



3rd QUARTER
INTERIM REPORT
FOR THE FINANCIAL PERIOD ENDED 31 March 2026

Interim Report For The Financial Period Ended 31 March 2026
(The figures have not been audited)

CONTENTS	PAGES
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	1
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	2
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	3
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS	4
EXPLANATORY NOTES TO THE INTERIM REPORT	5-13

Interim Report for The Financial Period Ended 31 March 2026
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE
FINANCIAL PERIOD ENDED 31 MARCH 2026

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER 31.03.2026 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 31.03.2025 RM'000	CURRENT PERIOD TO-DATE 31.03.2026 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 31.03.2025 RM'000
Revenue	90,879	37,599	274,283	125,235
Cost of sales	(69,021)	(22,165)	(199,481)	(76,246)
Gross profit	21,858	15,434	74,802	48,989
Other operating expenses	(15,230)	(13,068)	(42,226)	(35,890)
Other operating income	1,087	5,892	5,861	8,786
Profit from operations	7,715	8,258	38,437	21,885
Finance income	51	231	256	578
Finance cost	(1,179)	(5,335)	(11,555)	(12,751)
Profit before taxation	6,587	3,154	27,138	9,712
Taxation	(2,400)	(676)	(7,958)	(2,082)
Profit after taxation	4,187	2,478	19,180	7,630
Other Comprehensive Income	-	-	-	-
Total comprehensive income for the financial period	4,187	2,478	19,180	7,630
Profit/(Loss) attributable to:				
Owners of the Company	4,146	1,426	17,908	6,594
Non-Controlling Interest	41	1,052	1,272	1,036
	4,187	2,478	19,180	7,630
Total comprehensive income/(loss) attributable to:				
Owners of the Company	4,146	1,426	17,908	6,594
Non-Controlling Interest	41	1,052	1,272	1,036
	4,187	2,478	19,180	7,630
EPS - Basic (sen)	1.03	0.35	4.44	1.63

(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 31 March 2026
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE
FINANCIAL PERIOD ENDED 31 MARCH 2026

	(UNAUDITED)	(AUDITED)
	AS AT	AS AT
	31.03.2026	30.06.2025
	RM'000	RM'000
Non-Current Assets		
Property, plant, and equipment	47,628	48,048
Investment properties	52,807	53,662
Inventories	341,235	428,899
Deferred tax assets	6,287	4,740
Trade and other receivables	-	27
	447,957	535,376
Current assets		
Inventories	618,130	593,888
Tax recoverable	6,736	6,041
Trade and other receivables	142,048	101,754
Contract assets	14,083	21,931
Cash and bank balances	51,913	39,313
	832,910	762,927
Total Assets	1,280,867	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	350,327	332,419
Equity attributable to owners of the Parent	559,923	542,015
Non-Controlling Interest	38,208	36,773
	598,131	578,788
Non-current liabilities		
Borrowings	220,023	234,241
Lease liabilities	2,356	2,427
Other payables	1,016	1,501
Deferred tax liabilities	-	507
	223,395	238,676
Current liabilities		
Trade and other payables	241,636	273,225
Contract liabilities	103,838	80,619
Borrowings	105,125	121,094
Lease liabilities	1,529	1,908
Current tax liabilities	7,213	3,993
	459,341	480,839
Total liabilities	682,736	719,515
Total equity and liabilities	1,280,867	1,298,303
Net assets per share (RM)	1.36	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 31 March 2026
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026

	Non-distributable			Distributable		Non-Controlling Interest	Total Equity
	Share capital	Revaluation surplus	Treasury shares	Retained earnings	Total		
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
At 01.07.2025	206,250	5,673	(2,327)	332,419	542,015	36,773	578,788
Profit for the financial period	-	-	-	17,908	17,908	1,272	19,180
Total comprehensive income/(loss)	-	-	-	17,908	17,908	1,272	19,180
Issuance of share in subsidiaries	-	-	-	-	-	163	163
Total transaction with owners	-	-	-	-	-	163	163
At 31.03.2026	206,250	5,673	(2,327)	350,327	559,923	38,208	598,131
At 01.07.2024	206,250	5,673	(3,373)	322,771	531,321	36,151	567,472
Profit for the financial period	-	-	-	6,594	6,594	1,036	7,630
Total comprehensive income/(loss)	-	-	-	6,594	6,594	1,036	7,630
Settlement of share dividend	-	-	1,046	572	1,618	-	1,618
Total transaction with owners	-	-	1,046	572	1,618	-	1,618
At 31.03.2025	206,250	5,673	(2,327)	329,937	539,533	37,187	576,720

(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 31 March 2026
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL PERIOD ENDED 31 MARCH 2026

	9 MONTHS ENDED 31.03.2026	9 MONTHS ENDED 31.03.2025
	RM'000	RM'000
<u>Operating activities</u>		
Profit before taxation	27,138	9,712
Adjustments for non-cash items	11,077	12,220
Operating profit before working capital changes	<u>38,215</u>	<u>21,932</u>
Trade receivables & other receivables	(39,620)	(19,074)
Contract asset	9,544	3,019
Land held for property development	87,664	(37,167)
Inventories	61,708	(8,936)
Property development cost	(85,950)	(90,561)
Trade payables and other payables	(32,074)	43,843
Contract liabilities	23,219	12,820
Net change in working capital	<u>62,706</u>	<u>(74,124)</u>
Tax paid	(8,471)	(7,270)
Tax refunded	985	-
Net cash from/ (used in) operating activities	<u>55,220</u>	<u>(81,394)</u>
<u>Investing activities</u>		
Interest received	256	578
Proceeds from disposal of investment properties	923	1,307
Purchase of property, plant, and equipment	(465)	(801)
Proceed from disposal of property, plant, and equipment	109	517
Net cash from investing activities	<u>823</u>	<u>1,601</u>
<u>Financing activities</u>		
Interest paid	(11,555)	(12,751)
Drawdown of borrowings	34,234	145,163
Repayments of borrowings	(55,288)	(52,539)
Repayments of lease liabilities	(1,863)	(1,626)
Ordinary share capital contributed by non- controlling interests of subsidiaries	163	-
Net cash (used in)/ from financing activities	<u>(34,309)</u>	<u>78,247</u>
Net increase/(decrease) in cash and cash equivalents for the financial period	21,734	(1,546)
Cash and cash equivalents at beginning of financial period	3,773	(2,863)
Cash and cash equivalents at end of financial period	<u>25,507</u>	<u>(4,409)</u>
Cash and cash equivalent comprise the following:		
Deposits	4,910	3,784
Cash and bank balances	47,003	20,150
Bank overdrafts	(25,977)	(27,917)
	<u>25,936</u>	<u>(3,983)</u>
Less: Deposit pledged to licensed banks	(429)	(426)
	<u>25,507</u>	<u>(4,409)</u>

(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 31 March 2026
(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 9 months ended 31 March 2026.

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

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

Notes to the Interim Report For The Financial Period Ended 31 March 2026
(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
9 Months Ended 31.03.2026					
Revenue					
External revenue	262,044	7,123	3,607	1,509	274,283
Inter-segment revenue	-	79,243	-	(79,243)	-
Total	262,044	86,366	3,607	(77,734)	274,283
Adjusted EBITDA	35,467	6,797	1,031	(2,553)	40,742
9 Months Ended 31.03.2025					
Revenue					
External revenue	105,785	15,789	3,728	(67)	125,235
Inter-segment revenue	-	69,621	-	(69,621)	-
Total	105,785	85,410	3,728	(69,688)	125,235
Adjusted EBITDA	25,214	3,217	1,142	(5,248)	24,325
Total segment assets					
31.03.2026	1,813,565	137,417	25,619	(708,757)	1,267,844
31.03.2025	1,824,063	108,863	26,083	(705,345)	1,253,664
Total segment liabilities					
31.03.2026	953,137	111,642	11,213	(400,469)	675,523
31.03.2025	976,059	92,140	12,637	(394,925)	685,911

Notes to the Interim Report For The Financial Period Ended 31 March 2026
 (The figures have not been audited)

A. EXPLANATORY NOTES

A9. Segment Information (continued)

	31.03.2026	31.03.2025
	RM'000	RM'000
A reconciliation of total adjusted EBITDA		
Adjusted EBITDA	40,742	24,325
Finance income	256	578
Finance cost	(11,555)	(12,751)
Tax	(7,958)	(2,082)
Depreciation	(2,305)	(2,440)
Net profit for the financial period	<u>19,180</u>	<u>7,630</u>
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,267,844	1,253,664
Tax recoverable	13,023	11,400
Consolidated total assets (as per Statement of Financial Position)	<u>1,280,867</u>	<u>1,265,064</u>
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	675,523	685,911
Tax payable	7,213	2,433
Consolidated total liabilities (as per Statement of Financial Position)	<u>682,736</u>	<u>688,344</u>

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 31 March 2026
(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 all 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 31.03.2026 RM'000	Preceding Period Quarter 31.03.2025 RM'000
<u>Marvel Plus Development Sdn Bhd</u>			
BCB Construction Sdn Bhd	- Building construction services	2,718	7,472
<u>Ju-Ichi Enterprise Sdn Bhd</u>			
BCB Berhad	- Rental of office space	80	75

Notes to the Interim Report for The Financial Period Ended 31 March 2026
(The figures have not been audited)

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

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

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER 31.03.2026 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 31.03.2025 RM'000	CURRENT PERIOD TO DATE 31.03.2026 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 31.03.2025 RM'000
Revenue				
Property Development	86,941	31,429	263,553	105,718
Construction	2,891	5,075	7,123	15,789
Others	1,047	1,095	3,607	3,728
	<u>90,879</u>	<u>37,599</u>	<u>274,283</u>	<u>125,235</u>
Profit/(Loss) Before Tax				
Property Development	5,355	2,232	23,439	6,357
Construction	1,152	868	3,028	2,564
Others	80	54	671	791
	<u>6,587</u>	<u>3,154</u>	<u>27,138</u>	<u>9,712</u>

3Q 2026 vs 3Q 2025

The Group reported revenue of RM90.88 million and profit before tax of RM6.59 million as compared to the revenue of RM37.60 million and profit before tax of RM3.15 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 Lumina Commercial Park @ Iskandar Puteri ("Lumina"), HomeTree @ Kota Kemuning ("HomeTree"), and sales of completed stocks from Versis @ Medini ("Versis") and Elysia Park Residence @ Medini ("Elysia").

The property development segment reported an increase in revenue of RM55.51 million, from RM31.43 million to RM86.94 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 Versis and Elysia.

In line with the increase in revenue, the segment reported an increase in profit before tax of RM3.13 million, from RM2.23 million to RM5.36 compared to the preceding period corresponding quarter. Higher profit before tax in the current quarter was largely contributed by higher profit from Lumina. Further, lower finance cost incurred in the current quarter.

ii.) Construction

The construction segment reported a decrease in revenue of RM2.19 million compared to the preceding period corresponding quarter. The decrease 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 RM0.28 million. The increase mainly due to higher profit for overall on-going projects. Further, reversal of impairment losses on receivables incurred in the current quarter.

Notes to the Interim Report for The Financial Period Ended 31 March 2026
(The figures have not been audited)

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

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

iii.) Others

Other division mainly represent hotel services and leasing business. There was a slight decrease in revenue of RM0.05 million as compared to preceding period corresponding quarter. The decrease was mainly attributed to lower revenue from food and beverages, as well as events and functions in the current quarter.

Despite the decrease in revenue, the segment reported a slight increase in profit before tax mainly due to lower operating expenses incurred in the current quarter.

9M FY 2026 vs 9M FY 2025

For the cumulative quarter ended on March 31, 2026, the Group reported revenue of RM274.28 million and profit before tax of RM27.14 million as compared to the revenue of RM125.24 million and profit before tax of RM9.71 million in the preceding corresponding period.

Segmental performance for the current period under review is as follow:

i.) Property Development

The property development segment reported a significant increase in revenue of RM157.83 million, from RM105.72 million to RM263.55 million compared to the preceding corresponding period. The increase in revenue was largely attributed to higher revenue contributed from Lumina, HomeTree and Evergreen Heights @ Batu Pahat ("EH"). In addition, sales of completed stocks from Versis and Elysia.

In line with the increase in revenue, the segment reported a significant increase in profit before tax of RM17.08 million, from RM6.36 million to RM23.44 million compared to the preceding corresponding period. Higher profit before tax in the current financial period was largely contributed by higher profit from Lumina and HomeTree. In addition, reversal of impairment losses on receivables incurred in the current financial period.

ii.) Construction

The Construction segment reported a decrease in revenue of RM8.67 million compared to the preceding corresponding period. The decrease in revenue was mainly 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 RM0.47 million. The increase mainly due to higher profit for overall on-going projects. Further, reversal of impairment losses on receivables incurred in the current financial period.

iii.) Others

The other division reported a decrease in revenue of RM0.12 million compared to the preceding corresponding period. The decrease was mainly attributed to lower revenue from food and beverages, as well as events and functions in the current financial period.

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

Notes to the Interim Report for The Financial Period Ended 31 March 2026
 (The figures have not been audited)

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

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

	3 Months Ended		
	31.03.2026 RM'000	31.12.2025 RM'000	Changes RM'000
Revenue	90,879	93,201	(2,322)
Profit before tax	6,587	3,882	2,705

Revenue decreased from RM93.20 million to RM90.88 million mainly due to lower sales contributed from HomeTree and Elysia.

Despite the increase in revenue, the profit before tax increased by RM2.71 million, from RM3.88 million to RM6.59 million in the current quarter. The increase was mainly due to lower finance cost incurred in the current period.

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, rationalization of subsidies and inflationary pressures are indeed challenges that could impact the property market. Internationally, the ongoing US-Iran conflict introduces an additional layer of geopolitical uncertainty, disrupting the global trade and compounding economic volatility.

Moving forward, the Group will remain focused in timely completion of its ongoing 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 31 March 2026.

Notes to the Interim Report for The Financial Period Ended 31 March 2026
(The figures have not been audited)

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

B5. Profit for the financial period

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

	Current Quarter 31.03.2026 RM'000	Cumulative Period to-date 31.03.2026 RM'000
Interest Income	51	256
Other Income	1,087	5,861
Interest expenses	1,179	11,555
Depreciation and amortisation	747	2,305
Impairment (loss)/gain on receivables and contract assets	(1,838)	2,343

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.

B6. Taxation

Taxation consists of the followings:

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT QUARTER 31.03.2026 RM'000	PRECEDING CORRESPONDING QUARTER 31.03.2025 RM'000	CURRENT PERIOD TO DATE 31.03.2026 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD 31.03.2025 RM'000
Taxation	2,400	676	7,958	2,082

The effective tax rate of the Group for the current quarter is higher than the statutory tax rate mainly due to under-provision of income tax in prior year.

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.

Notes to the Interim Report for The Financial Period Ended 31 March 2026
(The figures have not been audited)

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

B11. Group Borrowings

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

Current liabilities	RM'000
- Secured	105,125
Non-current liabilities	
- Secured	220,023
Total Borrowing	<u>325,148</u>

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 quarter RM'000	Preceding Period corresponding quarter RM'000	Current Period To-date RM'000	Preceding Period corresponding quarter RM'000
a) Basic earnings per share				
Net profit attributable to owners for the period	4,146	1,426	17,908	6,594
Weighted average number of ordinary shares in issue	403,617	403,617	403,617	403,617
Basic earnings per share (sen)	1.03	0.35	4.44	1.63
b) Diluted earnings per share				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A