



**42<sup>nd</sup> Annual General Meeting**  
**12 June 2026**



Megah Rise @ Taman Megah

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The Vue @ Monterez



**FY2025**  
**At A Glance**



Vista Residence @ Genting

# FY2025 At A Glance



**RM2,249.3 Mil**

Total Revenue

**RM227.0 Mil**

PATAMI

**10.1%**

Net Profit Margin

**RM363.1 Mil**

Net Cash Position

**12.5 sen**

Dividend Declared

**2.0x**

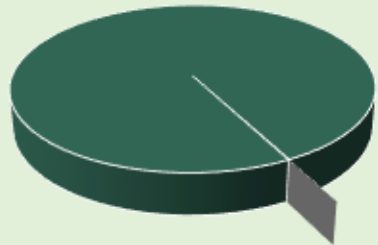
Order book-to-Revenue Ratio

**1.8x**

Current Ratio

**18.9%**

Return on Equity



**85.6%**

Revenue Contribution by  
Construction Segment

**RM1,787.7 Mil**

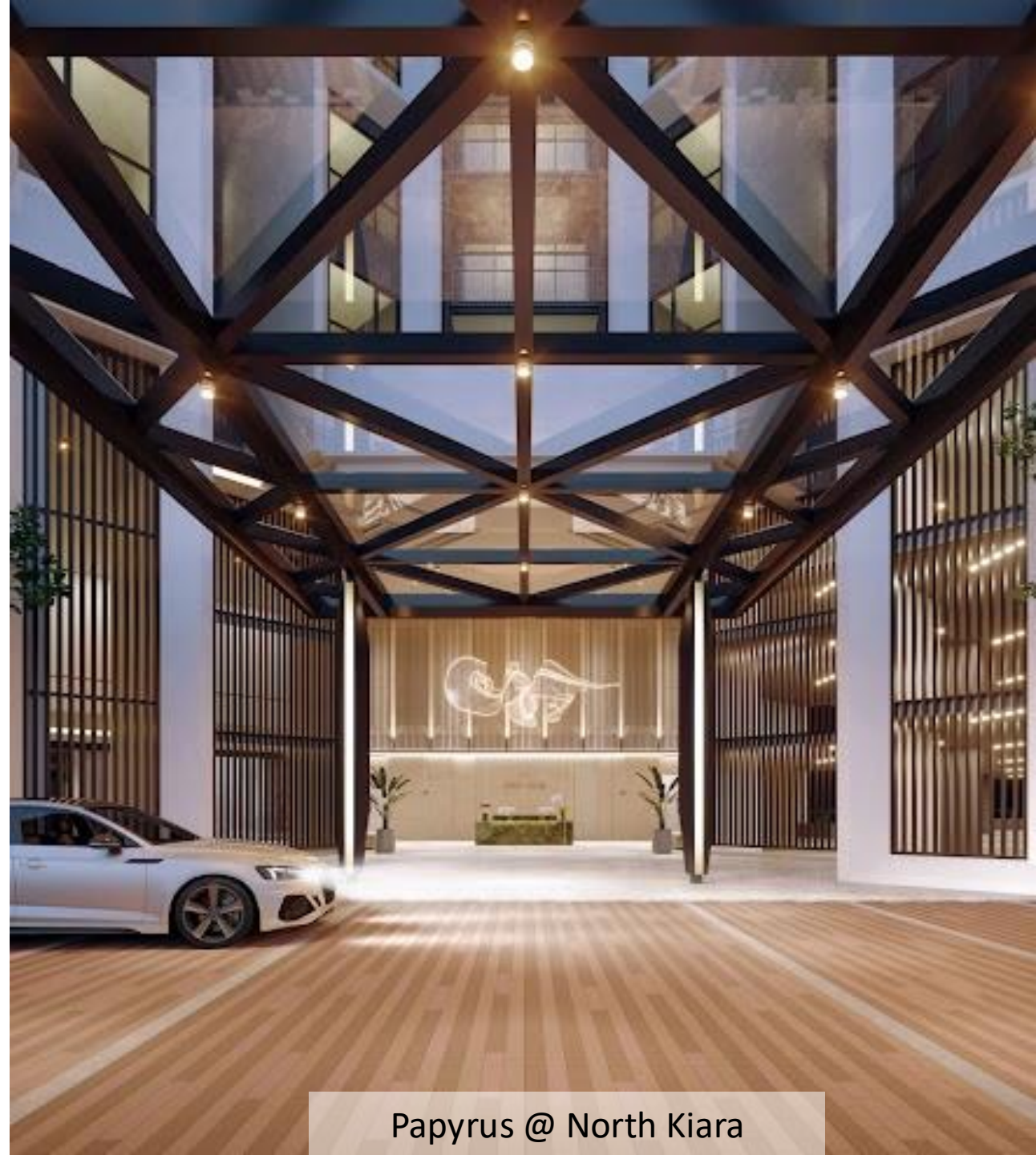
FY2025  
Contract Win

**RM1,079.2 Mil**

FY2026  
YTD Contract Win



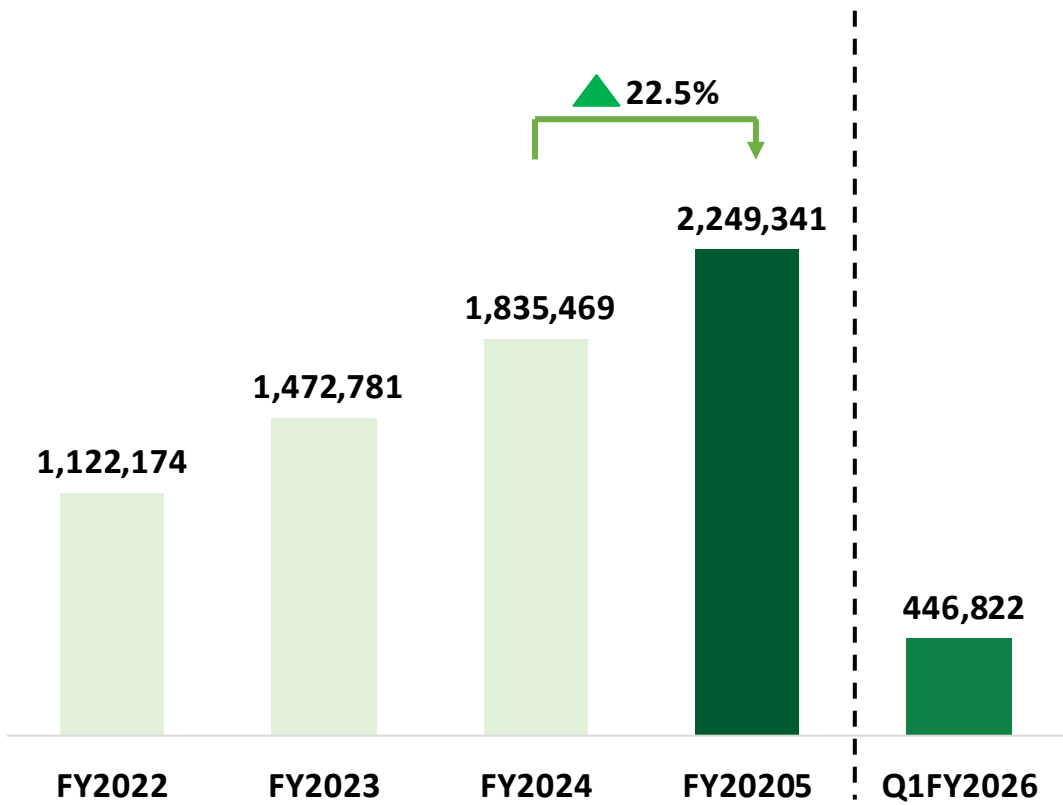
# FY2025 / Q1FY2026 Financial Overview



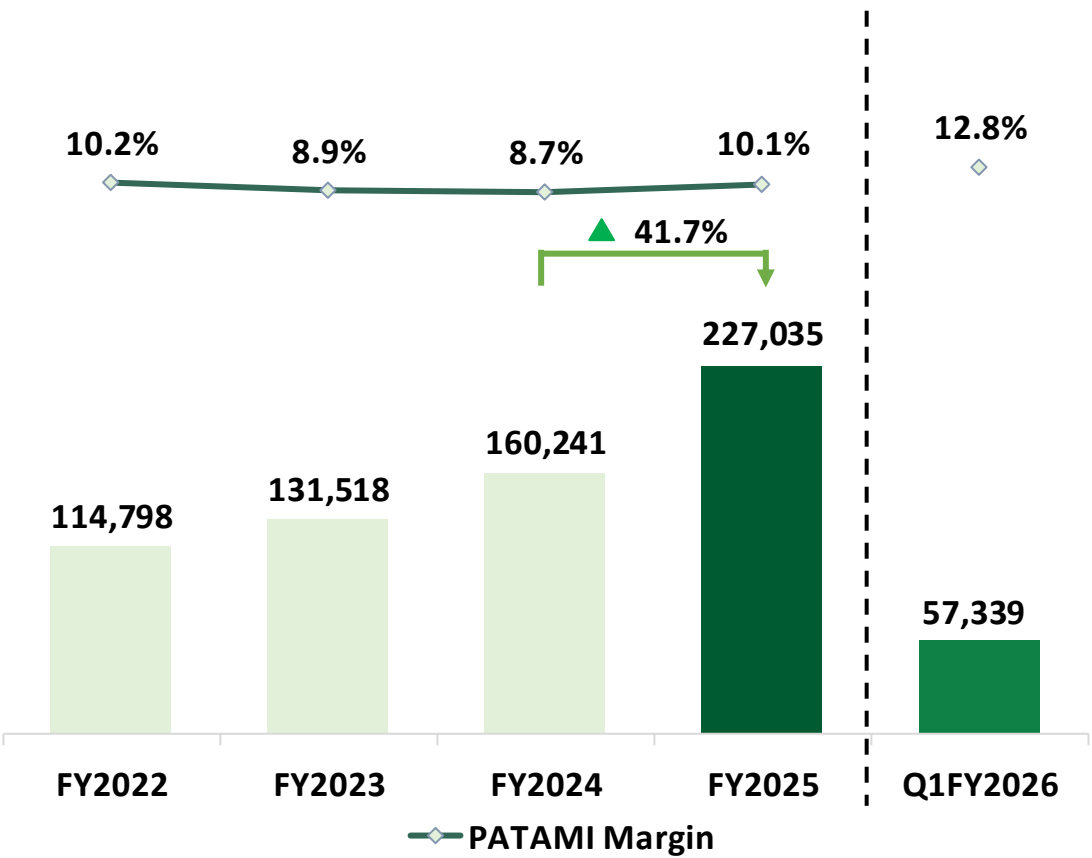
# Financial Overview - FY2025 / Q1FY2026



## Revenue (RM'000)

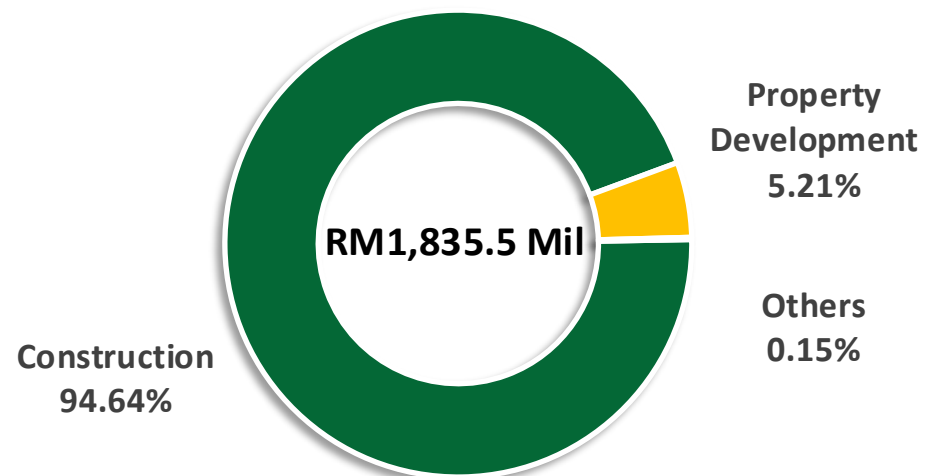


## PATAMI (RM'000)

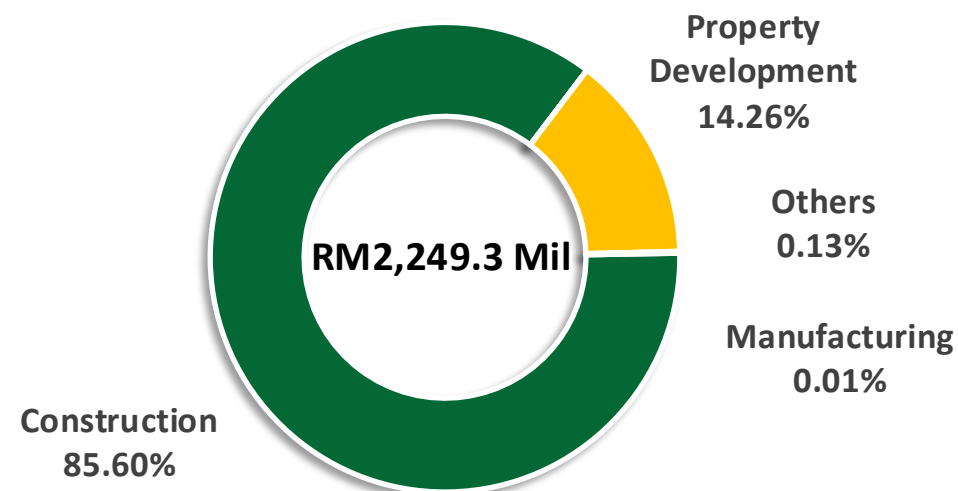


# Revenue Breakdown By Segment

## FY2024 Segmental Revenue

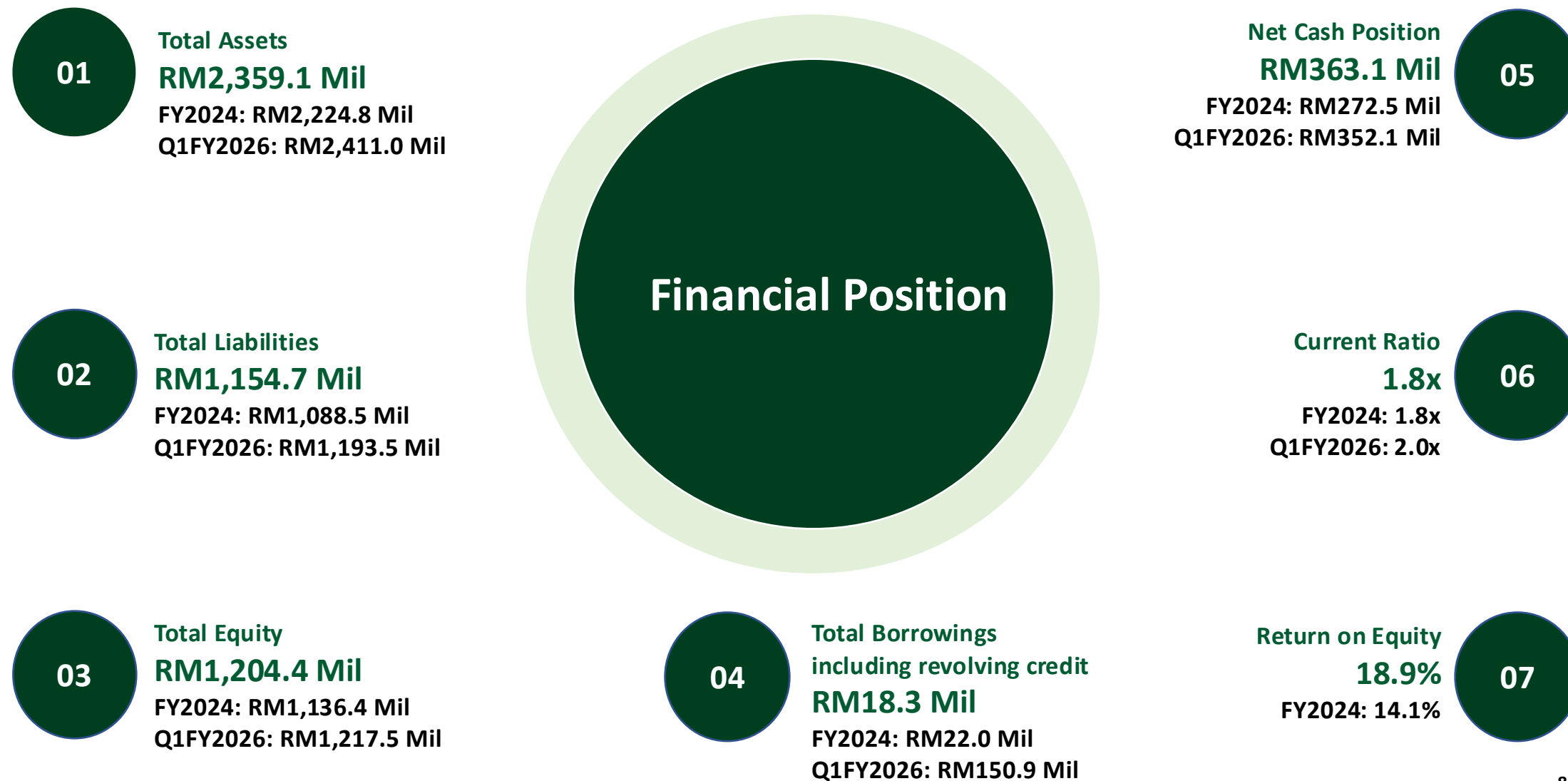


## FY2025 Segmental Revenue



Revenue Business Segment	FY2024 (RM mil)	FY2025 (RM mil)	Variance
Construction (External)	1,737.1	1,942.8	10.8%
Property Development	95.6	320.8	235.6%
Others	2.8	2.8	0.0%
Manufacturing	-	0.2	-
Adjustments/ elimination	-	(17.3)	-
<b>TOTAL</b>	<b>1,835.5</b>	<b>2,249.3</b>	<b>22.5%</b>

# Financial Position (As of 31 December 2025)





## Historical Dividend Payout



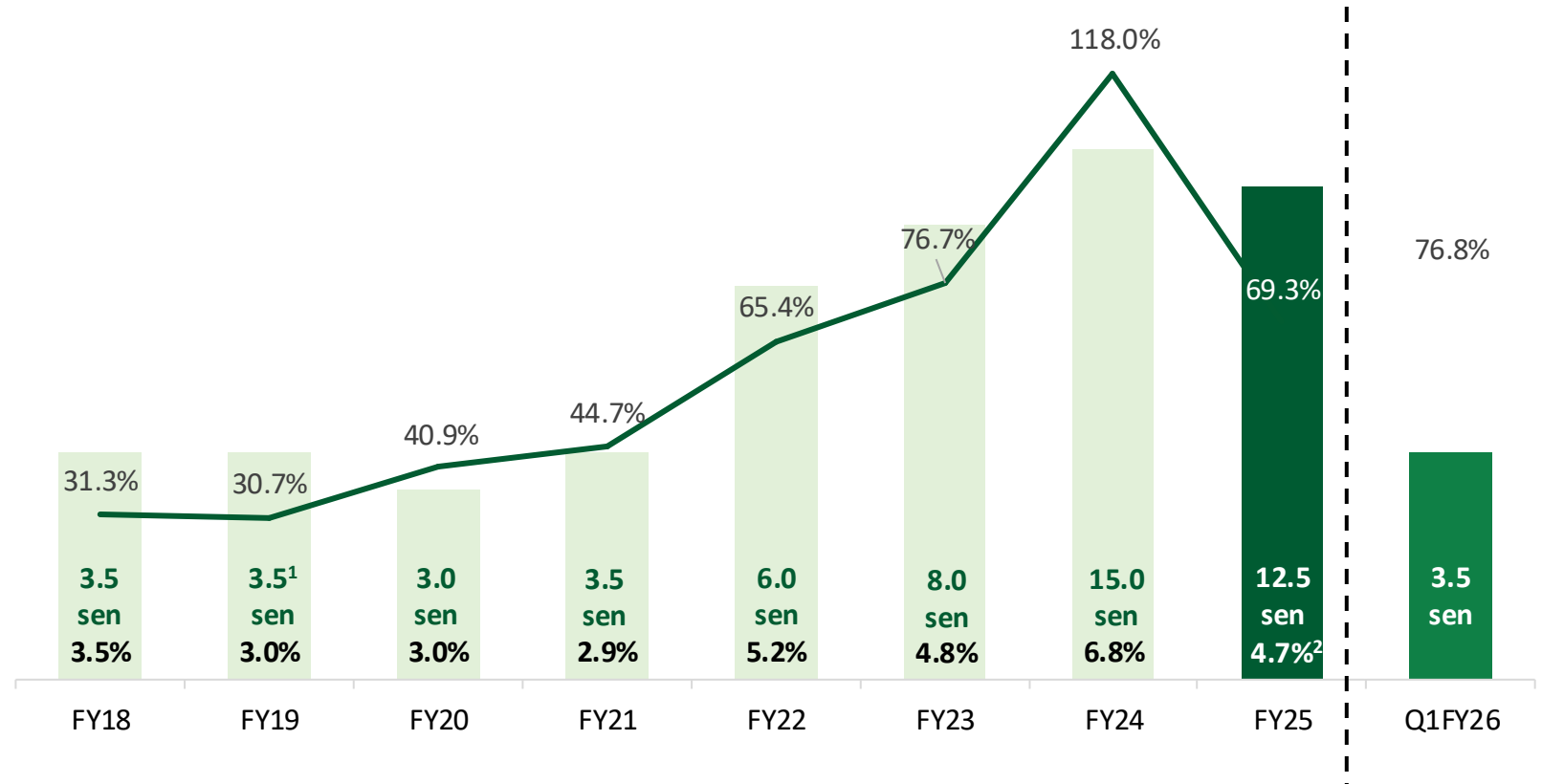
Bloomsvale @ Old Klang Road

# Historical Dividend Payout



**Min 25% of PAT**  
Dividend Policy

## Dividend Payout (%)



Note (1) : Excluding share dividend (Valued at RM14.3 million)  
 Note (2): Based on closing share price of RM2.66 on 31 December 2025

■ Dividend Yield (%)    — Payout Ratio (%)



## Core Business Performance



Straits Residences @ Seri Tanjung Pinang

# Construction Division



The construction activities of Kerjaya are primarily undertaken by its wholly-owned subsidiary, Kerjaya Prospek (M) Sdn Bhd (“KPM”), which is a Grade 7 contractor registered with the Construction Industry Development Board under Category B (“Construction of Buildings”), Category CE (“Civil Engineering”) and Category ME (“Mechanical and Electrical”).

The division is involved in the provision of main building construction, project management, interior fit-out and miscellaneous construction related services for the premium high-rise residential market and commercial buildings.

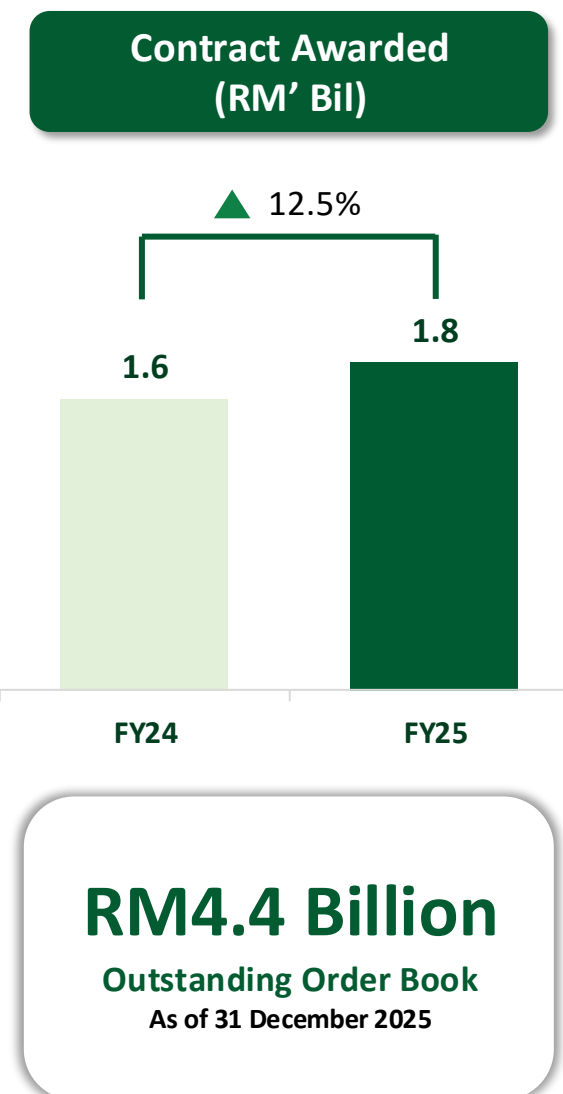
	FY2024	FY2025	Variance (%)
<b>Revenue (RM’ Mil)</b>	1,737.1	1,942.8	11.8
<b>Profit (RM’ Mil)</b>	218.8	309.6	41.5
<b>Segment margin (%)</b>	12.6%	15.9%	3.3

## Commentary

- Year-on-Year, FY2025 construction revenue increased by 11.8% as a result of an improvement in the progress of construction work activities.
- In tandem with the stronger revenue, its profit improved by 41.5%.

# Construction Contract Awarded in FY2025

Contracts Awarded in FY2025	RM Mil
Construction of 360 units of 3-storey terrace houses, featuring a clubhouse, landscaping works and other related infrastructure in Elmina West, Shah Alam from <b>Eastern &amp; Oriental Express</b>	256.4
Execution and completion of a piling and earthworks contract for the proposed service apartment at Bandar Tanjung Pinang, Pulau Andaman, Daerah Timur Laut, Pulau Pinang from <b>Persada Mentari</b>	51.0
Execution and completion of a Gurney pedestrian ramp at Bandar Tanjung Pinang, Pulau Andaman, Daerah Timur Laut, Pulau Pinang from <b>Tanjung Pinang Development</b>	11.4
Execution and completion of a building contract at Bandar Tanjung Pinang, Pulau Andaman, Daerah Timur Laut, Pulau Pinang from <b>Persada Mentari</b>	291.4
Construction of 76 landed homes, including three-storey terrace and semi-detached units at Bandar Tanjung Pinang, Pulau Andaman, Daerah Timur Laut, Pulau Pinang from <b>Persada Mentari</b>	98.1
Execution and completion of a building contract at Lot 2897 and Lot10579, Jalan Tenteram, Johor Bahru, Johor from <b>Majestic Gen</b>	162.0
Execution and completion of a building contract comprising 133 units of shop lots at Elmina, Shah Alam from <b>Eastern &amp; Oriental Express</b>	87.7
Execution of a 39-storey serviced apartment, Viera 15; comprising 479 units and six levels of podium parking, amongst others, in Seksyen 15, Shah Alam from <b>Serta Usaha</b>	100.2
Construction of 5 canal bridges, each 80 metres in length, connecting Fasa 2A to 2B and Fasa 2C on reclaimed land at Seksyen 2, Bandar Tanjung Pinang, Pulau Andaman, Daerah Timur Laut, Pulau Pinang from <b>Tanjung Pinang Development</b>	97.5
Construction of steel roof structures, including hawker center at Jalan Gurney, Pulau Pinang from <b>Jabatan Ketua Menteri Pulau Pinang</b>	56.4
Execution and completion of a building contract at Batu Kawan, Seberang Perai Selatan, Pulau Pinang from <b>Pixel Valley</b>	350.6
Execution and completion of a building contract at Bandar Johor Bahru, Johor from <b>Majestic Gen</b>	225.0
<b>Total</b>	<b>1,787.7</b>



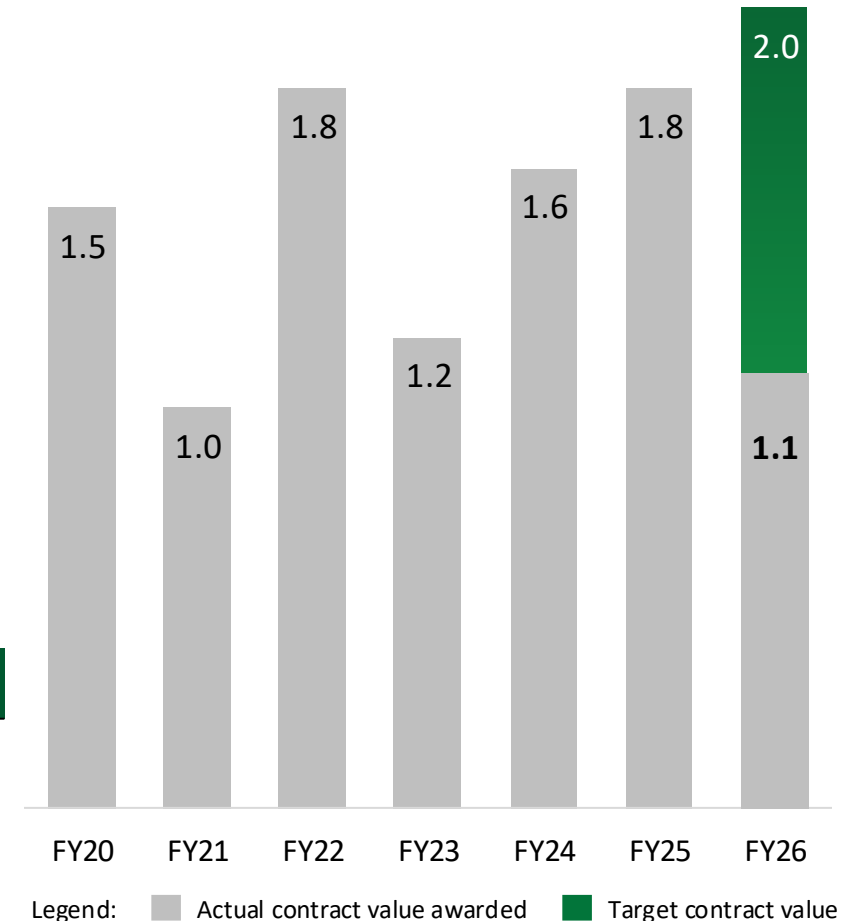
# Construction Contracts Awarded Year-to-Date FY2026

Secured 2 new external clients; achieved half of the RM2.0 bil new wins target.



Contracts Awarded in YTD FY2026	Client	Date	RM Mil
Execution and completion of a building contract at Damansara Damai, Selangor	Kerjaya Prospek Property	Jan 2026	201.3
Execution and completion of a reclamation and dredging works for Seri Tanjung Pinang (Phase 2B & 2C) Development (STP2) at Tanjung Tokong, PG	TPD	Feb 2026	502.3
Main building works, as well as mechanical & electrical works for an 8-storey hospital complex at Seremban 2, Negeri Sembilan	SENALETRIK	Apr 2026	98.8
Execution and completion of a building contract works at Seremban, Negeri Sembilan	IJM	May 2026	174.2
Execution and completion of piling and earthworks work for a proposed service apartment development at Bandar Tanjung Pinang, Pulau Andaman, PG	E&O	May 2026	33.0
Execution and completion of a building work at Seksyen 2, Pulau Andaman, PG	E&O	May 2026	69.6
<b>Total</b>			<b>1,079.2</b>

Historical Contract Value Awarded (RM Bil)



**+2**  
New Clients

**Seremban**  
Footprint Expansion

# Property Development Division



## COMPLETED PROJECT



**May 2026**

In progress of VP



**RM300.0 mil**

Total GDV



**99%**

Approximate take up rate  
(as of March 2026)



## ONGOING PROJECT



**16 March 2024**

Soft Launched



**RM500.0 mil**

Estimated GDV



**93%**

Approximate take up rate  
(as of March 2026)



Kerjaya may purchase parcels of land when presented the opportunity to improve shareholders value.

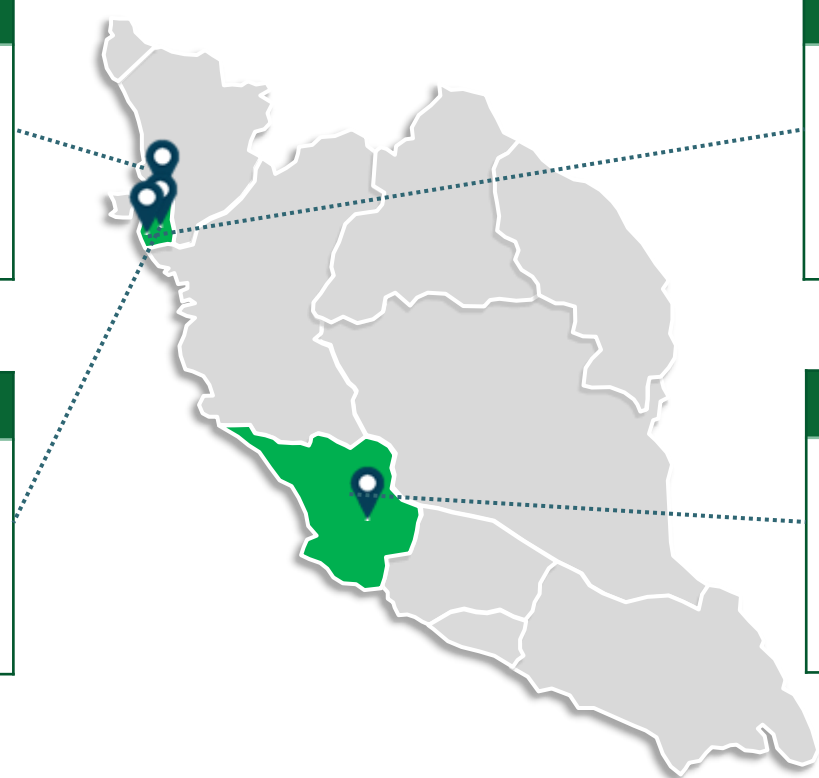
Note\*: *The take up rate in both developments comprises of booking and signed S&P.*

# Upcoming Property Development Projects

## Strong Development Pipeline & Long-Term Prospects



**89 Acres**  
Gross Landbank



### Tanjung Bungah, Penang

**Total Land Size** : 4.5 acres  
**Total Investment** : RM117.0 million  
**Potential GDV** : RM830.0 million

### Batu Kawan, Penang

**Total Land Size** : 41.0 acres  
**Total Investment** : RM98.0 million  
**Potential GDV** : TBC

### Seberang Perai Tengah, Penang

**Total Land Size** : 34.8 acres  
**Total Investment** : RM156.5 million  
**Potential GDV** : TBC

### Jalan Puchong (3 Parcels of Land)

**Total Land Size** : Approx. 7.4 acres  
**Total Investment** : RM112.8 million  
**Potential GDV** : RM800.0 million



## Corporate Activities



Bloomsvale @ Old Klang Road

# Kerjaya Acquires Three Parcels of Freehold Land at Jalan Puchong, Kuala Lumpur

Serve as landbank for future property development activities



## From Sunrise Bright City Sdn. Bhd.

**Land 1** : Approximately 3.9 acres  
Purchase Consideration : RM59.1 million

## From Top Up Properties Sdn. Bhd.

**Land 2** : Approximately 1.7 acres  
**Land 3** : Approximately 1.8 acres  
Total Purchase Consideration : RM53.7 million



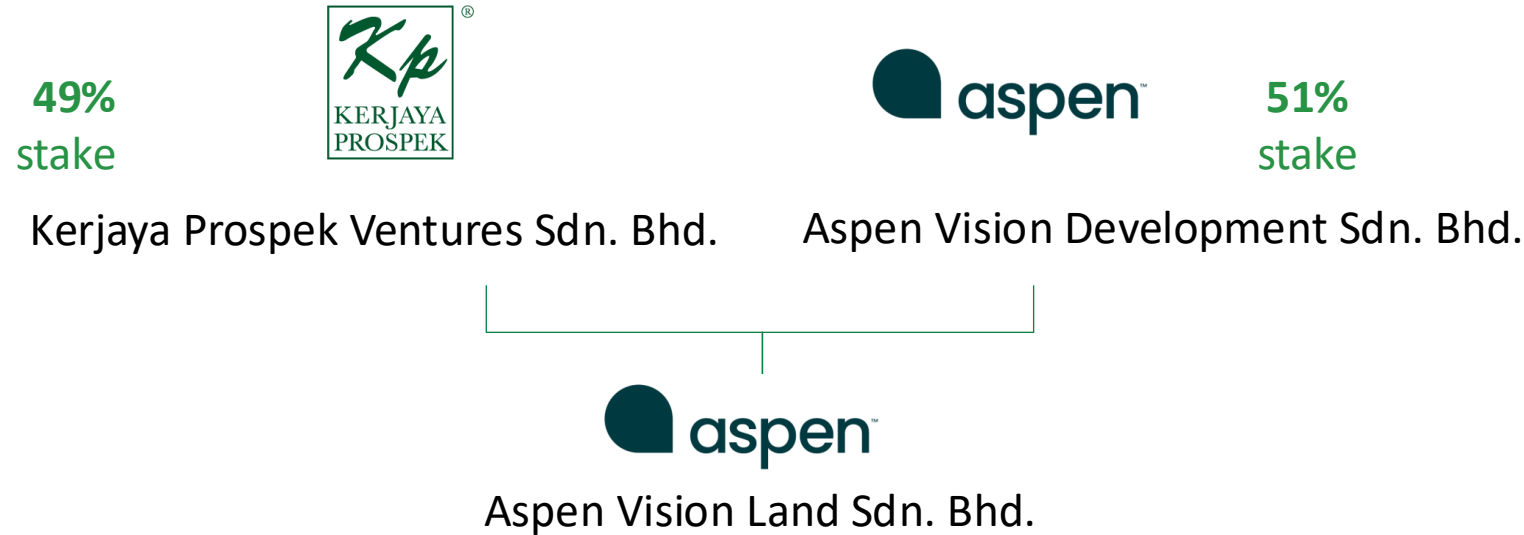
## Senandung Raya Sdn. Bhd.

*(Wholly-owned by  
Kerjaya Prospek Group Berhad)*

<b>Total Investment</b>	:	<b>RM112.8 million for acquisition of three freehold lands</b> ➤ To be financed through a mix of internally generated funds and/or bank borrowings.
<b>Total Land Size</b>	:	Approximately 7.4 acres
<b>Completion of the Transaction</b>	:	2026

# Kerjaya to Acquire 49% Stake in Aspen Vision Land Sdn. Bhd.

Unlocks both construction revenue and development upside in Aspen Vision City, Batu Kawan



<b>Total Investment</b>	:	<b>RM98.0 million, comprising:</b> <ul style="list-style-type: none"><li>➤ Subscription of 4.41 million new ordinary shares</li><li>➤ 935,900 new redeemable preference shares (RPS)</li></ul>
<b>Strategic Purpose</b>	:	Capital injection to support the ongoing development of <b>Aspen Vision City</b> in Batu Kawan, Penang
<b>Description of Development</b>	:	Comprising hotel, residences, serviced apartments, retail units and office blocks
<b>Estimated Completion of the Transaction</b>	:	June 2026

# Aspen Vision City, Batu Kawan

## Rapidly transform into a dynamic industrial and urban hub



Spanning 245 acres, Aspen Vision City was first launched in 2016 with an estimated GDV of RM13 billion. (Photos by Aspen Group)

To date, Aspen Vision City located along Lebuhraya Bandar Cassia in Batu Kawan, Penang is about 40% completed (including the infrastructure construction).

“We have launched 50% of the township. The remaining 50% would be commercial and residential developments to be launched in the next 10 years,” Murly adds.

Launched in 2016, Aspen Vision City has an estimated GDV of RM13 billion. The integrated township comprises residential developments, offices, shopping centres, a hotel, an international school, a 150-bed medical centre, a business district and a 25-acre park.

In partnership with IKEA Southeast Asia & Mexico, the first IKEA in the northern region of Malaysia was opened in the township on March 14, 2019. The lifestyle furniture store has a total floor area of 158,081 sq m.

Source: EdgeProp, October 16 2020



Source: Aspen Vision City website

# Track Record as a Contractor for Aspen Vision City

3 completed projects; 1 on-going construction projects

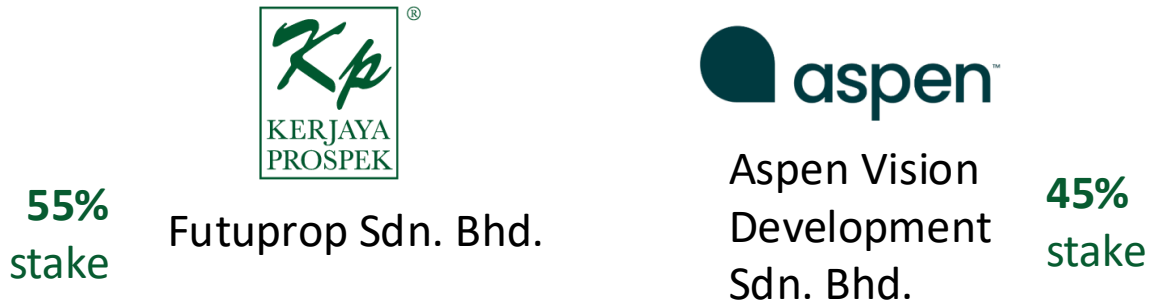


Project Name	Contract Value RM 'mil	Completion Date	Status
Vertu Resort @ Batu Kawan	442	May 2021	Completed
Viluxe @ Batu Kawan	62	Aug 2023	
VIVO Executive Apartments @ Batu Kawan	365	Sept 2024	
Versa @ Batu Kawan	226	Mar 2027	Ongoing



# Establishment of Rivanis Ventures

Affordable Housing and Urban Development in Penang Mainland



Rivanis Ventures Sdn. Bhd.

Entered into a HOA with landowner, **Railway Assets Corporation** on 11 November 2024

Entered into a Definitive Agreement on 11 June 2026

Proposed Development	Mixed Development (Seberang Perai Tengah, Penang)
Description	: 338 units of affordable housing 1,680 residential units 1,680 serviced apartments Commercial retail shops and offices
Land Size	: 34.8 acres
Commencement Date	: To be identified
Completion Date	: Within 7 years

- Total Consideration for Land Sale: RM156.5 million
  - RM54.1 million in cash
  - 338 units of affordable housing (valued at RM102.4 million)
- Rivanis Ventures shall be given the first right of refusal to develop the adjacent land measuring 19.55 acres, as the next phase to this development.





**Thank you!**

For IR queries, please contact:

Yoga at [yoga@imejjiwa.com](mailto:yoga@imejjiwa.com)



<http://www.kerjayagroup.com/>



Level 32, Menara Vista Petaling (Bloomsvale)

137, Jalan Puchong, 58200 Kuala Lumpur.

