



4<sup>TH</sup> QUARTER  
INTERIM REPORT  
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025

**Interim Report For The Financial Year Ended 30 June 2025**  
**(The figures have not been audited)**

<b>CONTENTS</b>	<b>PAGES</b>
CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME	<b>1</b>
CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION	<b>2</b>
CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY	<b>3</b>
CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS	<b>4</b>
EXPLANATORY NOTES TO THE INTERIM REPORT	<b>5-12</b>

**Interim Report for The Financial Year Ended 30 June 2025**  
(The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD	PRECEDING PERIOD	CURRENT YEAR	PRECEDING PERIOD
	QUARTER	QUARTER	TO-DATE	TO-DATE
	30.06.2025	30.06.2024	30.06.2025	30.06.2024
	RM'000	RM'000	RM'000	RM'000
Revenue	83,732	69,499	208,967	222,891
Cost of sales	(54,292)	(40,964)	(130,538)	(135,235)
Gross profit	29,440	28,535	78,429	87,656
Other operating expenses	(19,699)	(15,404)	(55,589)	(49,856)
Other operating income	2,081	4,681	10,867	9,131
Profit from operations	11,822	17,812	33,707	46,931
Finance income	585	883	1,163	1,259
Finance cost	(6,261)	(4,135)	(19,012)	(17,152)
Share of results in associates, net of tax	-	(7)	-	(7)
Profit before taxation	6,146	14,553	15,858	31,031
Taxation	(4,167)	(7,390)	(6,249)	(11,519)
Profit after taxation	1,979	7,163	9,609	19,512
Other Comprehensive Income	-	455	-	455
<b>Total comprehensive income for the financial year</b>	<b>1,979</b>	<b>7,618</b>	<b>9,609</b>	<b>19,967</b>
<b>Profit/(Loss) attributable to:</b>				
Owners of the Company	2,265	2,810	8,859	15,498
Non-Controlling Interest	(286)	4,353	750	4,014
	<b>1,979</b>	<b>7,163</b>	<b>9,609</b>	<b>19,512</b>
<b>Total comprehensive income/(loss) attributable to:</b>				
Owners of the Company	2,265	3,265	8,859	15,953
Non-Controlling Interest	(286)	4,353	750	4,014
	<b>1,979</b>	<b>7,618</b>	<b>9,609</b>	<b>19,967</b>
<b>EPS - Basic (sen)</b>	<b>0.56</b>	<b>0.70</b>	<b>2.19</b>	<b>3.88</b>

(The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2024)

**Interim Report for The Financial Year Ended 30 June 2025**  
(The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE  
FINANCIAL YEAR ENDED 30 JUNE 2025**

	(UNAUDITED)	(AUDITED)
	AS AT	AS AT
	30.06.2025	30.06.2024
	RM'000	RM'000
<b>Non-Current Assets</b>		
Property, plant, and equipment	48,048	49,105
Investment properties	53,663	55,297
Inventories	428,899	340,845
Deferred tax assets	4,233	4,193
Trade and other receivables	31	58
	<b>534,874</b>	<b>449,498</b>
<b>Current assets</b>		
Inventories	593,774	507,665
Tax recoverable	5,441	4,276
Trade and other receivables	100,072	104,888
Contract assets	22,383	19,063
Cash and bank balances	37,601	30,660
	<b>759,271</b>	<b>666,552</b>
<b>Total Assets</b>	<b>1,294,145</b>	<b>1,116,050</b>
<b>Equity and liabilities</b>		
<b>Equity</b>		
Share capital	206,250	206,250
Treasury shares	(2,327)	(3,373)
Revaluation reserves	5,673	5,673
Retained earnings	332,202	322,771
<b>Equity attributable to owners of the Parent</b>	<b>541,798</b>	<b>531,321</b>
Non-Controlling Interest	36,901	36,151
	<b>578,699</b>	<b>567,472</b>
<b>Non-current liabilities</b>		
Borrowings	233,962	114,555
Lease liabilities	2,733	3,475
Other payables	1,502	2,852
Deferred tax liabilities	-	488
	<b>238,197</b>	<b>121,370</b>
<b>Current liabilities</b>		
Trade and other payables	272,546	235,628
Contract liabilities	80,186	89,234
Borrowings	119,338	95,857
Lease liabilities	1,786	2,287
Current tax liabilities	3,393	4,202
	<b>477,249</b>	<b>427,208</b>
<b>Total liabilities</b>	<b>715,446</b>	<b>548,578</b>
<b>Total equity and liabilities</b>	<b>1,294,145</b>	<b>1,116,050</b>
Net assets per share (RM)	1.31	1.29

(The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2024)

**Interim Report for The Financial Year Ended 30 June 2025**  
(The figures have not been audited)

**CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**  
**FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025**

	Share capital RM'000	Non-distributable		Distributable		Non-Controlling Interest RM'000	Total Equity RM'000
		Revaluation reserve RM'000	Treasury shares RM'000	Retained earnings RM'000	Total RM'000		
At 01.07.2024	206,250	5,673	(3,373)	322,771	531,321	36,151	567,472
Profit for the financial year	-	-	-	8,859	8,859	750	9,609
Other comprehensive income, net of tax	-	-	-	-	-	-	-
Total comprehensive income	-	-	-	8,859	8,859	750	9,609
Settlement of share dividend	-	-	1,046	572	1,618	-	1,618
Total Transactions with owners	-	-	1,046	572	1,618	-	1,618
At 30.06.2025	206,250	5,673	(2,327)	332,202	541,798	36,901	578,699
At 01.07.2023	206,250	5,218	(3,373)	308,891	516,986	32,137	549,123
Profit for the financial year	-	-	-	15,498	15,498	4,014	19,512
Other comprehensive income, net of tax	-	455	-	-	455	-	455
Total comprehensive income	-	455	-	15,498	15,953	4,014	19,967
Share dividend	-	-	-	(1,618)	(1,618)	-	(1,618)
Total Transactions with owners	-	-	-	(1,618)	(1,618)	-	(1,618)
At 30.06.2024	206,250	5,673	(3,373)	322,771	531,321	36,151	567,472

(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 2024)

**Interim Report for The Financial Year Ended 30 June 2025**  
**(The figures have not been audited)**

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE FINANCIAL YEAR ENDED 30 JUNE 2025**

	<b>12 MONTHS ENDED</b> <b>30.06.2025</b>	<b>12 MONTHS ENDED</b> <b>30.06.2024</b>
	<b>RM'000</b>	<b>RM'000</b>
<b><u>Operating activities</u></b>		
Profit before taxation	15,858	31,031
Adjustments for non-cash items	19,091	16,852
Operating profit before working capital changes	34,949	47,883
Trade receivables & other receivables	7,054	33,628
Contract asset	(4,173)	13,731
Land held for property development	(88,054)	-
Inventories	(4,258)	36,851
Property development cost	(81,851)	(5,453)
Trade payables and other payables	37,186	(27,866)
Contract liabilities	(9,048)	(36,487)
Cash generated from operations	(108,195)	62,287
Tax paid	(8,751)	(10,376)
Tax refunded	-	827
<b>Net cash (used in)/ from operating activities</b>	<b>(116,946)</b>	<b>52,738</b>
<b><u>Investing activities</u></b>		
Interest received	1,163	1,259
Additions to land held for development	-	(16,841)
Proceeds from disposal of investment properties	1,987	1,661
Purchase of property, plant and equipment	(1,253)	(1,091)
Proceed from disposal of property, plant and equipment	517	4,899
<b>Net cash from/(used in) investing activities</b>	<b>2,414</b>	<b>(10,113)</b>
<b><u>Financing activities</u></b>		
Interest paid	(19,012)	(13,378)
Drawdown of borrowings	204,066	10,253
Repayments of borrowings	(61,341)	(25,443)
Repayments of lease liabilities	(2,403)	(1,937)
Withdrawal of fixed deposits pledged to licensed bank	-	169
<b>Net cash from/(used in) financing activities</b>	<b>121,310</b>	<b>(30,336)</b>
<b>Net increase in cash and cash equivalents for the financial year</b>	<b>6,778</b>	<b>12,289</b>
<b>Cash and cash equivalents at beginning of financial year</b>	<b>(2,863)</b>	<b>(15,152)</b>
<b>Cash and cash equivalents at end of financial year</b>	<b>3,915</b>	<b>(2,863)</b>
<b>Cash and cash equivalent comprise the following:</b>		
Deposits	5,313	3,463
Cash and bank balances	32,288	27,197
Bank overdrafts	(33,260)	(33,097)
	4,341	(2,437)
Less: Deposit pledged to licensed banks	(426)	(426)
	3,915	(2,863)

(The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Annual Financial Report for the year ended 30th June 2024)

**Notes to the Interim Report For The Financial Year Ended 30 June 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 2024.

**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 2024.

**A3. Status of Audit Qualifications**

The audited financial statements of the Group for the year ended 30 June 2024 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 financial year ended 30 June 2025.

**A7. Issuances or Repayments of Debts and Equity Securities**

There was 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**

There was no dividend had been paid during the financial period under review other than the following:

- i. The Board of Directors has approved and declared a first interim dividend for the financial year ended 30 June 2024 via treasury shares distribution on the basis of one (1) treasury share for every one hundred (100) existing ordinary shares held by the shareholders of the Company whose registered in the Company's Record of Depositors on 1 July 2024. ("Share Dividend")

The Share Dividend was completed on 23 July 2024 by crediting 3,996,203 treasury shares to the Central Depository System accounts of the Company's shareholders.

Notes to the Interim Report For The Financial Year Ended 30 June 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
<b>12 Months Ended 30.06.2025</b>					
Revenue					
External revenue	184,235	19,923	4,898	(89)	208,967
Inter-segment revenue	10,000	95,844	-	(105,844)	-
Total	194,235	115,767	4,898	(105,933)	208,967
Adjusted EBITDA	39,932	6,370	1,474	(10,618)	37,158
<b>12 Months Ended 30.06.2024</b>					
Revenue					
External revenue	212,901	6,018	4,064	(92)	222,891
Inter-segment revenue	10,000	72,745	-	(82,745)	-
Total	222,901	78,763	4,064	(82,837)	222,891
Adjusted EBITDA	60,457	4,013	813	(14,444)	50,839
<b>Total segment assets</b>					
30.06.2025	1,869,921	116,808	25,932	(728,190)	1,284,471
30.06.2024	1,660,730	76,057	26,402	(655,608)	1,107,581
<b>Total segment liabilities</b>					
30.06.2025	1,025,386	97,242	12,272	(422,847)	712,053
30.06.2024	786,659	59,549	752	(303,072)	543,888



**Notes to the Interim Report For The Financial Year Ended 30 June 2025**  
**(The figures have not been audited)**

**A. EXPLANATORY NOTES**

**A9. Segment Information (continued)**

	<b>30.06.2025</b>	<b>30.06.2024</b>
	<b>RM'000</b>	<b>RM'000</b>
<b>A reconciliation of total adjusted EBITDA</b>		
Adjusted EBITDA	37,158	50,839
Finance income	1,163	1,259
Finance cost	(19,012)	(17,152)
Tax	(6,249)	(11,519)
Depreciation	(3,451)	(3,915)
Net profit for the financial year	9,609	19,512
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,284,471	1,107,581
Tax recoverable	9,674	8,469
Consolidated total assets (as per Statement of Financial Position)	1,294,145	1,116,050
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	712,053	543,888
Tax payable	3,393	4,690
Consolidated total liabilities (as per Statement of Financial Position)	715,446	548,578

**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 Year Ended 30 June 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.

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

		<b>Current Period Quarter 30.06.2025 RM'000</b>	<b>Preceding Period Quarter 30.06.2024 RM'000</b>
<b><u>Marvel Plus Development Sdn Bhd</u></b>			
BCB Construction Sdn Bhd	- Building construction services	3,687	1,175
<b><u>Ju-Ichi Enterprise Sdn Bhd</u></b>			
BCB Berhad	- Rental of office space	75	75

Notes to the Interim Report for The Financial Year Ended 30 June 2025  
(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	PRECEDING PERIOD CORRESPONDING QUARTER	CURRENT PERIOD TO DATE	PRECEDING PERIOD TO DATE
	30.06.2025 RM'000	30.06.2024 RM'000	30.06.2025 RM'000	30.06.2024 RM'000
<b>Revenue</b>				
Property Development	78,428	66,150	184,146	212,809
Construction	4,134	2,350	19,923	6,018
Others	1,170	999	4,898	4,064
	<u>83,732</u>	<u>69,499</u>	<u>208,967</u>	<u>222,891</u>
<b>Profit/(Loss) Before Tax</b>				
Property Development	3,086	12,603	9,443	27,649
Construction	2,845	1,622	5,409	3,011
Others	215	328	1,006	371
	<u>6,146</u>	<u>14,553</u>	<u>15,858</u>	<u>31,031</u>

**4Q 2025 vs 4Q 2024**

The Group reported revenue of RM83.73 million and profit before tax of RM6.15 million as compared to the revenue of RM69.50 million and profit before tax of RM14.55 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 HomeTree @ Kota Kemuning ("HomeTree"), Bandar Putera Indah @ Batu Pahat ("BPI"), Lumina Commercial Park @ Iskandar Puteri ("Lumina") and sales of completed stocks from Elysia Park Residence @ Medini ("Elysia").

The property development segment reported an increase in revenue of RM12.28 million, from RM66.15 million to RM78.43 million compared to the preceding period corresponding quarter. The increase in revenue was largely attributed to higher revenue contributed from Lumina. In addition, higher sales of completed stocks from Elysia and Versis @ Medini in the current quarter.

Despite the increase in revenue, the property development segment reported a decrease in profit before tax of RM9.51 million, from RM12.60 million to RM3.09 million compared to the preceding period corresponding quarter. The decrease was mainly due to higher operating expenses and finance costs incurred in the current quarter.

**ii.) Construction**

The construction segment reported an increase in revenue of RM1.78 million compared to the preceding period corresponding quarter. The increase in revenue was largely attributed to higher revenue contributed from Taman Saujana's RMMJ.

In line with the increase in revenue, the construction segment reported an increase in profit before tax of RM1.23 million, from RM1.62 million to RM2.85 million compared to the preceding period corresponding quarter. There were no significant fluctuations in the operating income and expenses for both current and preceding corresponding quarter under review.

**iii.) Others**

Other division mainly represent hotel services and leasing business. There was an increase in revenue of RM0.17 million as compared to preceding period corresponding quarter. The increase was mainly attributed to higher revenue from room bookings in the current quarter.

Despite the increase in revenue, the segment reported a decrease in profit before tax amounting to RM0.11 million mainly due to higher operating expenses incurred in the current quarter.

**Notes to the Interim Report for The Financial Year Ended 30 June 2025**  
**(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)**

**FY 2025 vs FY 2024**

For the financial year ended 30 June 2025, the Group reported revenue of RM208.97 million and profit before tax of RM15.86 million as compared to the revenue of RM222.89 million and profit before tax of RM31.03 million in the preceding financial year.

Segmental performance for the current financial year under review is as follow:

**i.) Property Development**

The property development segment reported a decrease in revenue of RM28.66 million, from RM212.81 million to RM184.15 million, compared to the preceding financial year. The decrease in revenue was largely attributed to lower sales contributed from HomeTree, BPI and Evergreen Heights @ Batu Pahat ("EH"). In addition, higher sales of completed stocks from Elysia occurred in preceding financial year.

In line with the decrease in revenue, the segment reported a decrease in profit before tax of RM 18.21 million, from RM27.65 million to RM9.44 million compared to the preceding financial year. In addition, higher operating expenses and finance costs incurred in the current financial year.

**ii.) Construction**

The construction segment reported an increase in revenue of RM13.90 million compared to the preceding financial year. The increase in revenue was largely attributed to higher revenue contributed from Taman Saujana's RMMJ.

In line with the increase in revenue, the construction segment reported an increase in profit before tax amounting to RM2.40 million, from RM3.01 million to RM5.41 million compared to preceding financial year. However, a decrease in overall profit margin due to higher impairment losses on receivables incurred in the current financial year.

**iii.) Others**

The other division reported an increase in revenue of RM 0.84 million compared to the preceding financial year. The increase was mainly attributed to higher revenue from room, as well as food and beverages in the current financial year.

In line with the increase in revenue, the segment reported an increase in profit before tax of RM0.64 million. In addition, reversal of impairment losses on receivables incurred in the current financial year.

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

	3 Months Ended		
	30.06.2025 RM'000	31.03.2025 RM'000	Changes RM'000
<b>Revenue</b>	83,732	37,599	46,133
<b>Profit before tax</b>	6,146	3,154	2,992

Revenue increased from RM37.60 million to RM83.73 million mainly due to higher revenue contributed from HomeTree and Lumina.

In line with the increase in revenue, the profit before tax increased by RM3 million, from RM3.15 million to RM6.15 million in the current financial year.

**Notes to the Interim Report for The Financial Year Ended 30 June 2025**  
**(The figures have not been audited)**

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

**B3. Prospects**

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 was no profit forecasts published as at 30 June 2025.

**B5. Profit for the financial period**

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

	<b>Current Quarter</b>	<b>Cumulative Period to-date</b>
	<b>30.06.2025</b>	<b>30.06.2025</b>
	<b>RM'000</b>	<b>RM'000</b>
Interest Income	585	1,163
Other Income	2,081	10,867
Interest expenses	6,261	19,012
Depreciation and amortisation	1,011	3,451
Impairment/ (Reversal) of impairment losses on receivables and contract assets	144	(1,358)

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**

	<b>INDIVIDUAL QUARTER</b>		<b>CUMULATIVE QUARTER</b>	
	<b>CURRENT</b>	<b>PRECEDING</b>	<b>CURRENT</b>	<b>PRECEDING</b>
	<b>QUARTER</b>	<b>CORRESPONDING</b>	<b>PERIOD</b>	<b>PERIOD</b>
	<b>30.06.2025</b>	<b>30.06.2024</b>	<b>TO DATE</b>	<b>CORRESPONDING</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>30.06.2025</b>	<b>30.06.2024</b>
			<b>RM'000</b>	<b>RM'000</b>
Taxation	4,167	7,390	6,249	11,519

The effective tax rate of the Group for the current quarter is higher than the statutory tax rate mainly due to certain expenses are not tax deductible and under-provision of deferred 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.

**Notes to the Interim Report for The Financial Year Ended 30 June 2025**  
(The figures have not been audited)

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

**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: -

<b>Current liabilities</b>	<b>RM'000</b>
- Secured	119,338
<b>Non-current liabilities</b>	
- Secured	233,962
<b>Total Borrowing</b>	<b>353,300</b>

**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**

	<b>Individual</b>		<b>Cumulative</b>	
	<b>Current Period</b>	<b>Preceding Period</b>	<b>Current Period</b>	<b>Preceding Period</b>
	<b>quarter</b>	<b>corresponding</b>	<b>Period</b>	<b>corresponding</b>
	<b>RM'000</b>	<b>quarter</b>	<b>To-date</b>	<b>Quarter To-date</b>
		<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>a) Basic earnings per share</b>				
Net profit attributable to owners for the period	2,265	2,810	8,859	15,498
Weighted average number of ordinary shares in issue	403,617	399,621	403,617	399,621
Basic earnings per share (sen)	0.56	0.70	2.19	3.88
<b>b) Diluted earnings per share</b>				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A