9,773)	-	12,222	(108,530)	(96,308)
At 30 June 2026	2,500,168	(43,070)	116,528	1,054,940	(102,986)	124,066	(405,774)	(43,939)	3,199,933	1,870,547	5,070,480

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

<-----Attributable to the owners of the Parent----->
<-----Non Distributable----->

	Share capital RM'000	Exchange reserves RM'000	Capital reserve RM'000	Fair value reserve RM'000	FVTOCI reserve RM'000	Consolidation reserve RM'000	Accumulated losses RM'000	Treasury shares RM'000	Total net equity funds RM'000	Non- controlling interests RM'000	Total equity RM'000
At 1 July 2024	2,500,168	188,263	116,528	1,054,940	(23,849)	95,721	(135,053)	(41,035)	3,755,683	2,058,337	5,814,020
Loss for the financial year	-	-	-	-	-	-	(100,551)	-	(100,551)	101,628	1,077
Other comprehensive income	-	(70,983)	-	-	(65,948)	-	1,129	-	(135,802)	(48,788)	(184,590)
Total comprehensive income	-	(70,983)	-	-	(65,948)	-	(99,422)	-	(236,353)	52,840	(183,513)
Effects arising from the disposals of FVTOCI investments	-	-	-	-	1,893	-	(1,893)	-	-	-	-
Transactions with owners:											
Arising from changes in equity interest in subsidiary companies	-	-	-	-	-	6,350	-	-	6,350	(55,705)	(49,355)
Acquisition of treasury shares	-	-	-	-	-	-	-	(2,904)	(2,904)	-	(2,904)
Non-controlling interests' share of dividends	-	-	-	-	-	-	-	-	-	(61,217)	(61,217)
	-	-	-	-	-	6,350	-	(2,904)	3,446	(116,922)	(113,476)
At 30 June 2025	2,500,168	117,280	116,528	1,054,940	(87,904)	102,071	(236,368)	(43,939)	3,522,776	1,994,255	5,517,031

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UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

	12 months ended	
	30/06/2026	30/06/2025
	RM'000	RM'000
OPERATING ACTIVITIES		
Receipts from customers/operating revenue	7,635,486	8,035,368
Payment to prize winners, suppliers, duties, taxes, other operating expenses and development expenditure	(8,012,326)	(7,810,511)
Tax paid	(194,237)	(178,161)
Other receipts (inclusive of tax refunds)	278	7,115
Net cash (used in)/generated from operating activities	<u>(570,799)</u>	<u>53,811</u>
INVESTING ACTIVITIES		
Sale of property, plant and equipment and other non-current assets	306,039	2,074
Sale of other investments and short term investments	67,845	28,813
Sale of partial equity interest in a subsidiary company	5,693	-
Sale of equity interest in a joint venture	150,641	-
Acquisition of property, plant and equipment and other properties	(179,062)	(183,351)
Partial payment for acquisition of investment in subsidiary companies	(3,906)	-
Payment for other intangible assets	(4,152)	(1,575)
Acquisition of investments and short term investments	(27,557)	(28,968)
Acquisition of additional equity interests in subsidiary companies	(6,490)	(28,339)
Subscription of additional shares in joint ventures	(306)	(510)
Acquisition of investment in an associated company	(1,313)	-
Acquisition of treasury shares by a subsidiary company	(21,421)	(24,903)
Interest received	32,398	74,620
Dividend received	7,408	12,852
Net advances from related companies	221,003	108,862
Net (payment to)/repayment from joint ventures and associated companies	(19,264)	73,968
Dividend distribution from an associated company in excess of its carrying value	40,694	50,223
Other payments	(54,435)	(72,957)
Net cash generated from investing activities	<u>513,815</u>	<u>10,809</u>
FINANCING ACTIVITIES		
Drawdown of bank and other borrowings	1,204,551	1,081,930
Issuance of medium term notes	538,890	630,601
Redemption of medium term notes	(381,739)	(368,860)
Repayment of bank and other borrowings	(705,555)	(811,906)
Acquisition of treasury shares	-	(2,904)
Dividends paid to non-controlling interests of a subsidiary company	(67,522)	(69,682)
Interest paid	(323,908)	(323,391)
Payment of lease liabilities	(87,435)	(101,430)
Withdrawals/(placement) of deposits with maturity for more than 3 months	6,049	(3,301)
Net movement in deposits pledged for credit and other facilities	322	(31,834)
Payment of hire purchase liabilities	(189,521)	(10,231)
Other payments	-	(3,030)
Net cash used in financing activities	<u>(5,868)</u>	<u>(14,038)</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	<u>(62,852)</u>	<u>50,582</u>
EFFECTS OF EXCHANGE RATE CHANGES	<u>(10,785)</u>	<u>(16,547)</u>
OPENING CASH AND CASH EQUIVALENTS	<u>1,141,341</u>	<u>1,107,306</u>
CLOSING CASH AND CASH EQUIVALENTS	<u>1,067,704</u>	<u>1,141,341</u>
The closing cash and cash equivalents comprise the following:		
Deposits, cash and bank balances	1,125,455	1,202,132
Bank overdraft (included under short term borrowings)	(12,825)	(9,494)
Less: cash and cash equivalents restricted in use	(44,926)	(51,297)
	<u>1,067,704</u>	<u>1,141,341</u>

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

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026
NOTES TO THE INTERIM FINANCIAL REPORT

- A1 The condensed consolidated interim financial report is not audited and has been prepared in compliance with MFRS 134, Interim Financial Reporting Standards in Malaysia, IAS 34, Interim Financial Reporting, requirement of the Companies Act 2016 and applicable disclosure provision of the Listing Requirements of Bursa Malaysia Securities Berhad.

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

The accounting policies and methods of computations used in the preparation of the financial statements are consistent with those adopted in the audited financial statements for the financial year ended 30 June 2025 except for the adoption of the new or revised standards, IC Interpretations and amendments to standards.

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

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

- A2 Our principal business operations are not significantly affected by any seasonal or cyclical factors except for:
- (i) the property development division which is affected by the prevailing cyclical economic conditions;
 - (ii) 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; and
 - (iii) the toto betting operations may be positively impacted by the festive seasons.
- A3 (a) There were no unusual or material items affecting the Group in the current financial year ended 30 June 2026 other than as disclosed below:

Statement of Profit or Loss

Included under net investment related items were:

	3-month ended 30/06/2026 RM'000	12-month ended 30/06/2026 RM'000
Fair value gain on investment properties	11,089	9,923
Fair value gain of FVTPL investments	2,339	2,339
Gain on disposal of a business operation	-	1,783
Impairment loss of property, plant and equipment	(626)	(626)
Balance carried forward	<u>12,802</u>	<u>13,419</u>

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026
NOTES TO THE INTERIM FINANCIAL REPORT

- A3 (a) There were no unusual or material items affecting the Group in the current financial year ended 30 June 2026 other than as disclosed below (Cont'd):

Statement of Profit or Loss

Included under net investment related items were:

	3-month ended 30/06/2026 RM'000	12-month ended 30/06/2026 RM'000
Balance brought forward	12,802	13,419
Impairment loss on balance sale proceeds of Great Mall Project *	(117,904)	(117,904)
Loss on deemed disposal of subsidiary companies	(3,526)	(3,526)
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
Forfeiture of refundable deposit relating to disposal of foreign venture	42,356	42,356
Net impairment loss on amounts owing by associated companies	(2,732)	(2,732)
Impairment loss on intangibles assets- dealership rights	(15,836)	(15,836)
	<u>(42,869)</u>	<u>(42,252)</u>

* The impairment which is attributable to the Group, which holds 51% equity interest in GMOC, amounted to RM60.13 million.

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

- A4 The number of treasury shares held in hand as at 30 June 2026 were as follows :

	Average price per share RM	Number of shares	Amount RM'000
Total treasury shares at 1 July 2025 and 30 June 2026	0.39	111,487,104	43,939

As at 30 June 2026, the number of ordinary shares in issue with voting rights was 4,888,850,000 ordinary shares (30 June 2025 : 4,888,850,000).

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

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

REVENUE	External RM'000	Inter- segment RM'000	Total RM'000
Toto betting and related activities	3,066,269	-	3,066,269
Motor vehicle dealership	2,929,133	-	2,929,133
Property development and investment	397,544	7,099	404,643
Hotels and resorts	893,778	6,356	900,134
Clubs and others	130,152	48,708	178,860
Sub-total	7,416,876	62,163	7,479,039
Less: Inter-segment revenue	-	(62,163)	(62,163)
Total revenue	<u>7,416,876</u>	<u>-</u>	<u>7,416,876</u>

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026
NOTES TO THE INTERIM FINANCIAL REPORT

A6 Segmental information for the financial year ended 30 June 2026 (Cont'd):

RESULTS	RM'000
Toto betting and related activities	416,312
Motor vehicle dealership	(3,708)
Property development and investment	37,287
Hotels and resorts	55,866
Clubs and others	(17,608)
	<u>488,149</u>
Unallocated corporate items	(91,368)
	<u>396,781</u>
Investment related items, net:	
- Interest income	58,096
- Fair value gain on investment properties	9,923
- Gain on disposal of a business operation	1,783
- Fair value gain of FVTPL investments	2,339
- Impairment loss on balance sale proceeds of Great Mall Project	(117,904)
- Loss on deemed disposal of subsidiary companies	(3,526)
- Loss on disposal of land held for development	(24,937)
- Impairment loss of property, plant and equipment	(626)
- Gain on disposal of non-current assets classified as held for sale	66,908
- Reversal of refundable deposit payables	42,356
- Net impairment loss on amounts owing by associated companies	(2,732)
- Impairment loss on intangibles assets- dealership rights	(15,836)
- Dividend income	2,348
Investment related items, net	<u>18,192</u>
Share of results from associated companies	11,400
Share of results from joint ventures	302
Finance costs	(371,242)
Profit before tax	<u>55,433</u>
Taxation	(189,386)
Loss for the financial year	<u>(133,953)</u>

A7 There were no material events subsequent to the end of this current quarter that have not been reflected in the financial statements for the current financial year under review.

A8 There were no material changes in the composition of the Group for the financial year ended 30 June 2026 including business combination, acquisition or disposal of subsidiaries and restructuring and discontinuing operations except for those disclosed below:

- (i) Bradshaw Webb (Chelsea) Limited and J M Developments (UK) Limited, both wholly-owned subsidiary companies of Sports Toto Berhad Group, were dissolved during the current financial year;
- (ii) The Company had acquired 100% equity interest in CI Berjaya Airways Berhad ("CBA") for total cash consideration of RM1 and the intended principal activities of CBA are provision of aircraft maintenance and undertake any related or ancillary activities supporting the aviation industry;
- (iii) Bahan Cendana Sdn Bhd, a wholly owned subsidiary of the Company had acquired 100% equity interest in Berjaya Hotel India Private Limited ("BHI") for 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;

UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026
NOTES TO THE INTERIM FINANCIAL REPORT

- A8 There were no material changes in the composition of the Group for the financial year ended 30 June 2026 including business combination, acquisition or disposal of subsidiaries and restructuring and discontinuing operations except for those disclosed below (Cont'd):
- (iv) Amat Muhibah Sdn Bhd, a wholly-owned subsidiary company 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 Company upon the appointment of the liquidators to undertake the Creditors' Voluntary Winding Up;
 - (v) The Group had acquired 100% equity interest in Berjaya Hakone Kabushiki Kaisha ("BHakone") for total cash consideration of JPY100,000 and the intended principal activities of BHakone are real estate and hotel operation related activities; and
 - (vi) The Group has struck off the following dormant subsidiary companies:
 - Berjaya HT Eco Company Limited; and
 - BDS Smart City Co. Ltd.
- A9 There were no material changes in contingent liabilities since the last audited statement of financial position as at 30 June 2025, except for as disclosed in Note B9(c).
- A10 There were no material changes in capital commitments since the last audited statement of financial position as at 30 June 2025.

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B1 The main operating businesses of the Group are number forecast operations ("NFO") which includes toto betting operations and related activities, auto retailing and provision of aftersales services, property development and investment and the operations of hotels and resorts. The key factors (other than general economic conditions) affecting the performance of the main operating businesses in the Group are as follows:

Number forecast operations

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

Auto retailing and provision of aftersales services

- the automotive trend, supply chain in prestige and specialist cars in the United Kingdom ("UK").

Property development and investment

- 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.

Operations of hotels and resorts

- 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.

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.

Review of Results For the Current Quarter Ended 30 June 2026

The summarised results of the Group are as follows:

	3-Month Ended		
	30/06/2026	30/06/2025	+/(-) %
	RM'000	RM'000	
Revenue	<u>1,922,673</u>	<u>1,910,209</u>	<u>1</u>
Profit from operations	<u>182,991</u>	<u>103,820</u>	<u>76</u>
Profit before tax	<u>48,446</u>	<u>15,445</u>	<u>214</u>

The Group registered a revenue of RM1.92 billion and pre-tax profit of RM48.45 million in the current quarter ended 30 June 2026 as compared to a revenue of RM1.91 billion and pre-tax profit of RM15.45 million in the previous year corresponding quarter.

The higher Group revenue was mainly attributed due to the higher revenue reported by property development and investment business segment from the development projects at Residensi Oak at Bukit Jalil, Pangsapuri Azalea at Subang Heights and Jesselton Courtyard at Jesselton Selatan, Penang which are progressing well as scheduled, coupled with increased revenue generated from its construction activities.

The above offset the lower revenue reported by:

- (i) STM Lottery Sdn Bhd ("STM Lottery") from lower average sales per draw attributable to lower accumulated jackpot prizes and from lesser number of draws conducted in the current quarter under review (40 draws versus 41 draws), while the previous year corresponding quarter benefitted from stronger sales driven by higher accumulated jackpot from the Supreme Toto 6/58 game;
- (ii) H.R. Owen Plc ("H.R. Owen"), mainly due to a drop in revenue from the new car sector following transition gaps between new vehicle model launches and challenging economic environment. When translated to Ringgit Malaysia, its revenue declined further due to the unfavourable foreign exchange translation effect; and

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Review of Results For the Current Quarter Ended 30 June 2026 (Cont'd)

The above offset the lower revenue reported by (cont'd):

- (iii) the hotels and resorts business segment reported lower overall occupancy rates and overall average room rates during the current quarter under review, primarily due to softer leisure demand arising from the ongoing Middle East crisis.

The Group reported higher pre-tax profit in the current quarter mainly due to:

- (i) STM Lottery's higher pre-tax profit despite its lower revenue due to lower operating expenses incurred;
- (ii) the higher profit contribution from property development and investment business segment mainly due to its higher revenue; and
- (iii) the hotels and resorts business segment reported higher contribution despite its lower revenue, mainly due to the gain on disposal of property, plant and equipment.

The above offset the lower contribution from H.R. Owen in line with the lower revenue reported and the net investment related expenses amounting to RM42.87 million as disclosed in Note A3 (a). During the current quarter, the Group recognised an additional non-cash impairment of RM117.90 million on the balance sales proceeds of Great Mall Project following the continued delay in enforcement proceedings. The impact of this impairment was partially offset by the gain arising on the disposal of several foreign ventures amounting to RM109.26 million.

Review of Results For the Financial Year

The summarised results of the Group are as follows:

	12-Month Ended		
	30/06/2026	30/06/2025	+ / (-)
	RM'000	RM'000	%
Revenue	<u>7,416,876</u>	<u>7,578,847</u>	<u>(2)</u>
Profit from operations	<u>396,781</u>	<u>408,579</u>	<u>(3)</u>
Profit before tax	<u>55,433</u>	<u>162,257</u>	<u>(66)</u>

For the financial year ended 30 June 2026 under review, the Group registered a revenue of RM7.42 billion and pre-tax profit of RM55.43 million as compared to a revenue of RM7.58 billion and pre-tax profit of RM162.26 million in the previous financial year.

The lower Group revenue recorded was mainly due to:

- (i) STM Lottery reported a drop in revenue of 5.3% as compared to the previous year mainly due to lesser number of draws conducted in the current financial year (163 draws versus 164 draws). In addition, the previous financial year had benefitted from stronger sales performance, particularly from the Supreme Toto 6/58 game;
- (ii) H.R. Owen reported a lower revenue by 7.1% mainly due to lower sales volume in both new and used car sector. Demand in the new car sector remained subdued due to extended product life cycles leading to oversupply by certain manufacturers and the limited availability of transition models, which has unusually stifled the model mix. When translated to Ringgit Malaysia, revenue declined by 10.7% mainly due to unfavourable foreign exchange translation effect; and
- (iii) the marginally lower revenue reported by the hotels and resorts business segment, which was primarily due to the lower overall average occupancy rates as well as the softer leisure demand arising from the ongoing Middle East crisis.

The above was mitigated by higher revenue from the property development and investment business segment mainly due to its ongoing scheduled projects, namely, Residensi Oak at Bukit Jalil, Pangsapuri Azalea at Subang Heights and Jesselton Courtyard at Jesselton Selatan, Penang.

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Review of Results For the Financial Year (Cont'd)

The Group reported a lower pre-tax profit as compared to the previous financial year mainly due to:

- (i) the lower pre-tax profit from STM Lottery, mainly due to lower revenue as mentioned above;
- (ii) H.R. Owen incurred a loss mainly due to lower sales with margin pressure;
- (iii) the lower contribution from the hotels and resorts business segment due to lower revenue as mentioned above;
- (iv) unfavourable foreign currency translation effect due to the strengthening of Ringgit Malaysia; and
- (v) the net investment related expenses amounting to RM42.25 million incurred by the Group in the current financial year as disclosed in Note A3 (a).

During the current financial year, the Group recognised an additional non-cash impairment of RM117.90 million on the balance sales proceeds of Great Mall Project following the continued delay in enforcement proceedings. The impact of this non-cash impairment was partially offset by the gain arising on the disposal of several foreign ventures amounting to RM109.26 million. In the previous year, the Group benefitted from the dividend distribution from an associated company in excess of its carrying value amounting to RM68.06 million.

The above factors were mitigated by the better performance from property development and investment business segment mainly due to its higher revenue as mentioned above.

B2 Review of Results of Fourth Quarter Vs Third Quarter

	3-Month Ended 30/06/2026 RM'000	3-Month Ended 31/03/2026 RM'000	+/(-) %
Revenue	<u>1,922,673</u>	<u>1,833,890</u>	<u>5</u>
Profit from operations	<u>182,991</u>	<u>75,452</u>	<u>143</u>
Profit before tax	<u>48,446</u>	<u>1,247</u>	<u>3,785</u>

For the current quarter ended 30 June 2026, the Group reported a revenue of RM1.92 billion and pre-tax profit of RM48.45 million as compared to a revenue of RM1.83 billion and pre-tax profit of RM1.25 million in the preceding quarter ended 31 March 2026.

The Group reported higher revenue in the current quarter mainly due to:

- (i) H.R. Owen reported an increase in revenue in current quarter, mainly driven by higher value one-off sales in the used car sector but partially offset by lower sales in the new car sector;
- (ii) higher revenue reported by the property development and investment business segment was attributed to its projects, namely Residensi Oak at Bukit Jalil, Pangsapuri Azalea at Subang Heights and Jesselton Courtyard at Jesselton Selatan, Penang; and
- (iii) higher revenue reported by the hotels and resorts business segment mainly due to the higher overall average room rates.

The above offset the lower revenue from STM Lottery with lesser number of draws in the current quarter (40 draws versus 41 draws) coupled with lower accumulated jackpot prizes.

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B2 Review of Results of Fourth Quarter Vs Third Quarter (Cont'd)

The Group reported a higher pre-tax profit in the current quarter mainly due to:

- (i) better performance from the property development and investment business segment due to higher revenue achieved during the current quarter under review; and
- (ii) higher profit contribution from the hotels and resorts business segment in line with its higher revenue.

The above offset:

- (i) the lower profit contribution from STM Lottery, mainly due to lower revenue recorded and higher prize payout during the current quarter under review;
- (ii) the lower contribution from H.R. Owen mainly due to soft demand resulting from the global economic uncertainties coupled with the fact that preceding quarter benefitted from the seasonal UK number plate change month for new cars; and
- (iii) the net investment related expenses amounting to RM42.87 million as disclosed in Note A3 (a).

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.

B4 There is no profit forecast for the financial year under review.

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B5 Profit before tax is stated after charging/(crediting):

	3-month ended 30/06/2026 RM'000	12-month ended 30/06/2026 RM'000
Interest income	(10,401)	(58,096)
Dividend income	(1,834)	(2,348)
Other income excluding dividend and interest income	(79,383)	(103,553)
Depreciation of property, plant and equipment	35,764	133,987
Depreciation of right-of-use assets	30,348	111,715
Gain on disposal of property, plant and equipment	(31,699)	(33,907)
Amortisation of intangible assets	1,513	3,410
(Reversal)/provision for impairment loss on receivables (net)	(356)	1,229
Inventories written off	-	6,244
Net foreign exchange (gain)/loss	(6,754)	50,787
Fair value gain on investment properties	(11,089)	(9,923)
Fair value gain of FVTPL investments	(2,339)	(2,339)
Impairment loss of property, plant and equipment	626	626
Impairment loss on balance sale proceeds of Great Mall Project *	117,904	117,904
Loss on deemed disposal of subsidiary companies	3,526	3,526
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)
Forfeiture of refundable deposit relating to disposal of foreign venture	(42,356)	(42,356)
Net impairment loss on amounts owing by associated companies	2,732	2,732
Impairment loss on intangibles assets- dealership rights	<u>15,836</u>	<u>15,836</u>

* The impairment which is attributable to the Group, which holds 51% equity interest in GMOC, amounted to RM60.13 million.

B6 The taxation charges for the current quarter and financial year ended 30 June 2026 were detailed as follows:

	3-month ended 30/06/2026 RM'000	12-month ended 30/06/2026 RM'000
Malaysian income tax	43,499	160,660
Foreign tax	11,451	15,183
Deferred taxation	<u>16,234</u>	<u>13,543</u>
	<u>71,184</u>	<u>189,386</u>

The disproportionate tax charge of the Group for the current quarter and financial year ended 30 June 2026 was mainly due to certain expenses being disallowed for tax purposes and the non-availability of the Group tax relief in respect of losses incurred by certain subsidiary companies.

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B7 The corporate proposals announced by the Group but not completed as at the date of this announcement are listed below:

- (a) On 19 July 2004, the Company announced that Selat Makmur Sdn Bhd now known as Berjaya Tagar Sdn Bhd ("BTSB"), a subsidiary company of Berjaya Land Development Sdn Bhd then, which in turn is a wholly owned subsidiary of the Company, had on even date entered into a conditional sale and purchase agreement with Selangor Turf Club ("STC") for the acquisition of 3 parcels of leasehold land measuring a total area of approximately 244.7926 acres located in Sungai Besi together with all existing buildings and fixtures erected thereon from STC ("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 with a transfer of 750 acres of land located in Sungai Tinggi ("Sungai Tinggi Land") with a newly built turf club thereon ("STC Proposals") ("SPA"). BTSB had proposed to acquire 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").

The Company had on 13 October 2004 and 14 November 2004 announced that the approvals from the Foreign Investment Committee ("FIC") and shareholders have been obtained for the STC Proposals.

Subsequently, on 28 June 2010, the Company announced the status of the conditions precedent ("CP") as follows:

- 1 Approval of the FIC for the STC Proposals was obtained on 12 October 2004.
- 2 Approval of the FIC for the acquisition of the Sungai Tinggi Land by STC was obtained on 21 October 2004.
- 3 Approvals of the shareholders of BTSB, the Company, BCity and Berjaya Group Berhad for the STC Proposals was obtained on November 2004.
- 4 Approvals of the State Authority Consent for the transfer of the portion of Sungai Besi Land in favour of BTSB was obtained on 11 January 2005. However, the consent had lapsed and application will be re-submitted after item 6 of the CP below is fulfilled.
- 5 The agreement between STC and BTSB on the layout plans, building plans, designs, drawings and specifications for the new turf club is still pending the fulfillment of item 6 of the CP below.
- 6a. The approval for the master layout plan for Sungai Tinggi Land which was obtained on 11 February 2008 is to be re-tabled due to the change of the Selangor State government and SMSB is awaiting the decision from the Selangor State government.
- 6b. The approval for the Majlis Daerah Hulu Selangor ("MDHS") for the Development Order, Earthworks and Infrastructure and Building Plan pertaining to the construction of the new turf club is pending as MDHS is unable to process the application until item 6a above is fulfilled.
- 6c. The approval of the State Exco of Selangor for the conversion and sub-division of Sungai Tinggi Land is pending as the application will only be tabled at the State Exco of Selangor after approvals for items 6a and 6b are obtained.

As announced on 16 August 2010, CP no. 4, 5, 6a, 6b and 6c above have yet to be fulfilled.

On 29 January 2010, the Company announced that STC and BTSB have mutually agreed to an extension of time to 18 January 2011 to fulfil the conditions precedent ("CP") in the abovementioned conditional sale and purchase agreement. This extension of time was further extended by STC to 18 January 2012. Subsequently, on 22 December 2011, the Company announced that STC granted an extension of time from 19 January 2012 to 18 January 2013.

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B7 The corporate proposals announced by the Group but not completed as at the date of this announcement are listed below (cont'd):

On 13 August 2012, the Company announced that BTBSB and STC had entered into a supplemental to mutually vary certain terms of the SPA ("Supplemental Agreement"), details of which are as follows:

- if there is any CP remains outstanding, BTBSB shall be entitled to request from STC further extension of time to fulfil the CPs pursuant to the proposed acquisition of Sungai Besi Land. STC shall grant an extension of one year subject to a cash payment of RM3.0 million by SMSB for such extension; and
- upon signing the Supplemental Agreement, BTBSB shall pay STC an advance part payment of RM7.0 million which will be deducted from the cash portion of the consideration of RM35.0 million. The balance of the purchase consideration shall be paid within 33 months from the date of the last CP is fulfilled or such date as mutually extended.

Pursuant to the aforesaid Supplemental Agreement, the period is extended for another year to 18 January 2027 to fulfil the conditions precedent below:

- 1 renewal of consent by Land and Mines Department (Federal) for the transfer to BTBSB of the portion of 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 resides 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 include 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, the Company announced that further to the legal proceedings instituted by the Company, BTBSB 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 Shah Alam High Court had on 9 November 2017 decided on the judicial review in favour of the Applicants.

The judgement rendered on 9 November 2017 was as follows:

- 1 The Applicants' application against the 2nd, 3rd, 4th, 6th, 7th and 8th Respondents are dismissed with costs of RM2,000.00 awarded to the 2nd, 3rd, 4th, 6th, 7th and 8th Respondents respectively.
- 2 The Applicants are allowed to proceed with the development.
- 3 The Applicants are required to submit the relevant documents to the relevant technical departments for comments.
- 4 The technical departments are 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.

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B7 The corporate proposals announced by the Group but not completed as at the date of this announcement are listed below (cont'd):

The judgement rendered on 9 November 2017 was as follows (cont'd):

- 5 Pursuant to an order in the nature of mandamus, the 1st and 5th Respondents are 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 are 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.
- 7 The 1st and 5th Respondents are ordered to pay the Applicants compensation for any loss suffered by the Applicants. The amount of such compensation will be assessed in subsequent proceedings.

Further to the above, on 14 December 2017, the Company 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 judgement 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 judgement ("Assessment Proceedings").

The Court of Appeal has granted a stay of execution of the 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 has been vacated by the Court of Appeal. The Court of Appeal will instead hear a motion by the Selangor State Government to adduce further evidence in this matter. The Court of Appeal has then 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.

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 was fixed for hearing on the same day as the hearing of the Main Appeal, that was 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) that came 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.

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B7 The corporate proposals announced by the Group but not completed as at the date of this announcement are listed below (cont'd):

Subsequently, the State Government has withdrawn both the 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 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 are no further proceedings on both the Assessment Proceedings and the Extension of Time Application at the Shah Alam High Court. Hence, there is 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.

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 the 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:

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B7 The corporate proposals announced by the Group but not completed as at the date of this announcement are listed below (cont'd):

- 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 judgement 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.

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.

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B7 The corporate proposals announced by the Group but not completed as at the date of this announcement are listed below (cont'd):

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) On 16 December 2015, the Company announced that Berjaya (China) Great Mall Co. Ltd ("GMOC"), a 51%-owned subsidiary of Berjaya Leisure (Cayman) Limited ("BLCL"), which in turn is a wholly-owned subsidiary of the Company 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 has 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, the Company announced that the Proposed Disposal has 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 will be received by November 2017 ("Final Instalment").

Subsequently, on 28 April 2017, the Company announced that following the completion of the Proposed Disposal, GMOC has 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 revise 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, the Company 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 will 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.

On 19 January 2018, the Company 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 interests as well as other reliefs.

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B7 The corporate proposals announced by the Group but not completed as at the date of this announcement are listed below (cont'd):

The arbitral tribunal was constituted and the procedural timetable was determined by the tribunal for pre-trial preparations, including closing of pleadings, discovery of documents 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, the Company announced that GMOC has 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;

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

- (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. 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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B7 The corporate proposals announced by the Group but not completed as at the date of this announcement are listed below (cont'd):

- (c) On 4 June 2018, the Company announced that BLCL had entered into a Capital Transfer Agreement for the proposed disposal by BLCL of the entire resultant 32.5% of the capital contribution in Berjaya Vietnam Financial Center Limited ("BVFC") to Vinhomes Joint Stock Company ("Vinhomes") and Can Gio Tourist City Corporation for a cash consideration of VND884.93 billion (equivalent to approximately RM154.86 million) ("Proposed BVFC Disposal"). The Proposed BVFC Disposal is pending completion.

Initially, BLCL's capital contribution of VND967.31 billion comprised and represented 100% of the charter capital of BVFC. However, following the conditions imposed by the Vietnamese authorities, BVFC was required to increase its charter capital and Vinhomes had in March 2018 injected fresh capital contribution amounting to VND2,008.69 billion (equivalent to approximately RM352 million) into BVFC to fulfill the above requirement which accordingly resulted in a dilution of BLCL's holding in the charter capital of BVFC to 32.5%.

B8	Group borrowings and debt securities as at 30 June 2026:	RM'000	RM'000
	<u>Short term borrowings</u>		
	Secured		
	Denominated in RM	866,417	
	Denominated in GBP (GBP6,841,000) *	36,898	
	Denominated in Euro (€54,157,000) *	248,701	
	Denominated in PHP (PHP49,522,000) *	3,290	
	Denominated in SCR (SCR3,924,000) *	1,187	
	Denominated in JPY (JPY188,000,000) *	4,717	
			1,161,210
	Secured Medium Term Notes (Denominated in RM)		34,851
	Secured Sukuk Wakalah Medium Term Notes (Denominated in RM)		480,200
	Secured hire purchase payables		
	Denominated in RM	4,884	
	Denominated in USD (USD1,293,000) *	5,251	
			10,135
	Secured vehicle stocking loans		
	Denominated in GBP (GBP75,178,000) *		405,486
	Sub-total short term borrowings		<u>2,091,882</u>

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B8	Group borrowings and debt securities as at 30 June 2026 (cont'd):	RM'000	RM'000
	<u>Long term borrowings</u>		
	Secured		
	Denominated in RM	1,062,038	
	Denominated in Euro (€995,000) *	4,613	
	Denominated in GBP (GBP22,449,000) *	121,081	
	Denominated in USD (USD46,373,000) *	188,320	
	Denominated in PHP (PHP136,917,000) *	9,096	
	Denominated in JPY (JPY20,121,187,000) *	507,505	
			1,892,653
	Secured Medium Term Notes (Denominated in RM)		953,426
	Secured Sukuk Wakalah Medium Term Notes (Denominated in RM)		57,000
	Secured hire purchase payables		
	Denominated in RM	9,395	
	Denominated in USD (USD2,785,000) *	11,310	
			20,705
	Sub-total long term borrowings		<u>2,923,784</u>
	Total borrowings		<u>5,015,666</u>

* Converted at the respective exchange rates prevailing as at 30 June 2026

B9 There was no pending material litigation as at the date of this announcement other than as disclosed below:

(a) GMOC Project Arbitration Proceedings

Reference is made to Note B7 (b).

On 19 January 2018, the Company 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 interests ("Outstanding Payment") as well as 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.

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B9 There was no pending material litigation as at the date of this announcement other than as disclosed below (cont'd):

(a) GMOC Project Arbitration Proceedings (Cont'd)

On 27 May 2020, the Company announced that GMOC has 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. 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.

(b) BCity Project Legal Proceedings

Reference is made to Note B7(a).

On 10 November 2017, the Company announced that further to the legal proceedings instituted by the Company, BTTB 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 Shah Alam High Court had on 9 November 2017 decided on the judicial review in favour of the Applicants.

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B9 There was no pending material litigation as at the date of this announcement other than as disclosed below (cont'd):

(b) BCity Project Legal Proceedings (Cont'd)

Further to the above, on 14 December 2017, the Company 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 judgement 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 judgement ("Assessment Proceedings").

The Court of Appeal has granted a stay of execution of the Shah Alam High Court judgement 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 has been vacated by the Court of Appeal. The Court of Appeal will instead hear a motion by the Selangor State Government to adduce further evidence in this matter. The Court of Appeal has then 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.

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 has withdrawn both the 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 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").

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B9 There was no pending material litigation as at the date of this announcement other than as disclosed below (cont'd):

(b) BCity Project Legal Proceedings (Cont'd)

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 are no further proceedings on both the Assessment Proceedings and the Extension of Time Application at the Shah Alam High Court. Hence, there is 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.

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 the 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 judgement on the Compensation Sum.

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B9 There was no pending material litigation as at the date of this announcement other than as disclosed below (cont'd):

(b) BCity Project Legal Proceedings (Cont'd)

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.

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.

(c) 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 52.6% subsidiary company of the Company, 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 has 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 has 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.

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B9 There was no pending material litigation as at the date of this announcement other than as disclosed below (cont'd):

(c) Amat Muhibah Tax Dispute (Cont'd)

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 24 September 2025, the SCIT was informed that the hearing at the Federal Court was fixed on 8 October 2025.

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 sight 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.

On 8 August 2022, IRB informed the High Court that it has filed an application to intervene ("IRB Application to Intervene"). At a 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.

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B9 There was no pending material litigation as at the date of this announcement other than as disclosed below (cont'd):

(c) Amat Muhibah Tax Dispute (Cont'd)

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 date for AGC Notice of Motion on 13 May 2025.

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 AGC Notice of Motion.

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.

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B9 There was no pending material litigation as at the date of this announcement other than as disclosed below (cont'd):

(c) Amat Muhibah Tax Dispute (Cont'd)

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.

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

B11 The basic and fully diluted earnings/(loss) per share are calculated as follows:

	Group (3-month period)			
	30/06/2026	30/06/2025	30/06/2026	30/06/2025
	RM'000	RM'000	sen	sen
Net profit/(loss) for the current quarter attributable to equity holders of the Parent	<u>1,803</u>	<u>(15,425)</u>		
Weighted average number of ordinary shares in issue with voting rights ('000)	<u>4,888,850</u>	<u>4,888,850</u>		
Basic earnings/(loss) per share			<u>0.04</u>	<u>(0.32)</u>

	Group (12-month period)			
	30/06/2026	30/06/2025	30/06/2026	30/06/2025
	RM'000	RM'000	sen	sen
Net loss for the financial year attributable to equity holders of the Parent	<u>(182,880)</u>	<u>(100,551)</u>		
Weighted average number of ordinary shares in issue with voting rights ('000)	<u>4,888,850</u>	<u>4,891,225</u>		
Basic loss per share			<u>(3.74)</u>	<u>(2.06)</u>

There are no potential ordinary shares outstanding as at 30 June 2026. As such, the fully diluted earnings/(loss) per share of the Group is equivalent to the basic earnings/(loss) per share.