4TH QUARTER
INTERIM REPORT
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

BCB BERHAD
(Registration No. 198801004645 (172003-W))
(Incorporated in Malaysia)

Interim Report For The Financial Year Ended 30 June 2026
(The figures have not been audited)

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Interim Report for The Financial Year Ended 30 June 2026
(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT PERIOD QUARTER 30.06.2026 RM'000	PRECEDING PERIOD CORRESPONDING QUARTER 30.06.2025 RM'000	CURRENT YEAR TO-DATE 30.06.2026 RM'000	PRECEDING PERIOD CORRESPONDING YEAR TO-DATE 30.06.2025 RM'000
Revenue	76,915	83,151	351,198	208,386
Cost of sales	(43,847)	(54,177)	(243,328)	(130,423)
Gross profit	33,068	28,974	107,870	77,963
Other operating expenses	(20,836)	(17,824)	(63,062)	(53,714)
Other operating income	6,020	(58)	11,881	8,728
Profit from operations	18,252	11,092	56,689	32,977
Finance income	179	1,355	435	1,933
Finance cost	(1,194)	(6,212)	(12,749)	(18,963)
Profit before taxation	17,237	6,235	44,375	15,947
Taxation	(3,370)	(4,167)	(11,328)	(6,249)
Profit after taxation	13,867	2,068	33,047	9,698
Other Comprehensive Income	(536)	-	(536)	-
Total comprehensive income for the financial year	**13,331**	**2,068**	**32,511**	**9,698**
Profit/(Loss) attributable to:				
Owners of the Company	14,858	2,482	32,766	9,076
Non-Controlling Interest	(991)	(414)	281	622
	13,867	**2,068**	**33,047**	**9,698**
Total comprehensive income/(loss) attributable to:				
Owners of the Company	14,322	2,482	32,230	9,076
Non-Controlling Interest	(991)	(414)	281	622
	13,331	**2,068**	**32,511**	**9,698**
EPS - Basic (sen)	**3.68**	**0.61**	**8.12**	**2.25**

(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)

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(The figures have not been audited)

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	(UNAUDITED) AS AT 30.06.2026 RM'000	(AUDITED) AS AT 30.06.2025 RM'000
Non-Current Assets		
Property, plant, and equipment	47,957	48,048
Investment properties	53,693	53,662
Inventories	364,867	428,899
Deferred tax assets	7,191	4,740
Trade and other receivables	34	27
	473,742	**535,376**
Current assets		
Inventories	592,963	593,888
Tax recoverable	4,079	6,041
Trade and other receivables	92,104	101,754
Contract assets	10,538	21,931
Cash and bank balances	61,313	39,313
	760,997	**762,927**
Total Assets	**1,234,739**	**1,298,303**
Equity and liabilities		
Equity		
Share capital	206,250	206,250
Treasury shares	(2,327)	(2,327)
Revaluation reserves	5,137	5,673
Retained earnings	365,185	332,419
Equity attributable to owners of the Parent	**574,245**	**542,015**
Non-Controlling Interest	36,279	36,773
	610,524	**578,788**
Non-current liabilities		
Borrowings	213,416	234,241
Lease liabilities	3,190	2,427
Other payables	56	1,501
Deferred tax liabilities	25	507
	216,687	**238,676**
Current liabilities		
Trade and other payables	221,246	273,225
Contract liabilities	88,456	80,619
Borrowings	92,054	121,094
Lease liabilities	2,146	1,908
Current tax liabilities	3,626	3,993
	407,528	**480,839**
Total liabilities	**624,215**	**719,515**
Total equity and liabilities	**1,234,739**	**1,298,303**
Net assets per share (RM)	1.39	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)

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Interim Report for The Financial Year Ended 30 June 2026
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CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

		Non-distributable		Distributable			
	Share capital RM'000	Revaluation reserve RM'000	Treasury shares RM'000	Retained earnings RM'000	Total RM'000	Non-Controlling Interest RM'000	Total Equity 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	-	-	-	32,766	32,766	281	33,047
Other comprehensive income, net of tax	-	(536)	-	-	(536)	-	(536)
Total comprehensive income	-	(536)	-	32,766	32,230	281	32,511
Issuance of share in subsidiaries	-	-	-	-	-	163	163
Dividend payable to non-controlling interests	-	-	-	-	-	(938)	(938)
Total Transactions with owners	-	-	-	-	-	(775)	(775)
At 30.06.2026	206,250	5,137	(2,327)	365,185	574,245	36,279	610,524
At 01.07.2024	206,250	5,673	(3,373)	322,771	531,321	36,151	567,472
Profit for the financial year	-	-	-	9,076	9,076	622	9,698
Total comprehensive income	-	-	-	9,076	9,076	622	9,698
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)	332,419	542,015	36,773	578,788

(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)

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	12 MONTHS ENDED 30.06.2026	12 MONTHS ENDED 30.06.2025
	RM'000	RM'000
Operating activities		
Profit before taxation	44,375	15,947
Adjustments for non-cash items	10,609	17,447
Operating profit before working capital changes	54,984	33,394
Trade & other receivables	9,907	3,142
Contract asset	13,098	(4,054)
Land held for property development	64,032	1,095
Inventories	79,167	43,939
Property development cost	(78,242)	(49,443)
Trade payables and other payables	(53,424)	16,653
Contract liabilities	7,837	(8,615)
Net change in working capital	97,359	36,111
Tax paid	(13,650)	(8,793)
Tax refunded	985	43
Net cash from operating activities	**84,694**	**27,361**
Investing activities		
Interest received	435	1,933
Purchase of land held for property development	-	(169,868)
Proceeds from disposal of investment properties	1,370	1,987
Purchase of property, plant, and equipment	(948)	(1,481)
Proceed from disposal of property, plant, and equipment	1,626	539
Net cash from investing activities	**2,483**	**(166,890)**
Financing activities		
Interest paid	(12,749)	(15,358)
Drawdown of borrowings	34,371	233,490
Repayments of borrowings	(77,966)	(69,370)
Ordinary share capital contributed by non- controlling interests of subsidiaries	163	-
Repayments of lease liabilities	(2,725)	(2,594)
Placement of fixed deposits pledged to a licensed bank	-	(3)
Net cash used in financing activities	**(58,906)**	**146,165**
Net increase in cash and cash equivalents for the financial period	**28,271**	**6,636**
Cash and cash equivalents at beginning of financial period	**3,773**	**(2,863)**
Cash and cash equivalents at end of financial period	**32,044**	**3,773**
Cash and cash equivalent comprise the following:		
Deposits	4,919	6,196
Cash and bank balances	56,394	33,116
Bank overdrafts	(28,840)	(35,110)
	32,473	4,202
Less: Deposit pledged to licensed banks	(429)	(429)
	32,044	3,773

(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)

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 financial year ended 30 June 2026.

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

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

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
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
12 Months Ended 30.06.2026					
Revenue					
External revenue	333,584	9,289	4,598	3,727	351,198
Inter-segment revenue	6,062	109,078	-	(115,140)	-
Total	339,646	118,367	4,598	(111,413)	351,198
Adjusted EBITDA	60,229	9,940	1,171	(10,573)	60,767
12 Months Ended 30.06.2025					
Revenue					
External revenue	183,565	19,923	4,898	-	208,386
Inter-segment revenue	12,089	95,844	-	(107,933)	-
Total	195,654	115,767	4,898	(107,933)	208,386
Adjusted EBITDA	30,461	4,483	1,623	-	36,567
Total segment assets					
30.06.2026	1,697,913	108,969	23,624	(607,037)	1,223,469
30.06.2025	1,256,322	8,383	22,817	-	1,287,522
Total segment liabilities					
30.06.2026	879,698	90,891	11,182	(361,207)	620,564
30.06.2025	616,440	97,972	603	-	715,015

A. EXPLANATORY NOTES

A9. Segment Information

	30.06.2026 RM'000	30.06.2025 RM'000
A reconciliation of total adjusted EBITDA		
Adjusted EBITDA	60,767	36,567
Finance income	435	1,933
Finance cost	(12,749)	(18,963)
Tax	(11,328)	(6,249)
Depreciation	(4,078)	(3,590)
Net profit for the financial year	33,047	9,698
Reportable segments assets are reconciled to total assets as follows:		
Total segment assets	1,223,469	1,287,522
Tax recoverable	11,270	10,781
Consolidated total assets (as per Statement of Financial Position)	1,234,739	1,298,303
Reportable segments liabilities are reconciled to total liabilities as follows:		
Total segment liabilities	620,564	715,015
Tax payable	3,651	4,500
Consolidated total liabilities (as per Statement of Financial Position)	624,215	719,515

A10. Carrying Amount of Revalued Assets

Property, plant and equipment and investment properties, which are stated at revalued amounts have been revalued during this financial year from RM84.49 million to RM85.03 million.

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.

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, Puan Sri Datin Lim Sui Yong and his children namely Tan Vin Sern and Tan Lindy who are directors and shareholders of Marvel Plus Development Sdn Bhd ("MPDSB"). Tan Sri Dato' Tan Seng Leong, Tan Vin Sern and Tan Lindy who are also directors of Ju-Ichi Enterprise Sdn Bhd ("JIESB"), whilst Tan Sri Dato' Tan Seng Leong and Puan Sri Datin Lim Sui Yong are 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. 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. She is a director of MPDSB and JIESB, and also a shareholder of MPDSB.

(iv) 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.

(v) 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 30.06.2026 RM'000	Preceding Period Quarter 30.06.2025 RM'000
Marvel Plus Development Sdn Bhd			
BCB Construction Sdn Bhd	- Building construction services	2,230	3,687
Ju-Ichi Enterprise Sdn Bhd			
BCB Berhad	- Rental of office space	80	75

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	PRECEDING PERIOD CORRESPONDING QUARTER	CURRENT PERIOD TO DATE	PRECEDING PERIOD CORRESPONDING PERIOD TO DATE
	30.06.2026	30.06.2025	30.06.2026	30.06.2025
	RM'000	RM'000	RM'000	RM'000
Revenue				
Property Development	73,758	77,847	337,311	183,565
Construction	2,166	4,134	9,289	19,923
Others	991	1,170	4,598	4,898
	76,915	83,151	351,198	208,386
Profit/(Loss) Before Tax				
Property Development	15,642	4,990	39,081	11,347
Construction	1,576	856	4,604	3,420
Others	19	389	690	1,180
	17,237	6,235	44,375	15,947

4Q 2026 vs 4Q 2025

The Group reported revenue of RM76.92 million and profit before tax of RM17.24 million as compared to the revenue of RM83.15million and profit before tax of RM6.24 million in the preceding period corresponding quarter.

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

i.) Property Development

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

The property development segment reported a slight decrease in revenue of RM4.09 million, from RM77.85 million to RM73.76 million, compared to the preceding period corresponding quarter. The decrease in revenue was attributed to lower revenue contributed by HomeTree. However, the decrease was partially offset by higher revenue from the sales of completed stocks from Versis @ Medini.

Despite the decrease in revenue, the property development segment reported an increase in profit before tax of RM10.65 million, from RM4.99 million to RM15.64 million compared to the preceding period corresponding quarter. The improvement was mainly due to higher other income, including fair value gain on investment properties, reversal of impairment loss, as well as lower impairment loss and other operating expenses during the current quarter.

ii.) Construction

The Construction segment reported a decrease in revenue of RM1.97 million compared to the preceding corresponding quarter. The decrease was primarily attributed to lower revenue from Taman Saujana's RMMJ project, which has almost reached the completion stage.

Despite the decrease in revenue, the construction segment reported an increase in profit before tax of RM0.72 million. The increase was mainly due to higher profit margins from the overall on-going projects, together with a gain on disposal of fixed assets recognised in the current quarter.

iii.) Others

The other division mainly represents hotel services and leasing businesses. Revenue in the current period decreased by RM0.18 million compared to the preceding quarter. The decrease was primarily attributed to lower revenue from hotel services, during the current quarter.

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 quarter under review.

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 2026 vs FY 2025

For the financial year ended 30 June 2026, the Group reported revenue of RM351.20 million and profit before tax of RM44.38 million as compared to the revenue of RM208.39 million and profit before tax of RM15.95 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 significant increase in revenue of RM153.74 million, from RM183.57 million to RM337.31 million compared to the preceding financial year. The increase was largely attributed to higher revenue contributions from Lumina, Evergreen Heights @ Batu Pahat ("Evergreen") and HomeTree, as well as sales of completed stocks from Elysia and Versis @ Medini.

In line with the higher revenue, the segment recorded a significant increase in profit before tax of RM27.73 million, from RM11.35 million to RM39.08 million compared to the preceding financial year. The improvement was mainly driven by higher profit contribution from Lumina, together with the reversal of impairment loss on receivables and lower finance costs incurred during the current financial year.

ii.) Construction

The Construction segment reported a decrease in revenue of RM10.63 million compared to the preceding financial year. The decrease was primarily attributed to lower revenue from Taman Saujana's RMMJ project, which has almost reached the completion stage.

Despite the decrease in revenue, the construction segment reported an increase in profit before tax amounting to RM1.18 million. The increase was mainly due to higher profit margins from the overall on-going projects, together with a gain on disposal of fixed assets recognised in the current financial year.

iii.) Others

The other division reported a decrease in revenue of RM0.30 million compared to the preceding financial year. The decrease was mainly attributed to lower revenue from hotel services in the current financial year.

In line with the decrease in revenue, the segment reported a decrease in profit before tax of RM0.49 million. 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 quarter under review.

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

	3 Months Ended		
	30.06.2026 RM'000	**31.03.2026 RM'000**	**Changes RM'000**
Revenue	76,915	90,879	(13,964)
Profit before tax	17,237	6,587	10,650

Revenue decreased from RM90.88 million to RM76.92 million, mainly due to higher revenue contribution from Lumina, HomeTree and sales of completed stocks in Taman Yarl & Concerto @Kuala Lumpur in the immediate preceding quarter.

Despite the decrease in revenue, the Group reported an increase in profit before tax of RM10.65 million, from RM6.59 million to RM17.24 million in the current quarter. The improvement was primarily driven by reversal of impairment loss on receivables, gain on disposal of fixed assets, together with a revision in budget cost for HomeTree during current quarter.

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

B3. Prospects

The Group remains cautiously optimistic about the outlook for the property market in Johor. Major infrastructure and economic initiatives, including the Johor Bahru-Singapore Rapid Transit System Link, the Gemas-Johor Bahru Electrified Double Track project and the Johor-Singapore Special Economic Zone, are expected to enhance regional connectivity, attract investment and support economic and property market growth in the State.

Nevertheless, the operating environment remains challenging, given rising construction and labour costs, subsidy rationalisation, inflationary. These factors may affect development costs, market sentiment and purchasers' affordability.

Moving forward, the Group will continue to exercise prudence in its development planning and cost management. It will remain focused on the timely completion of its ongoing development projects and the strategic launch of new products that are aligned with prevailing market demand and purchasers' needs.

B4. Variance on Profit Forecast

There was no profit forecasts published as at 30 June 2026.

B5. Profit for the financial period

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

	Current Quarter 30.06.2026 RM'000	Cumulative Period to-date 30.06.2026 RM'000
Interest Income	179	435
Other Income	6,020	11,881
Interest expenses	1,194	12,749
Depreciation and amortisation	1,773	4,078
Impairment losses/ (Reversal of impairment losses) on receivables and contract assets	374	(1,969)

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

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	CURRENT QUARTER 30.06.2026 RM'000	PRECEDING CORRESPONDING QUARTER 30.06.2025 RM'000	CURRENT PERIOD TO DATE 30.06.2026 RM'000	PRECEDING PERIOD CORRESPONDING PERIOD TO DATE 30.06.2025 RM'000
Taxation	3,370	4,167	11,328	6,249

The effective tax rate of the Group for the current quarter is lower than the statutory tax rate mainly due to 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.

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: -

	RM'000
Current liabilities	
- Secured	92,054
Non-current liabilities	
- Secured	213,416
Total Borrowing	305,470

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 To-date RM'000**
a) **Basic earnings per share**				
Net profit attributable to owners for the period	14,858	2,482	32,766	9,076
Weighted average number of ordinary shares in issue	403,617	403,617	403,617	403,617
Basic earnings per share (sen)	3.68	0.61	8.12	2.25
b) **Diluted earnings per share**				
Diluted earnings per share (sen)	N/A	N/A	N/A	N/A