



1st QUARTER
INTERIM REPORT
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

Interim Report For The Financial Period Ended 30 September 2025
(The figures have not been audited)

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Interim Report for The Financial Period Ended 30 September 2025
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE
FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER 30.09.2025 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 30.09.2024 RM'000	CURRENT PERIOD TO-DATE 30.09.2025 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 30.09.2024 RM'000
Revenue	90,203	39,247	90,203	39,247
Cost of sales	(57,347)	(24,454)	(57,347)	(24,454)
Gross profit	32,856	14,793	32,856	14,793
Other operating expenses	(11,959)	(10,093)	(11,959)	(10,093)
Other operating income	734	1,851	734	1,851
Profit from operations	21,631	6,551	21,631	6,551
Finance income	130	181	130	181
Finance cost	(5,092)	(3,751)	(5,092)	(3,751)
Profit before taxation	16,669	2,981	16,669	2,981
Taxation	(4,734)	(591)	(4,734)	(591)
Profit after taxation	11,935	2,390	11,935	2,390
Other Comprehensive Income	-	-	-	-
Total comprehensive income for the financial period	11,935	2,390	11,935	2,390
Profit/(Loss) attributable to:				
Owners of the Company	11,089	2,453	11,089	2,453
Non-Controlling Interest	846	(63)	846	(63)
	11,935	2,390	11,935	2,390
Total comprehensive income/(loss) attributable to:				
Owners of the Company	11,089	2,453	11,089	2,453
Non-Controlling Interest	846	(63)	846	(63)
	11,935	2,390	11,935	2,390
EPS - Basic (sen)	2.75	0.61	2.75	0.61

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2025)

Interim Report for The Financial Period Ended 30 September 2025
(The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE
FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025**

	(UNAUDITED)	(AUDITED)
	AS AT	AS AT
	30.09.2025	30.06.2025
	RM'000	RM'000
Non-Current Assets		
Property, plant and equipment	47,961	48,048
Investment properties	53,504	53,662
Inventories	357,996	428,899
Deferred tax assets	6,049	4,740
Trade and other receivables	27	27
	465,537	535,376
Current assets		
Inventories	664,224	593,888
Tax recoverable	4,691	6,041
Trade and other receivables	154,511	101,754
Contract assets	10,723	21,931
Cash and bank balances	40,299	39,313
	874,448	762,927
Total Assets	1,339,985	1,298,303
Equity and liabilities		
Equity		
Share capital	206,250	206,250
Treasury shares	(2,327)	(2,327)
Revaluation reserve	5,673	5,673
Retained earnings	343,508	332,419
Equity attributable to owners of the Parent	553,104	542,015
Non-Controlling Interest	37,782	36,773
	590,886	578,788
Non-current liabilities		
Borrowings	233,275	234,241
Lease liabilities	2,033	2,427
Other payables	1,300	1,501
Deferred tax liabilities	-	507
	236,608	238,676
Current liabilities		
Trade and other payables	291,332	273,225
Contract liabilities	101,699	80,619
Borrowings	109,615	121,094
Lease liabilities	2,253	1,908
Current tax liabilities	7,592	3,993
	512,491	480,839
Total liabilities	749,099	719,515
Total equity and liabilities	1,339,985	1,298,303
Net assets per share (RM)	1.34	1.31

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2025)

Interim Report for The Financial Period Ended 30 September 2025
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	Non-distributable			Distributable		Non-Controlling Interest RM'000	Total Equity RM'000
	Share capital RM'000	Revaluation surplus RM'000	Treasury shares RM'000	Retained earnings RM'000	Total RM'000		
At 01.07.2025	206,250	5,673	(2,327)	332,419	542,015	36,773	578,788
Profit for the financial year	-	-	-	11,089	11,089	846	11,935
Total comprehensive income	-	-	-	11,089	11,089	846	11,935
Issuance of share in subsidiaries	-	-	-	-	-	163	163
Total transaction with owners	-	-	-	-	-	163	163
At 30.09.2025	206,250	5,673	(2,327)	343,508	553,104	37,782	590,886
At 01.07.2024	206,250	5,673	(3,373)	322,771	531,321	36,151	567,472
Profit for the financial year	-	-	-	2,453	2,453	(63)	2,390
Total comprehensive income/ (loss)	-	-	-	2,453	2,453	(63)	2,390
Settlement of share dividend	-	-	1,046	572	1,618	-	1,618
Total transaction with owners	-	-	1,046	572	1,618	-	1,618
At 30.09.2024	206,250	5,673	(2,327)	325,796	535,392	36,088	571,480

(The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2025)

Interim Report for The Financial Period Ended 30 September 2025
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 30 SEPTEMBER 2025

	3 MONTHS ENDED 30.09.2025 RM'000	3 MONTHS ENDED 30.09.2024 RM'000
<u>Operating activities</u>		
Profit before taxation	16,669	2,981
Adjustments for non-cash items	4,237	4,067
Operating profit before working capital changes	20,906	7,048
Trade and other receivables	(53,673)	3,161
Contract asset	13,472	1,419
Land held for property development	70,903	7,800
Inventories	(1,182)	(17,792)
Property development cost	(69,154)	1,325
Trade and other payables	17,906	6,819
Contract liabilities	21,080	4,187
Net change in working capital	20,258	13,967
Tax paid	(1,600)	(2,693)
Net cash from operating activities	18,658	11,274
<u>Investing activities</u>		
Interest received	130	181
Proceeds from disposal of investment properties	225	927
Purchase of property, plant, and equipment	(261)	(310)
Proceed from disposal of property, plant, and equipment	60	258
Net cash from investing activities	154	1,056
<u>Financing activities</u>		
Interest paid	(5,092)	(3,751)
Drawdown of borrowings	6	2,542
Repayments of borrowings	(9,464)	(8,567)
Ordinary share capital contributed by non- controlling interests of subsidiaries	163	-
Repayments of lease liabilities	(451)	(697)
Net cash used in financing activities	(14,838)	(10,473)
Net increase in cash and cash equivalents for the financial period	3,974	1,857
Cash and cash equivalents at beginning of financial period	3,773	(2,863)
Cash and cash equivalents at end of financial period	7,747	(1,006)
Cash and cash equivalent comprise the following:		
Deposits	5,323	3,677
Cash and bank balances	34,976	28,771
Bank overdrafts	(32,123)	(33,028)
	8,176	(580)
Less: Deposit pledged to licensed banks	(429)	(426)
	7,747	(1,006)

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2025)

Notes to the Interim Report For The Financial Period Ended 30 September 2025
(The figures have not been audited)

A. EXPLANATORY NOTES

A1. Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards ("MFRS") 134 - Interim Financial Reporting issued by the Malaysian Accounting Standards Board and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial report should be read in conjunction with the annual audited financial statements of the Group for the year ended 30 June 2025.

A2. Changes in Significant Accounting Policies

The accounting policies applied by the Group in these condensed consolidated interim financial statements are the same as those applied by the Group in the consolidated financial statements for the financial year ended 30 June 2025.

A3. Status of Audit Qualifications

The audited financial statements of the Group for the year ended 30 June 2025 were not subject to any audit qualification.

A4. Seasonal or Cyclical Factors

The business operations of the Group during the financial period under review have not been materially affected by any seasonal or cyclical factors.

A5. Unusual Items

There were no unusual items affecting assets, liabilities, equity, net income and cash flows during the financial quarter under review.

A6. Material changes in past estimates and their effect on the current interim period

There were no material changes in estimates for the 3 months ended 30 September 2025.

A7. Issuances or Repayments of Debts and Equity Securities

There were no issuance, cancellation, repurchases, resale and repayment of debts and equity securities in the financial quarter under review except for:

Share Buy-back

As at to-date, the Company has bought back a total of 8,882,997 shares from the open market at an average purchase price of RM0.26 per share. The total consideration paid for the share buy-back, inclusive of transaction costs amounted to RM2,326,666.

A8. Dividend Paid

The Board does not recommend any interim dividend for the financial quarter under review.

Notes to the Interim Report For The Financial Period Ended 30 September 2025
(The figures have not been audited)

A. EXPLANATORY NOTES

A9. Segment Information

Segmental information is presented in respect of the Group's business segments and they reflect the Group's internal reporting structures that are regularly reviewed for the purpose of allocating resources to the segment and assessing its performance.

For management purposes, the Group has identified the following three reportable segments as follows:

- a) Property Development : Property Development, Letting of Properties and Project Management
- b) Construction : Project Construction Services, Manufacturing of Concrete Products and Trading of Building Materials
- c) Others : Hotel services and dormant companies for future use

	Property development	Construction	Others	Elimination	Total
	RM'000	RM'000	RM'000	RM'000	RM'000
3 Months Ended 30.09.2025					
Revenue					
External revenue	85,075	2,393	1,182	1,553	90,203
Inter-segment revenue	-	25,453	-	(25,453)	-
Total	85,075	27,846	1,182	(23,900)	90,203
Adjusted EBITDA	20,003	2,283	364	(269)	22,381
3 Months Ended 30.09.2024					
Revenue					
External revenue	32,550	5,072	1,647	(22)	39,247
Inter-segment revenue	-	21,745	-	(21,745)	-
Total	32,550	26,817	1,647	(21,767)	39,247
Adjusted EBITDA	7,065	1,127	502	(1,296)	7,398
Total segment assets					
30.09.2025	1,901,511	141,950	25,777	(739,993)	1,329,245
30.09.2024	1,673,641	87,750	26,620	(675,927)	1,112,084
Total segment liabilities					
30.09.2025	1,043,016	119,898	11,879	(433,286)	741,507
30.09.2024	811,403	70,469	13,759	(349,146)	546,485

Notes to the Interim Report For The Financial Period Ended 30 September 2025
(The figures have not been audited)

A. EXPLANATORY NOTES

A9. Segment Information (continued)

	30.09.2025	30.09.2024
	RM'000	RM'000
A reconciliation of total adjusted EBITDA		
Adjusted EBITDA	22,381	7,398
Finance income	130	181
Finance cost	(5,092)	(3,751)
Tax	(4,734)	(591)
Depreciation	(750)	(847)
Net profit/(loss) for the financial period	11,935	2,390
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,329,245	1,112,084
Tax recoverable	10,740	9,363
Consolidated total assets (as per Statement of Financial Position)	1,339,985	1,121,447
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	741,507	546,485
Tax payable	7,592	3,482
Consolidated total liabilities (as per Statement of Financial Position)	749,099	549,967

A10. Carrying Amount of Revalued Assets

Property, plant and equipment, which are stated at revalued amounts, have been brought forward without amendments from the previous Annual Financial Statements.

A11. Material events not reflected in interim period.

The Group does not have any material events during the financial period under review.

A12. Changes in the Composition of the Group

There were no material changes to the composition of the Group during the financial period under review.

A13. Contingent Liabilities

There were no material contingent liabilities that have arisen since the date of the latest audited financial statements.

A14. Capital Commitments

The Group does not have any capital commitments outstanding during the financial period under review.

Notes to the Interim Report for The Financial Period Ended 30 September 2025
(The figures have not been audited)

A. EXPLANATORY NOTES

A15. Recurrent Related Party Transactions

a) Nature of relationships of BCB Group with the interested related parties

- (i) Tan Sri Dato' Tan Seng Leong is a director of BCB Berhad and all its subsidiary companies. He is a major shareholder of BCB Berhad via his family-controlled company called Evergreen Ratio Sdn Bhd. He is deemed to have an interest with the interested related parties by virtue of his relationship with his spouse and his children namely Puan Sri Datin Lim Sui Yong, Tan Vin Sern, Tan Lindy and Dato' Sri Tan Vin Shyan who are directors of Marvel Plus Development Sdn Bhd ("MPDSB"), whilst Puan Sri Datin Lim Sui Yong, Tan Vin Sern and Tan Lindy are also shareholders of MPDSB. Tan Sri Dato' Tan Seng Leong, Tan Vin Sern, Tan Lindy and Dato' Sri Tan Vin Shyan who are directors of Ju-Ichi Enterprise Sdn Bhd ("JIESB"), whilst Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong are also shareholders of JIESB.
- (ii) Tan Vin Sern is a director of BCB Berhad and most of its subsidiary companies. He is the son of Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong, and brother of Tan Lindy and Dato' Sri Tan Vin Shyan. He is a director of MPDSB and JIESB, and also a shareholder of MPDSB.
- (iii) Tan Lindy is a Director of BCB Berhad and most of its subsidiary companies. She is the daughter of Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong, and the sister of Tan Vin Sern and Dato' Sri Tan Vin Shyan. She is a director of MPDSB and JIESB, and also a shareholder of MPDSB.
- (iv) Dato' Sri Tan Vin Shyan is a director of BCB Berhad and most of its subsidiary companies. He is the son of Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong, and brother of Tan Vin Sern and Tan Lindy. He is a director of MPDSB and JIESB.
- (v) Tan Lay Hiang is a Director of BCB Berhad and most of its subsidiary companies. She is the sister of Tan Sri Dato' Tan Seng Leong and also the sister-in-law to Puan Sri Datin Lim Sui Yong.
- (vi) Puan Sri Datin Lim Sui Yong is a director of MPDSB, and also a shareholder of JIESB and MPDSB.

b) The recurrent related party transactions between BCB Group and the interested related parties are as follows:

		Current Period Quarter 30.09.2025 RM'000	Preceding Period Quarter 30.09.2024 RM'000
<u>Marvel Plus Development Sdn Bhd</u>			
BCB Construction Sdn Bhd	- Building construction services	3,443	5,032
<u>Ju-Ichi Enterprise Sdn Bhd</u>			
BCB Berhad	- Rental of office space	77	75

Notes to the Interim Report for The Financial Period Ended 30 September 2025
(The figures have not been audited)

B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS

B1. Review of Performance of the Group for the Current Quarter and Cumulative Quarter

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD 30.09.2025 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 30.09.2024 RM'000	CURRENT PERIOD TO DATE 30.09.2025 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 30.09.2024 RM'000
Revenue				
Property Development	86,628	32,528	86,628	32,528
Construction	2,393	5,072	2,393	5,072
Others	1,182	1,647	1,182	1,647
	<u>90,203</u>	<u>39,247</u>	<u>90,203</u>	<u>39,247</u>
Profit/(Loss) Before Tax				
Property Development	15,167	1,678	15,167	1,678
Construction	1,259	918	1,259	918
Others	243	385	243	385
	<u>16,669</u>	<u>2,981</u>	<u>16,669</u>	<u>2,981</u>

1Q 2026 vs 1Q 2025

The Group reported revenue of RM90.20 million and profit before tax of RM16.67 million as compared to the revenue of RM39.25 million and profit before tax of RM2.98 million in the preceding period corresponding quarter.

Segment performance for the current quarter under review is as follows:

i) Property Development

The current quarter revenue was mainly contributed by the project progress recognition from Bandar Putera Indah @ Batu Pahat ("BPI"), HomeTree @ Kota Kemuning ("HomeTree"), Lumina Commercial Park @ Iskandar Puteri ("Lumina"), and sales of completed stocks from Elysia Park Residence @ Medini ("Elysia") and Versis @ Medini ("Versis").

The property development segment reported a significant increase in revenue of RM54.10 million, from RM32.53 million to RM86.63 million compared to the preceding period corresponding quarter. The increase in revenue was largely attributed to higher revenue contributed from Lumina and HomeTree. In addition, sales of completed stocks from Elysia and Versis.

In line with the increase in revenue, the segment reported a significant increase in profit before tax of RM13.49 million, from RM1.68 million to RM15.17 million compared to the preceding period corresponding quarter. Higher profit before tax in the current quarter was largely contributed by higher profit from Lumina, BPI and Versis. However, such increase was partially mitigated by higher operating expenses and finance costs incurred in the current quarter.

ii) Construction

The construction segment reported a decrease in revenue of RM2.68 million compared to the preceding period corresponding quarter. The decrease in revenue was largely attributed to lower revenue contributed from Taman Saujana's RMMJ.

Despite the decrease in revenue, the construction segment reported an increase in profit before tax amounting to RM0.34 million. The increase was mainly due to higher profit margin for overall on-going projects.

iii) Other

Other division mainly represent hotel services and leasing business. There was a decrease in revenue of RM0.47 million as compared to preceding period corresponding quarter. The decrease was mainly attributed to lower revenue from events and functions, food and beverages in the current quarter.

The decrease in profit before tax was in line with the decrease in revenue in the current quarter. There were no significant fluctuations in the operating income and expenses for both current and prior quarter under review.

Notes to the Interim Report for The Financial Period Ended 30 September 2025
(The figures have not been audited)

B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS

B2. Material Changes in Profit Before Taxation for the Quarter Reported On as Compared with the Immediate Preceding Quarter

	3 Months Ended		
	30.09.2025 RM'000	30.06.2025 RM'000	Changes RM'000
Revenue	90,203	83,151	7,052
Profit before tax	16,669	6,235	10,434

Revenue increased from RM83.15 million to RM90.20 million mainly due to higher revenue contributed from sales of completed stocks in Elysia and Versis.

In line with the increase in revenue, the profit before tax increased by RM10.43 million, from RM6.24 million to RM16.67 million in the current quarter. In addition, reversal of impairment losses on contract asset incurred in the current quarter.

B3. Prospects for the Financial Year

The Group is optimistic with the property market outlook, especially in Johor. The Johor Bahru-Singapore Rapid Transit System (RTS) link and the Gemas-Johor Bahru electrified double tracking rail project are significant infrastructural development expected to boost the region's connectivity and economic activity. Additionally, the Special Economic Zone (SEZ) between Singapore and Malaysia is likely to attract more investments and stimulate the property market.

However, the Group remains cautious amidst the rapid changes in the current economy environment. The rising of the construction costs, removal of subsidies and inflationary pressures are indeed challenges that could impact the property market. Furthermore, the implications of US tariffs on Malaysia, adding another layer of uncertainty.

Moving forward, the Group will remain focused in timely completion of its on-going development projects and launching new development products which meet market demand and needs.

B4. Variance on Profit Forecast

There were no profit forecasts published as at 30 September 2025.

B5. Profit for the financial period

Profit before taxation is derived after taking into consideration of the following:

	Current Quarter 30.09.2025 RM'000	Cumulative Period to-date 30.09.2025 RM'000
Interest Income	130	130
Other Income	734	734
Interest expenses	5,092	5,092
Depreciation and amortisation	750	750
Reversal of Impairment losses on receivables and contract assets	1,348	1,348

Other than the above, there were no disposal of quoted or unquoted investment or properties and amortisation of assets for the financial quarter under review.

Notes to the Interim Report for The Financial Period Ended 30 September 2025
(The figures have not been audited)

B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS

B6. Taxation

Taxation consists of the followings:

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT	PRECEDING	CURRENT	PRECEDING
	QUARTER	CORRESPONDING	PERIOD	PERIOD
	30.09.2025	30.09.2024	TO DATE	CORRESPONDING
	RM'000	RM'000	RM'000	PERIOD
			30.09.2025	30.09.2024
			RM'000	RM'000
Income tax				
- current financial period	4,734	591	4,734	591

The effective tax rate for current quarter is higher than the statutory tax rate mainly due to non-deductible expenses.

B7. Profit or loss on sale of unquoted investments and / or properties.

There was no disposal of unquoted investment or property during the financial period under review other than in the ordinary course of the Group's business.

B8. Quoted Securities

There was no purchase and disposal of quoted securities for the financial period under review.

B9. Status of Corporate Proposal

There were no corporate proposals during the financial period under review.

B10. Dividend

The Board of Directors has not recommended any interim dividend for the current quarter or financial period to-date.

B11. Group Borrowings

The tenure of Group borrowings classified as current and non-current liabilities categories are as follows: -

Current liabilities	RM'000
- Secured	109,615
Non-current liabilities	
- Secured	233,275
Total Borrowing	342,890

Notes to the Interim Report for The Financial Period Ended 30 September 2025
 (The figures have not been audited)

B. ADDITIONAL INFORMATION AS REQUIRED BY APPENDIX 9B OF BMSB LISTING REQUIREMENTS

B12. Financial instruments with off balance sheet risk

There was no off-balance sheet financial instrument during the financial period under review.

B13. Material litigation

The Group does not have any material litigation during the financial period under review.

B14. Earnings per share

	Individual		Cumulative	
	Current Period	Preceding Period	Current Period	Preceding Period
	quarter	corresponding	To-date	corresponding
	RM'000	quarter	RM'000	quarter
		RM'000		RM'000
a) Basic earnings per share				
Net profit attributable to owners for the period	11,089	2,453	11,089	2,453
Weighted average number of ordinary shares in issue	403,617	403,617	403,617	403,617
Basic earnings per share (sen)	2.75	0.61	2.75	0.61
b) Diluted earnings per share				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A