Building Lifestyles, Building Trust

EUPE CORPORATION BERHAD
[Registration No.: 199601005416 (377762-V)]
(Incorporated in Malaysia)

CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

EUPE CORPORATION BERHAD
[Registration No.: 199601005416 (377762-V)]

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

	QUARTER ENDED		YEAR-TO-DATE ENDED	
	31.08.2025	**31.08.2024**	**31.08.2025**	**31.08.2024**
	RM'000	**RM'000**	**RM'000**	**RM'000**
Revenue	90,041	103,128	172,984	215,202
Cost of sales	(69,751)	(79,159)	(134,003)	(168,266)
Gross profit	20,290	23,969	38,981	46,936
Other operating income	2,392	8,083	3,704	9,002
Marketing and distribution expenses	(1,221)	(1,734)	(2,773)	(3,375)
Administrative expenses	(4,814)	(5,463)	(8,947)	(10,716)
Other operating expenses	(789)	(3,149)	(1,583)	(4,140)
Finance costs	(957)	(563)	(1,668)	(1,379)
Profit before tax	**14,901**	**21,143**	**27,714**	**36,328**
Tax expense	(3,639)	(4,367)	(7,214)	(8,773)
Profit/Total comprehensive income for the financial quarter/period	**11,262**	**16,776**	**20,500**	**27,555**
Profit/Total comprehensive income attributable to:				
Equity holders of the Company	9,454	14,838	17,122	24,275
Non-controlling interests	1,808	1,938	3,378	3,280
	11,262	16,776	20,500	27,555
Basic Earnings Per Share ("EPS") attributable to equity holders of the Company (sen)	6.43	10.08	11.64	16.72

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 28 February 2025 and the accompanying explanatory notes attached to these Condensed Reports.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 AUGUST 2025

	AS AT 31.08.2025 RM'000	AS AT 28.02.2025 RM'000	MOVEMENT RM'000
ASSETS			
Non-current assets			
Property, plant and equipment	56,088	56,009	79
Right-of-use assets	1,855	2,328	(473)
Inventories - land held for property development	408,978	399,084	9,894
Investment properties	48,203	49,111	(908)
Deferred tax assets	2,270	2,043	227
	517,394	508,575	8,819
Current assets			
Inventories - property development costs	75,487	103,358	(27,871)
Inventories - completed properties and others	14,004	14,897	(893)
Contract costs	7,701	11,634	(3,933)
Contract assets	131,200	102,636	28,564
Trade and other receivables	27,125	37,733	(10,608)
Sinking funds	718	685	33
Tax recoverable	1,569	572	997
Deposits, cash and bank balances	157,013	147,792	9,221
	414,817	419,307	(4,490)
TOTAL ASSETS	932,211	927,882	4,329

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 AUGUST 2025 (CONT'D)

	AS AT 31.08.2025 RM'000	AS AT 28.02.2025 RM'000	MOVEMENT RM'000
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital	151,391	151,768	(377)
Reserves	393,365	379,518	13,847
	544,756	531,286	13,470
Non-controlling interests	15,813	12,435	3,378
TOTAL EQUITY	560,569	543,721	16,848
Non-current liabilities			
Long-term borrowings	193,467	207,538	(14,071)
Lease liabilities	1,284	1,510	(226)
Deferred tax liabilities	11,680	12,401	(721)
	206,431	221,449	(15,018)
Current liabilities			
Contract liabilities	5,461	21	5,440
Trade and other payables	66,649	70,889	(4,240)
Provisions	8,744	9,973	(1,229)
Short-term borrowings	78,735	76,143	2,592
Lease liabilities	672	919	(247)
Current tax payables	4,950	4,767	183
	165,211	162,712	2,499
TOTAL LIABILITIES	371,642	384,161	(12,519)
TOTAL EQUITY AND LIABILITIES	932,211	927,882	4,329
Number of ordinary shares ('000)	*146,795*	*147,200*	
Net assets per share attributable to equity holders of the Company (RM)	3.71	3.61	

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 28 February 2025 and the accompanying explanatory notes attached to these Condensed Reports.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

	← Attributable to equity holders of the Company →						
			Non-Distributable	Distributable			
	Share capital RM'000	Treasury shares RM'000	Share options reserve RM'000	Retained earnings RM'000	Total RM'000	Non - controlling interests RM'000	Total equity RM'000
At 1 March 2025	151,768	-	303	379,215	531,286	12,435	543,721
Profit for the financial quarter	-	-	-	17,122	17,122	3,378	20,500
Purchase of treasury shares	-	(377)	-	-	(377)	-	(377)
Dividend payable	-	-	-	(3,233)	(3,233)	-	(3,233)
Lapse of Employee Share Options Scheme	-	-	(42)	-	(42)	-	(42)
At 31 August 2025	151,768	(377)	261	393,104	544,756	15,813	560,569
At 1 March 2024	145,005	-	-	338,571	483,576	16,888	500,464
Profit for the financial quarter	-	-	-	24,275	24,275	3,280	27,555
Issuance of ordinary shares	6,763	-	-	-	6,763	-	6,763
Dividend payable	-	-	-	(3,238)	(3,238)	-	(3,238)
Dividend paid by subsidiaries to non-controlling interests	-	-	-	-	-	(7,950)	(7,950)
At 31 August 2024	151,768	-	-	359,608	511,376	12,218	523,594

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 28 February 2025 and the accompanying explanatory notes attached to these Condensed Reports.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW
FOR THE FINANCIAL YEAR-TO-DATE ENDED 31 AUGUST 2025

	YEAR-TO-DATE ENDED	
	31.08.2025	**31.08.2024**
	RM'000	**RM'000**
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash receipts from customers	160,911	256,197
Cash payments to suppliers and creditors	(106,846)	(157,867)
Cash payments to employees and for expenses	(15,972)	(12,602)
Cash generated from operations	38,093	85,728
Deposit paid	(947)	(336)
Insurance claim received	148	-
Rental income received	242	317
Tax paid	(8,975)	(5,301)
Net cash generated from operating activities	28,561	80,408
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income received	1,558	841
Net changes in fixed deposits pledged	(232)	3,953
Proceed from disposal of property, plant and equipment	5	50
Proceed from sale of investment properties	-	900
Purchase of lands	-	(105,796)
Purchase of property, plant and equipment	(1,189)	(887)
Purchase of right-of-use assets	-	(137)
Purchase of investment property	(1)	(215)
Net cash generated from/(used in) investing activities	141	(101,291)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW FOR THE FINANCIAL YEAR-TO-DATE ENDED 31 AUGUST 2025 (CONT'D)

	YEAR-TO-DATE ENDED	
	31.08.2025	**31.08.2024**
	RM'000	**RM'000**
CASH FLOWS FROM FINANCING ACTIVITIES		
Issuance of share capital	-	6,763
Purchase of treasury shares	(377)	-
Dividend paid to non-controlling interests	-	(7,950)
Net repayment of lease liabilities	(473)	(321)
Net (repayment)/drawdown of term loans	(12,746)	46,741
Net drawdown of revolving credits	1,175	31,517
Bank overdraft interest paid	(96)	(98)
Lease liabilities interest paid	(59)	(48)
Revolving credits interest paid	(1,497)	(927)
Term loans interest paid	(5,731)	(4,460)
Net cash (used in)/generated from financing activities	(19,804)	71,217
Net increase in cash and cash equivalents	8,898	50,334
Cash and cash equivalents at beginning of financial period	135,278	63,911
Cash and cash equivalents at end of financial period	144,176	114,245
Cash and cash equivalents at end of financial period comprise the following :		
Cash and bank balances	120,697	78,519
Fixed deposits with licensed banks	36,316	48,867
	157,013	127,386
Less: Bank overdraft	(2,393)	(2,528)
Deposits pledged as collateral	(10,444)	(10,613)
	144,176	114,245

The Unaudited Condensed Consolidated Interim Financial Statements should be read in conjunction with the Audited Financial Statements for the financial year ended 28 February 2025 and the accompanying explanatory notes attached to these Condensed Reports.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

Part A: Explanatory Notes Pursuant to MFRS 134

A1 Basis of Preparation

The Condensed Consolidated Interim Financial Statements ("Condensed Report") have been prepared in accordance with *Malaysian Financial Reporting Standard ("MFRS") 134: Interim Financial Reporting*, paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad and requirements of the Companies Act 2016, where applicable.

This Condensed Report should be read in conjunction with the audited financial statements for the financial year ended 28 February 2025. The explanatory notes attached to the Condensed Report provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 28 February 2025.

A2 Accounting Policies

The accounting policies adopted in preparing this Condensed Report are consistent with those used in the audited financial statements for the financial year ended 28 February 2025, except for the adoption of new standards and amendments to the MFRSs as disclosed below:

A2.1 New MFRS and amendments to MFRSs adopted

For the preparation of the Condensed Report, the following new MFRS and amendments to MFRSs issued by the Malaysian Accounting Standards Board ("MASB") are mandatory for the first time for the financial year beginning on or after 1 January 2025:

- Amendments to MFRS 121 *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

The adoption of the above-mentioned new MFRS and other amendments to MFRSs has no material impact on the financial statements of the Group.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A2 Accounting Policies (cont'd)

A2.2 New MFRS and Amendments to MFRSs not yet effective

The following are amendments to MFRSs that have been issued by the MASB but have not been adopted by the Group:

Amendments to MFRSs effective for annual periods beginning on or after 1 January 2026

- Amendments to MFRS 7 *Financial Instruments: Disclosures* and MFRS 9 *Financial Instruments – Amendments to the Classification and Measurement of Financial Instruments*
- Amendments to MFRS 1, MFRS 7, MFRS 9, MFRS 10 and MFRS 107 *Annual Improvements to MFRS Accounting Standards – Volume 11*
- Amendments to MFRS 7 *Financial Instruments – Disclosures* and MFRS 9 *Financial Instruments – Contracts Referencing Nature-dependent Electricity*

New MFRS effective for annual periods beginning on or after 1 January 2027

- MFRS 18 *Presentation and Disclosure in Financial Statements*
- MFRS 19 *Subsidiaries without Public Accountability – Disclosures*

Amendments to MFRSs effective for annual periods beginning on or after a date yet to be confirmed

- Amendments to MFRS 10 *Consolidated Financial Statements* and MFRS 128 *Investment in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The initial application of new MFRS or amendments to MFRSs is not expected to have any material impact on the financial statements of the Group.

A3 Auditors' Report on Preceding Financial Year Financial Statements

The auditors' report on the financial statements for the financial year ended 28 February 2025 was unmodified.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A4 Seasonal or Cyclical Factors

The results for the financial quarter and year-to-date ended 31 August 2025 were not materially affected by seasonal or cyclical factors.

A5 Unusual Items due to their Nature, Size or Incidence

There were no unusual items affecting the assets, liabilities, net income or cash flows of the Group during the financial quarter and year-to-date ended 31 August 2025.

A6 Material Changes in Estimates

There were no changes in estimates that had any material effect during the financial quarter and year-to-date ended 31 August 2025.

A7 Debt and Equity Securities

During the current financial period under review, the Company conducted several shares buy-back with a total of 405,200 ordinary shares at prices ranging from RM0.895 to RM0.970 per ordinary share, for total cash consideration of RM375,357.

Other than the above, there was no issuance, cancellation, repurchase, resale or repayment of debt and equity securities in the current financial quarter review.

A8 Dividend Paid

There was no dividend paid during the current financial period under review.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A9 Segmental Reporting

Financial Quarter and Year-To-Date Ended 31 August 2025

	Property Development RM'000	Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Revenue	164,031	37,520	5,536	1,686	208,773
Elimination of inter-segment revenue	1	(35,203)	(360)	(227)	(35,789)
	164,032	2,317	5,176	1,459	172,984
Segment results	28,877	141	(1,088)	(106)	27,824
Interest income	1,493	53	9	3	1,558
Finance costs	(1,443)	(8)	(217)	-	(1,668)
Profit/(Loss) before tax	28,927	186	(1,296)	(103)	27,714
Tax (expense)/income	(7,020)	(45)	83	(232)	(7,214)
Profit/(Loss) for the period	21,907	141	(1,213)	(335)	20,500

As of 31 August 2025

	Property Development RM'000	Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Assets					
Segment assets	811,973	13,729	48,070	58,439	932,211
Liabilities					
Segment liabilities	66,360	19,649	6,164	7,267	99,440
Borrowings	247,894	18,350	5,958	-	272,202
	314,254	37,999	12,122	7,267	371,642

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A9 Segmental Reporting (cont'd)

Financial Quarter and Year-To-Date Ended 31 August 2024

	Property Development RM'000	Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Revenue	200,294	30,906	5,260	1,584	238,044
Elimination of inter-segment revenue	(6)	(22,419)	(88)	(329)	(22,842)
	200,288	8,487	5,172	1,255	215,202
Segment results	33,793	571	(3,894)	6,396	36,866
Interest income	678	151	12	-	841
Finance costs	(1,152)	(5)	(222)	-	(1,379)
Profit/(Loss) before tax	33,319	717	(4,104)	6,396	36,328
Tax (expense)/income	(8,348)	(442)	162	(145)	(8,773)
Profit/(Loss) for the period	24,971	275	(3,942)	6,251	27,555

As of 31 August 2024

	Property Development RM'000	Construction RM'000	Chalet & Golf Management RM'000	Others RM'000	Total RM'000
Assets					
Segment assets	803,126	20,498	48,527	51,672	923,823
Liabilities					
Segment liabilities	93,337	19,742	6,862	6,072	126,013
Borrowings	252,153	15,500	6,563	-	274,216
	345,490	35,242	13,425	6,072	400,229

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

Part A: Explanatory Notes Pursuant to MFRS 134 (cont'd)

A10 Related Party Disclosures

All related party transactions within the Group had been entered into in the normal course of business and were carried out on normal commercial terms.

A11 Valuation of Investment Properties

The Group has adopted the fair value model for its investment properties, but there is no significant or indicative change in the fair value of the investment properties since the financial year ended 28 February 2025.

A12 Significant Event Subsequent to the Reporting Period

There was no significant event subsequent to the end of current quarter up to the date of report.

A13 Changes in the Composition of the Group

There were no material changes in the composition of the Group for the financial quarter and year-to-date ended 31 August 2025.

A14 Contingent Liabilities and Assets

As of the date of this report, there were no material contingent liabilities arising from litigations and claims.

A15 Capital Commitments

As of the date of this report, there were no material capital commitment outstanding or arising.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad

B1 Review of Performance

Revenue	Quarter Ended			Year-To-Date Ended		
	31.08.2025 Q2FY2026	31.08.2024 Q2FY2025	CHANGES	31.08.2025 6MFY2026	31.08.2024 6MFY2025	CHANGES
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property Development	85,621	96,044	(10,423)	164,032	200,288	(36,256)
Construction	1,041	3,780	(2,739)	2,317	8,487	(6,170)
Chalet & Golf Management	2,644	2,669	(25)	5,176	5,172	4
Others	735	635	100	1,459	1,255	204
Total	**90,041**	**103,128**	**(13,087)**	**172,984**	**215,202**	**(42,218)**

Pre-tax Profit/(Loss)	Quarter Ended			Year-To-Date Ended		
	31.08.2025 Q2FY2026	31.08.2024 Q2FY2025	CHANGES	31.08.2025 6MFY2026	31.08.2024 6MFY2025	CHANGES
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Property Development	15,400	17,528	(2,128)	28,927	33,319	(4,392)
Construction	93	70	23	186	717	(531)
Chalet & Golf Management	(500)	(3,255)	2,755	(1,296)	(4,104)	2,808
Others	(92)	6,800	(6,892)	(103)	6,396	(6,499)
Total	**14,901**	**21,143**	**(6,242)**	**27,714**	**36,328**	**(8,614)**

Q2FY2026 vs Q2FY2025

The Group recorded a decrease in total revenue for the financial quarter ended 31 August 2025 ("Q2FY2026") of RM13.1 million or 12.7% to RM90.0 million, compared to RM103.1 million in corresponding financial quarter ("Q2FY2025"). The reduction of revenue was primarily attributable from the Property Development Division, from slower progress at Helix2@PJ South ("Helix2") and Villa Natura, both of which are nearing completion.

The decrease of revenue translated into a lower Group pre-tax profit of RM14.9 million in Q2FY2026, a decrease of RM6.2 million or 29.5% from RM21.1 million in Q2FY2025. This was primarily due to the absence of gains from fair value adjustments on investment properties, which totalled RM7.2 million offset by write off of theme park asset, The Carnivall Theme Park of RM2.3 million and higher expenses for corporate exercises in Q2FY2025. However in Q2FY2026 there were also decrease in staff costs which help to improve the result for Q2FY2026.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B1 Review of Performance (cont'd)

6MFY2026 vs 6MFY2025

Similar to the quarterly results reported above, the Group posted lower revenue and pretax profit of RM173.0 million and RM27.7 million respectively for the six-month period ended 31 August 2025 ("6MFY2026"). This represented a decrease in revenue of RM42.2 million or 19.6% and a decrease in pre-tax profit of RM8.6 million or 23.7% compared to the corresponding financial period ("6MFY2025").

The decline in the Group's revenue and pre-tax profit for 6MFY2026 was primarily attributable to the Property Development Division, driven by slower site progress on Helix2 and Villa Natura, which are nearing completion. Additionally, other income was lower due to the absence of fair value adjustments on investment properties, which had contributed RM7.2 million offset by write off of theme park asset, The Carnivall Theme Park of RM2.3 million in the prior period.

The contribution from each of the Group's business division is as follows:

Property Development Division ("PDD")

PDD, as the largest contributor of the Group's revenue and profit, reported a decrease in revenue of RM10.4 million or 10.9% to RM85.6 million in Q2FY2026 from RM96.0 million in Q2FY2025.

For PDD's Central Region, revenue decreased slightly by RM1.0 million, mainly contributed by the Group's third and fourth Kuala Lumpur high-rise residential projects, namely Est8 and Helix2 respectively, both of which are nearly sold out.

For PDD's Northern Region, revenue decreased by RM9.4 million was mainly due to slower site progress of Villa Natura and The Somerset, both of which are nearing completion.

PDD's lower revenue translated into lower pre-tax profits of RM15.4 million in Q2FY2026, a decrease of RM2.1 million or 12.1%, compared to RM17.5 million in Q2FY2025.

For the 6MFY2026, PDD's revenue decreased to RM164.0 million, compared to RM200.3 million in 6MFY2025, a decrease of RM36.3 million or 18.1%. In line with this lower revenue, the Group registered a lower pre-tax profit of RM28.9 million in 6MFY2026, a decrease of RM4.4 million or 13.2% from RM33.3 million recorded for 6MFY2025.

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B1 Review of Performance (cont'd)

The contribution from each of the Group's business division is as follows (cont'd):

Construction Division ("CD")

CD's revenue is mainly derived from the supply of building materials to subcontractors in Northern Region.

CD recorded a lower revenue of RM1.0 million in Q2FY2026 and RM2.3 million in 6MFY2026, a decrease of RM2.7 million or 72.5% and RM6.2 million or 72.7% respectively, compared to the corresponding financial quarter and previous financial period.

The decrease was driven by lower demand for building materials for on-going project construction activities, namely Villa Natura P1 and P2.

CD recorded a pre-tax profit of RM0.1 million in Q2FY2026 and RM0.2 million in 6MFY2026, compared to a pre-tax profit of RM0.1 million in Q2FY2025 and RM0.7 million in 6MFY2025. The decrease in pre-tax profit in 6MFY2026 is in tandem with the decline in revenue for the period.

Chalet & Golf Management Division ("CGMD")

CGMD maintained its revenue of RM2.6 million in both quarters, Q2FY2026 and Q2FY2025, and RM5.2 million for both 6MFY2026 and 6MFY2025.

CGMD had lower pre-tax loss of RM0.5 million in Q2FY2026 and RM1.3 million in 6MFY2026, an decrease of RM2.8 million or 84.6% and RM2.8 million or 68.4% respectively, compared to the corresponding financial quarter and previous financial period.

The decrease in pre-tax loss was mainly due to the write-off of fixed assets for The Carnivall Theme Park amounting to RM2.3 million in previous financial period. Besides that, there were also reduction in operating expenses of RM0.5 million due to reduction in staff cost.

Others

The Others' division revenue represents rental income from the Group's investment properties offset by the Group's corporate expenses. Total revenue increased slightly to RM0.7 million in Q2FY2026 and RM1.5 million in 6MFY2026.

The division recorded a pre-tax loss of RM0.1 million in both Q2FY2026 and 6MFY2026, a significant reversal from the pre-tax profit of RM6.8 million in Q2FY2025 and RM6.4 million in 6MFY2025. This decrease was primarily driven by gains from fair value adjustments on investment properties amounting to RM7.2 million in previous financial period.

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B2 Comparison with Preceding Quarter's Results

	Quarter Ended		
	31.08.2025 Q2FY2026	**31.05.2025 Q1FY2026**	**CHANGES**
	RM'000	**RM'000**	**RM'000**
Revenue	**90,041**	82,943	7,098
Pre-tax Profit	**14,901**	12,813	2,088

The Group's revenue increased by RM7.1 million or 8.6% to RM90.0 million in Q2FY2026, compared to RM82.9 million in the immediate preceding quarter ended 31 May 2025 ("Q1FY2026"). The increase was mainly driven by higher progressive revenue recognition of PDD's Central Region's Est8 and Helix2, mitigated with Northern Region's Villa Natura due to the project nearing completion.

The pre-tax profit increased by RM2.1 million or 16.3% to RM14.9 million in Q2FY2026, compared to RM12.8 million in Q1FY2026. The higher pre-tax profit compared to the previous quarter was mainly due to construction cost savings recognised in current quarter offset by higher administrative expenses in the current quarter.

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B3 Prospects

The Group remains cautiously optimistic about Malaysia's economy and property market with lower rates and contained inflation continuing to support housing affordability and loan eligibility.

While there has been ongoing product rationalisation in oversupplied sub-segments such as serviced apartments, underlying fundamentals such as stable employment and wage growth means the market remains receptive to well-located, integrated offerings. Housing price growth is expected to remain modest, with incentives and targeted packages continuing to drive property activity.

Looking beyond the next three months, steady economic growth and targeted fiscal support are expected to sustain property sector momentum. Management continues to monitor SST implementation and its potential impact on costs and margins. A stable, predictable policy environment remains important to sustain sector momentum and housing delivery.

B4 Profit Forecast

The Group did not issue any profit forecast or profit guarantee during the current financial quarter under review.

B5 Taxation

	Quarter Ended		Year-To-Date Ended	
	31.08.2025	31.08.2024	31.08.2025	31.08.2024
	RM'000	RM'000	RM'000	RM'000
Current year taxation	4,334	5,240	8,163	9,452
Deferred taxation	(695)	(873)	(949)	(679)
	3,639	4,367	7,214	8,773

The effective tax rate of the Group for the financial quarter and year-to-date ended 31 August 2025 is higher than the statutory tax rate in Malaysia, primarily due to certain non-tax deductible expenses and losses in certain subsidiaries which are not available to set off against taxable profits of other subsidiaries.

NOTES TO THE FINANCIAL STATEMENTS
FOR THE FINANCIAL QUARTER AND YEAR-TO-DATE ENDED 31 AUGUST 2025

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B6 Profit Before Tax

The following amounts have been included in arriving at Profit Before Tax:

	Quarter Ended		Year-To-Date Ended	
	31.08.2025	31.08.2024	31.08.2025	31.08.2024
	RM'000	RM'000	RM'000	RM'000
Interest income	763	458	1,558	841
Gain on disposal of property, plant and equipment	-	50	5	75
Gain on fair value adjustments	-	7,167	-	7,167
Other income	1,629	408	2,141	919
Interest expense	(957)	(563)	(1,668)	(1,379)
Depreciation and amortisation	(789)	(787)	(1,583)	(1,619)
Bad debts written off	-	(1)	-	(10)
Fixed assets written off	-	(2,325)	-	(2,325)
Loss on disposal of investment properties	-	(6)	-	(131)
Loss on disposal of property, plant and equipment	-	(30)	-	(30)
Provision for doubtful debts	-	-	-	(25)

B7 Status of Corporate Proposal

There was no corporate proposal announced as at the date of this announcement.

As of 31 August 2025, the details of utilisation of proceeds raised from the Private Placement were as follows:

Details of utilisation	Timeframe for utilisation	Proposed utilisation	Actual utilisation	Balance unutilised
		RM'000	RM'000	RM'000
Part finance the infrastructure works for the Group's land located in Daerah Kuala Muda, Kedah	Within 49 months	17,586	372	17,214
Estimated expenses in relation to the private placement	Immediate	590	590	-
Total		18,176	962	17,214

Part B: Explanatory Notes Pursuant to Main Market Listing Requirements of Bursa Malaysia Securities Berhad (cont'd)

B8 Group Borrowings and Debt Securities

Total Group borrowings and debt securities as of 31 August 2025 were as follows:

	Non-Current RM'000	Current RM'000	Total RM'000
Secured			
Term loans	183,051	27,292	210,343
Revolving credits	10,416	49,050	59,466
Bank overdrafts	-	2,393	2,393
	193,467	78,735	272,202

B9 Changes in Material Litigation

There were no changes in material litigation against the Group as at the reporting date.

B10 Dividend

On 24 July 2025, the Board of Directors approved and declared an interim single tier dividend of 2.2 sen (FY2025 – 2.2 sen) per ordinary share amounting to approximately RM3.2 million in respect of the financial year ended 28 February 2026. The interim dividend was paid on 10 September 2025 to shareholders whose names appear on the Company's Record of Depositors on 26 August 2025.

B11 Earnings Per Share

The Earnings Per Share ("EPS") has been calculated by dividing the Group's net profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue, as follows:

	Quarter Ended		Year-To-Date Ended	
	31.08.2025	31.08.2024	31.08.2025	31.08.2024
Basic EPS				
Net profit attributable to equity holders of the Company (RM'000)	9,453	14,838	17,121	24,275
Weighted average number of ordinary shares ('000)	147,047	147,200	147,123	145,161
Basic EPS (sen)	6.43	10.08	11.64	16.72

B12 Authorised for Issue

The Condensed Consolidated Financial Statements were authorised for issuance by the Board of Directors on 24 October 2025.