



**JIANKUN INTERNATIONAL BERHAD**

[Registration No. 198301015973 (111365-U)]



**ANNUAL REPORT**  
**2025**



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## CORPORATE STRUCTURE

Our core business of the Group is in properties development.

The Group structure of the subsidiary companies are as follows:



\* Incorporated in Hong Kong

## CORPORATE INFORMATION

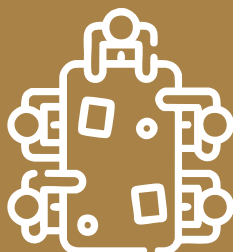
## BOARD OF DIRECTORS

**Dato' Saiful Nizam Bin Mohd Yusoff**  
Non-Independent Non-Executive Chairman

**Edwin Silvester Das**  
Executive Director / Chief Executive Officer

**Dato' Ir Lim Siang Chai**  
Executive Director

**Zhang, Jun**  
Non-Independent Non-Executive Director



**P Ellango A/L Ponramu**  
Independent Non-Executive Director

**Datuk Azmi Bin Osman**  
Independent Non-Executive Director

**Roslina Akmar Binti Mohamed Hashim**  
Independent Non-Executive Director

## BOARD COMMITTEES

## Audit Committee

**P Ellango A/L Ponramu** (Chairman)  
**Datuk Azmi Bin Osman** (Member)  
**Roslina Akmar Binti Mohamed Hashim** (Member)

## Nomination Committee

**P Ellango A/L Ponramu** (Chairman)  
**Datuk Azmi Bin Osman** (Member)  
**Roslina Akmar Binti Mohamed Hashim** (Member)

## Remuneration Committee

**Datuk Azmi Bin Osman** (Chairman)  
**Dato' Ir Lim Siang Chai** (Member)  
**P Ellango A/L Ponramu** (Member)  
**Roslina Akmar Binti Mohamed Hashim** (Member)

## Risk Management Committee

**Edwin Silvester Das** (Chairman)  
**Dato' Ir Lim Siang Chai** (Member)  
**Datuk Azmi Bin Osman** (Member)

## Investment Committee

**Dato' Ir Lim Siang Chai** (Chairman)  
**Edwin Silvester Das** (Member)  
**Datuk Azmi Bin Osman** (Member)

## Share Issuance Scheme Committee

**Edwin Silvester Das** (Chairman)  
**Wong Kok Foong** (Member)  
**Roslina Akmar Binti Mohamed Hashim** (Member)

## COMPANY SECRETARIES

**Tan Tong Lang**  
(MAICSA 7045482/ SSM Practising Certificate No. 202208000250)

**Thien Lee Mee**  
(LS0010621/ SSM Practising Certificate No. 201908002254)

**Low Ven Sin**  
(MAICSA 7076080/ SSM Practising Certificate No. 202208000340)

## REGISTERED OFFICE

B-21-1, Level 21, Tower B  
Northpoint Mid Valley City  
No. 1, Medan Syed Putra Utara  
59200 Kuala Lumpur  
W.P. Kuala Lumpur  
**Tel No.:** 03-9770 2200  
**Fax No.:** 03-2201 7774  
**Email:**  
boardroom@boardroom.com.my

## STOCK EXCHANGE LISTING

**Main Market of Bursa Malaysia Securities Berhad**

**Sector:** Properties  
**Stock Name:** JIANKUN  
**Stock Code:** 8923

Warrants B 2024/2027  
**Stock Name:** JIANKUN -WB  
**Stock Code:** 8923 -WB

## SHARE REGISTRAR

**Aldpro Corporate Services Sdn. Bhd.**  
B-21-1, Level 21, Tower B  
Northpoint Mid Valley City  
No. 1, Medan Syed Putra Utara  
59200 Kuala Lumpur  
Wilayah Persekutuan  
**Tel No.:** 03-9770 2200  
**Fax No.:** 03-2201 7774  
**Email:** [admin@aldpro.com.my](mailto:admin@aldpro.com.my)

## PRINCIPAL BANKERS

Malayan Banking Berhad  
MBSB Bank Berhad  
United Overseas Bank (Malaysia) Berhad  
AmBank (Malaysia) Berhad  
RHB Bank Berhad  
Public Bank Berhad  
Public Bank (Hong Kong) Ltd

## AUDITORS

Messrs. UHY Malaysia PLT (AF 1411)  
Suite 11.05, Level 11,  
The Gardens South Tower,  
Mid Valley City, Lingkaran Syed Putra,  
59200 Kuala Lumpur  
**Tel No.:** 603-2279 3088  
**Fax No.:** 603-2279 3099

## HEAD OFFICE

L21-03, Level 21, PJX-HM Shah Tower,  
No.16A, Persiaran Barat,  
46050 Petaling Jaya,  
Selangor  
**Tel No.:** 03 -7932 3666  
**Fax No.:** 03 -7932 2866

## BOARD OF DIRECTORS' PROFILES



### **DATO' SAIFUL NIZAM BIN MOHD YUSOFF**

*Non-Independent and Non-Executive Chairman  
56 years of age, Malaysian, Male*

**Dato' Saiful Nizam Bin Mohd Yusoff** was appointed as Independent Non-Executive Director on 1 April 2021 and re-designated as an Executive Director on 10 March 2022. On 3 October 2022, Dato' Saiful Nizam was re-designated as an Executive Deputy Chairman and he was subsequently re-designated as President on 5 December 2022 and later on 10 May 2024, he was re-designated as Non-Independent and Non-Executive Chairman of the Company.

He holds a Degree in Material Engineering (Hons.) from University Science of Malaysia. He began his career as Project Executive in oil & gas industry since 1994. After spending two years in Miri, Sarawak, he joined Projass Engineering Sdn Bhd as Project Manager from 1997 till 2000. He worked as Project Manager in Javel Engineering Sdn Bhd from 2000 until 2003 before he setting up his own business entity. With more than 20 years' experience in development, construction and maintenance. He currently is the Managing Director of Menara Rezeki Group since year 2003 until present.

He does not hold any directorship in other public companies and listed companies. He does not have any family relationship with any Director and/or major shareholder of the Company. He has no conflict of interest or potential conflict of interest, including interest in any competing business that the person has with Jiankun International Berhad or its subsidiaries and has no convictions for any offences (other than traffic offence, if any) within the past 5 years nor any public sanction or penalty imposed by regulatory bodies during the financial period ended 31 December 2025.

He attended all eight (8) Board of Directors' Meeting held during the financial period ended 31 December 2025.

## Board Of Directors' Profiles (Cont'd)



### EDWIN SILVESTER DAS

*Executive Director / Chief Executive Officer*

*68 years of age, Malaysian, Male*

*Chairman of Risk Management Committee and Share Issuance Scheme Committee*

*Member of Investment Committee*

**Edwin Silvester Das (“Mr. Das”)** was appointed as Executive Director on 21 December 2020 and appointed as Chief Executive Officer on 3 February 2021.

He had a long and distinguished banking and corporate career with more than 35 years both locally and abroad.

A finance graduate from Southern Illinois University at Carbondale, USA, Mr. Das started his banking career in 1985 and worked in USA, Europe, Africa, India and Sri Lanka.

Mr. Das is presently a Fellow with the Institute of Corporate Directors, Malaysia.

Mr. Das experiences ranges from corporate and investment banking to restructuring and risk management.

He also served with Oracle Corporation (USA) as Industry Expert for the Financial Services Industry (FSI) before taking up a corporate role with an Infrastructure company building highways in India.

Thereafter he moved on as a Board of Director with a bank in Sudan where he took the bank to greater heights.

Mr. Das has vast experience and skills in restructuring and risk management and has been exposed to various industries ranging from aviation, banking, construction, consulting, ICT, infrastructure projects and manufacturing.

Currently, he is an Independent Non-Executive Director of Zen Tech International Berhad.

He does not have any family relationship with any Director and/ or major shareholder of the Company. He has no conflict of interest or potential conflict of interest, including interest in any competing business that the person has with Jiankun International Berhad or its subsidiaries.

Mr. Das was publicly reprimanded and fined RM131,250 by Bursa Malaysia Securities Berhad on 31 July 2024, in his capacity as a Director of Zen Tech International Berhad, for breaches of certain provisions of the ACE Main Market Listing Requirements.

Apart from the above, he has not been convicted of any offences (other than traffic offences, if any) within the past five years, nor has he been subjected to any public sanctions or penalties imposed by regulatory authorities during the financial period ended 31 December 2025.

He attended seven (7) out of eight (8) Board of Directors' Meeting held during the financial period ended 31 December 2025.

## Board Of Directors' Profiles (Cont'd)



### **DATO' IR LIM SIANG CHAI**

*Executive Director*

*71 years of age, Malaysian, Male*

*Chairman of Investment Committee*

*Member of Risk Management Committee and  
Remuneration Committee*

**Dato' Ir Lim Siang Chai ("Dato' Ir Lim")** was appointed to the Board on 1 July 2013 as Executive Chairman and re-designated as Deputy Executive Chairman on 22 December 2020. Subsequently, he was re-designated as Non-Independent Non-Executive Director on 24 January 2022 and subsequently re-designated as Executive Deputy Chairman on 16 February 2022. On 3 October 2022, Dato' Ir Lim was re-designated as Executive Director.

Dato' Ir Lim is a Chartered Engineer (C Eng) registered with the Engineering Council, United Kingdom and Professional Engineer (P Eng) registered with the Board of Engineers, Malaysia. He is a member of the Institution of Engineers Malaysia (MIEM), Institute of Engineering and Technology of United Kingdom (MIET), an Honorary Fellow of the ASEAN Federation of Engineering Organisation, and a member of the Malaysian Institute of Management. He also holds a Master of Business Administration from Deakin University, Australia and had undergone many technical and management training in Japan.

Dato' Ir Lim had also served the Malaysian Government in various Ministry as follows:

- Finance Ministry
- Tourism Ministry
- Information Ministry
- Transport Ministry

He does not hold any directorship in other public companies or listed companies. He does not have any family relationship with any Director and/ or major shareholder of the Company. He has no conflict of interest or potential conflict of interest, including interest in any competing business that the person has with Jiankun International Berhad or its subsidiaries and has no convictions for any offences (other than traffic offence, if any) within the past 5 years nor any public sanction or penalty imposed by regulatory bodies during the financial period ended 31 December 2025.

He attended all eight (8) Board of Directors' Meeting held during the financial period ended 31 December 2025.

## Board Of Directors' Profiles (Cont'd)



### ZHANG, JUN

*Non-Independent Non-Executive Director  
32 years of age, Foreign, Male*

**Mr. Zhang, Jun (“Mr. Zhang”)** was appointed as Non-Independent Non-Executive Director on 2 March 2026.

Mr. Zhang has extensive experience in corporate leadership, market development, and business operations, with a strong background in project management, strategic planning, and organisational governance. He served as a Director of Elitez (FMCG) Pte. Ltd. from February 2024 to January 2025, where he was responsible for overseeing project management, market development and business operations, including real estate-related and other business initiatives.

Prior to this, he was the Director of Indo Peninsula Real Estate and Home Service Co., Ltd. from March 2023 to December 2023, where he led market expansion, sales management, and brand development, while coordinating real estate-related projects and strategic business planning.

Previously, he served as Director of Webist Pro Sdn. Bhd. from January 2015 to February 2023, overseeing marketing, business development, and administrative operations, and playing a key role in strengthening internal governance and supporting long-term business growth. With over 10 years of senior management experience across FMCG, real estate, and corporate services sectors, Mr. Zhang brings strong strategic insight, operational expertise, and leadership capabilities.

He does not hold any directorship in other public companies or listed companies. He does not have any family relationship with any Director and/ or major shareholder of the Company. He has no conflict of interest or potential conflict of interest, including interest in any competing business that the person has with Jiankun International Berhad or its subsidiaries and has no convictions for any offences (other than traffic offence, if any) within the past 5 years nor any public sanction or penalty imposed by regulatory bodies during the financial period ended 31 December 2025.

As he was appointed in March 2026, he did not attend any Board of Directors' meetings held during the financial period ended 31 December 2025.

## Board Of Directors' Profiles (Cont'd)



### **P ELLANGO A/L PONRAMU**

*Independent Non-Executive Director  
54 years of age, Malaysian, Male  
Chairman of Audit Committee and Nomination  
Committee  
Member of Remuneration Committee*

**Mr. P Ellango A/L Ponramu (“Mr. Ellango”)** was appointed as Independent Non-Executive Director on 12 May 2022.

Mr. Ellango has more than 25 years of experience in Accounting, Finance and Management in companies across multiple jurisdictions in Asia.

Mr Ellango is a chartered accountant with membership of Malaysia Institute of Accountants, Association of Chartered Certified Accountants (UK) and hold a Master of Business Administration from Anglia Ruskin University, (UK).

For most part of his career, he was with Johnson Matthey, a FTSE100 UK chemical speciality company, representing their business interest in Malaysia and across Asia in multiple roles. As a Finance Director, he was responsible for 2 manufacturing facilities in Malaysia and India, supplying into automotive market in Southeast Asia and India Sub-continent.

Currently, Mr Ellango is a learning facilitator and speaker, focusing on the area of governance.

He does not hold any directorship in other public companies or listed companies. He does not have any family relationship with any Director and/ or major shareholder of the Company. He has no conflict of interest or potential conflict of interest, including interest in any competing business that the person has with Jiankun International Berhad or its subsidiaries and has no convictions for any offences (other than traffic offence, if any) within the past 5 years nor any public sanction or penalty imposed by regulatory bodies during the financial period ended 31 December 2025.

He attended all eight (8) Board of Directors' Meeting held during the financial period ended 31 December 2025.

## Board Of Directors' Profiles (Cont'd)



### **DATUK AZMI BIN OSMAN**

*Independent Non-Executive Director*

*50 years of age, Malaysian, Male*

*Chairman of Remuneration Committee*

*Member of Audit Committee and Nomination Committee*

*Member of Risk Management Committee and Investment Committee*

**Datuk Azmi Bin Osman** was appointed to the Board as Independent Non-Executive Director on 29 December 2020 and re-designated as an Executive Director on 24 January 2022. He was later re-designated from Executive Director to Non-Independent Non-Executive Director on 11 March 2022. Subsequently, he re-designated as an Independent Non-Executive Director on 17 March 2026.

Datuk Azmi holds a Bachelor of Arts in Accountancy from the University of Humber, Hull, United Kingdom. He is a member of the Malaysian Institute of Accountants ("MIA") and a fellow member of the Association of Chartered Certified Accountants ("FCCA") and a member of Mongolian Institute of Certified Public Accountants.

His career began in 2000 as a Team Leader and Country Director with KPMG Kuala Lumpur. From 2006 to 2009, he was the Audit Partner at Tentsver Orgil Audit LLC. He then became the Managing Partner and Shareholder of CNM Audit LLC, serving from 2010 to 2014.

In 2014, he left CNM Audit LLC to join Asian Metal Exploration Consultancy Sdn Bhd as the Chief Financial Officer until 2016. From 2016 to 2017, he served as the Financial Adviser for Malaysia Smelting Corporation Berhad.

He is currently the Managing Partner of ABO Consultancy Sdn Bhd, Advisor of Crowe Horwath Mongolia TMZ LLC and Managing Partner of Wall Bridge Consulting LLC.

Currently, he also sits on the Board of SMTrack Berhad.

He does not have any family relationship with any Director and/ or major shareholder of the Company. He has no conflict of interest or potential conflict of interest, including interest in any competing business that the person has with Jiankun International Berhad or its subsidiaries and has no convictions for any offences (other than traffic offence, if any) within the past 5 years nor any public sanction or penalty imposed by regulatory bodies during the financial period ended 31 December 2025.

He attended seven (7) out of eight (8) Board of Directors' Meeting held during the financial period ended 31 December 2025.

## Board Of Directors' Profiles (Cont'd)



### **ROSLINI AKMAR BINTI MOHAMED HASHIM**

*Independent Non-Executive Director  
54 years of age, Malaysian, Female  
Member of Audit Committee, Nomination Committee,  
Remuneration Committee and Share Issuance  
Scheme Committee*

Puan Roslini Akmar Binti Mohamed Hashim ("Puan Roslini") was appointed as Independent Non-Executive Director on 18 February 2025.

Puan Roslini hold a Diploma Business & Administration from UiTM Seri Iskanda, Ipoh, Perak.

She started her career as a Manager in Sri Dinamik Enterprise from 1992 to 2006. Currently she is the Manager of Linakma Enterprise involved in managing events/program, procurement and construction work. She is also actively involved in non-governmental organization ("NGO").

She does not hold any directorship in other public companies or listed companies. She does not have any family relationship with any Director and/ or major shareholder of the Company. She has no conflict of interest or potential conflict of interest, including interest in any competing business that the person has with Jiankun International Berhad or its subsidiaries and has no convictions for any offences (other than traffic offence, if any) within the past 5 years nor any public sanction or penalty imposed by regulatory bodies during the financial period ended 31 December 2025.

She attended four (4) out of four (4) Board of Directors' Meeting held during the financial period ended 31 December 2025, following her appointment in February 2025.

## PROFILES OF KEY SENIOR MANAGEMENT

The Management team is headed by Mr. Edwin Silvester Das, the Executive Director / Chief Executive Officer and Dato' Ir. Lim Siang Chai, the Executive Director.

Their profiles are set out in page 5 to 6 in this Annual Report.



## *Dear Shareholders,*

On behalf of the Board, I present the Annual Report for the 18-months financial period ended 31 December 2025 ("FPE 2025"). The period under review has been particularly challenging, marked by economic uncertainties and headwinds within the property development and construction sectors.

# CHAIRMAN'S STATEMENT

The Company recorded a loss for FPE 2025. This was primarily attributable to rising construction costs, project delays, softer market demand, and margin pressures across both our development and construction segments. While these challenges have impacted our financial performance, we have taken decisive steps to address them and strengthen our operational resilience.

As a company principally engaged in property development and construction, we continued to focus on progressing our ongoing projects and preserving cash flow. Several development projects advanced despite a slower sales environment, while our construction division maintained project delivery standards amid cost and supply chain constraints.

In response to the current conditions, the Board and Management have implemented comprehensive cost-cutting measures across the Group. These include tighter control over operating expenses, optimization of workforce and resource allocation, renegotiation with suppliers and contractors, and prioritization of capital expenditure. At the same time, we are reviewing our project pipeline to focus on developments with stronger demand visibility and sustainable returns.

Sustainability and prudent governance remain central to our approach. We continue to uphold strong safety standards across our construction sites

and are gradually incorporating environmentally responsible practices into our developments, while ensuring disciplined risk management.

We acknowledge that the period's performance falls short of expectations. Nevertheless, we remain confident that the measures implemented, including our cost rationalisation initiatives, will place the Company on a firmer footing moving forward. Our focus remains on stabilising performance, improving margins, and returning the Company to profitability over time.

I would like to express my sincere appreciation to our employees for their dedication under challenging circumstances, and to our shareholders, customers, and business partners for their continued support and patience.

Looking ahead, while the operating environment is expected to remain demanding, we are committed to navigating these challenges with discipline and resilience, and to rebuilding sustainable value for all stakeholders.

On behalf of the Board, I thank you for your continued confidence in the Company.

Yours sincerely,

**Dato' Saiful Nizam Bin Mohd Yusoff**  
Chairman

## MANAGEMENT DISCUSSION AND ANALYSIS



### Business overview

Our Company is principally engaged in property development and construction. We develop residential, mixed-use and light commercial projects and provide contracting and construction services for both our own developments and third-party clients. In addition, we hold an investment property portfolio in the People's Republic of China that is held for rental income and capital appreciation.

### Operating performance and results of operations

During 18-months financial period ended 2025 ("FPE 2025") we continued to execute our development pipeline and construction contracts, focusing on projects with clear demand fundamentals and disciplined margin management. Revenue was driven by completions and handovers from our development projects and progress billings from construction contracts. Cost controls, productivity improvements on-site and careful subcontractor management supported gross margins in our main operating segments.

### Investment property revaluation

During FPE 2025, valuations for our investment properties in China reflected a significant decline in local market conditions. Independent external valuations, supported by observable market inputs where available, indicated a decrease in fair value of approximately 20% (RM3.96 million) compared with the prior reporting date. As a result, we recognized a non-cash downward revaluation adjustment to reduce the carrying amount of these investment properties to fair value. The revaluation loss reduced reported profit for the year and was disclosed in the consolidated statement of profit or loss and other comprehensive income in accordance with applicable accounting standards. The valuation approach, key assumptions (including capitalisation rates, comparable rents and occupancy assumptions) and sensitivity to reasonably possible changes in those assumptions are presented in the notes to the financial statements.

## Management Discussion And Analysis (Cont'd)

### Financial highlights

#### Liquidity, capital resources and funding

We continue to manage liquidity through a combination of operating cash flow from project handovers, contractor receipts, and committed banking facilities. Contract retentions, staged developer receipts and progress payments for construction work provide near-term cash inflows. We maintain active relationships with lenders and monitor covenant headroom. Capital expenditure for 2026 is expected to be directed primarily toward completing progress developments and selective investment opportunities; any major new land acquisitions will be subject to rigorous financial return thresholds and cash availability.

#### Impairment and accounting considerations

In addition to the investment property revaluation in China, management assessed other long-lived assets, project inventories and contract assets for indicators of impairment and recognised impairment losses of approximately RM5.69 million during the period. These charges were recorded in the consolidated statement of profit or loss and other comprehensive income and reduced the carrying amounts of the affected assets on the consolidated statement of financial position. Valuation methods included market and income approaches using conservative assumptions reflecting current market evidence; the methodologies, key inputs and sensitivity analyses are disclosed in the notes to the financial statements.

### Risks and uncertainties

#### Key risks that could affect future results include:

- I. Local property market volatility (China and domestic markets), affecting values, leasing demand and sales velocity.
- II. Changes in interest rates and lending availability, which can impact buyer affordability and financing costs.
- III. Construction cost inflation and supply chain disruptions, which may pressure margins and project schedules.
- IV. Regulatory and permitting changes that could affect project timing or profitability.
- V. Concentration risk from any single large project or geographic market.

We mitigate these risks through conservative project pacing, diversified project mixes, fixed-price subcontracting where appropriate, active liquidity management and ongoing monitoring of regulatory developments.

#### Outlook and strategic priorities for 2026

Looking ahead, our priorities are to:

Complete and market current projects to convert inventory to cash and recognise margins.  
Preserve balance sheet flexibility while selectively pursuing high-return land or asset acquisitions.

Enhance construction productivity and cost discipline to protect margins under volatile input costs.

Stabilise and, where feasible, reposition or lease investment property assets in China to improve cash generation as market conditions evolve.

While near-term market headwinds, particularly in parts of China, may continue to affect valuations and sentiment, we remain focused on executing our strategy to deliver recurring construction revenues, prudent development growth and long-term value for shareholders.

### Conclusion

Management believes the Company is well positioned to manage the present market challenges through disciplined projects and capital management, and to capture recovery opportunities as market conditions improve. Detailed financial impacts, valuation methodologies and related disclosures are included in the notes to the consolidated financial statements.

# SUSTAINABILITY STATEMENT

## ABOUT THIS REPORT

Our focus is on creating a sustainable, high-quality property development that remains central to our business. Aligned with our theme “Develop Smart Partnership and Collaborative Models”, we harness innovation to deliver exceptional value to our customers and the environment.

Jiankun International Berhad (“Jiankun”) or (“the Group”) is pleased to present our Annual Sustainability Statement for 2025. We are committed to incorporating sustainability into our business operations.

### Scope And Basis of Scope

This Sustainability Statement (SS) presents our performance in Malaysia from 1 July 2024 to 31 December 2025, unless stated otherwise. We continually assess key sustainability matters, including environmental, social, and governance (ESG) factors. This report highlights our most significant sustainability challenges and opportunities and covers all our Malaysian operations.

### Reporting Frameworks and Standards

This Statement complies with Bursa Malaysia Securities Berhad Main Listing Requirements (“MMLR”). Our ESG disclosures have been prepared with reference to the Bursa Malaysia’s Sustainability Reporting Guide (3rd Edition), Global Reporting Initiative (“GRI”) Standards, FTSE4 Good Bursa Malaysia Index (“FTSE4Good”), Sustainability Accounting Standards Board (“SASB”) Standards and the UN Sustainable Development Goals (“UNSDG”).

This statement outlines the key sustainability challenges and opportunities facing our company and its subsidiaries. These factors influence how we operate and manage our business.

### DETERMINATION OF DATA / CONTENT FOR INCLUSION AND ASSURANCE

The SS 2025 is aligned with the Bursa Malaysia’s Sustainability Reporting Guide (3rd Edition). To ensure the accuracy, balance, clarity, comparability, reliability, and timeliness of data and disclosures, Jiankun sources data internally and has it verified by the respective business units or information owners. Jiankun seeks external assurance for its sustainability reporting and financial data has been audited by external auditors. Jiankun applied the guideline principle of materiality in selecting topics and disclosures for inclusion in SS 2025. The materiality assessment process and materiality are provided in the Material Matters section of SS 2025.

## Sustainability Statement (Cont'd)

### MEMBERSHIP OF ASSOCIATIONS

Jiankun is a member of the following professional bodies as well as industry associations, and it complies with industry policies, standards and regulations of the following:



Construction Industry  
Development Board



Bursa Malaysia Securities  
Berhad – Main Market



REHDA – Housing  
Development



HRDF

### Feedback

We welcome and encourage our stakeholders to provide feedback about this Statement and the issues covered to our channel at <https://jki.com.my/contact-us/>.

### About Jiankun

**Vision:**

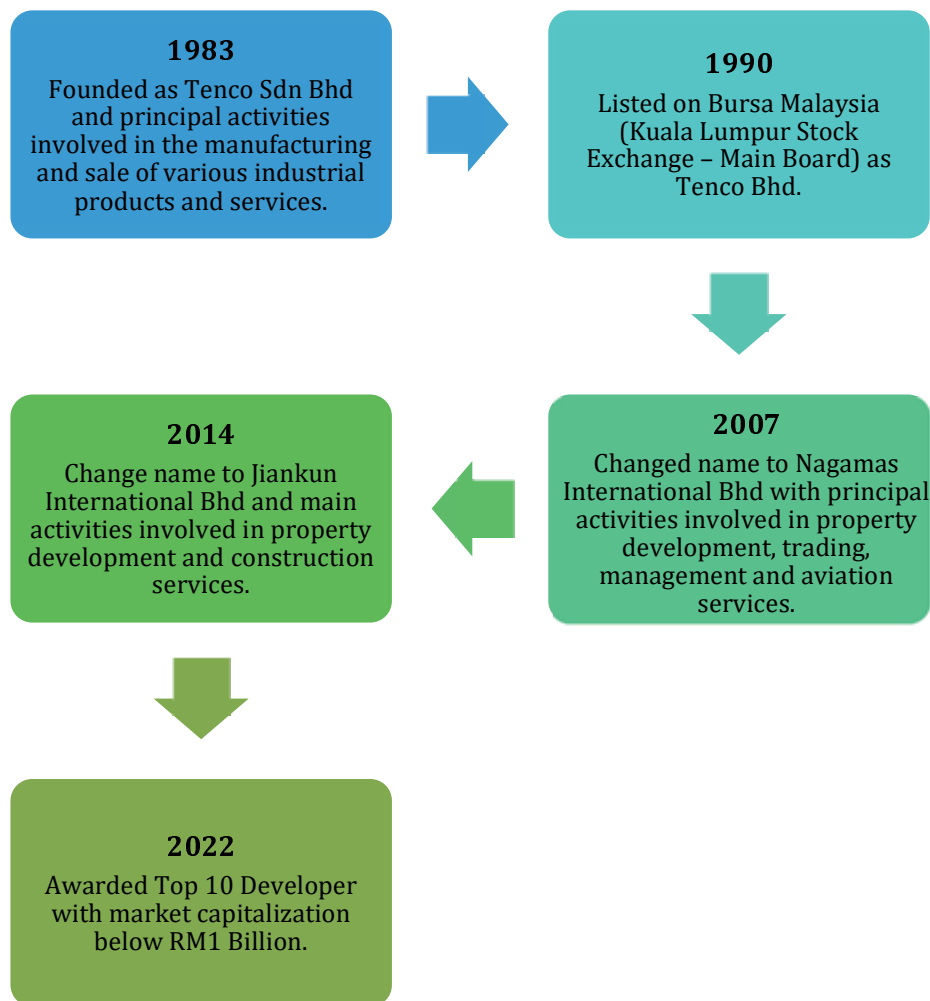
To achieve affordable housing to customers and enhance value from diversity.

**Mission:**

- Strive to become a leading property developer.
- Enhance value to our customers in our products and services quality.

We strive for excellence in all aspects of our operations mainly in the property development and construction industries. We are dedicated to operating sustainably and responsibly, considering the environmental, social, and governance impacts of our activities.

## Sustainability Statement (Cont'd)



### WHERE WE OPERATE

|                                       |                             |                   |   |
|---------------------------------------|-----------------------------|-------------------|---|
| Our Business Operation is in Malaysia | Our Revenue: RM9.72 million | Our Employees: 14 | Our Key Location: Petaling Jaya, Selangor Darul Ehsan |
|---------------------------------------|-----------------------------|-------------------|---|

### REVIEW OF OPERATIONS

The Group’s review of operations is elaborated in the “Management Discussion and Analysis” section set out in this Annual Report.

## Sustainability Statement (Cont'd)

### OUR APPROACH TO SUSTAINABILITY

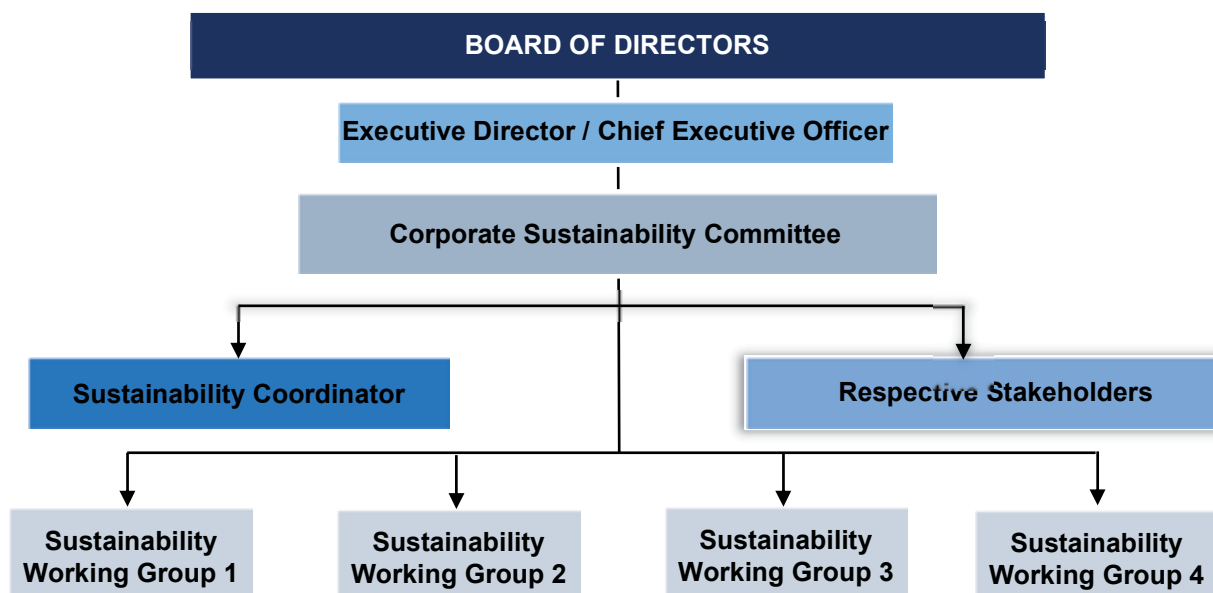
#### Sustainability Governance

Our sustainability practices are firmly integrated into our overall corporate governance. To ensure sustainability is embedded across all aspects of our organisation, the responsibilities of our Board and its committees have been broadened to encompass sustainability elements, as reflected in their respective terms of reference. The Board of Directors is ultimately responsible for our sustainability strategy, supported by the respective Board Committees by delegation.

We have established a corporate sustainability committee (“CSC”) led by the Chief Executive Officer (“CEO”) to support the Board in managing critical sustainability issues, the CSC includes senior executives and department heads.

Under the purview of the CSC is the Sustainability Working Group (“SWG”), represented by members from middle management across our operating units. The SWG is responsible for the day-to-day implementation of the organisation’s strategies and plans. Separately, the Sustainability Coordinator acts as a subject matter expert and coordinates the group’s efforts and performance (including undertaking the materiality assessment process).

The Board is committed to staying informed about sustainability challenges and opportunities, including climate-related issues. We regularly assess our Board’s capabilities to ensure effective leadership and oversight in this area.



## Sustainability Statement (Cont'd)

### Responsibilities of the Corporate Sustainability Committee (CSC)

| CSC   | RESPONSIBILITIES   |
|---|--|
| <b>Board of Directors</b>                           | <ul style="list-style-type: none"> <li>● Leads sustainability efforts for the Group, including developing strategy and targets, assessing materiality, and managing climate risks and opportunities. Promotes sustainability integration across the Group and its businesses, fostering a strong sustainability culture.</li> </ul>  |
| <b>Executive Director / Chief Executive Officer</b> | <ul style="list-style-type: none"> <li>● Approves key sustainability plans, including strategies, targets, policies, and the materiality assessment.</li> <li>● Oversees the integration of sustainability and climate considerations into the Group's Risk Management ("RM") framework.</li> <li>● Manages and monitors critical sustainability issues, encompassing climate-related risks and opportunities.</li> <li>● Tracks progress towards sustainability goals and identifies areas for improvement.</li> <li>● Advises the Board on sustainable strategies and monitors their implementation.</li> </ul>  |
| <b>Corporate Sustainability Committee</b>           | <ul style="list-style-type: none"> <li>● Crafts sustainability strategies and policies, seeking Board committee approval.</li> <li>● Drives consistent implementation across all business segments and locations.</li> <li>● Assesses overall sustainability risks and opportunities, prioritising climate-related aspects.</li> <li>● Evaluate and refine the materiality assessment process and outcomes.</li> <li>● Review and provide feedback on the sustainability statement before Board approval.</li> <li>● Develops and recommends sustainability-linked KPIs for performance evaluation of the Board and senior management.</li> <li>● Oversees engagement with stakeholders, ensuring their concerns are incorporated into sustainability initiatives.</li> <li>● Recommends material sustainability matters, policies, goals, and targets for Board approval.</li> <li>● Monitors the implementation of sustainability policies and initiatives.</li> </ul> |
| <b>Sustainability Coordinator</b>                   | <ul style="list-style-type: none"> <li>● Coordinates and supports the Sustainability Working Group in managing material matters.</li> <li>● Consolidates sustainability reports and data from the Working Group for the CSC.</li> <li>● Guides the materiality assessment process.</li> <li>● Oversees the management of material sustainability matters.</li> <li>● Leads the preparation of the Sustainability Statement and recommends it for Board approval.</li> </ul>  |

## Sustainability Statement (Cont'd)

| CSC                                 | RESPONSIBILITIES  |
|-------------------------------------|---|
| <b>Sustainability Working Group</b> | <ul style="list-style-type: none"> <li>Links the gap between strategy and execution, ensuring local practices align with the overall sustainability agenda and targets. Assists the CSC in implementing and monitoring sustainability initiatives and performance.</li> </ul> |

### Sustainability Strategy

| As a Public Listed Company   |
|--|
| <ul style="list-style-type: none"> <li>As a public listed company, we are pre-emptive of the sustainability matters mainly on the Economic value creation for the shareholder and stakeholder;</li> <li>We plan to elevate sustainability in company governance, through engaging in direct board oversight and accountability over environmental and social issues, more diversity and special expertise on boards and linking executive and other employee compensation to sustainability goals;</li> <li>We have regular dialogues with key company stakeholders on sustainability challenges, including employees, investors, suppliers and consumers;</li> <li>We are in the process of having balanced reporting on sustainability strategies, goals and accomplishments;</li> <li>We are in the progress of developing systematic performance improvements to achieve environmental neutrality and other sustainability goals across the entire value chain, including operations, supply chains and products.</li> </ul> |
| As a Service Provider  |
| We provide quality product to all of the clients as they are part of our valued stakeholders.  |

### Strategies and Directions

Despite the challenging operating environment, the Group continues to practice prudence and stay focused on delivering quality growth, while being watchful of emerging risks. The Group is fully committed to upholding responsible financing which is reflected through its prudent infrastructure transformation as well as sustainability in its supply chain.

### Our Contribution Towards Sustainable Development

Seventeen (17) Sustainable Development Goals (SDGs) were set by the United Nations General Assembly in 2015 to counter major global issues such as urbanisation, climate change, resource scarcity, demographic and social change and global economic condition by the year 2030 contributions from governments, civil society and businesses. All the countries and stakeholders, acting in collaboration, will strive to implement this plan. The 2030 Agenda for Sustainable Development shapes the journey and sustainable enhancement in Malaysia. Aligning to the aspiration of our government, we will enhance our strategies and efforts to adopt these goals progressively as part of our sustainability journey.

## Sustainability Statement (Cont'd)



### Sustainability Frameworks

Jiankun's sustainability framework has been enhanced to align with our business strategy and is guided by the Group's vision and mission. Our framework aims to meet stakeholder expectations, reduce environmental impact, and positively impact the communities where we operate. It highlights our key priorities: Delivering Excellence, Responsible Supply Chain, Empowering Our People and the Community, and Caring for the Environment. By addressing each of these areas, we aim to achieve the goals set for each priority. To track and improve our sustainability performance, we have established specific objectives.



## Sustainability Statement (Cont'd)

### Performance Scorecard

Below are our key targets and progress to date:

| Focus Areas                     | Material Matters      | Targets   | Current Progress Against Targets  |
|---------------------------------|-----------------------|---|---|
| <b>Delivering Excellence</b>    | Customer Satisfaction | <ul style="list-style-type: none"> <li>To ensure 90% of the employees are satisfied with the workplace culture and environment.</li> </ul>  | <ul style="list-style-type: none"> <li>Carry out a survey/questionnaire on employee satisfaction through the company.</li> <li>The purpose is to identify employees' needs and satisfaction.</li> </ul> |
|                                 |                       | <ul style="list-style-type: none"> <li>Improve employee's trust.</li> </ul>   | <ul style="list-style-type: none"> <li>On-the-job training provided one-to-one for new joiners.</li> </ul>  |
|                                 |                       | <ul style="list-style-type: none"> <li>To provide convenient customer support</li> </ul>  | <ul style="list-style-type: none"> <li>All approved invoices from contractors are being recommended within the time frame.</li> </ul>   |
|                                 |                       | <ul style="list-style-type: none"> <li>To recommend contractors' payment on time</li> </ul>   |   |
|                                 |                       | <ul style="list-style-type: none"> <li>Average Qlassic Score of 75%</li> <li>Customer Satisfaction Survey during Vacant Possession and Defect Liability Period</li> </ul>                         | <ul style="list-style-type: none"> <li>Upcoming Projects</li> </ul>   |
| <b>Responsible Supply Chain</b> | Human Rights          | <ul style="list-style-type: none"> <li>Deliver human rights training to staff and ensure suppliers participate in training and capacity-building programs.</li> </ul>                             | <ul style="list-style-type: none"> <li>Send 15% of staff for training related to their job scope</li> </ul>   |
|                                 |                       | <ul style="list-style-type: none"> <li>Zero tolerance for labour law violations</li> </ul>  | <ul style="list-style-type: none"> <li>Compliance with the Employment Act.</li> </ul>   |
|                                 |                       | <ul style="list-style-type: none"> <li>To provide the fair trade</li> <li>To carry out pre-qualification and background check of contractors before submitting for management approval</li> </ul> | <ul style="list-style-type: none"> <li>Collect subcontractor pre-qualification forms to analyse their qualifications, certificates and licenses before registering to the</li> </ul>                    |

## Sustainability Statement (Cont'd)

| Focus Areas                                    | Material Matters              | Targets   | Current Progress Against Targets   |
|--|-------------------------------|---|--|
|  |                               |   | <p>approved subcontractor list</p> <ul style="list-style-type: none"> <li>Tender clauses compliant with statutory/regulatory &amp; Occupational Safety and Health</li> </ul>   |
|  | Staff Well – fare             | <ul style="list-style-type: none"> <li>Provide insurance for employees to protect employees on construction sites and in the office</li> </ul>  | <ul style="list-style-type: none"> <li>All employees being insured under insurance</li> </ul>  |
| <b>Empowering Our People and the Community</b> | Health & Safety               | <ul style="list-style-type: none"> <li>Ensuring that adequate employees are safe and secure in the workplace</li> <li>Aiming to decrease the number of workplace accidents or injuries</li> </ul> | <ul style="list-style-type: none"> <li>Support in creating a safer workplace by offering awareness-raising training and encouraging employees to take part in building management's fire drill.</li> </ul>   |
|  |                               | <ul style="list-style-type: none"> <li>Develop a safe, hygienic and conducive working environment</li> </ul>  | <ul style="list-style-type: none"> <li>Ensure that the office environment is always conducive for employees to work</li> </ul>   |
|  |                               | <ul style="list-style-type: none"> <li>Zero fatalities and work-related injuries at the project site</li> </ul>   | <ul style="list-style-type: none"> <li>At the project site, the safety officer or supervisor will carry out a safety induction and inspection to make sure everything is secure and well-maintained.</li> <li>Establishment of Safety and Health Policy</li> </ul> |
|  | Diversity, Equity & Inclusion | <ul style="list-style-type: none"> <li>Develop a clear diversity, equity and inclusion strategy with specific, measurable targets and action plans.</li> </ul>                                    | <ul style="list-style-type: none"> <li>Registered and implemented under HR SOP – recruitment</li> </ul>  |
|  |                               | <ul style="list-style-type: none"> <li>Have a diverse workforce while containing multiple ethnic groups in leadership positions</li> </ul>  | <ul style="list-style-type: none"> <li>Provide equal opportunities for all ethnic groups to be promoted</li> </ul>   |

## Sustainability Statement (Cont'd)

| Focus Areas                       | Material Matters | Targets  | Current Progress Against Targets  |
|-----------------------------------|------------------|--|---|
|                                   |                  | <ul style="list-style-type: none"> <li>To gain more knowledge on technologies and working methods from a potential business partner</li> </ul>                                   | <ul style="list-style-type: none"> <li>Awarded jobs to the most competent contractors or service providers who are qualified according to the documentation submitted</li> </ul>  |
|                                   |                  | <ul style="list-style-type: none"> <li>HR engagement/hiring by gender/ age</li> <li>Employee's survey</li> </ul>   |   |
| <b>Caring for the Environment</b> | Climate Change   | <ul style="list-style-type: none"> <li>Reduce carbon footprint and emissions made by operations and projects</li> </ul>  | <ul style="list-style-type: none"> <li>The usage of non-environment harmful materials and sustainable green energy including solar panels in upcoming developments provides clean energy with less carbon emissions.</li> </ul>   |
|                                   |                  | <ul style="list-style-type: none"> <li>To introduce 3R (Reduce, Reuse &amp; Recycle) concept</li> </ul>  |   |
|                                   |                  | <ul style="list-style-type: none"> <li>Go paperless or as close to paperless as possible</li> </ul>  | <ul style="list-style-type: none"> <li>To keep the majority of records on an online system.</li> </ul>  |
|                                   | Waste Management | <ul style="list-style-type: none"> <li>To reduce wastage in the office by up to 50%</li> <li>To consider the use of a waste management system in developing a project</li> </ul> | <ul style="list-style-type: none"> <li>To clear wastage on time to prevent odour</li> <li>Adopted Spiral Waste Bin at Amani Residences which compresses the waste of tenants saves space and avoids the smell.</li> <li>To track and keep records of the construction waste disposed of directed to landfills and scrap metal being sold for recycling</li> </ul> |
|                                   | Water Management | <ul style="list-style-type: none"> <li>Reduce water wastage</li> </ul>   | <ul style="list-style-type: none"> <li>Continue effort in encourage employees on water consumption</li> </ul>   |
|                                   |                  | <ul style="list-style-type: none"> <li>To obtain necessary permits or approvals</li> </ul>   | <ul style="list-style-type: none"> <li>C&amp;S Consultant for the project to assist</li> </ul>  |

## Sustainability Statement (Cont'd)

| Focus Areas | Material Matters | Targets  | Current Progress Against Targets   |
|-------------|------------------|--|--|
|             |                  | for water use and treatment  | in applying and submitting for approval  |
|             |                  | <ul style="list-style-type: none"> <li>Usage of natural resources like rainwater for multiple purpose</li> </ul> | <ul style="list-style-type: none"> <li>To be implemented on upcoming project at with a minimum scale.</li> </ul> |

### Our Materiality Assessment Process

#### Objective and Scope

- The Group undertook a materiality study within the top management and middle management to determine the objectives and scope of the sustainability reporting.

#### Identification and Categorisation of Sustainability Matters

- Review of Internal and External Sources
- Review current and future risks and opportunities in our markets
- Refine our management approach

#### Stakeholder Engagement

- Engage with the stakeholders to rank the sustainability matters

#### Prioritisation of Material Sustainability Matters

- Assess the level of influence and dependence of each stakeholder group on the Group materiality matrix

#### Process Review

- The materiality process is undertaken as a key component of the Group journey towards identifying sustainability matters.
- The management has reviewed and endorsed the process and outcome of the materiality which guides the Group in addressing and managing its material sustainability matter

#### Validation and Approval

- Report the validated results to the Board for consideration and deliberation
- The board approved the process and outcome of the materiality assessment
- Review the outcome on annual basis

## Sustainability Statement (Cont'd)

### Stakeholder Engagement

Jiankun has a broad range of stakeholder groups that affect, or are affected by the Group and our activities. Our key stakeholder groups include shareholders, regulators and government authorities, customers, employees, community, suppliers, media as well as the general public. They were identified based on their different levels of influence over and dependence on our business.

As a Group, we prioritise constructive communication with all our key stakeholder groups through formal and informal interactions. These interactions help us to identify key sustainability issues, and gain insights into future opportunities and risks, allowing us to stay ahead of the curve, respond effectively to stakeholder needs, build trust and foster collaboration. Our business and functional units actively engage with their respective stakeholders on chosen platforms. They bring all raised issues to the Management Committee, ensuring everyone remains informed and involved. Regularly engaging stakeholders is crucial for our business development, relationships, and commitment to sustainability.

Our key stakeholders are outlined in the below table, along with the forms of engagement and key topics of interest that we seek to address.

## Sustainability Statement (Cont'd)

| Key Stakeholder                              | Engagement Platform  | Engagement Focus & Objective  | Our Initiative & Achievement  |
|--|--|---|---|
| <b>Shareholders / Investor</b>               | <p><b>As needed</b></p> <ul style="list-style-type: none"> <li>• Statutory Announcement</li> <li>• One-on-one and group meetings</li> </ul> <p><b>Quarterly</b></p> <ul style="list-style-type: none"> <li>• Financial reports and announcements</li> <li>• Investor briefings</li> <li>• Conferences</li> </ul> <p><b>Annually</b></p> <ul style="list-style-type: none"> <li>• General Meetings</li> <li>• Annual reports</li> <li>• Corporate Events</li> </ul> | <ul style="list-style-type: none"> <li>• Maintains proactive engagement with investors</li> <li>• A clear and consistent business strategy, strong governance, ethics and transparency, and long-term business value.</li> <li>• Communicates effectively with the investment community on various topics.</li> </ul> | <p><b>Initiative</b></p> <ul style="list-style-type: none"> <li>• Updating any information with Bursa</li> <li>• Updating the latest news on the corporate website.</li> <li>• Strive to achieve corporate mission and vision</li> </ul> <p><b>Achievement</b></p> <ul style="list-style-type: none"> <li>• Shareholders and Investors are updated and aware of the company's development.</li> <li>• Established business objectives with investors</li> </ul> |
| <b>Regulators and Government Authorities</b> | <p><b>As needed</b></p> <ul style="list-style-type: none"> <li>• Scheduled/ ad-hoc meetings</li> </ul> <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>• Participation in government and regulatory events</li> </ul> <p><b>Yearly</b></p> <ul style="list-style-type: none"> <li>• Renewal of various licenses/permits</li> </ul>  | <ul style="list-style-type: none"> <li>• Ensures compliance with the guidelines and regulations</li> <li>• Increasing the delivery rate of new homes, improving the quality and sustainability of developments, and regulating resource efficiency standards</li> </ul>   | <p><b>Initiative</b></p> <ul style="list-style-type: none"> <li>• Ensure all the requirements by the authority level are obeyed.</li> <li>• Hired a document liaison officer to integrate with authorities.</li> </ul> <p><b>Achievement</b></p> <ul style="list-style-type: none"> <li>• Implemented and stayed up to date in government-mandated regulations and amendments from time to time, then amended the employee</li> </ul>                           |

## Sustainability Statement (Cont'd)

| Key Stakeholder  | Engagement Platform  | Engagement Focus & Objective  | Our Initiative & Achievement   |
|------------------|--|---|--|
|                  |  |   | handbook to comply with law and regulations  |
| <b>Customers</b> | <p><b>Immediately</b></p> <ul style="list-style-type: none"> <li>Customer support channels</li> </ul> <p><b>Yearly</b></p> <ul style="list-style-type: none"> <li>Public engagement events</li> <li>Customer Satisfaction Survey</li> </ul>  | <ul style="list-style-type: none"> <li>Enhance customer experience</li> <li>Maintain open communication and engagement</li> <li>Strive for service excellence when dealing with all parties (internal and external).</li> <li>To negotiate the best terms and conditions in the best interest of the company.</li> <li>Discuss strategies to improve and enhance the Group's strategies and operations</li> </ul> | <p><b>Initiative</b></p> <ul style="list-style-type: none"> <li>Introducing renewable energy for upcoming projects to the buyers as a cost and energy saving exercise by installing Solar power on each unit</li> <li>Attractive sales package such as a rebate for buyers when purchasing the units</li> <li>Competent design for the unit</li> </ul> <p><b>Achievement</b></p> <ul style="list-style-type: none"> <li>Able to fully sell the previous/ completed projects</li> </ul> |
| <b>Employees</b> | <p><b>As needed</b></p> <ul style="list-style-type: none"> <li>Internal communications</li> <li>Corporate announcements</li> <li>Workshop and training</li> <li>Employee engagement events</li> </ul> <p><b>Annually</b></p> <ul style="list-style-type: none"> <li>Town halls</li> <li>Employee feedback survey</li> <li>Employee appraisals</li> </ul> | <ul style="list-style-type: none"> <li>Employee engagement and development</li> <li>Promote employee well-being through various initiatives</li> <li>Manage employee welfare and benefits programs</li> <li>Career development opportunities: Provide employees with opportunities to grow and develop their skills.</li> </ul>   | <p><b>Initiative</b></p> <ul style="list-style-type: none"> <li>Introduce shortened working options</li> <li>fringe benefits for the staff.</li> <li>Encourage the participation of employees in training and courses related to their job</li> <li>Create a structured onboarding program that goes beyond basic orientation.</li> </ul>  |

## Sustainability Statement (Cont'd)

| Key Stakeholder                                       | Engagement Platform  | Engagement Focus & Objective   | Our Initiative & Achievement   |
|---|--|--|--|
|   |  | <ul style="list-style-type: none"> <li>Performance reviews: Assess staff performance, provide feedback and support for continuous improvement, recognition and appreciation of achievements, and identify training needs</li> <li>To recruit talented candidates and ensure all employees aware and clear on their job description.</li> </ul> | <p>Include mentorship opportunities, culture integration activities, and personalized development plans to help new hires acclimate quickly and feel valued</p> <p><b>Achievement</b></p> <ul style="list-style-type: none"> <li>Low turnover rate</li> <li>Most of the employees has attended and participated in some courses and trainings</li> <li>Hire the right person for the vacant position.</li> </ul> |
| <b>Community</b>                                      | <p><b>As needed</b></p> <ul style="list-style-type: none"> <li>Strategic and ad-hoc meetings/ visits</li> <li>CSR events</li> <li>Community development program</li> </ul>       | <ul style="list-style-type: none"> <li>Community engagement and social responsibility</li> <li>Manage sponsorship and donation requests</li> <li>Address social requirements and concerns regarding specific programs</li> <li>Community investment and development initiatives</li> </ul>   | <p><b>Initiative</b></p> <ul style="list-style-type: none"> <li>Providing Donations to a needy organisation every year.</li> </ul> <p><b>Achievement</b></p> <ul style="list-style-type: none"> <li>No achievement recorded</li> </ul>   |
| <b>Suppliers/ Contractors &amp; Business Partners</b> | <p><b>As needed</b></p> <ul style="list-style-type: none"> <li>Meetings</li> </ul> <p><b>Annually</b></p> <ul style="list-style-type: none"> <li>Supplier assessment/</li> </ul> | <ul style="list-style-type: none"> <li>Strive for service excellence when dealing with external parties. To negotiate the best terms and conditions for the</li> </ul>   | <p><b>Initiative</b></p> <ul style="list-style-type: none"> <li>Have a meeting with subcontractors to ensure the job progress moves</li> </ul>   |

## Sustainability Statement (Cont'd)

| Key Stakeholder | Engagement Platform  | Engagement Focus & Objective   | Our Initiative & Achievement  |
|-----------------|--|--|---|
|                 | performance appraisals   | <p>company while being effective and efficient</p> <ul style="list-style-type: none"> <li>• Ethical procurement and supplier management</li> <li>• Maintain compliance with ethical business conduct practices throughout the supply chain</li> <li>• Engage regularly with suppliers and subcontractors to understand their needs and concerns</li> <li>• Develop strategic partnerships with key suppliers for mutual benefit</li> </ul> | <p>forward without any obstacles.</p> <ul style="list-style-type: none"> <li>• Implement a comprehensive supplier evaluation process focusing on service quality, reliability &amp; financial stability by collecting subcontract prequalification forms.</li> <li>• Carries out subcontractor performance evaluation for post-contract.</li> </ul> <p><b>Achievement</b></p> <ul style="list-style-type: none"> <li>• Able to fully complete the Amani Project.</li> <li>• 80% of the One Le Tower projects have been completed.</li> <li>• Established long-term collaboration</li> </ul> |
| <b>Media</b>    | <p><b>Ad hoc basis</b></p> <ul style="list-style-type: none"> <li>• Media releases and interview</li> <li>• Media briefings and press kit</li> <li>• Public events networking</li> </ul> | <ul style="list-style-type: none"> <li>• Public communication and engagement</li> <li>• New developments and updates for public knowledge and awareness</li> <li>• Secure press coverage and media exposure for relevant information</li> <li>• Continuous and meaningful communication</li> </ul>   | <p><b>Initiative</b></p> <ul style="list-style-type: none"> <li>• Using Job Street and LinkedIn as a platform to promote job vacancy</li> <li>• Work towards gaining recognition in the construction and development industry</li> </ul> <p><b>Achievement</b></p> <ul style="list-style-type: none"> <li>• Receiving the award for</li> </ul>  |

## Sustainability Statement (Cont'd)

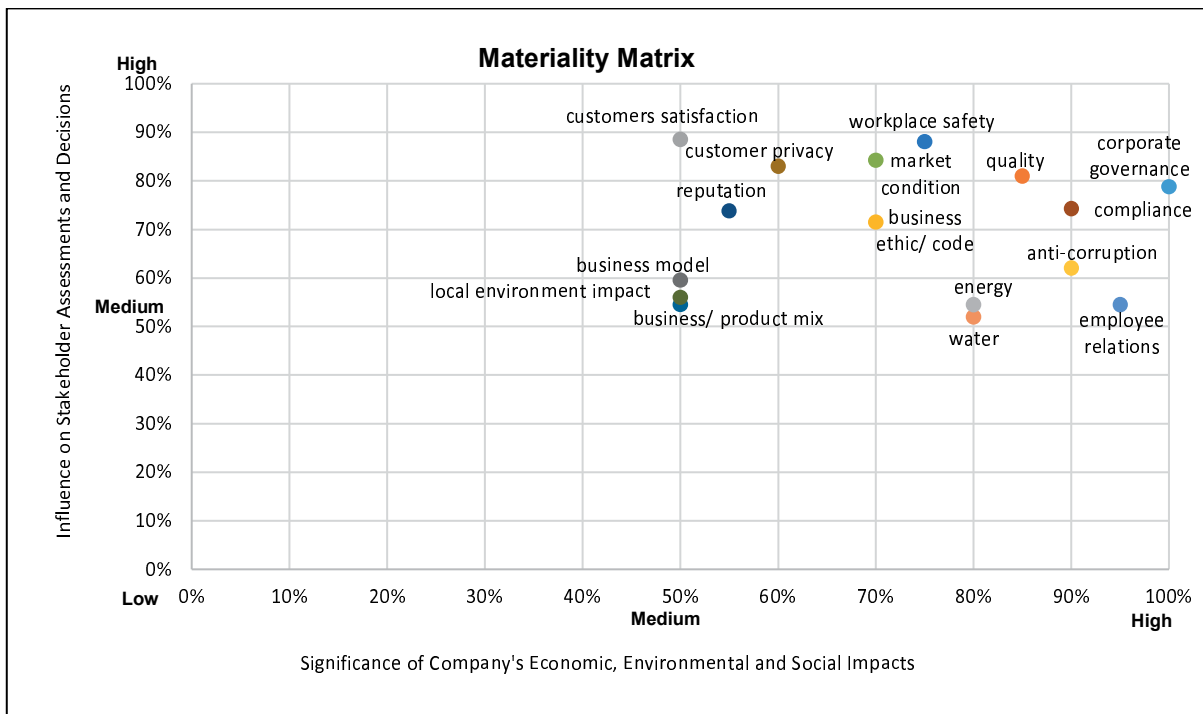
| Key Stakeholder | Engagement Platform | Engagement Focus & Objective  | Our Initiative & Achievement   |
|-----------------|---------------------|---|--|
|                 |                     | <ul style="list-style-type: none"> <li>● Events and utilise various advertising channels to engage with the public</li> <li>● To ensure complete and timely job advertisements are posted to find the right candidates for job vacancies.</li> <li>● Disseminate the corporate objectives and values through key channels.</li> </ul> | <p>Malaysian Developer Awards 2022</p> <ul style="list-style-type: none"> <li>● Our director was featured in OIC Today Business &amp; Investment magazine</li> </ul> |

## Sustainability Statement (Cont'd)

### Material Matters

As an organisation, we are cognizant of the fact that our material issues can directly and indirectly impact our ability to create long-term value for our stakeholders. We have conducted a comprehensive materiality assessment, engaging both internal and external stakeholders to capture their voices and concerns. The identified material matters guide our business strategy and resource allocation towards the most impactful sustainability topics. We review the relevance of these topics annually, ensuring we constantly adapt to evolving needs and challenges.

This period through our limited-scale materiality review, we concluded that all our existing 16 material matters are aligned with our strategic priorities and stakeholder expectations. We are in the process of benchmarking against our local and regional peers as well as considering emerging risks and relevant frameworks which are Bursa Malaysia's Sustainability Reporting Guide (3rd Edition), GRI Standards and SASB Standards.



Our Materiality Matrix renews our focus on material matters which forms the basis of this report, while the respective indicators facilitate the monitoring and measurement of our sustainability performance.

The process of materiality assessment shapes a company's sustainability strategy and defines its reporting. It helps a company analyse risk factors and upgrade its business process for prospects. Materiality assessment is also an important tool to meet the expectations of stakeholders. The frequency of materiality assessment is done once a year however it is also being discussed on an ad hoc basis during the monthly management meeting.

As we monitor, manage and report on a wide variety of issues, the key to our approach is focusing our resources on material sustainability risks and opportunities that are associated

## Sustainability Statement (Cont'd)



with each material factor. Understanding our key priorities allows us to set our time, resources and investment to the best use. Combining the views of stakeholders and Management from the preliminary materiality process, the materiality matrix has been derived to show the different levels of importance of sustainability matters.

To navigate the Group towards sustainable business growth and success, we have assessed the material sustainability matters which are most significant to the Group as well as to our various stakeholders. This material matters assessment enables us to identify, assess and prioritise the risks and opportunities arising from the ESG context, to take advantage of any potential opportunities in this ever-change business environment.





### Material Factors

(Environment- E, Social- S, Governance- G)


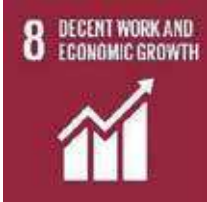


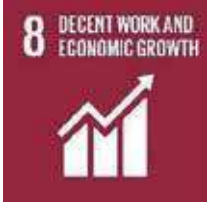
The materiality factors are based on the priority of the organisation.

| Material Matters   | Why Material & Managing Materiality   | Management Approach   |
|--|---|---|
| Anti-Corruption (G)<br>           | <b>Why Material</b> <ul style="list-style-type: none"> <li>To prevent manipulation of company resources that can lead to inefficiencies and disruptions in business productivity</li> </ul> <b>Managing Materiality</b> <ul style="list-style-type: none"> <li>Internal memo and email to all employees to inform them of the policy on anti-corruption.</li> <li>Whistle-Blowing Channell and Policy.</li> </ul> | <b>Annually</b> <ul style="list-style-type: none"> <li>Provide anti-corruption training to all employees.</li> <li>Internally brief newly join employees on anti-corruption policy.</li> </ul>                              |
| Data Privacy and Security (G)<br> | <b>Why Material</b> <ul style="list-style-type: none"> <li>To avoid misuse of the information for personal interest.</li> </ul> <b>Managing Materiality</b> <ul style="list-style-type: none"> <li>Obtained Personal Data Protection Act (PDPA) cert to keep customers informed on our company's private and confidential policy.</li> </ul>  | <b>Regularly</b> <ul style="list-style-type: none"> <li>Implement data privacy policies to ensure data is not released to outsiders without management knowledge.</li> <li>Regularly review for non-data breach.</li> </ul> |
| Regulatory Compliance (G)  | <b>Why Material</b> <ul style="list-style-type: none"> <li>To avoid penalties and fines from the authorities.</li> <li>Compliance ensures that company practices are</li> </ul>   | <b>Regularly</b> <ul style="list-style-type: none"> <li>Develop clear and comprehensive policies that address all relevant regulatory requirements.</li> </ul>  |

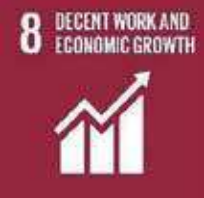


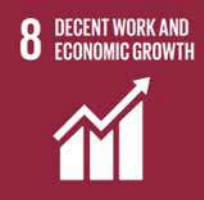

## Sustainability Statement (Cont'd)

| Material Matters  | Why Material & Managing Materiality  | Management Approach   |
|---|--|---|
|                                    | <p>consistent, standardized and efficient across the organization.</p> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>Working with Consultants who keep us updated on the latest guidelines and regulations.</li> </ul>   |   |
| <p>Market Condition (G)</p>       | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>To obtain economic and financial factors that affect the property development industry.</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>Carry out Feasibility studies and market research               <ul style="list-style-type: none"> <li>Property.</li> <li>Investment.</li> <li>Projects.</li> </ul> </li> </ul>   | <p><b>Each Project</b></p> <ul style="list-style-type: none"> <li>Compliance with corporate governance and adherence to relevant laws and guidelines.</li> </ul>  |
| <p>Corporate Governance (G)</p>  | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>To enable the company to comply with employment laws, regulations and industry standards which is a good corporate governance</li> <li>Enable management to make informative decisions.</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>Conduct regular reviews of relevant policies, practices and governance processes to ensure they remain effective and up to date.</li> </ul> | <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>Compliance with regulatory requirements on company operation.</li> </ul>   |
| <p>Cyber Security (G)</p>        | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>To secure the privacy and confidential information</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>Raising awareness to all staff of the importance of data security by issuing policies and memos.</li> </ul>  | <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>Firewalls and Antivirus Software: Use up-to-date firewalls and keep antivirus software updated to detect and block malicious activities</li> </ul> |






## Sustainability Statement (Cont'd)

| Material Matters   | Why Material & Managing Materiality   | Management Approach  |
|--|---|--|
| Supply Chain Management (S)<br><br>            | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>Promoting diversity and inclusion within the supply chain workforce enhances creativity, problem-solving and decision-making.</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>To formalize the process and procedures involved throughout the supply chain.</li> </ul> | <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>To carry out pre-qualification to ensure shortlisted vendors/contractors are capable</li> <li>To check on vendors/contractor's financial positions.</li> </ul>  |
| Optimization/ Resources (S)<br>   | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>To optimize utilization of staff resources and maximize the returns.</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>Employing suitable employees with relevant experience and qualifications.</li> </ul>  | <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>Perform regular internal audits to identify areas for improvements in terms of where resources and staff could be employed more optimally.</li> <li>Conduct monthly Management meetings to report and discuss the current operation and business status.</li> </ul> |
| Occupational Health and Safety (S)<br><br> | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>Identifying and mitigating risks prevents accidents and reduces potential liabilities.</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>Ensure that all employees are aware of the OSH policies and understand their importance.</li> </ul>                             | <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>Implementing comprehensive OSHA policies and procedures in the office.</li> <li>Provide training to management and seminars covering topics such as hazard identification, emergency procedures &amp; safe work practices.</li> </ul>                               |
| Labour Practices and Standards (S)   | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>Ensuring compliance with local and national labour laws and regulations is fundamental to</li> </ul>  | <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>Implemented company handbook and policies that</li> </ul>   |


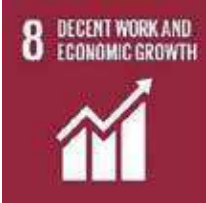
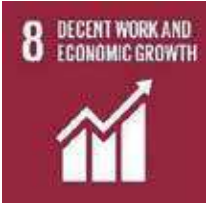
## Sustainability Statement (Cont'd)

| Material Matters   | Why Material & Managing Materiality  | Management Approach  |
|--|--|--|
|   | <p>avoid legal penalties and lawsuits.</p> <p><b>Managing Materiality</b><br/>Regularly update policies to reflect changes in laws and best practices.</p>   | <p>comply with laws and regulations.</p> <ul style="list-style-type: none"> <li>Conduct employee satisfaction surveys to gather feedback and identify areas for improvement.</li> <li>Creating SOPs for projects and monthly project briefings.</li> </ul>   |
| <p>Training and Development (S)</p>         | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>Training programs equip employees with the skills needed to perform their jobs more effectively and efficiently.</li> <li>To ensure employees constantly achieve high productivity and acquire relevant skills to progress at work.</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>Employees participate in the relevant training and courses to stay updated and with the latest technical knowledge and skills to be applied at work.</li> </ul> | <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>provide the proper training for staff to further their knowledge and other relevant skills either on-job training or public training</li> <li>Offer study leave to allow employees time off to focus on their educational pursuits</li> </ul> |
| <p>Compensation and Remuneration (S)</p>   | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>To ensure fairness and compatibility with market practices.</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>AGM to discuss the employee's benefits and salary increment.</li> </ul>   | <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>Fair salary and fringe benefits for the staff.</li> <li>Review and rewarding employees on increment.</li> </ul>   |

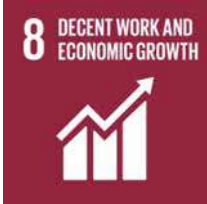


## Sustainability Statement (Cont'd)

| Material Matters  | Why Material & Managing Materiality  | Management Approach  |
|---|--|--|
| <p>Community Welfare and Well-Being (E, S)</p>                | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>Positive community engagement can lead to favourable media coverage and public perception</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>To give donations to the needy organisation.</li> </ul>   | <p><b>Annually</b></p> <ul style="list-style-type: none"> <li>Does not practise regular donation to any organisation.</li> </ul>   |
| <p>Diversity and Equality Opportunity Workplace (S)</p>   | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>Overall management and fair treatment of employees in addressing human rights, labour practices, and employers embracing workplace diversity.</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>Implement fair and equal job opportunities and staff appraisal.</li> </ul>  | <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>Inclusive of diversified personnel in leadership positions referring to the company organisation chart.</li> <li>Appointment of employees on merits instead of gender.</li> </ul>   |
| <p>Energy Management (E)</p>   | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>Efficient energy systems reduce the risk of health issues related to poor indoor air quality, inadequate lighting and extreme temperature</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>Assess the impact of energy management initiatives on both the workplace and organizational performance to identify areas for improvement.</li> </ul> | <p><b>Regularly</b></p> <ul style="list-style-type: none"> <li>Recording the monthly usage of electrical energy at the office and construction site.</li> <li>Encourage use of renewable energy in projects with solar system company for future developments</li> <li>Promote energy awareness amongst staff to improve energy-saving behaviours by issuing out an internal memo</li> </ul> |

## Sustainability Statement (Cont'd)

| Material Matters  | Why Material & Managing Materiality  | Management Approach  |
|---|--|--|
| Water Management (E)<br>       | <b>Why Material</b> <ul style="list-style-type: none"> <li>Efficient water uses and conservation measures can lead to significant cost savings, freeing up resources for company initiatives</li> </ul> <b>Managing Materiality</b><br>Issuance of memo to employees to turn off water taps when not in use.   | <b>Regularly</b> <ul style="list-style-type: none"> <li>Recording the monthly usage of water consumption at the site and HQ.</li> <li>Collect and store rainwater for use in upcoming projects.</li> <li>Promote water-saving awareness amongst staff by issuing out internal memo.</li> </ul> |
| Employee Satisfaction (S)<br> | <b>Why Material</b> <ul style="list-style-type: none"> <li>Having a good relationship with employees would result in effective and efficient workflow and high employee retention.</li> <li>A high level of employee satisfaction leads to lower turnover rates and reduces the costs associated with recruiting, hiring and training new employees</li> </ul> <b>Managing Materiality</b><br>Seek feedback from employees of relevant departments through survey forms.   | <b>Annually</b> <ul style="list-style-type: none"> <li>A questionnaire has been issued only to check on the office environment, facilities and employee satisfaction.</li> <li>Improving to provide career growth programs like training and development.</li> </ul>                           |
| Reputation (S)<br>           | <b>Why Material</b> <ul style="list-style-type: none"> <li>A good reputation is often built on strong values and ethical practices, which are integral to a healthy organizational culture</li> <li>A strong and positive reputation helps attract top talent. Prospective employees are likely to seek out and join organizations known for their good reputation</li> </ul> <b>Managing Materiality</b> <ul style="list-style-type: none"> <li>Increase the exposure of news and articles to boost the brand's name</li> </ul> | <b>Regularly</b> <ul style="list-style-type: none"> <li>Ensure that the company's values, culture and benefits are published on the official website.</li> <li>Improve the quality and regularity of communication with stakeholders by reporting to the press.</li> </ul>                     |

## Sustainability Statement (Cont'd)

| Material Matters  | Why Material & Managing Materiality  | Management Approach  |
|---|--|--|
| <p>Direct Economic Values (G)</p>    | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>To maximize the revenue and profit generated in the group as a whole.</li> </ul> <p><b>Managing Materiality</b><br/>Always keep up to date with the company's performance in terms of revenue and profit achievement and report to top management.</p> | <p><b>Quarterly</b></p> <ul style="list-style-type: none"> <li>Attractive sales package such as a rebate for buyers when purchasing the units</li> <li>To create a better product enhancement to generate revenue and profit.</li> </ul> |
| <p>Indirect Economic Values (G)</p>   | <p><b>Why Material</b></p> <ul style="list-style-type: none"> <li>To optimize the utilization of available resources.</li> </ul> <p><b>Managing Materiality</b></p> <ul style="list-style-type: none"> <li>Control and manage the budget allocation.</li> </ul>  | <p><b>Annually</b></p> <ul style="list-style-type: none"> <li>Track down energy and water usage and plan for budgeting</li> </ul>  |

### Risk Management

Jiankun International Bhd understands the importance of being prepared for any challenges. In line with our Risk Management Guidelines, we proactively identify and manage potential risks throughout our organization. Our Enterprise Risk Management (ERM) framework extends beyond traditional methods by incorporating sustainability and climate-related risks alongside corporate, financial, and operational concerns. This comprehensive approach helps us address all potential threats and opportunities. Effectively managing our risk appetite is key. Designated risk owners carefully monitor and track all identified risks, providing regular updates to the Board Committee for review and strategic decision-making. This teamwork ensures that all risks remain within our defined tolerance levels, helping to protect our long-term stability.

## Sustainability Statement (Cont'd)

| Material Factors        | Risk & Opportunities   | Our Approach  |
|-------------------------|--|---|
| <b>Competition</b>      | <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>● Talent / Staff might leave the company if no career advancement</li> <li>● A rise in competition may result in a decrease in sales and market share and thus hinder the growth of the company.</li> <li>● As more developments sprout, the availability of land decreases leading to higher land prices thereby making it more difficult to acquire prime locations.</li> <li>● Reputation Damage - Fierce competition might lead to unethical practices or negative public relations efforts to undermine competitors, risking damage to the industry's reputation.</li> <li>● There will be an impact on the company's capacity to maintain its revenue and business.</li> </ul> <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>● Providing training will ensure better performance and company growth</li> <li>● Competition could promote innovation by forcing the company to figure out how to produce quality products at more competitive prices and also encourage the creation of unique value propositions, allowing for the strengthening of brand differentiation.</li> <li>● Market Expansion - Companies may expand into new markets or segments to find growth opportunities amidst competition.</li> <li>● Set the business objectives that will help you become recognised.</li> <li>● To establish oneself as the public's preferred business partner.</li> </ul> | <ul style="list-style-type: none"> <li>● Provide training in order to improve performance of the staff</li> <li>● Promote career growth</li> <li>● Analyse market trends to keep products and services relevant</li> <li>● Compensate higher than market price with attractive packages that include adopting ESG factors such as solar panel</li> <li>● Explore opportunities for collaboration with other companies, where mutually beneficial. Strategic partnerships can help leverage strengths, access new markets, or share resources, ultimately strengthening competitive positioning.</li> <li>● To perform admirably when it comes to firm business</li> <li>● Practices that promote stakeholder and customer satisfaction</li> </ul> |
| <b>Market Stability</b> | <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>● Changes in regulations or laws may impact the stability of the market as well as business operations.</li> <li>● Economic and currency fluctuations can make the market more volatile and unpredictable, thus making</li> </ul>  | <ul style="list-style-type: none"> <li>● Implement scenario planning to devise contingency plans by anticipating any potential market changes.</li> <li>● Regular monitoring and compliance with legal and</li> </ul>   |

## Sustainability Statement (Cont'd)

| Material Factors              | Risk & Opportunities   | Our Approach  |
|-------------------------------|--|---|
|                               | <p>it harder to devise appropriate business strategies.</p> <ul style="list-style-type: none"> <li>● Vulnerability to External Shocks - A stable market may not be resilient to external economic, political, or technological shocks. Companies may struggle to adapt quickly if significant disruptions occur.</li> <li>● Unexpected price increases and economic deflation in certain nations</li> </ul> <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>● Leading the way in adapting to regulatory and economic changes can put the company in an advantageous position by capitalising on the changes.</li> <li>● Regulatory Compliance - Stable markets often have clear regulatory frameworks and industry standards. Companies can navigate compliance requirements more effectively, reducing legal and regulatory risks.</li> <li>● Maintain the company's sustainability towards business and avoid bankruptcy</li> </ul> | <p>corporate governance regulations</p> <ul style="list-style-type: none"> <li>● Maintain flexibility to adapt to changing market conditions, technological advancements, and consumer demands.</li> <li>● To set aside and get ready a prior budget</li> <li>● To regularly research and assess the nation's economic situation</li> </ul>   |
| <p><b>Anti-Corruption</b></p> | <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>● Misleading employers and employees towards illegal action in the business</li> <li>● Embezzlement of funds by staff</li> <li>● Manipulation and diversion of company resources</li> <li>● Loss of trust among all stakeholders</li> <li>● Reputation Damage - Failure to address corruption risks can lead to significant reputational damage. This can result in a loss of trust from stakeholders, including customers, investors, and the public.</li> <li>● The product's quality and warranty will deteriorate.</li> </ul> <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>● Business may be more integrity and efficient with the guidance policy</li> <li>● Having strong anti-corruption practices helps to build a strong positive reputation by fostering trust amongst stakeholders.</li> </ul>  | <ul style="list-style-type: none"> <li>● Training courses to the employees on the awareness of anti-corruption.</li> <li>● Establishment of an anti-corruption policy</li> <li>● The manager in charge as well as cheque signatories to cross-check and verify the supporting documents before endorsing the payment.</li> <li>● Briefings and sufficient training to provide clarity on good work practices to avoid corruption.</li> <li>● Include a whistleblowing policy in the employee handbook and make sure all staff are aware of it.</li> <li>● Must abide by the authority's rules and laws</li> </ul> |

## Sustainability Statement (Cont'd)

| Material Factors           | Risk & Opportunities   | Our Approach   |
|----------------------------|--|--|
|                            | <ul style="list-style-type: none"> <li>● Anti-corruption enforcement helps to strengthen investor confidence. Investors may be more willing to invest in the company as the chances of scandals will be lower.</li> <li>● Compliance with anti-corruption laws will help the company to avoid fines and other legal penalties.</li> <li>● Enhanced Reputation and Trust - Companies that prioritize anti-corruption measures can enhance their reputation as ethical and trustworthy entities. This can attract customers, investors, and business partners who value integrity.</li> </ul>  |  |
| <b>Health &amp; Safety</b> | <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>● Employee health &amp; well – being will be affected</li> <li>● Unhygienic and unsafe working conditions may lead to illnesses or injuries resulting in a less productive workforce due to the inability to carry out tasks efficiently.</li> <li>● Any non-compliance could lead to legal repercussions. In the event of an incident due to non-compliance, lawsuits and fines may ensue which may divert the company's time and resources away from its main business activities.</li> <li>● Injuries, casualties and other accidents may damage brand reputation and thus result in a loss of customer trust as well as hindering opportunities for talent recruitment.</li> <li>● Financial Costs - Managing workplace accidents and injuries can incur significant costs, such as medical expenses, compensation claims, and costs associated with production downtime or equipment damage.</li> <li>● Employee negligence about health and safety impacts work progress at the site.</li> </ul> <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>● Having good health and safety practices boosts employee morale and satisfaction, thus increasing productivity as well as loyalty.</li> </ul> | <ul style="list-style-type: none"> <li>● To ensure employee work in a safe environment and control hazards at the workplace by</li> <li>● Compliance to the Occupational Safety and Health Act.</li> <li>● Explicitly illustrate safety procedures as well as provide training and seminars for staff to be well informed.</li> <li>● Penalties and memos sent to subcontractors and staff</li> <li>● Organise weekly meetings to remind individuals about safety</li> </ul> |

## Sustainability Statement (Cont'd)

| Material Factors                           | Risk & Opportunities   | Our Approach  |
|--|--|---|
|  | <ul style="list-style-type: none"> <li>● Robust policies along with a good track record of safety usually means that insurance premiums would be less costly</li> <li>● Get the task done quickly, affordably, and on schedule.</li> <li>● Acknowledgement of the business in the fields of safety and health at the project site</li> </ul>   |   |
| <b>Cybersecurity &amp; Data Protection</b> | <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>● Lost privacy and confidential info. The operation will be disrupted</li> <li>● The mishandling of customer data resulting in leaks may cause consumer distrust and significantly harm the company's reputation.</li> <li>● Cyberattacks such as a ransomware attack can cause a complete halt in operations</li> <li>● Data Breaches - The risk of data breaches, where sensitive information such as customer data, intellectual property, or financial records is compromised, leading to financial losses, legal liabilities, and reputational damage.</li> </ul> <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>● Smooth run of the business will enhance productivity and secure better business opportunities</li> <li>● Fortification of cybersecurity protocols and data protection to make systems more resilient against any chance of attack</li> <li>● Operational Resilience - Effective cybersecurity measures improve operational resilience by minimizing the impact of cyber incidents. Companies can maintain business continuity, protect critical assets, and respond swiftly to cyber threats.</li> <li>● Make sure the company's data is safe and reusable in the future.</li> </ul> | <ul style="list-style-type: none"> <li>● To ensure all staff are aware of the importance of data security by issuing a memo.</li> <li>● Ensuring all handling of data complies with the Personal Data Protection Act (PDPA).</li> <li>● Disclosure of data usage and reasoning behind data collection to all relevant stakeholders.</li> <li>● Implementation of data minimisation principle whereby only the most necessary data is collected.</li> <li>● Brief all staff to be able to identify suspicious cyber activity as well as how to address it.</li> <li>● Establishment of a crisis recovery plan to recover data systems in the event of an attack.</li> <li>● Implement continuous monitoring of networks, systems, and applications for suspicious activities and potential security breaches.</li> <li>● To install data protection software</li> <li>● To keep hardcopy for all the documents for backup purposes</li> <li>● Having an appropriate framework for organising data</li> </ul> |

## Sustainability Statement (Cont'd)

| Material Factors         | Risk & Opportunities   | Our Approach  |
|--------------------------|--|---|
| Legal & Regulatory Risks | <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>Contract terms, disputes, or liability issues.</li> <li>Delays or issues in obtaining necessary permits or approvals from regulatory bodies.</li> </ul> <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>Powerful and clear contract</li> <li>Clarity, and transparency of terms and conditions</li> </ul> | <ul style="list-style-type: none"> <li>Appoint an external legal advisor on the Contract</li> <li>Payments are made timely to the Authority</li> <li>Engage liaisoning specialised officer to follow up on approvals</li> </ul> |
| Variation on Design Risk | <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>Delaying physical work</li> <li>Additional cost and time incurred</li> </ul> <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>Improvement of end product</li> <li>Customer Satisfaction with enhanced product quality</li> </ul>   | <ul style="list-style-type: none"> <li>Consultant &amp; Subcontractor to propose Value Engineering</li> <li>Design consultant resolves on time with the budget and meets the timeline</li> </ul>                                |
| Final Account Management | <p><b>Risk</b></p> <ul style="list-style-type: none"> <li>Unable to have a mutual agreement on the final account contract amount</li> </ul> <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>Able to close the account and settle the final payment</li> <li>Good paymaster and company image</li> </ul>   | Conduct final joint inspection & remeasurement at the site with consultant & contractor   |

## Sustainability Statement (Cont'd)

### MANAGEMENT APPROACH FOR MATERIAL MATTERS

This section aims to provide insights into the Group's sustainability commitments and practices across the three key areas of environmental, social and governance undertaken by our key business divisions.

#### GOVERNANCE

Our communities, workers, investors, consumers, and stakeholders are all partners in our quest for a prosperous future. We understand that the environment and society at large are impacted by our development goals and strategies in addition to economic growth. Our Board actively supervises our efforts to be sustainable. For us, building long-lasting and sustainable value for our stakeholders requires incorporating ESG factors into business strategy, governance, and decision-making processes. Making sure that our company is flexible and robust in the face of global problems, involves taking proactive steps to foresee and handle significant ESG risks and opportunities.

Our goal is to instil confidence and trust in all of our stakeholders. Our long-term sustainability plan and strategy are well-defined, with the main objective being to facilitate the world's shift to a more sustainable future. We actively communicate with our internal and external stakeholders to learn about their expectations and points of view on matters such as data protection, climate action, and health and safety. We can better develop our strategies and actions with the help of this input, making them meaningful and relevant. Our Board establishes the company's sustainability goals and priorities and tracks our advancement toward them. We are open and honest with stakeholders about our performance, both inside and beyond the company. Additionally, we have a committed manager who leads our sustainability strategy and makes sure it is completely incorporated into our daily operations.

We acknowledge that the sustainability landscape is ever-changing. The Board is always expanding its knowledge and experience in this field to make sure it is capable of managing our sustainability initiatives. We regularly assess the Board's and senior management's performance, taking remedial action where needed and taking into account the advancement of sustainability aims. As the economy is ever-evolving, we are dedicated to adjusting and prospering in this dynamic setting. We recognize important risks and act proactively to reduce them so that our company may continue to grow and compete. We are convinced that we can create a better future for everyone if we collaborate with our stakeholders and adopt sustainability as a guiding principle.

Our commitment is to strong corporate governance and prudent management amid challenging conditions, reinforced by the following aspects:

## Sustainability Statement (Cont'd)

### ➤ ECONOMIC PERFORMANCE – RELATED UNSDGs 8

Jiankun believes that financial performance directly supports our long-term value creation and sustainability goals. We are committed to creating meaningful employment opportunities and fostering economic development within the communities we serve. By effectively leveraging our assets and sharing the generated wealth with our stakeholders, we aim to ensure long-term resilience.

Jiankun's strategy for achieving and sustaining strong economic performance involves executing our business plan, which includes staying informed about market trends, maintaining a healthy financial position, embracing technological advancements, mitigating relevant risks, and expanding into new markets through diversification.

In the financial period ended on 31 December 2025, the Group generated a total revenue of RM9,718,494. As the table below demonstrates, Jiankun continues to create value for our stakeholders.

#### Our Performance

This period, the Group generated a total revenue of RM9,718,494. The table below demonstrates that Jiankun remains a consistent source of value for our stakeholders.

To make the table in Group

JKI Development Sdn Bhd

|  | FYE 2022<br>RM | FPE 2023/<br>2024<br>RM | FPE 2024/<br>2025<br>RM |
|--|----------------|-------------------------|-------------------------|
| Economic value generated (i.e., revenue and other income)            | 13,453,691     | 308,447                 | 195,868                 |
| Economic value distributed:  |                |                         |                         |
| Operating costs  | 1,026,036      | 2,834,899               | 9,671,676               |
| Employee wages and benefits  | 2,087,122      | 3,411,749               | 1,901,960               |
| Payment to providers of capital (i.e., dividend and financing costs) | 172,560        | 0                       | 0                       |
| Payment to government (i.e., tax)                                    | 1,596,544      | 471,100                 | 0                       |
| Community investment   | 0              | 0                       | 0                       |
| Economic value retained  | 8,571,432      | (6,409,301)             | (11,424,885)            |

## Sustainability Statement (Cont'd)

### JKI Construction Sdn Bhd

|  | FYE 2022<br>RM | FPE 2023/<br>2024<br>RM | FPE 2024/<br>2025<br>RM |
|--|----------------|-------------------------|-------------------------|
| Economic value generated (i.e., revenue and other income)            | (914,372)      | 19,679,428              | 8,172,517               |
| Economic value distributed:  |                |                         |                         |
| Operating costs  | 567,100        | 3,783,173               | 9,448,431               |
| Employee wages and benefits  | 2,005,659      | 3,237,785               | 2,136,510               |
| Payment to providers of capital (i.e., dividend and financing costs) | 55,669         | 296,470                 | 257,087                 |
| Payment to government (i.e., tax)                                    | 589,215        | 510,240                 | 0                       |
| Community investment   | 0              | 0                       | 0                       |
| Economic value retained  | (4,131,970)    | 11,851,761              | (16,092,193)            |

### Nagamas Bizworks Sdn Bhd

|  | FYE 2022<br>RM | FPE 2023/<br>2024<br>RM | FPE 2024/<br>2025<br>RM |
|--|----------------|-------------------------|-------------------------|
| Economic value generated (i.e., revenue and other income)            | 1,628          | 4,253                   | 912                     |
| Economic value distributed:  |                |                         |                         |
| Operating costs  | 408,718        | 3,229,003               | 761,038                 |
| Employee wages and benefits  | 300            | 113                     | 0                       |
| Payment to providers of capital (i.e., dividend and financing costs) | 0              | 0                       | 0                       |
| Payment to government (i.e., tax)                                    | 0              | 3,745                   | 0                       |
| Community investment   | 0              | 0                       | 0                       |
| Economic value retained  | (407,390)      | (3,228,608)             | (765,026)               |

### Nagamas Venture Sdn Bhd

|  | FYE 2022<br>RM | FPE 2023/<br>2024<br>RM | FYE 2024/<br>2025<br>RM |
|--|----------------|-------------------------|-------------------------|
| Economic value generated (i.e., revenue and other income)            | 0              | 0                       | 2,106,250               |
| Economic value distributed:  |                |                         |                         |
| Operating costs  | 10,130,666     | 137,474                 | 136,970                 |
| Employee wages and benefits  | 0              | 0                       | 0                       |
| Payment to providers of capital (i.e., dividend and financing costs) | 196            | 0                       | 0                       |
| Payment to government (i.e., tax)                                    | 0              | 1,387                   | 0                       |
| Community investment   | 0              | 0                       | 0                       |
| Economic value retained  | (10,130,862)   | (138,861)               | 0                       |

## Sustainability Statement (Cont'd)

|  | FYE 2022<br>RM | FPE 2023/<br>2024<br>RM | FPE 2024/<br>2025<br>RM |
|--|----------------|-------------------------|-------------------------|
| Economic value generated (i.e., revenue and other income)            | 5,836          | 7,303                   | 1,800,200               |
| Economic value distributed:  |                |                         |                         |
| Operating costs  | 27353,734      | 2,264,309               | 1,297,860               |
| Employee wages and benefits  | 2,755,822      | 8,052,975               | 778,816                 |
| Payment to providers of capital (i.e., dividend and financing costs) | 0              | 0                       | 0                       |
| Payment to government (i.e., tax)                                    | 0              | 0                       | 0                       |
| Community investment   | 2,000          | 2,000                   | 0                       |
| Economic value retained  | (30,105,720)   | (10,311,980)            | (1,194,700)             |

### ➤ ANTI-CORRUPTION - RELATED UNSDGs 16

Jiankun maintains a strict adherence to high ethical standards and compliance practices throughout the Group. This is essential for safeguarding our business and stakeholder interests while building trust and fostering ongoing confidence from those we serve.

The Board and senior management are committed to conducting business with integrity, guided by our Code of Ethics and Conducts (CEC). The CEC outlines our fundamental principles and guidelines for all employees, including Directors, in addressing ethical issues and fulfilling their responsibilities. Our zero-tolerance stance against corruption is clearly stated in our Anti-Corruption, Gifts and Anti-Bribery (ACGAB) Policy, which is regularly reviewed to ensure alignment with the Malaysian Anti-Corruption Commission (MACC) Act 2009.

All new employees are required to complete an induction program where they familiarize themselves with the Group's CEC, ACGAB Policy, and other relevant policies and procedures. Following induction, all employees must participate in a mandatory annual training module to ensure they understand and update these policies and procedures.

Our suppliers are also subject to ethical conduct and anti-bribery and corruption guidelines as outlined in the CEC for Third Parties and ACGAB Policy. All suppliers must sign a declaration agreeing to adhere to these guidelines and policies in their business dealings with Jiankun.

We have established a dedicated whistleblowing channel under the Whistleblowing Policy, allowing employees and external stakeholders to report improprieties confidentially through email, telephone, or mail. The Group has made our CEC, ACGAB Policy, and Whistleblowing Policy readily accessible on our corporate website and company intranet to ensure they are available to all stakeholders.

## Sustainability Statement (Cont'd)

### Our Performance

- 1) Corruption risk assessment  
This period we have undertaken a corruption risk assessment that covers all of our operations, both in the Property Development and Construction segments.
- 2) Corruption-related training  
All employees have completed the necessary training. Additionally, employees are required to complete an integrity pledge to indicate compliance.

| Employee Category                 | Completion Rate (%) |                |                |
|-----------------------------------|---------------------|----------------|----------------|
|                                   | FYE 2022            | FPE 2023/ 2024 | FPE 2023/ 2024 |
| Directors                         | 0                   | 100            | 100            |
| Management                        | 0                   | 100            | 100            |
| Executive                         | 0                   | 100            | 100            |
| Non-Executive/<br>Technical Staff | 0                   | 0              | 0              |

- 3) Corruption Incidents  
As at 31 December 2025, we recorded zero incidents of corruption across Jiankun 's business operations.

|  | FYE 2022 | FPE 2023/<br>2024 | FPE 2024/<br>2025 |
|--|----------|-------------------|-------------------|
| Number of confirmed corruption incidents | 0        | 0                 | 0                 |

### ➤ DATA PRIVACY AND SECURITY - RELATED UNSDGs 16

The rise of remote work, e-commerce, and automation has accelerated our reliance on technology and infrastructure, creating new opportunities but also exposing data to increased cybersecurity risks. We recognize our responsibility to safeguard our customers and their sensitive information. We actively monitor the evolving threat landscape and implement robust measures to prevent data leaks, threats, and loss.

The Group is committed to enhancing cybersecurity by adhering to our Personal Data Protection Policy, which is compliant with the Personal Data Protection Act (PDPA) 2010. We maintain a strong cybersecurity framework integrated into our operations and processes, ensuring compliance with all regulatory standards.

Data and security management is a key component of our Enterprise Risk Management (ERM) framework. We regularly review our data privacy and security controls to ensure their effectiveness. We collect data legally and are transparent about how data is collected, used, and protected. We obtain necessary consent for handling customer data, which is stored securely with access restricted to authorized personnel only. User access and activities are closely monitored to prevent unauthorized access or misuse. Our data retention and destruction policy ensure that data is kept only for as long as necessary and disposed of securely when no longer required.

## Sustainability Statement (Cont'd)

We also prioritize educating our employees about data protection and privacy. They are required to complete training that covers their responsibilities in safeguarding data.

### **Our Performance**

As of 31 December 2025, there were zero substantiated complaints concerning breaches in customer privacy or data loss.

## **SOCIAL**

We believe that when our employees thrive, the company thrives as well. That is why we are continually enhancing our processes to ensure a safe and supportive work environment. Our success extends beyond financial results; we are dedicated to embedding social responsibility into our core operations, understanding its importance for long-term sustainability and stakeholder value. This includes protecting and improving our brand reputation through meaningful social programs.

Positive news about a company's good deeds can foster a great working environment and attract dedicated employees who value corporate social responsibility. We invest in initiatives that benefit our employees, community, and environment. This involves promoting a safe and healthy workplace with dedicated programs and creating a positive, engaged workforce through impactful events and activities. By focusing on our people and purpose, we are building a company that is not only successful but also sustainable and meaningful.

### ➤ **COMMUNITY/ SOCIETY INVESTMENT - RELATED UNSDGs 4**

Jiankun believes that fostering positive relationships between businesses and communities can lead to better social inclusion and long-term benefits for all. We strive to be a responsible corporate citizen by giving back to the communities where we operate through our community engagement and impact programs, focusing on education and social welfare.

## Sustainability Statement (Cont'd)

### ➤ DIVERSITY, EQUITY & INCLUSION - RELATED UNSDGs 5 & 8

Diversity and inclusivity at work provide us with a competitive edge by allowing us to accumulate and leverage a wide range of knowledge, perspectives, and ideas. In line with this, we strive to promote equal employment opportunities and non-discrimination by actively encouraging diversity of gender, race, religion, age, and nationality.

We achieve equity through policies and actions that are supported by both fairness and inclusiveness. We promote a culture that respects and values differences, advocates for equality, and encourages growth and development to help individuals reach their full potential.

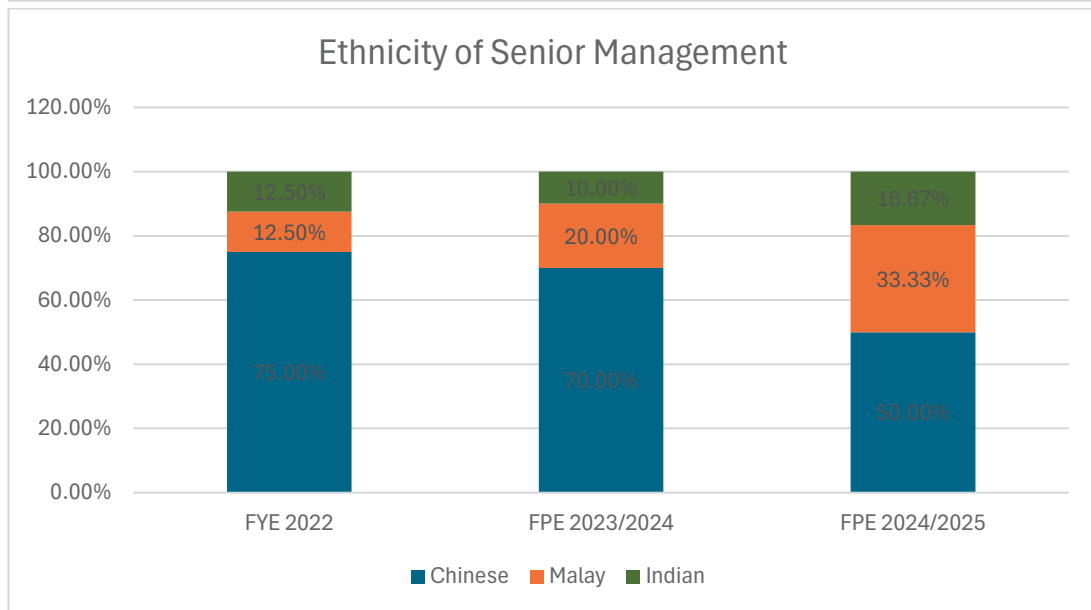
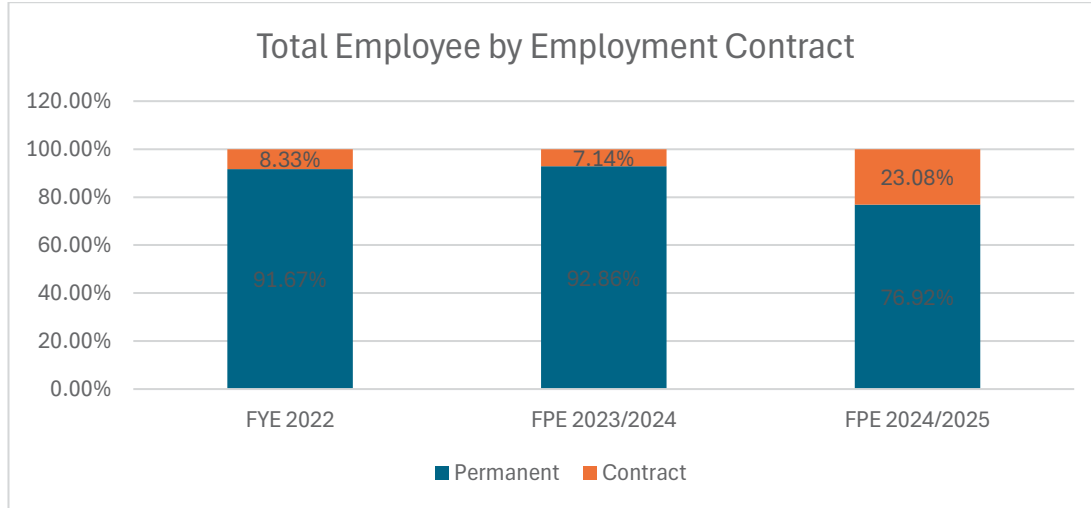
We are committed to maintaining fair employment practices and consistently reviewing our recruitment process to ensure equality from the outset, in alignment with our Recruitment Policy and procedures. Our employees receive competitive wages that are free from any form of gender discrimination. All decisions regarding career advancement, recognition, and rewards are approached in a fair and unbiased manner, strictly based on employees' performance and merit.

For further information on the Talent Transformation programme, please read our Employee Management section in this Sustainability Statement.

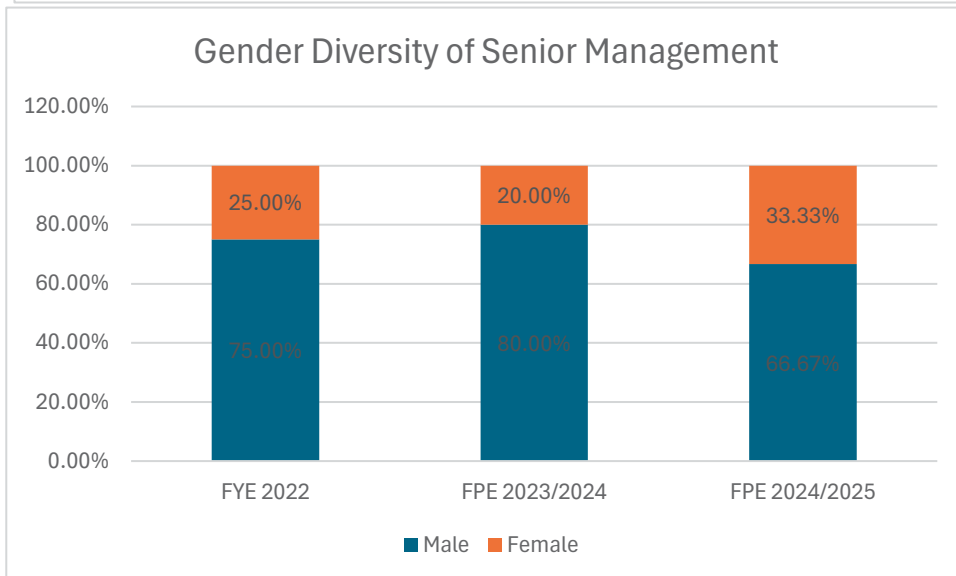
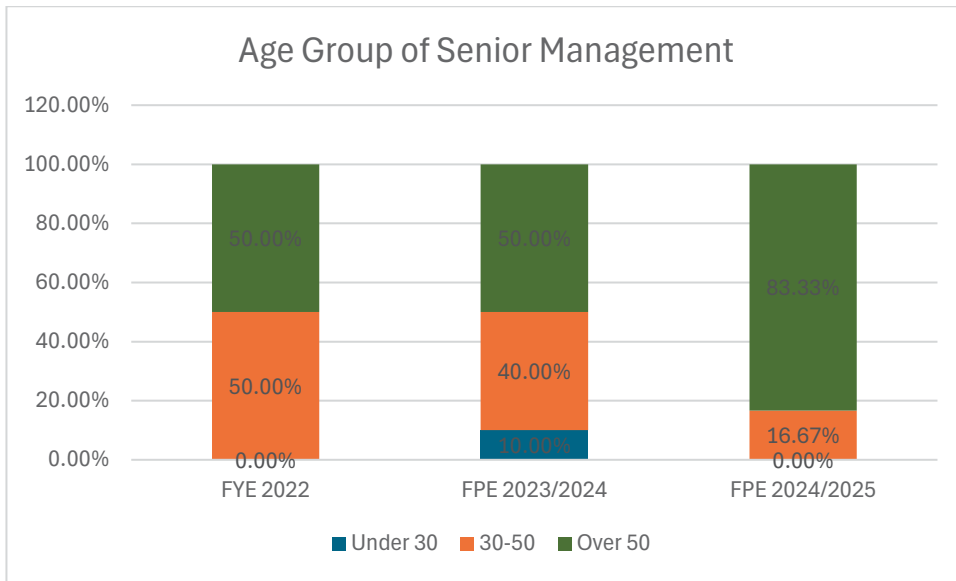
## Sustainability Statement (Cont'd)

### Our Performance

#### 1) Senior Management Profile



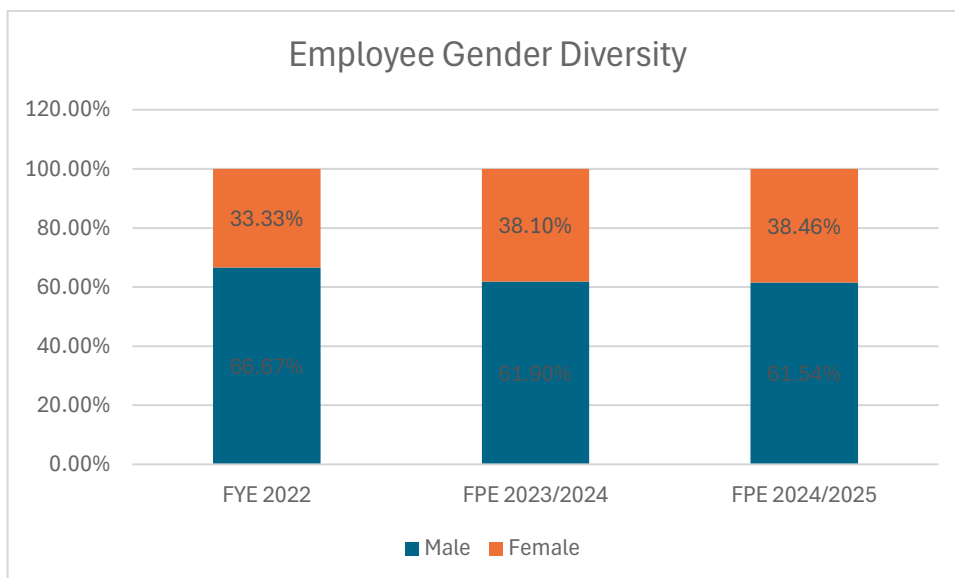
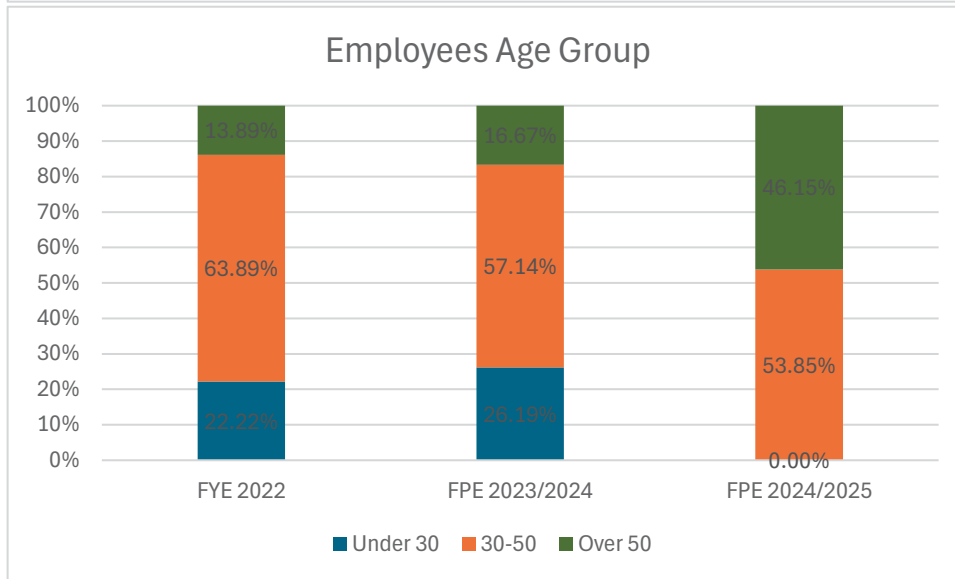
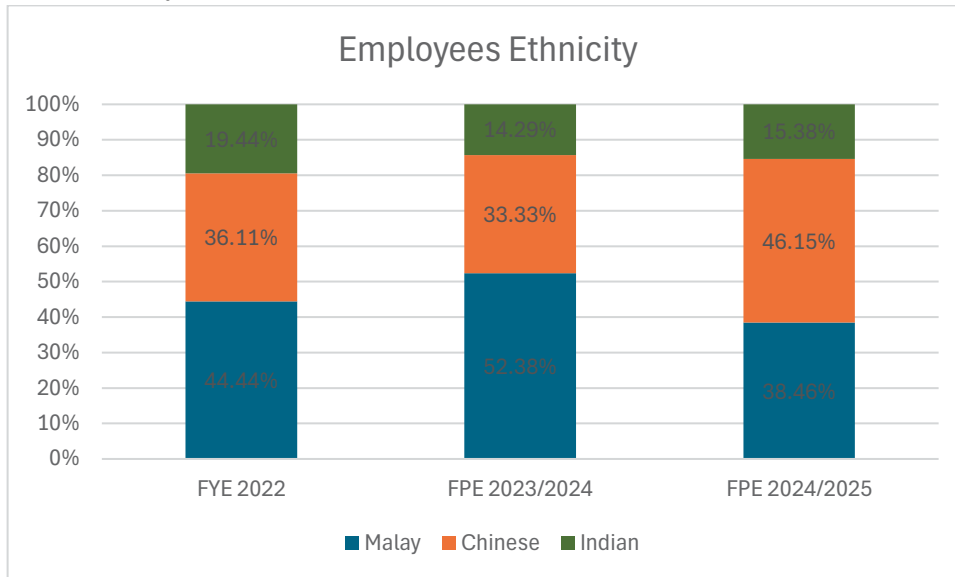
## Sustainability Statement (Cont'd)



## Sustainability Statement (Cont'd)

### 2) Employees Profile

Total Employees for Year 2025 – 14



## Sustainability Statement (Cont'd)

### ➤ EMPLOYEE MANAGEMENT - RELATED UNSDGs 8

Jiankun believes that our employees are our most valuable assets and drive our success and growth. We are committed to recruiting, developing, and retaining top talent while providing a conducive and empowering work environment. Additionally, we invest significantly in development programs to ensure our employees remain competitive, progressive, and future-ready.

We adhere to local labour and employment-related laws in all our human resources practices and management. We believe in creating a workplace where everyone feels welcome and empowered, regardless of gender, age, or ethnicity.

Our Human Resources Department focus on five objectives:

#### 1) Talent Acquisition and Onboarding

Building a strong future begins with attracting and recruiting the best talent. Jiankun adheres to our Policy and Procedures to ensure we hire based on merit alone, focusing on skills, experience, and cultural fit. We believe in being fair and unbiased throughout the process to build a diverse and talented workforce and a strong employer brand that attracts top performers. This approach benefits us in multiple ways. A strong employer brand not only attracts top talent but also boosts customer loyalty and improves overall organisational performance.

Top management ensures that the requirements of the management system, including the policies and objectives, are consistent with the strategic context and the direction of our organisation and that the policies and objectives are established whilst ensuring that the human and financial resources needed for implementing the Management System are available.

#### 2) Upskilling and Reskilling

Investing in our people is key to our success. We offer a comprehensive development program that includes on-the-job training, personalised coaching and mentoring, and formal learning opportunities. This blended approach ensures our employees stay skilled, resilient, and adaptable, ready to conquer new technologies and trends with confidence.

Jiankun offers a robust and personalised training and development program. To address skill gaps and help our employees achieve their career development goals, we regularly assess individual needs and review our existing programs to ensure they remain relevant and impactful. Our training and development programmes include the following:

## Sustainability Statement (Cont'd)

| No. | Type of Training/ Topic  |
|-----|--|
| 1   | Housing Development Seminar2024 – Series2 Logic Plus Knowledge Partner |
| 2   | E-Kursus Aplikasi dan Amalan 5S Dalam Pengurusan Rekod dan Fail        |
| 3   | E-Issues on Defects and Rectification                                  |
| 4   | Fire Safety & Evacuation : Fire Warden Briefing & Training             |

### 3) Performance Management and Compensation

Jiankun thrives on high performance. We set clear goals and KPIs at the beginning of each year, ensuring everyone understands their role in achieving success. Our systematic performance review process includes self-assessment, open discussions, and feedback, followed by personalised coaching and support. We recognise and celebrate outstanding performance, both individual and teamwork through rewards like bonuses and promotions. We also offer competitive salaries and benefits, regularly reviewed to match market trends and attract top talent. We foster a culture of learning, collaboration, and recognition.

#### Benefits provided to our staff:

- i) Leave
- ii) Medical

| No | Medical Benefit  |
|----|--|
| 1  | Clinic consultation & medication.  |
| 2  | Annual, hospitalization, maternity, paternity, compassionate, unpaid and examination leaves. |

- iii) Flexi working arrangement
- iv) Others

| No | Others Benefit       |
|----|----------------------|
| 1  | Travelling allowance |
| 2  | Dental Allowance     |
| 3  | Smartphone allowance |

### 4) Succession planning

We actively invest in succession planning by identifying high-potential individuals across all levels, for our potential leaders, equipping them with essential leadership skills and competencies.

### 5) Safe workplace practices

As a responsible corporation, we respect the interests of our stakeholders, our shareholders, employees, customers, suppliers, teaming partners and the wider community and we actively seek out opportunities both to improve the environment and to contribute to the well-being of the communities in which we do business.

We are committed to delivering quality products, as we look to the future, we will continue to work with our customers to make sustainability a vital part of the solutions

## Sustainability Statement (Cont'd)

we deliver for our customers. The Group will continue to identify and undertake more related events to fulfil its Social Responsibility in any way and would contribute to preserving the values of the Society.

### Our Performance

#### Employee training hours

In 2025, we spent 56 hours on training, investing RM 7,180.00 in internal and external learning and development programmes.

|                                     | FYE 2022 | FPE 2023/2024 | FPE 2024/2025 |
|-------------------------------------|----------|---------------|---------------|
| Total Training Hours                | 28       | 295           | 56            |
| Total Investment                    | RM4,500  | RM9,279       | RM7,180       |
| Average Training hours per employee | 7        | 15.53         | 1.40          |

| Employee Category                 | Total Training Hours |               |               |
|-----------------------------------|----------------------|---------------|---------------|
|                                   | FYE 2022             | FPE 2023/2024 | FPE 2024/2025 |
| Senior Management                 | 8                    | 60            | 16            |
| Middle Management                 | 0                    | 32            | 12            |
| Executive                         | 12                   | 176           | 28            |
| Non-executive/<br>Technical Staff | 8                    | 16            | 0             |
| Total                             | 28                   | 284           | 56            |

## Sustainability Statement (Cont'd)

| Employee Category                 | Average Training hours per employee |               |               |
|-----------------------------------|-------------------------------------|---------------|---------------|
|                                   | FYE 2022                            | FPE 2023/2024 | FPE 2024/2025 |
| Senior Management                 | 1.6                                 | 12.00         | 8.00          |
| Middle Management                 | 0                                   | 10.67         | 6.00          |
| Executive                         | 0.63                                | 6.07          | 5.60          |
| Non-executive/<br>Technical Staff | 0.80                                | 2.29          | 0             |
| Total                             | 3.03                                | 31.03         | 19.60         |

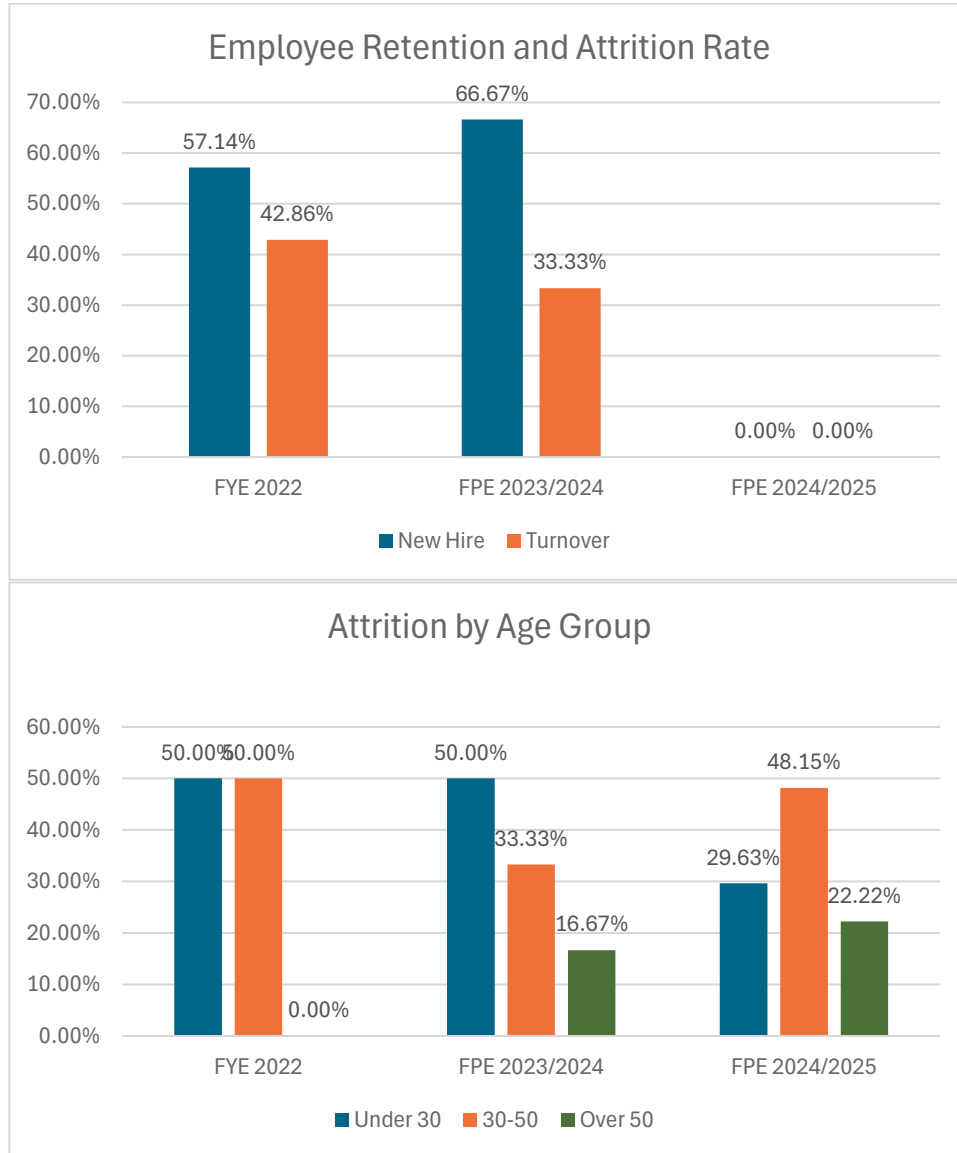
To divide by the no. of staff in that specific category

|   | FYE 2022 | FPE 2023/<br>2024 | FPE 2024/<br>2025 |
|---|----------|-------------------|-------------------|
| Overall average training hours per employee (hours) | 0.78     | 6.76              | 5.60              |

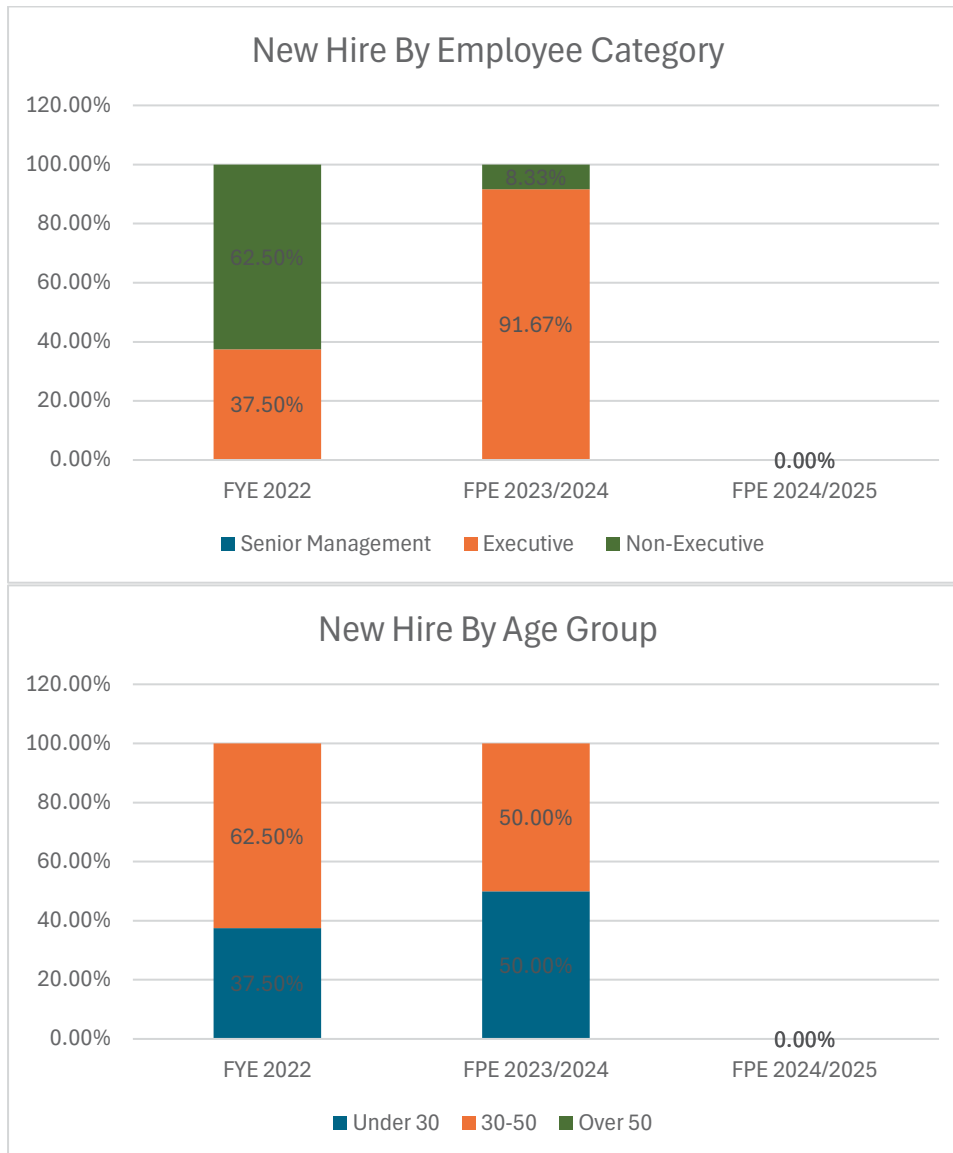
## Sustainability Statement (Cont'd)

### Employee retention and attrition

Jiankun is proud to have highly engaged employees, which is reflected in the longevity of our employees' tenure. On average, our employees stay with us for around 6 years.



## Sustainability Statement (Cont'd)



## Sustainability Statement (Cont'd)



This year Jiankun had no turnover due to transformation of businesses.

|                    | FYE 2022 | FPE 2023/<br>2024 | FPE 2024/<br>2025 |
|--------------------|----------|-------------------|-------------------|
| New hire rates (%) | 22%      | 29%               | 0%                |
| Turnover rates (%) | 17%      | 14%               | 0%                |

## Sustainability Statement (Cont'd)

### ➤ HUMAN RIGHTS - RELATED UNSDGs 8

As a responsible organisation, Jiankun is committed to protecting and respecting human rights across all our business operations. We believe that strong human rights practices coupled with fair and ethical treatment improve productivity and promote a healthy working culture.

We adhere to applicable laws and regulations in all our operating countries. This commitment is reflected in our policy which is regularly reviewed by management to ensure it exceeds regulatory requirements. Our practices were aligned with the Minimum Wages Order 2023, raising the minimum wage to RM1,700 per month.

Code of Ethics & Conduct also our expectations for employees and external stakeholders regarding human rights in business dealings with Jiankun. It prohibits unfair labour practices, child and forced labour, and promotes fair treatment, freedom of association, and a grievance mechanism. We have communicated to all our employees and workers about our grievance handling process and whistleblowing policy. We encourage employees to report any violations of labour practices, disputes, or inappropriate behaviour anonymously and confidentially. We guarantee whistle-blower protection and investigate all reports seriously.

#### **Our performance**

We are committed to upholding human rights throughout our operations. We are continuously working towards the goal of achieving zero substantiated complaints regarding human rights violations, and we will intensify our efforts to achieve this objective.

### ➤ HEALTH AND SAFETY - RELATED UNSDGs 3 & 8

Employee well-being is at the heart of everything we do at Jiankun. We create safe and healthy work environments that prioritise preventing injuries and illnesses. This proactive approach not only fosters happy and motivated employees but also translates to greater efficiency and higher output - a win-win for everyone.

Our business operations are conducted safely, through the implementation of rigorous measures and controls across all levels of our workforce. Our operations are governed by an internally established Occupational Health, Safety and Environment ("OSHE") team. Our comprehensive Safety and Health Policy sets even higher standards exceeding the Occupational Safety and Health Act ("OSHA") requirements and ISO 14001 standards. This commitment guarantees a secure workplace for our talented team, showcasing our dedication to best practices at an international level. We also believe in providing a comfortable and conducive working environment for our employees.

We provide health and safety training at the point of recruitment, on-the-job, and regular refresher training to employees. Our training programmes include both knowledge-based and skills-based training, covering topics such as emergency response, hazard and risk management, as well as health awareness. These programmes are reviewed regularly to ensure their relevance.

## Sustainability Statement (Cont'd)

### Our Performance

#### 1) Health and Safety Training

In line with our commitment to a safe work environment, 2 employees engaged in comprehensive health and safety training programs.

| Number of employees trained on health and safety standards | FYE 2022 | FPE 2023/2024 | FPE 2024/2025 |
|--|----------|---------------|---------------|
| Main Office (HQ)   | 0        | 1             | 2             |
| One Le Tower Site  | 1        | 1             | 0             |

| Total training Hours | FPE 2024/2025 |
|----------------------|---------------|
| Main Office (HQ)     | 8Hours        |

| Number of representatives in the OSH Committee | FYE 2022 | FPE 2023/2024 | FPE 2024/2025 |
|--|----------|---------------|---------------|
| Main Office (HQ)                               | 0        | 1             | 1             |
| One Le Tower Site                              | 1        | 1             | 0             |

#### 2) Work-Related Injuries

Jiankun's top priority is ensuring every employee returns home safely each day. We aim for zero workplace fatalities annually, relentlessly pursuing that goal through proactive incident prevention and mitigation. We conducted a thorough investigation to identify the root causes and any systemic shortcomings. Consequently, we have implemented stricter safety measures:

- Mandatory to wear PPE and high-visibility clothing, enhancing worker visibility, especially in potentially risky areas.
- Reinforced adherence to Standard Operating Procedures ("SOPs"), stricter controls and supervision to ensure consistent and safe behaviour

We remain committed to continuous improvement, fostering a culture of safety where everyone feels empowered to speak up and identify potential hazards. By prioritising safety and learning from each other, we create a work environment where everyone can thrive.

## Sustainability Statement (Cont'd)

| Main Office (HQ)                   | FYE 2022 | FPE 2023/<br>2024 | FPE 2024/<br>2025 |
|------------------------------------|----------|-------------------|-------------------|
| Total Hours Worked                 | 7        | 7                 | 7                 |
| Number of Fatalities               | 0        | 0                 | 0                 |
| Number of Lost Time Injuries       | 0        | 0                 | 0                 |
| Lost Time Incident Rate ("LTIR") % | 0        | 0                 | 0                 |

| One Le Tower                       | FYE 2022 | FPE 2023/<br>2024 | FPE 2024/<br>2025 |
|------------------------------------|----------|-------------------|-------------------|
| Total Hours Worked                 | 1,277    | 1,425             | 0                 |
| Number of Fatalities               | 0        | 0                 | 0                 |
| Number of Lost Time Injuries       | 0        | 0                 | 0                 |
| Lost Time Incident Rate ("LTIR") % | 0        | 0                 | 0                 |

### ➤ CUSTOMER SATISFACTION - RELATED UNSDGs 8 & 9

The Group acknowledges that customer satisfaction and loyalty are key factors in achieving long-term success and maintaining our reputation as one of the leading developers and construction providers in the market. With this in mind, we strive to enhance customer satisfaction by considering their feedback and ensuring that high-quality standards are met across all our products and services.

Customer satisfaction and engagement were identified as some of the most important material issues in the marketplace dimension across all our divisions. Knowing exactly what customers expect from us improves our bottom line and strengthens our brands and reputation in the long term. We conduct yearly basis customer satisfaction surveys based on the project completed. The feedback generated provides insights into customer expectations that enable us to develop and deliver better products and services.

The Group is unwavering in meeting its standards of excellence by ensuring the delivery of quality in project execution and meeting all customer deliverables as detailed in our contracts. The Group is committed to improving compliance with product requirements and the effectiveness of its Quality Management System continuously.

The Group ensures diversification of the supply chain to mitigate the risk of disruption to our operations. The Group's operations maintain at least one primary and one secondary supplier for raw materials, wherever possible.

## Sustainability Statement (Cont'd)

### Our Performance

#### Customer Satisfaction Survey

Jiankun prioritises understanding customer needs and building trust. We actively listen to consumer concerns and satisfaction levels, fostering strong relationships that provide comfort and happiness. We are committed to ethical practices, strictly adhering to consumer protection laws and regulations. To ensure we meet customer expectations, we conduct comprehensive customer satisfaction surveys. These surveys gather feedback through various channels, including the official website, e-commerce platforms, and hotlines. Additionally, follow-up investigations are conducted to gain deeper insights. This feedback helps us to understand customer needs, evaluate the effectiveness of their quality management system, and identify areas for improvement.

#### ➤ SUPPLY CHAIN MANAGEMENT - RELATED UNSDGs 8 & 9

Jiankun is dedicated to promoting responsible procurement practices and enhancing our supply chain resilience by integrating sustainability elements throughout our procurement lifecycle. We strongly believe in supporting local businesses and driving economic growth in the communities where we operate. To achieve this, we prioritize sourcing from local suppliers and providing business opportunities to small and medium enterprises (SMEs), improving their livelihoods. We ensure that our sustainability expectations for procurement practices are extended to our suppliers, including contractors, service providers, and consultants.

All of our suppliers are required to adhere to our sourcing policy, which outlines our principles and guidelines for sustainable procurement practices. This policy requires suppliers to comply with our ethical business practices, including zero corruption, minimizing environmental impacts, and safeguarding employees' and workers' rights. This policy should be read in conjunction with our Code of Ethics & Conduct, Board Charter, ESG Policy, Anti - Corruption, Gifts and Anti-Bribery Policy, Corporate Disclosure Policy and Whistle - Blowing Policy all of which can be accessed through our corporate website.

We are committed to ensuring that our procurement practices are fair and transparent in order to award tenders to the most credible suppliers while also collaborating with socially and environmentally conscious suppliers.

Jiankun is cognisant that there is still much to improve on managing sustainability in the supply chain and will continue to collaborate with its suppliers and vendors to work towards enhanced sustainability practices concerning ESG matters.

Our procurement processes embed sustainability elements throughout, starting from the registration stage up to the annual supplier performance assessment. Suppliers are selected through fair selection. Jiankun has formalised procurement operating procedures to support the procurement process in the Group emphasising on satisfactory quality of products and services with competitive pricing. The selection of suppliers is based on an appropriate synergy of technical, financial, pricing and quality of service criteria.

## Sustainability Statement (Cont'd)

Cognisant of our operational needs, we prioritise procuring products and services from local suppliers to the best extent possible, as we believe that we are not only contributing positively to the local economy but also reducing our carbon footprint.

### Our performance

#### 1) Suppliers' Assessment

Moving forward, the Group will ensure that all of our existing and new suppliers are assessed against our requirements.

#### 2) Local Suppliers

##### JKI CONSTRUCTION

##### Office Assets

In 2025, out of RM 1,840.00 spent on procurement, 100% was spent on local suppliers.

| The proportion of spending on local suppliers (Average) | FYE 2022 (%) | FPE 2023/2024 (%) | FPE 2024/2025 (%) |
|---|--------------|-------------------|-------------------|
| Local Suppliers   | 100%         | 78%               | 100%              |
| Foreign Suppliers                                       | 0%           | 22%               | 0%                |

##### Amani Residences (Project)

In 2025, no spending on office assets.

| The proportion of spending on local suppliers (Average) | FYE 2022 (%) | FPE 2023/2024 (%) | FPE 2024/2025 (%) |
|---|--------------|-------------------|-------------------|
| Local Contractors & Suppliers                           | 100%         | 100%              | 0%                |
| Foreign Contractors & Suppliers                         | 0%           | 0%                | 0%                |

##### One Le Tower (Project)

In 2025, no spending on local contractors.

| The proportion of spending on local suppliers (Average) | FYE 2022 (%) | FPE 2023/2024 (%) | FPE 2024/2025 (%) |
|---|--------------|-------------------|-------------------|
| Local Contractors & Suppliers                           | 100%         | 100%              | 0%                |
| Foreign Contractors & Suppliers                         | 0%           | 0%                | 0%                |

##### JKI Development - Amani Residences (Project)

In 2025, no spending on local contractors.

| The proportion of spending on local suppliers (Average) | FYE 2022 (%) | FPE 2023/2024 (%) | FPE 2024/2025 (%) |
|---|--------------|-------------------|-------------------|
| Local Contractors                                       | 100%         | 100%              | 0%                |
| Foreign Contractors                                     | 0%           | 0%                | 0%                |

## Sustainability Statement (Cont'd)

### SUBCONTRACTOR SUPPLY CHAIN – CRIMSON POWER SDN BHD

#### i) Amani Residences (Project)

In 2025, the project has been fully handed over to Management Corporation, therefore no spending on this project.

| The proportion of spending on local suppliers (Average) | FYE 2022 (%) | FYE 2023/2024 (%) | FPE 2024/2025 (%) |
|---|--------------|-------------------|-------------------|
| Local Contractors & Suppliers                           | 100%         | 100%              | N/A               |
| Foreign Contractors & Suppliers                         | 0%           | 0%                | N/A               |

#### ii) One Le Tower (Project)

In 2025, 100% was spent on local contractors & suppliers.

| The proportion of spending on local suppliers (Average) | FYE 2022 (%) | FPE 2023/2024 (%) | FPE 2024/2025 (%) |
|---|--------------|-------------------|-------------------|
| Local Contractors & Suppliers                           | 100%         | 100%              | 100%              |
| Foreign Contractors & Suppliers                         | 0%           | 0%                | 0%                |

## ENVIRONMENTAL

In line with our Sustainability Statement, we strive to maintain full compliance with all relevant environmental, legal and other legislative requirements in fulfilling the customer's expectations and satisfaction. We are aware of the environmental impacts of our activities on the planet and thus we take responsibility for managing our environmental impacts seriously. Jiankun will continue to develop effective environmental initiatives to protect the environment. Being a responsible corporation, we acknowledge our responsibility to protect Mother Nature and the environment. We believe our environmental protection starts from our workplace.

### ➤ CLIMATE CHANGE - RELATED UNSDGs 11, 12, & 13

Jiankun acknowledges that our energy consumption and GHG emissions contribute to climate change impacts. Committed to sustainability, the Group embraces the transition to a low-carbon economy, pursuing responsible practices while exploring exciting new possibilities.

Jiankun aims to reduce our environmental footprints and establish operational resilience to deliver long-term value to our business, stakeholders and communities. We are guided by our ESG Policy, which outlines the Group's objective to effectively manage and minimise the impacts arising from our business operations. As part of our efforts to mitigate climate change, Jiankun has committed to achieving carbon neutrality by 2030 with an aspiration to be net zero by 2050. We have three goals to guide us on this journey.

## Sustainability Statement (Cont'd)

### Goal 1 - Managing our emissions

We continuously strive to improve our energy use and efficiency through the following initiatives:

- A lighting schedule across key areas in our head office - switch off lights during certain hours and when unnecessary;
- Maintenance and replacement of electrical equipment and light fittings to maximise energy efficiency;
- Signed MOU with Micro Energy Holdings (M) Sdn Bhd to impose solar power (renewable energy) for future housing project.

### Goal 2 - Investing in low emissions and green technologies

The Group is committed to harnessing renewable energy. By leveraging cutting-edge technology, we aim to utilise the necessary tools to make informed decisions and take measurable actions towards a sustainable future, both for the organisation and our customers, in real-time.

### Goals 3 - Leveraging partnerships and collaborations

Jiankun aims to push the boundaries of sustainability and innovation. By forging strategic alliances with prominent players, both local and international, we are expanding our reach and expertise in developing efficient, zero-carbon operations. This collaborative approach unlocks not just new business opportunities but also positions us as leaders in sustainable practices. Working alongside industry experts, we foster the creation of groundbreaking solutions that address evolving customer needs, all while staying true to our environmental commitments.

## Our Performance

### 1) Scope 1 Carbon Emission

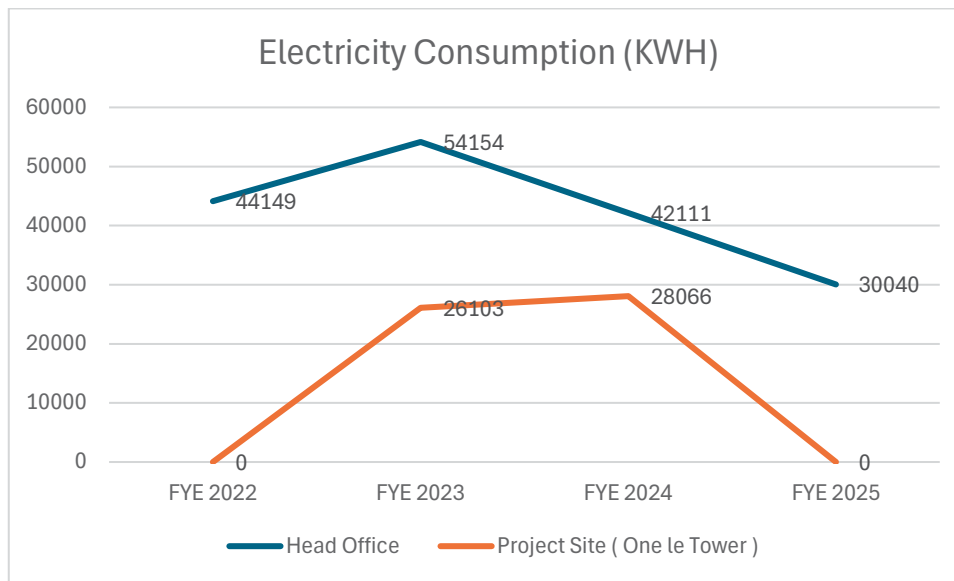
Our effort to reduce greenhouse gas (GHG) emissions that contribute to climate change today will strengthen our future shared richness, societal well-being and business growth. Given the complex nature of climate change, concerted efforts by governments, businesses and individuals are necessary to foster a transition to a sustainable future. Jiankun is committed to combating climate change. We aim to reduce our absolute GHG emissions for Scope 1 and 2 by 2030.

### 2) Scope 2 Energy Consumption

Our energy consumption decreased by 57% this year. This progress demonstrates our commitment to sustainability and resource efficiency.

| Indirect Emission (Scope 2) | Electricity Consumption (kWh) |          |          |          |
|-----------------------------|-------------------------------|----------|----------|----------|
|                             | FYE 2022                      | FYE 2023 | FYE 2024 | FYE 2025 |
| Main Office (HQ)            | 44,149                        | 54,154   | 42,111   | 30,040   |
| One Le Tower                | 0                             | 26,103   | 28,066   | 0        |

## Sustainability Statement (Cont'd)



### 3) Scope 3

We are planning to tabulate our GHG emissions for next year's reporting. And this will be demonstrating our commitment and ambition. We are actively tracking Scope 3 emissions and will set a target soon.

### ➤ WATER MANAGEMENT - RELATED UNSDGs 6 & 12

Water scarcity, fuelled by climate change, mismanagement, and contamination, is a growing concern. Aware of the increasing frequency of water cuts and scarcity, the Group prioritises efficient water management across its operations. This commitment mitigates the risk of water shortages and ensures responsible use of this vital resource.

As a Group, we adopt a practical approach to water management, aiming to improve water efficiency and promote water conservation. We have adhered to all the requirements stipulated by the relevant regulations and permits about water quality.

Our commitment to responsible water use goes beyond our operations. We integrate sustainable water practices throughout the entire operations, ensuring compliance with local regulations and adhering to internationally recognised best practices. Additionally, our offices and facilities require water for daily operations.

We are committed to implementing water conservation initiatives and raising employees' awareness of proper water management at all our premises. These initiatives include:

- Implement a rainwater harvesting system
- Reduce water wastage through regular checking and scheduled maintenance of toilets, pantries, etc.
- Install modified water taps with lower flow rates at our offices
- Raise awareness among employees through campaigns and reminders on water-saving habits at our office premises

## Sustainability Statement (Cont'd)

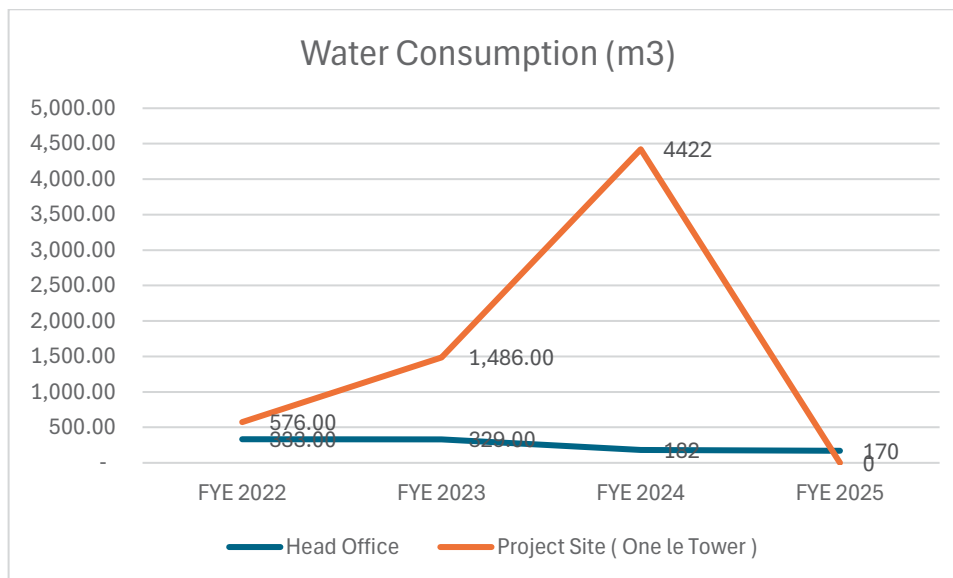
### Our Performance

We promote water-saving practices among employees and adopt water-efficient technologies and equipment wherever possible. The water consumed at our head office is obtained from the municipal water supply. We have taken small steps to control the water usage to be in line with the sustainability efforts.

- Slow the flow. Adjusting water pressure/outflow for toilets, washbasins, and pantry, throughout our head office building.
- Seek the leak. Conducting checks and fixing leaks immediately, where possible.

This year, the Group recognised a decrease in water consumption to 170 m<sup>3</sup> compared to last year mainly due to the project consumption, we remain firmly committed to water conservation. Moving forward, we will annually review our water management plans across all our operations to continually increase efficiency and ensure we can achieve our water consumption reduction targets. By actively managing water use and exploring innovative solutions, we are committed to operating more sustainably and reducing our environmental impact.

| Water Consumption (m <sup>3</sup> ) | FYE 2022 | FYE 2023 | FYE 2024 | FYE 2025 |
|-------------------------------------|----------|----------|----------|----------|
| Main Office (HQ)                    | 333      | 329      | 182      | 170      |
| One Le Tower                        | 576      | 1,486    | 4,422    | 0        |



## Sustainability Statement (Cont'd)

### ➤ ENERGY MANAGEMENT

As a Group that is committed to sustainability, we understand that energy management is essential to combat climate change and reduce our organisation's overall environmental footprint. Our electricity comes from the local grid, and we aim to minimise energy usage in our head office by implementing the following measures:

- A lighting schedule across key areas in our head office to switch off lights during certain hours when less used;
- Maintenance and replacement of electrical equipment and light fittings to maximise energy efficiency; and
- Poster to remind staff to switch off lights, water dispensers, air conditioning, and other electrical appliances in the office and pantry when not needed.

The following electricity usage data for the head office and construction site represents our attempt to consolidate electricity consumption statistics.

| Type Of Transportation | Public Transport                             |  |            |            |          |
|------------------------|--|--|------------|------------|----------|
|                        | Public Transportation Journey Distance 2 Way | 2-Way Transportation To Home And Public Transportation |            |            |          |
|                        |  | Walk   | Public Bus | Motorcycle | Car/Grab |
| Total KM Covered       | 388  | 6  | 3          | 24         | 114      |

| Type Of Transportation | Car   | Motorcycle |
|------------------------|-------|------------|
| Total KM Covered       | 1,032 | 452        |

### ➤ WASTE MANAGEMENT - Related UNSDGs 12 & 13

Jiankun is committed to strict waste management practices throughout our operations. Our goal is to minimize environmental impact and safeguard the health and well-being of our employees and the communities we serve. We handle various types of waste, including hazardous materials and general manufacturing debris. Improper disposal of these wastes can lead to severe consequences, such as air and water pollution, soil contamination, and exposure to harmful substances.

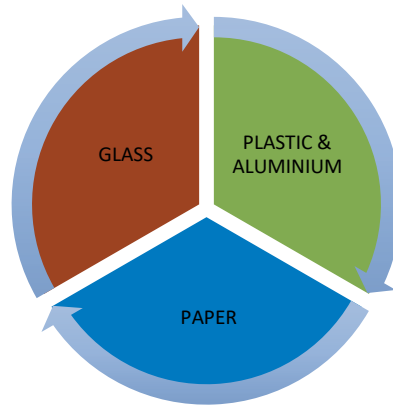
We take this responsibility seriously and have implemented strong measures to ensure:

- Proper segregation and responsible disposal of all waste types
- Reduction of hazardous waste through alternative materials and processes
- Partnerships with certified waste management facilities
- Regular training and awareness programs for our team

## Sustainability Statement (Cont'd)

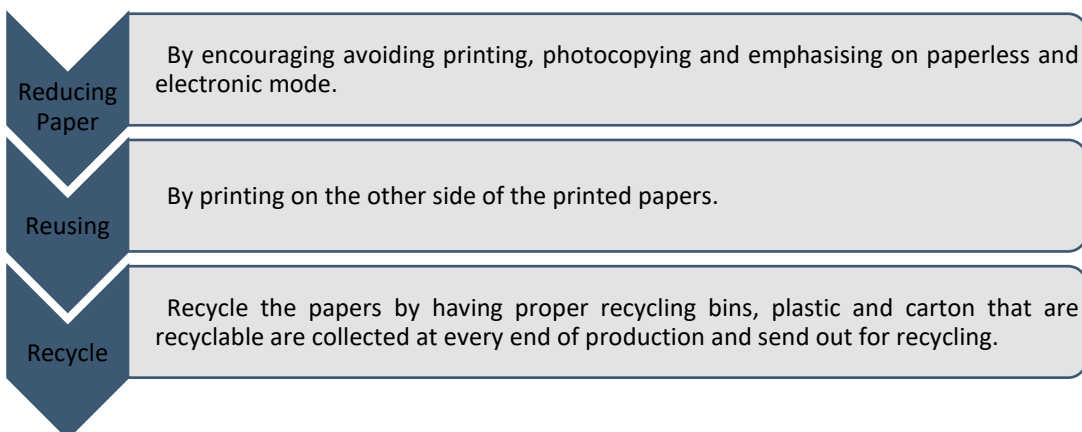
Additionally, we have introduced an initiative focused on the storage and collection of waste and recyclables to support a recycling-based society. This initiative aims to:

- Provide dedicated areas for storing non-hazardous materials for recycling
- Designate specific areas where sorted waste materials can be stored in separate bins for collection
- Reduce the amount of scheduled waste sent to licensed disposal companies



### Our approach

Jiankun acknowledges that the environmental impact of paper usage is significant. Our actions are guided by the Group's Policy that outlines how to minimise waste by reducing the number of materials used in our head office, adopting the 3R approach – Reduce, Reuse, and Recycle, and raising employees' awareness of the significance of sustainable waste management.



Our approach to waste management is to avoid unnecessary paper consumption and waste generation, where possible and appropriate, to reduce wastage. Jiankun has always looked at ways to reduce paper usage so that, there is less waste. We have established initiatives to increase awareness among our employees in efforts to reduce waste such as:

- Segregation of non-recyclable and recyclable waste.
- Advocating the use of paperless documents by going digital.

We empower employees to reduce, reuse, and recycle, providing readily accessible bins for segregating paper, plastics, aluminium, and more. Every recycled item is given a new

## Sustainability Statement (Cont'd)

life, while non-recyclable waste is minimized. Moving forward, we are embracing the circular economy: a model where waste becomes valuable input for new products. We are exploring innovative solutions to keep materials in circulation, reducing reliance on landfills and minimising our environmental footprint.

### **Our Performance**

As of to date, the Group has complied with the regulatory standards and guidelines in place through its adherence and actions towards cultivating its sustainability initiatives regarding its material matters.

This year, Jiankun generated a few wastes including hazardous and non-hazardous waste, while successfully reusing or recycling the waste. While we are proud of our recycling efforts, we acknowledge the need for improvement in overall waste reduction. We have set our target to reduce the waste sent to landfills by 2026. This goal reflects our commitment to continuous improvement while acknowledging the need for collaborative efforts with key stakeholders.

### ➤ **MATERIAL**

Jiankun recognises that natural resources are finite and place great importance on resource conservation by maximizing the use of environmentally friendly materials, including those with high recycled content and green certifications. By incorporating recycled input materials such as crushed concrete and recycled steel, we can reduce the demand for virgin materials like cement, concrete, and steel and minimize our environmental footprint throughout our products' lifecycle.

In managing our materials, Build Up is guided by our Responsible Sourcing Policy, which includes a commitment to minimizing environmental impact.

We have undertaken initiatives to reduce our consumption of virgin materials by using recycled materials wherever possible. For example, we use system formwork and prefabricated components in building high-rise structures. The formwork can be reused several times and is made of recyclable materials. Among other primary eco-friendly materials used are low volatile organic compounds ("VOC") emulsions paint, recycled steel and aluminium, reinforced concrete and plaster ceiling, eco-friendly building block and roof thermal insulation foam, and green labelled tiles and ceiling.

We have been monitoring and reporting the main three construction materials for our development projects as follows:

In 2021, we started monitoring the percentage of recycled materials used in our ongoing developments.

Moving forward, we aim to progressively increase the percentage of recycled materials used as we move towards our journey of embracing the circular economy.

## Sustainability Statement (Cont'd)

### NAVIGATING THE FUTURE

The Group will continue to manage ESG risks and opportunities that are critical to our business by incorporating sustainability concerns into our strategy, with a special emphasis on Material Sustainability Matters. We will continue to evaluate and take advantage of new opportunities and risks related to ESG, in addition to our current risk management procedures that address financial, operational, and strategic issues. Enhancing the long-term value development of the Group is the goal of this ongoing endeavour. Jiankun is dedicated to enhancing our performance in terms of sustainability overall and how we interact with internal and external stakeholders. We intend to improve the calibre of our ESG data going ahead, as well as the techniques we employ to gather it throughout our supply chains. This will help us make better decisions by giving us a better picture of our sustainability performance.

This Statement has been approved by the Board and is current as of 29 April 2026.

## Sustainability Statement (Cont'd)

### BURSA ESG PERFORMANCE INDEX

Date & Time: 2026-04-29 13:51:42  
FYE 31/12/2025

### JIANKUN INTERNATIONAL BERHAD BMLR Transition Period

| Sustainability Matter | Metric   | Measurement Unit | 2025  | Target | Assurance |
|-----------------------|--|------------------|-------|--------|-----------|
| Anti-Corruption       | Percentage of employees who have received training on anti corruption by employee category - Management                    | Percentage       | 100   | —      | Internal  |
| Anti-Corruption       | Percentage of employees who have received training on anti corruption by employee category - Executive                     | Percentage       | 100   | —      | Internal  |
| Anti-Corruption       | Percentage of employees who have received training on anti corruption by employee category - Non Executive/Technical Staff | Percentage       | 0     | —      | Internal  |
| Anti-Corruption       | Percentage of operations assessed for corruption-related risks   | Percentage       | 100   | —      | Internal  |
| Anti-Corruption       | Confirmed incidents of corruption and action taken   | Number           | 0     | —      | Internal  |
| Community/Society     | Total amount invested in the community where the target beneficiaries are external to the listed issuer                    | MYR              | 0     | 10000  | Internal  |
| Community/Society     | Total number of beneficiaries of the investment in communities   | Number           | 0     | 2      | Internal  |
| Diversity             | Percentage of employees by gender - male   | Percentage       | 61.54 | —      | Internal  |
| Diversity             | Percentage of employees by gender - female   | Percentage       | 38.46 | —      | Internal  |
| Diversity             | Percentage of employees by age group - Executive below 30  | Percentage       | 0     | —      | Internal  |
| Diversity             | Percentage of employees by age group - Executive between 30 - 50   | Percentage       | 53.85 | —      | Internal  |
| Diversity             | Percentage of employees by age group - Executive above 50  | Percentage       | 46.15 | —      | Internal  |

## Sustainability Statement (Cont'd)

### BURSA ESG PERFORMANCE INDEX

Date & Time: 2026-04-29 13:51:42  
FYE 31/12/2025

**JIANKUN INTERNATIONAL BERHAD**  
BMLR Transition Period

| Sustainability Matter         | Metric  | Measurement Unit | 2025  | Target | Assurance |
|-------------------------------|---|------------------|-------|--------|-----------|
| Diversity                     | Percentage of employees by age group - Management below 30      | Percentage       | 0     | —      | Internal  |
| Diversity                     | Percentage of employees by age group - Management between 30-50 | Percentage       | 16.67 | —      | Internal  |
| Diversity                     | Percentage of employees by age group - Management above 50      | Percentage       | 83.33 | —      | Internal  |
| Diversity                     | Percentage of director by Gender - male                         | Percentage       | 85.71 | —      | Internal  |
| Diversity                     | Percentage of director by Gender - female                       | Percentage       | 14.29 | —      | Internal  |
| Diversity                     | Percentage of director by Age - below 30                        | Percentage       | 0     | —      | Internal  |
| Diversity                     | Percentage of director by Age - between 30 - 50                 | Percentage       | 14.28 | —      | Internal  |
| Diversity                     | Percentage of director by Age - above 50                        | Percentage       | 85.71 | —      | Internal  |
| Energy Management             | Total electricity consumption                                   | KWH              | 30040 | —      | Internal  |
| Health and Safety             | Number of work-related fatalities                               | Number           | 0     | —      | Internal  |
| Health and Safety             | Lost time incident rate   | Rate             | 0     | —      | Internal  |
| Health and Safety             | Number of employees trained on health and safety standard       | Number           | 1     | —      | Internal  |
| Labour practice and standards | Total hours of training by employee category - Management       | Hours            | 28    | —      | Internal  |
| Labour practice and standards | Total hours of training by employee category - Executive        | Hours            | 28    | —      | Internal  |
| Labour practice and standards | Total hours of training by employee category - Non-Executive    | Hours            | 0     | —      | Internal  |

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## Sustainability Statement (Cont'd)

### BURSA ESG PERFORMANCE INDEX

#### JIANKUN INTERNATIONAL BERHAD BMLR Transition Period

Date & Time: 2026-04-29T13:51:42  
FYE 31/12/2025

| Sustainability Matter         | Metric   | Measurement Unit | 2025 | Target | Assurance |
|-------------------------------|--|------------------|------|--------|-----------|
| Labour practice and standards | Percentage of employees that are contractors or temporary staffs                                       | Percentage       | 0    | —      | Internal  |
| Labour practice and standards | Total number of employee turnover by employee category - Permanent                                     | Number           | 0    | —      | Internal  |
| Labour practice and standards | Total number of employee turnover by employee category - Contract                                      | Number           | 0    | —      | Internal  |
| Labour practice and standards | Number of substantiated complaints concerning human rights violations                                  | Number           | 0    | —      | Internal  |
| Supply chain and management   | Proportion of spending on local suppliers  | Percentage       | 100  | —      | Internal  |
| Data privacy and security     | Number of substantiated complaints concerning breaches of customer privacy and losses of customer data | Number           | 0    | —      | Internal  |
| Water                         | Total volume of water used   | metricrute       | 170  | —      | Internal  |

## CORPORATE GOVERNANCE OVERVIEW STATEMENT

The Board of Directors ("Board") of Jiankun values the importance of good corporate governance and upholds the principles and good practices contained in the Malaysian Code on Corporate Governance 2021 ("MCCG"), where applicable.

MCCG serves as a fundamental guide to the Board in discharging its duty to act in the best interest of the Group while enhancing long-term shareholders' value and interests of other stakeholders.

This overview statement is prepared in compliance with the Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities") and is to be read together with the Corporate Governance Report of the Company for the financial period ended 31 December 2025, which is available on the Company's website at [www.jki.com.my](http://www.jki.com.my).

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS

#### Principle A: Part 1 – Board Responsibilities

##### Intended Outcome 1.0

- **Every company is headed by a Board, which assumes responsibility for the company's leadership and is collectively responsible for meeting the objectives and goals of the company.**

The Board is responsible for the leadership, oversight and overall management of the Company. An effective Board is the one that made up of a combination of Executive Director with intimate knowledge of the business and Non-Executive Directors from diversified industry/business background to bring broad business and commercial experience to the Group.

The Board has the overall responsibility for corporate governance, establishing goals, strategies and direction, reviewing the Group's performance and critical business issues and ultimately the enhancement of long-term shareholders' value. It monitors and delegates the implementation of the strategic direction to the management.

The Directors collectively, with their different background and specialisation, bring with them a diverse wealth of experience and expertise in areas such as business, finance, legal, regulatory and operations which is relevant to the Group. A brief profile of each individual Directors is set out in this Annual Report.

The Board reviews the strategic plan of the Company tabled by Management at its meeting. The review would cover the performance targets and long-term plans of the Company to be met by Management. The Board is satisfied with the strategic plan of the Company as presented by the Management.

The Board would continue to review the plan to ensure its implementation. The Board's role is to oversee the performance of the Management to determine whether the business is properly managed.

The Board gets updates from Management at the quarterly Board meetings when reviewing the unaudited quarterly results. During Board meetings, the Board participated actively in the discussion on the performance of the Company and assessed the performance of the Management.

As part of its efforts to ensure the effective discharge of its duties, the Board has delegated certain functions and responsibilities to the following respective Board Committees:-

- Audit Committee;
- Nomination Committee;
- Remuneration Committee;
- Risk Management Committee;
- Investment Committee; and
- Share Issuance Scheme Committee.

The Chairman of each Board Committee will report to the Board on the outcome of the Committee's meetings which also include the key issues deliberated at the Committee's meetings. The Board Committees discharge their duties in accordance with the Terms of Reference approved by the Board.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 1 – Board Responsibilities (Cont'd)

##### 1.1 The Chairman of the Board

The Board is led by a Non-Independent Non-Executive Chairman, who is accountable for ensuring the integrity and effectiveness of the governance process of the Board.

The Chairman is primarily responsible for the orderly conduct of the Board meetings and ensure effectiveness of the Board as well as to ensure that all strategic and critical issues are discussed by the Board in a timely manner.

The responsibilities of the Chairman are clearly defined in the Board Charter, which is available on the Company's website at [www.jki.com.my](http://www.jki.com.my).

##### 1.2 Separation of position of the Chairman and Chief Executive Officer ("CEO")

The position of the Chairman and the CEO are held by separate individual who are not related to each other, to ensure a good balance of power and authority, such that no one individual has unfettered powers in decision making.

The Chairman is responsible in leading the Board in its collective oversight of Management and ensure effectiveness of the Board matters whilst the CEO is responsible to implement the policies and strategies approved by the Board for the purposes of running the business and the day-to-day management of the Company.

Presently, the Board is chaired by Dato' Saiful Nizam Bin Mohd Yusoff who is able to provide effective leadership and necessary governance to the Group. He chairs the meetings of the Board and the shareholders and thus ensuring effective communication with the shareholders as well as the relevant stakeholders and the position of the CEO is held by Mr. Edwin Silvester Das.

##### 1.3 Qualified and Competent Company Secretaries

In compliance with Practice 1.5 of the MCCG, the Board is supported by three (3) External Secretaries. The Company Secretaries of the Company are qualified to act as Company Secretary under Section 235 of the Companies Act 2016 ("the Act"). The Company Secretaries provide the required support to the Board in carrying out its duties and stewardship role, providing the necessary advisory role with regard to the Company's Constitution, Board's policies and procedures as well as compliance with all regulatory requirements, MCCG, guidance and legislation.

The Board has ready and unrestricted access to the advice and services of the Company Secretaries, who are considered capable of carrying out the duties which the post entails. The Directors may seek advice from the management on issues under their respective purview. The Directors may also interact directly with the management, or request further explanation, information or updates on any aspect of the Company's operations or business concerns from them.

The Company Secretaries keep the Board abreast of the latest regulatory updates and ensure that deliberations at Board and Board Committee meetings are well documented.

The Board is satisfied with the performance and support rendered by the three (3) qualified and experienced Company Secretaries to the Board in discharge of its functions.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 1 – Board Responsibilities (Cont'd)

##### 1.3 Qualified and Competent Company Secretaries (Cont'd)

The Company Secretaries are accountable to the Board on all matters connected with the proper functioning of the Board and responsibility includes:

- assisting the Chairman and the Chairmen of the Board Committees in developing the agendas for the meetings;
- administering, attending and preparing the minutes of meetings of the Board, Board Committees and shareholders;
- acting as liaison to ensure good information flow within the Board, between the Board and its Committees as well as between management and the Directors;
- advising on statutory and regulatory requirements and the resultant implication of any changes that have bearing on the Company and the Directors;
- advising on matters of corporate governance and ensuring Board policies and procedures are adhered to;
- monitoring compliance with the Act, the MMLR and the Constitution of the Company;
- facilitating orientation of new director;
- disseminating suitable training courses and arranging for Directors to attend such courses when requested.

##### 1.4 Access of Information and Advice

Unless otherwise agreed, notice of each meeting confirming the venue, time, date and agenda of the meeting together with relevant Board papers shall be forwarded to each director no later than seven (7) days before the date of the meeting. This is to ensure that Board papers comprising of due notice of issues to be discussed and supporting information and documentation were provided to the Board sufficiently in advance. Furthermore, Directors are given sufficient time to read the Board paper and seek for any clarification as and when they may need advisers or further explanations from management and Company Secretaries. The deliberations of the Board in terms of the issues discussed during the meetings and the Board's conclusions about discharging its duties and responsibilities are recorded in the minutes of meetings by the Company Secretaries.

The Board has access to all information within the Company as a full Board to enable them to discharge their duties and responsibilities and is supplied on a timely basis with information and reports on financial, regulatory and audit matters by way of Board papers for informed decision making and meaningful discharge of its duties.

In addition, all Directors have direct access to the advice and services of the Company Secretaries who are responsible for ensuring the Board's meeting procedures are adhered to and that applicable rules and regulatory are complied with. External advisers are invited to attend meetings to provide insights and professional views, advice and explanations on specific items on the meeting agenda, when required. Senior management team from different business units will also be invited to participate in the Board meetings to enable all Board members to have equal access to the latest updates and developments of business operations of the Group presented by the senior management team, as and when required.

When necessary, Directors may whether as a full Board or in their individual capacity, seek independent professional advice, including the internal and external auditors, at the Company's expenses to enable the directors to discharge their duties with adequate knowledge on the matters being deliberated, subject to approval by the Chairman of the Board, and depending on the quantum of the fees involved.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 1 – Board Responsibilities (Cont'd)

##### 1.4 Access of Information and Advice (Cont'd)

Senior Management staff may be invited to attend Board meetings to provide the Board detailed explanations and clarifications on certain matters that are tabled to the Board, as and when required.

Each Board member is expected to achieve at least 50% attendance of total Board Meetings in any applicable financial year with appropriate leave of absence be notified to the Chairman and/or Company Secretaries, where applicable.

The Directors have demonstrated their ability to devote sufficient time and commitment to their roles and responsibilities as Directors of the Company. The Board is satisfied with the level of time and commitment given by the Directors of the Company towards fulfilling their duties and responsibilities.

During the financial year under review, eight (8) Board meetings were held and the record of attendance of each Board Member as follows: -

| Name of Directors   | No. of Meetings Attended |
|---|--------------------------|
| <b>Dato' Saiful Nizam Bin Mohd Yusoff, D.I.M.P</b>                                | 8/8                      |
| <b>Dato' Ir Lim Siang Chai</b>  | 8/8                      |
| <b>Edwin Silvester Das</b>  | 7/8                      |
| <b>Datuk Azmi Bin Osman</b>   | 7/8                      |
| <b>Mr P Ellango A/L Ponramu</b>   | 8/8                      |
| <b>Puan Roslini Akmar Binti Mohamed Hashim</b><br>(Appointed on 18 February 2025) | 4/4                      |
| <b>Terence Cheah Eu Lee</b><br>(Resigned on 12 February 2025)                     | 4/4                      |
| <b>Madam Chew Huey Yen</b><br>(Resigned on 29 December 2025)                      | 8/8                      |
| <b>Dato' Yong Chong Long</b><br>(Vacated office on 2 March 2026)                  | 1/8                      |

Save and except for Dato' Yong Chong Long who has vacated office on 2 March 2026 pursuant to Paragraph 15.05(3)(c) of the MMLR, all the Directors have complied with the minimum 50% attendance requirement in respect of Board Meeting as stipulated in the MMLR. In the intervals between Board Meetings, for any matters requiring Board's decisions, the Board's approval is obtained through written resolutions. The resolutions passed by way of such written resolutions are then noted at the next Board Meeting.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS

#### Principle A: Part 1 – Board Responsibilities

##### Intended Outcome 2.0

- There is demarcation of responsibilities between the board, board committees and management.
- There is clarity in the authority of the board, its committees and individual directors.

#### 2.1 Board Charter

The Board understands the importance of the roles and responsibilities between the Board and Management. As part of the good corporate governance process, the Board has documented these roles and responsibilities in the Board Charter to ensure accountability of both parties and to provide references for directors in relation to the Board's role, powers, duties and functions.

The Board reviews the Board Charter, where necessary, to ensure it remains relevant and effective at the prevailing time and in the business environment. The Board Charter clearly set out the functions, responsibilities, and processes of the Board and ensures that all Board members are aware of their roles and duties. To ensure that the direction and control of the Group is in the hands of the Board, it had adopted a formal schedule of matters reserved for the Board's deliberation and decision which is set out in the Board Charter. The Board Charter is available on the Company's website at [www.jki.com.my](http://www.jki.com.my).

##### Intended Outcome 3.0

- The Board is committed to promoting good business conduct and maintaining a healthy corporate culture that engenders integrity, transparency and fairness.
- The Board, management, employees and other stakeholders are clear on what is considered acceptable behavior and practice.

#### 3.1 Code of Ethics and Conduct

The Board is committed in maintaining a corporate culture, which engenders ethical conduct. The Board has adopted the Code of Conducts and Ethics that summarises what the Company must endeavour to do proactively in order to increase corporate value, and which describes the areas in daily activities that require caution in order to minimise any risks that may occur. The Code of Conduct and Ethics provides guidance for Directors regarding ethical and behavioral considerations and/or actions as they address their duties and obligations during the appointment.

The Board will review the Code of Conduct and Ethics when necessary to ensure it remains relevant and appropriate. The details of the Code of Conduct and Ethics are available for reference at the Company's website at [www.jki.com.my](http://www.jki.com.my).

#### 3.2 Whistle Blowing Policy

The Board had adopted a Whistle Blowing Policy, with the aim of providing an avenue for raising concerns related to possible breach of business conduct, non-compliance of laws and regulatory requirements as well as other malpractices.

The main objectives of the policy are:

- Be committed to the Company's business ethics of Honesty, Integrity and Transparency;
- To provide a transparent and confidential process for all parties to give information on non-compliances to the Code of Conduct and Ethics, or any misconduct regardless of his or her position, to an independent party to investigate the allegations and take the appropriate actions; and
- To uphold the moral duty of being a Company by protecting the interest of all its stakeholders. The details of the Whistle Blowing Policy are available for reference at the Company's website at [www.jki.com.my](http://www.jki.com.my).

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 1 – Board Responsibilities (Cont'd)

##### 3.2 Whistle Blowing Policy (Cont'd)

Stakeholders, who have suspected fraud, misconduct or any integrity concerns, are encouraged to fill in a Whistle Blowing Report Form and email to:

Attention : P Ellango A/L Ponramu  
Designation : Chairman of Audit Committee  
Email : [jibwb@jki.com.my](mailto:jibwb@jki.com.my) / [ellangoponramu@outlook.com](mailto:ellangoponramu@outlook.com)

##### 3.3 Anti-Corruption, Gifts and Anti-Bribery Policy

The Company had implemented the Anti-Corruption, Gifts and Anti-Bribery Policy in line with the Malaysian Anti-Corruption Commission Act, which is the Section 17A on corporate liability for corruption. The said Guidelines are available on the Company's website at [www.jki.com.my](http://www.jki.com.my).

During the financial period ended 31 December 2025, there was no incident of bribery and corruption reported to the Group.

#### Principle A: Part 2 – Board Composition

##### Intended Outcome 4.0

- **Board decisions are made objectively in the best interests of the company taking into account diverse perspectives and insights.**

##### 4.1 Board Composition

As of the date of this Statement, the Board of Jiankun comprises of seven (7) members which includes the following:

- a) one (1) Non-Independent Non-Executive Chairman;
- b) two (2) Executive Directors;
- c) one (1) Non-Independent Non-Executive Directors; and
- d) three (3) Independent Non-Executive Directors.

The Board is of the opinion that the current size and composition constitute an effective Board in view of the nature of business and the scale of its Group's business operation.

The composition of the Board complies with Paragraph 15.02(1) of the MMLR of Bursa Securities. The profile of each Director is presented separately in Board of Directors' Profile of this Annual Report 2025.

The current composition of the Board provides an effective Board with a mix of industry specific knowledge, broad-based business and commercial experience together with independent judgement on matters of strategy, operations, resources and business conduct. This wide spectrum of skills and experience provides the strength that is needed to lead the Company to meet its objectives. The Board is of the opinion that the directors, with their different backgrounds and specializations, collectively bring with them a wide range of experience and expertise required to discharge the Board's duties and responsibilities.

The Board, through the Nomination Committee ("NC"), having reviewed the size and complexity of the Group's operations, is of the view that the number of members on the Board is appropriate. Nevertheless, the Board is receptive to revamp the composition of members to ensure that the Board can function more effectively.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 2 – Board Composition (Cont'd)

##### 4.2 Tenure of Independent Directors

As at the date of this Statement, the tenure of Independent Directors of the Company is as follows:

| Directors  | < 9 Years | > 9 Years |
|--|-----------|-----------|
| <b>P Ellango A/L Ponramu</b>   | √         | -         |
| <b>Datuk Azmi Bin Osman</b><br>(Appointed on 17 March 2026)                  | √         | -         |
| <b>Roslini Akmar Binti Mohamed Hashim</b><br>(Appointed on 18 February 2025) | √         | -         |

Under the MCCG, the tenure of an Independent Director should not exceed a cumulative term of nine years. Upon completion of the nine years, an Independent Director may continue to serve on the Board subject to the director's re-designation as a non-independent Director.

Currently, the Board does not have a policy in place on the tenure for Independent Directors in the Board Charter as the Board is of the view that a cumulative term of more than nine years may not necessarily impair independence and judgement of an Independent Director and therefore the Board does not deem it appropriate to impose a fixed term limit for Independent Directors in the Board Charter at this juncture.

Nevertheless, in the event where any Independent Director has served the Board for a cumulative term of nine years, the NC, will access and decide whether he/she can remain as an Independent Director. In such situation, the Board will make a recommendation and provide strong justification to the shareholders in a general meeting to provide the shareholders with sufficient insight to enable them to assess the merits of the Board's decision to retain the services of the Independent Directors beyond the nine-year tenure. Under these circumstances, the Board will seek shareholders' approval under a two-tier voting process.

Where the Board has determined that the said Independent Director shall not remain as an Independent Director, then he/she will be re-designated as a Non-Independent Director accordingly.

The tenure of any Independent Director more than a cumulative tenure of 12 years in the Company must resign or be re-designated as Non-Independent Director.

During the financial year under review, none of the Independent Non-Executive Directors have served on the Board for more than nine years.

##### 4.3 Diversity of the Board and Senior Management

The Company does not practice any form of gender, ethnicity and age group biasness as all candidates for either Board or Senior Management team shall be given fair and equal treatment.

The Board believes that there is no detriment to the Company in not adopting a formal gender, ethnicity and age group diversity policy as the Company is committed to provide fair and equal opportunities and nurturing diversity within the Group.

Notwithstanding with the above, the Board affirms its commitment to boardroom diversity as a truly diversified board can enhance the board's effectiveness, perspective, creativity and capacity to thrive in good times and to weather the tough times. In identifying suitable candidates for appointment to the Board, the NC will consider candidates on merit against objective criteria and with due regard for the benefits of diversity on the Board.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 2 – Board Composition (Cont'd)

##### 4.4 Boardroom and Gender Diversity

The Board does not have a policy on board composition having regard to the mix of skills, independence and diversity (including gender diversity) required to meet the needs of the Group. However, the Board Charter specifies that, as a matter of policy, the Board shall consist of qualified individuals with diverse experience, background, and perspective and the Board has taken into consideration the varied mix of board diversity, skill-set and qualification of candidates chosen to be members of the Board.

##### 4.5 Appointments to the Board

The NC makes independent recommendations for appointments to the Board. In making these recommendations, the NC assesses the suitability of candidates, taking into account the character, integrity, competence, time commitment and other qualities of the candidates, before recommending their appointment to the Board for approval.

The NC is also empowered to bring to the Board, recommendation as to the appointment of any new Director or to fill board vacancies as and when they arise. In making its recommendation, the NC will consider the required mix of skills, knowledge, expertise, experience and other qualities, including core competencies which Directors of the Company should bring to the Board.

In fulfilling its primary objectives, the NC shall undertake, amongst others, the following duties and responsibilities:

- i) to regularly review the structure, size and composition of the Board and make recommendations to the Board with regards to any adjustments that are deemed necessary;
- ii) to evaluate the effectiveness of the Board as a whole, the various Committees and each individual Director's contribution to the effectiveness of the decision-making process of the Board;
- iii) consider succession planning for Directors and other senior executives in the course of its work, taking into account the challenges and opportunities facing the company, and the skills and expertise needed on the Board in the future;
- iv) prepare a description of the role and capabilities required for a particular appointment;
- v) identifying and nominating for the approval of the Board, candidates to fill board vacancies as and when they arise;
- vi) in determining the process for the identification of suitable new candidates, the NC will ensure that an appropriate review or search is undertaken by an independent third party to ensure the requirement and qualification of the candidate nominated;
- vii) to make recommendations to the Board on candidates it considers appropriate for appointment; and
- viii) to recommend to the Board concerning the re-election by shareholders of any director under the "retirement by rotation" provisions in the Company's Constitution.

##### 4.6 Criteria for Recruitment

The appointment of new Directors is the responsibility of the full Board after considering the recommendations of the NC. As a whole, the Company maintains a very lean number of Board members. The Board appoints its members through a formal and transparent selection process which is consistent with Constitution of the Company. This process has been reviewed, approved and adopted by the Board. New appointees will be considered and evaluated by the NC. The NC will then recommend the candidates to be approved and appointed by the Board. The Company Secretary will ensure that all appointments are properly made, and that legal and regulatory obligations are met.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 2 – Board Composition (Cont'd)

##### 4.6 Criteria for Recruitment (Cont'd)

Generally, the Board adopts a flexible approach when selecting and appointing new directors depending upon the circumstances and timing of the appointment. The NC will help assess and recommend to the Board, the candidature of directors, appointment of directors to board committees, review of Board's succession plans and training programme for the Board.

In assessing suitability of candidates, consideration will be given to the core competencies, commitment, contribution and performance of the candidates to ensure that there is a range of skills, experience and diversity (including gender diversity) represented in addition to an understanding of the Business, the Markets and the Industry in which the Group operates and the accounting, finance and legal matters.

In general, the process for the appointment of director to the Board is as follows:

- (i) The NC reviews the Board's composition through Board assessment/evaluation;
- (ii) The NC determines skills matrix;
- (iii) The NC evaluates and matches the criteria of the candidates, and will consider diversity, including gender, where appropriate;
- (iv) The NC recommends to the Board for appointment; and
- (v) The Board approves the appointment of the candidates.

Factors considered by the NC when recommending a person for appointment as a director include:

- (i) the merits and time commitment required for a Non-Executive Director to effectively discharge his or her duties to the Company;
- (ii) the outside commitments of a candidate to be appointed or elected as a Non-Executive Director and the need for that person to acknowledge that they have sufficient time to effectively discharge their duties; and
- (iii) the extent to which the appointee is likely to work constructively with the existing directors and contribute to the overall effectiveness of the Board.

The Board has established the Fit and Proper Policy to guide the NC and the Board in their review and assessment of potential candidates for appointment as Directors as well as Directors who are seeking for re-election to ensure that any person to be appointed or re-elected as a Director shall possess the character, integrity, relevant range of skills, knowledge, experience, competence and time commitment to carry out their roles and responsibilities effectively in the best interest of the Company and its stakeholders. The Fit and Proper Policy is published on the Company's website at [www.jki.com.my](http://www.jki.com.my).

During the financial period ended 31 December 2025, the NC reviewed the background, experience and curriculum vitae of Puan Roslini Akmar Binti Mohamed Hashim and agreed to nominate her for appointment as an Independent Non-Executive Director of the Company. The NC subsequently recommended her appointment to the Board for approval.

##### 4.7 Nomination Committee

The Company has established the NC comprising exclusively of Independent Non-Executive Directors, with the responsibilities of assessing the balance composition of Board members, nominate the proposed Board member by looking into his skills and expertise for contribution to the Company on an ongoing basis.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 2 – Board Composition (Cont'd)

##### 4.7 Nomination Committee (Cont'd)

As of the date of this Statement, the NC members are as follows:

| Designation | Name   |
|-------------|--|
| Chairman    | <b>P Ellango A/L Ponramu</b><br>(Independent Non-Executive Director)   |
| Member      | <b>Datuk Azmi Bin Osman</b> (Independent Non-Executive Director)<br><i>(Appointed on 17 March 2026)</i><br><b>Roslina Akmar Binti Mohamed Hashim</b> (Independent Non-Executive Director)<br><i>(Appointed on 18 February 2025)</i><br><b>Chew Huey Yen</b> (Independent Non-Executive Director)<br><i>(Resigned on 29 December 2025)</i><br><b>Terence Cheah Eu Lee</b> (Independent Non-Executive Director)<br><i>(Resigned on 12 February 2025)</i> |

The NC had undertaken the following activities for the financial period ended 31 December 2025:

- (i) Reviewed the effectiveness of the Board, as a whole, Board Committees and individual Directors and make appropriate recommendation to the Board;
- (ii) Reviewed the Independence of Independent Directors;
- (iii) Reviewed and recommended to the Board, the re-election of the Directors who will be retiring at the forthcoming Annual General Meeting ("AGM") of the Company; and
- (iv) Reviewed the background and experienced of proposed new directors and make appropriate recommendation to the Board.

##### 4.8 Directors' Training

Due to the ever-increasing complexities in doing business, Directors are expected to upgrade their skill sets and keep themselves abreast with the developments in the business environment as well as with any new relevant regulatory and statutory requirements to maximise their effectiveness as members of the Board.

The Directors shall be committed to continuous education to equip themselves with the knowledge and understanding of various provisions, rules, regulations and the latest development in the industries to effectively discharge their duties and obligations.

The Directors are briefed by the Company Secretary on the letters and circulars issued by Bursa Securities during Board meeting. The Directors also will continue to undergo training and education programmes in order to keep themselves abreast on the various issues facing the changing business environment within which the Company operates in order to discharge their duties and responsibilities more effectively.

Updates on the MCGG, the Act and the MMLR were given by the Company Secretary to all Directors to facilitate knowledge enhancement in the areas of the Corporate Governance and relevant compliance areas.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 2 – Board Composition (Cont'd)

#### 4.8 Directors' Training (Cont'd)

All Directors have full opportunity to attend seminars, trainings, workshops and conference to update their knowledge and skills to contribute and to carry out their roles and duties in line with the directors' responsibility.

All Directors are aware of the Continuous Training Programme prescribed by Bursa Securities. Training programmes, courses, seminars, conferences, talks, briefings attended by the Directors during the financial period ended 31 December 2025 were as follows: -

| Director  | Title   | Date                  |
|---|---|-----------------------|
| <b>Dato' Saiful Nizam Bin Mohd Yusoff</b>   | N/A   | N/A                   |
| <b>Dato' Ir Lim Siang Chai</b>  | Malaysia – Loas Business Conference   | 27 May 2025           |
| <b>Edwin Silvester Das</b>  | Malaysia – Loas Business Conference   | 27 May 2025           |
|   | ACE Market Listing: Strategic Insights for Board of Directors<br>SIDC Webinar | 21 May 2025           |
|   | AOB - Sustainability  | 25 November 2025      |
| <b>Datuk Azmi Bin Osman</b>   | Mandatory Accreditation Programme Part II                                     | 24 – 25 February 2025 |
|   | A Business Solution for SME Owners Winning HR & People Practices              | 16 -17 July 2024      |
| <b>P Ellango A/L Ponramu</b>  | Preventing Sexual Harassment @ workplace                                      | 8 September 2025      |
| <b>Roslina Akmar Binti Mohamed Hashim</b><br><i>(appointed on 18 February 2025)</i> | N/A   | N/A                   |
| <b>Chew Huey Yen</b><br><i>(resigned on 29 December 2025)</i>                       | N/A   | N/A                   |
| <b>Terence Cheah Eu Lee</b><br><i>(Resigned on 12 February 2025)</i>                | N/A   | N/A                   |

Save as disclosed above, the remaining Directors were not able to attend any seminar and/or training programme during the financial year due to busy work schedule. However, they have kept themselves abreast of financial and other business aspects through readings and meetings to enable them effectively to discharge his/her duties and contribute to the Board.

The Directors are also aware of their duties and responsibilities and will continue to undergo their relevant training programmes to keep abreast with new regulatory developments required in compliance with the MMLR on continue education.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 2 – Board Composition (Cont'd)

##### Intended Outcome 5.0

- Stakeholders are able to form an opinion on the overall effectiveness of the board and individual directors.

#### 5.1 Annual assessment of the Directors, Board as a whole and Board Committees

The NC would conduct an assessment of the performance of the Board, as a whole, Board Committees and individual Directors, based on a self-assessment approach on an annually basis. From the results of the assessment, including the mix of skills and experience possessed by Directors, the Board will consider and approve the recommendations on the re-election and re-appointment of Directors at the Company's forthcoming AGM, with a view to meeting current and future requirements of the Group.

Under the MMLR of Bursa Securities, the directorships in other public listed companies in Malaysia held by any Board member at any one time shall not exceed any number as may be prescribed by the relevant authorities. In addition, at the time of appointment, the Board shall obtain the Director's commitment to devote sufficient time to carry out his responsibilities. Directors are required to notify the Chairman before accepting any new directorship(s). The notification would include an indication of time that will be spent on the new appointment(s). Any Director is, while holding office, at liberty to accept other Board appointment in other companies so long as the appointment is not in conflict with the Company's business and does not affect the discharge of his/her duty as a Director of the Company. To ensure the Directors have the time to focus and fulfill their roles and responsibilities effectively, one (1) criterion as agreed by the Board is that they must not hold directorships at more than five (5) public listed companies as prescribed in Paragraph 15.06 of the MMLR of Bursa Securities.

The criteria used by the NC in evaluating the performance of individuals, including contribution to interaction, integrity, competency and time commitment of the members of the Board and Board Committees in discharging their duties, are in a set of questionnaires. Each of the Directors will perform a self-assessment on an annual basis. The Board did not engage any external party to undertake an independent assessment of the Directors.

During the financial period ended 31 December 2025, the NC conducted an annual assessment of its Directors and the effectiveness of the Board as a whole in terms of board mix and composition, boardroom activities and board's relationship with management.

Upon recommendation by the NC of the proposed re-election of the relevant directors, the Board had recommended the re-election of the relevant Directors to be tabled at the forthcoming 41<sup>st</sup> AGM for shareholders' approval.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 3 – Remuneration

##### Intended Outcome 6.0

- The level and composition of remuneration of directors and senior management take into account the company's desire to attract and retain the right talent in the board and senior management to drive the company's long-term objectives.
- Remuneration policies and decisions are made through a transparent and independent process.

#### 6.1 Directors' remuneration procedures and policies

Directors' remuneration is generally benchmarked against the market average of comparable companies to attract talent and retain the Directors to run the Company. It has established a Remuneration Committee ("RC") to review and ensure that the remuneration of its members fairly reflect the Board's and members' responsibilities, the expertise required by the Company and the complexity of its operations. The said remuneration should also be in line with the business strategy and long-term objectives of the Company.

#### 6.2 Remuneration Committee

In line with the best practices of the MCGG, the Board has set up a RC which would comprise majority of Non-Executive Directors to assist the Board in determining the Director's remuneration.

As of the date of this Statement, the RC members are as follows:

| Designation | Name  |
|-------------|---|
| Chairman    | <b>Datuk Azmi Bin Osman</b><br>(Independent Non-Executive Director)   |
| Member      | <b>Dato' Ir Lim Siang Chai</b> (Executive Director)<br><b>P Ellango A/L Ponramu</b> (Independent Non-Executive Director)<br><b>Roslini Akmar Binti Mohamed Hashim</b> (Independent Non-Executive Director)<br><i>(Appointed on 18 February 2025)</i><br><b>Terence Cheah Eu Lee</b> (Independent Non-Executive Director)<br><i>(Resigned on 12 February 2025)</i> |

The RC is primarily responsible for recommending the policy and framework of the remuneration of the directors and senior management, including the terms and remuneration of the executive director(s), to the Board to align with the business strategy and long-term objectives of the Company.

The remuneration of Directors and Senior Management is determined at levels which enable the Company to attract and retain Directors and senior management with the relevant experience and expertise to govern the Group effectively.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE A: BOARD LEADERSHIP AND EFFECTIVENESS (CONT'D)

#### Principle A: Part 3 – Remuneration (Cont'd)

##### Intended Outcome 7.0

- Stakeholders are able to assess whether the remuneration of directors and senior management is commensurate with their individual performance, taking into consideration the company's performance

#### 7.1 Details of the remuneration of Directors

The Board collectively determines the remuneration for the Non-Executive Directors to ensure the same is appropriately reflective of experience and the level of responsibilities and contributions including the number of the scheduled meetings for the Board, Board of subsidiaries and Board committees; and competitive compared with the prevalent market practices. Each of the Non-Executive Directors abstains from deliberating and voting on his own remuneration.

A summary of the remuneration of the Directors (including benefit-in-kind) in the Company for services rendered to the Group for the financial period ended 31 December 2025 is analysed as follows:-

| Directors   | Fees<br>(RM) | Salary<br>(RM) | Allowance*<br>(RM) | Statutory<br>contribution<br>(RM) | Others<br>Benefit | Total<br>(RM) |
|---|--------------|----------------|--------------------|-----------------------------------|-------------------|---------------|
| Dato' Saiful Nizam Bin Mohd Yusoff                                    | 104,000      | 48,400         | 6,800              | 6,290                             |                   | 165,490       |
| Dato' Ir Lim Siang Chai   | -            | 218,080        | 97,400             | 24,264                            |                   | 339,944       |
| Edwin Silvester Das   | -            | 439,800        | 105,800            | 48,334                            |                   | 593,934       |
| Datuk Azmi Bin Osman  | 53,000       | -              | 5,000              | -                                 |                   | 58,000        |
| P Ellango A/L Ponramu   | 90,000       | -              | 7,000              | -                                 |                   | 97,000        |
| Roslini Akmar Binti Mohamed Hashim<br>(Appointed on 18 February 2025) | 30,000       | -              | 3,000              | -                                 |                   | 33,000        |
| Terence Cheah Eu Lee<br>(Resigned on 12 February 2025)                | 27,000       | -              | 4,000              | -                                 |                   | 31,000        |
| Chew Huey Yen<br>(Resigned on 29 December 2025)                       | 53,000       | -              | 7,000              | -                                 |                   | 60,000        |
| Dato' Yong Chong Long<br>(Vacated office on 2 March 2026)             | 53,000       | -              | 1,000              | -                                 |                   | 54,000        |

\* Allowance included the meeting allowance for the Directors' attendance in Board and Board's Committee Meetings

#### 7.2 Remuneration of Top Five Senior Management

Senior Management staff are those primarily responsible for managing the business operations and corporate divisions of the Group. The remuneration paid to the top five Senior Management including salary, bonus, benefits-in-kind and other emoluments in band of RM50,000 is as follows:

| Range of Remuneration | Total |
|-----------------------|-------|
| 1 - 50,000            | -     |
| 50,001 - 100,000      | -     |
| 100,001 - 150,000     | 2     |
| 150,001 - 200,000     | 1     |
| 200,001 - 250,000     | 0     |
| Above 250,000         | 2     |

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT

#### Principle B: Part 1 – Audit Committee

##### Intended Outcome 8.0

- There is an effective and independent Audit Committee (“AC”).
- The board is able to objectively review the AC’s findings and recommendations.
- The company’s financial statement is a reliable source of information

#### 8.1 The Chairman of the Audit Committee is not the Chairman of the Board

Practice 1.4 of the MCCG states that the Chairman of the Board should not be a member of the AC, NC or RC.

Dato’ Saiful Nizam Bin Mohd Yusoff (“Dato’ Saiful”), is the Chairman of the Board and not a member of the NC, AC and RC, which is complied with the Practice 1.4 of the MCCG.

The Board believes that Dato’ Saiful is financially literate and have business as well as financial acumen. His experience and industry knowledge benefit the Company and shareholders, which outweigh any perceived disadvantages of being assuming positions of Chairman of the Board.

However, in acknowledgement of the spirit of Practice 1.4 of the MCCG, the Company is looking into this matter where the suitable candidate to join the Company as an Independent Director and to sit in the Board Committee by near future.

#### 8.2 Former audit partner

Practice 9.2 of the MCCG requires the AC to have a policy that requires a former audit partner to observe a cooling-off period before being appointed as member of the AC.

As of 31 December 2025, none of the members of the Board, including the members of the AC, are former audit partners of the external auditors appointed by the Group. The Board has no intention of appointing any former audit partner as a member of the AC.

#### 8.3 Suitability, objectivity and independent of the external auditors

The Company has established a transparent arrangement with the External Auditors to meet their professional requirements. From time to time, the External Auditors highlight to the AC and the Board on matters that require the Board’s attention.

The AC is responsible for reviewing the audit, recurring audit-related and non-audit services provided by the External Auditors. The AC has been explicitly accorded the power to communicate directly with both the External Auditors and Internal Auditors. The terms of engagement for services provided by the External Auditors are reviewed by the AC prior to submission to the Board for approval. The effectiveness and performance of the External Auditors are reviewed annually by the AC.

In assess or determine the suitability and independence of the External Auditors, the AChas taken into consideration of the following:

- i) the adequacy of the experience and resources of the External Auditors;
- ii) the External Auditor’s ability to meet deadlines in providing services and responding to issues in a timely manner as contemplated in the external audit plan;
- iii) the nature of the non-audit services provided by the External Auditors and fees paid for such services relative to the audit fee; and
- iv) whether there are safeguards in place to ensure that there is no threat to the objectivity and independence of the audit arising from the provision of non-audit services or tenure of the External Auditors.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT (CONT'D)

#### Principle B: Part 1 – Audit Committee (Cont'd)

##### 8.3 Suitability, objectivity and independent of the external auditors (Cont'd)

Annual appointment or re-appointment of the External Auditors is via shareholders' resolution at the AGM on the recommendation of the Board. The External Auditors are being invited to attend the AGM of the Company to respond and reply to the shareholders' enquiries on the conduct of the statutory audit and the preparation and contents of the audited financial statement.

Where necessary, the AC will meet with the External Auditors without the presence of Executive Director and members of management to ensure that the independence and objectivity of the External Auditors are not compromised and matters of concerns expressed by the AC are duly recorded by the Company Secretaries.

In presenting the Audit Planning Memorandum to the AC, the External Auditors have highlighted their internal policies and procedures with respect to their audit independence and objectivity which include safeguards and procedures and independent policy adopted by the External Auditors. The External Auditors have also provided the required independence declaration to the AC and the Board for the financial period ended 31 December 2025.

The AC is satisfied with the competence and independence of the External Auditors for the financial year under review. Having regard to the outcome of the annual assessment of the External Auditors, the Board approved the AC recommendation for the shareholders' approval to be sought at the AGM on the re-appointment of Messrs. UHY Malaysia PLT as the External Auditors of the Company for the financial period ended 31 December 2025.

##### 8.4 Qualification of the Audit Committee

All AC members are financially literate, and its composition and performance are reviewed by the NC annually and recommended to the Board for its approval.

AC members acknowledge the need for continuous education trainings, however, for the year under review, some members of the AC attended training on the developments in accounting and auditing standards, practices and rules.

##### 8.5 Composition of the Audit Committee

This is in compliance with Paragraph 15.09(1)(b) of the MMLR of Bursa Securities, which stipulates that all the AC members must be non-executive directors, with a majority of them being independent directors.

As of the date of this Statement, the AC comprises three (3) Independent Non-Executive Directors, of whom all are Independent Directors. The AC is headed by P Ellango A/L Ponramu, who is an Independent Non-Executive Director.

The duties, functions and responsibilities of the AC are clearly spelt out in their Terms of Reference.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT (CONT'D)

#### Principle B: Part 1 – Audit Committee (Cont'd)

##### Intended Outcome 9.0

- Companies make informed decisions about the level of risk they want to take and implement necessary controls to pursue their objectives.
- The board is provided with reasonable assurance that adverse impact arising from a foreseeable future event or situation on the company's objectives is mitigated and managed.

#### 9.1 Establishment of risk management and internal control framework

The Board is entrusted with the overall responsibility of continually maintaining a sound system of internal control, which covers not only financial controls but also operational and compliance controls as well as risk management, and the need to review its effectiveness regularly to safeguard shareholders' investments and the Company's assets. The internal control system is designed to access current and emerging risks, respond appropriate to risks of the Group.

As an effort to enhance the system of internal control, the Board together with the assistance of external professional Internal Audit firm adopted on-going monitoring and review to the existing risk management process in place within the various business operations, with the aim of formalising the risk management functions across the Group. This function also acts as a source to assist the AC and the Board to strengthen and improve current management and operating style in pursuit of best practices.

As an ongoing process, significant business risks faced by the Group are identified, evaluated and consideration is given on the potential impact of achieving the business objectives. This includes examining principal business risks in critical areas, assessing the likelihood of material exposures and identifying the measures taken to mitigate, avoid or eliminate these risks.

The Board of Director acknowledges its responsibilities for the Company to maintain a sound system of internal controls covering financials, operations and compliance controls and to safeguard shareholders' investments as well as the Group's assets. While every effort is made to manage the significant risk, by its nature, the system can only provide reasonable but not absolute assurance against material misstatement or loss. Ongoing reviews are carried out by the Board, with the assistance of the AC, Internal Auditors and External Auditors, to safeguard the Group's assets.

#### 9.2 Features of its risk management and internal control framework

The details of the Company's internal control system and framework are set out in the Statement on Risk Management and Internal Control on pages 103 to 104 of this Annual Report.

##### Intended Outcome 10.0

- Companies have an effective governance, risk management and internal control framework and stakeholders are able to assess the effectiveness of such a framework.

#### 10.1 Internal Audit Function

The Group has outsourced the Internal Audit Function to an independent consulting firm to provide an independent assessment of the adequacy, efficiency, effectiveness of the Group's internal control system. The Internal Auditors reports directly to the AC on its activities based on approved annual Internal Audit plan.

The principal responsibility of the Internal Audit Function is to undertake regular and systematic review of the systems of internal control, risk management process and compliance with the Group's established policies and procedures so as to provide reasonable assurance that such systems continue to operate satisfactorily and effectively in the Group. Functionally, the Internal Auditors reviews and assesses the Group's systems of internal control and report to the AC directly.

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE B: EFFECTIVE AUDIT AND RISK MANAGEMENT (CONT'D)

#### Principle B: Part 1 – Audit Committee (Cont'd)

##### 10.1 Internal Audit Function (Cont'd)

Before the commencement of audit reviews for the financial year, an audit plan is produced and presented to the Committee for review and approval. This ensures that the audit direction is in line with the Committee's expectations.

Further details of the activities of the internal audit function are set out in the AC Report on pages 99 to 100 of this Annual Report 2025.

### PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS

#### Principle C: Part 1 – Communication with Stakeholder

##### Intended Outcome 11.0

- There is continuous communication between the company and stakeholder to facilitate mutual understanding of each other's objectives and expectations.
- Stakeholders are able to make informed decisions with respect to the business of the company, its policies on governance, the environment and social responsibility.

##### 11.1 Effective, transparent and regular communication with its stakeholders

Along with good corporate governance practices, the Group is committed to provide to investors and the public with comprehensive, accurate and material information on a timely basis. The Board recognises the importance of keeping the shareholders informed and updated of development concerning the Group. In this regard, the Group strictly adheres to the disclosure requirements of Bursa Securities. The Group practices open communication with its investors.

In order to maintain its commitment of effective communication with shareholders, the Group embrace the practice of comprehensive, timely and continuing disclosures of information to its shareholders as well as the general investing public.

The practice of disclosure of information is to adopt the best practices recommended in the MCCG with regard to strengthening engagement and communication with shareholders, it is not only established just to comply with the MMLR of Bursa Securities.

The Group also endeavour to provide additional disclosures of information on a voluntary basis, where necessary. The management believes that consistently maintaining a high level of disclosure and extensive communication is vital to shareholders and investors in making informed investment decisions.

##### 11.2 Leverage on Information Technology for Effective Dissemination of Information

The Company's website at [www.jki.com.my](http://www.jki.com.my) incorporates an Investor Relations section which provides all relevant information on the Company accessible to the public. This section enhances the Investor Relations function by including all announcements made by the Company and its annual reports.

The quarterly financial results are announced via Bursa LINK after the Board's approval. This is important in ensuring equal and fair access to information by the investing public.

Shareholders and investors may also forward their queries to the Company via the Company's website, [www.jki.com.my](http://www.jki.com.my).

## Corporate Governance Overview Statement (Cont'd)

### PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS (CONT'D)

#### Principle C: Part 1 – Communication with Stakeholder (Cont'd)

##### Intended Outcome 12.0

- Shareholders are able to participate, engage the board and senior management effectively and make informed voting decisions at General Meetings.

#### 12.1 Notice for an Annual General Meeting

General meeting serves as a principal platform for the Board and Senior Management to engage with shareholders and encourage effective shareholders' communication on the Company's performance, corporate and business developments and any other matters affecting shareholder interests.

The Company Secretaries, by order of the Board, served a notice of AGM to all shareholders of the Company at least 28 days prior to its forthcoming 41<sup>st</sup> AGM to provide the shareholders with sufficient time to consider the proposed resolutions that will be discussed and decided at the 41<sup>st</sup> AGM. Notice of the 41<sup>st</sup> AGM clearly sets out details of the resolutions proposed accompanying with explanatory notes on the rationale of each resolution to enable the shareholders to make informed decisions in exercising their voting rights.

The Notice of an AGM also provides information to the shareholders with regard to, amongst others their entitlement to attend the AGM, the right to appoint a proxy and also the qualifications of a proxy.

The Company held its 40<sup>th</sup> AGM on 10 December 2024.. In compliance with Practice 13.1 of the MCCG, shareholders received Annual Report, Circular and Notice of AGM, which were issued at least 28 days before the date of AGM. The Company served Notice of its 40<sup>th</sup> AGM together with the explanatory notes or a circular on items of special business and Administrative Guide, which furnished useful information regarding conduct of the AGM at least 28 days before the AGM, well in advance of the 21 days requirements under the Companies Act 2016 and MMLR.

#### 12.2 Attendance of Directors at General Meetings

The general meeting also serves as an avenue for the Chairman and the Board members to engage in a two-way communication with shareholders where the shareholders are encouraged to participate in the question-and-answer session with the Board personally and exercise their right to vote on the proposed resolutions.

The Board will ensure that all Board members, particularly the chairperson of each Board committee will make their endeavors to attend general meeting to facilitate engagement with shareholders and to address any relevant questions and concerns raised by the shareholders.

The external auditors will be present at the AGM to respond to any queries from shareholders on the audit conducted, the preparation and content of the auditors' report, the accounting policies adopted by the Company, and the independent audit review of the Company's financial position.

The Company's 40<sup>th</sup> AGM held on 10 December 2024 was conducted on a fully virtual basis. Save for Dato' Yong Chong Long, all the Directors, including the Board Chairman and Board Committee Chairman, attended the 40<sup>th</sup> AGM to address shareholders' queries and concerns. Senior Management and External Auditors were also present to respond to audit-related matters.

## Corporate Governance Overview Statement (Cont'd)

### **PRINCIPLE C: INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIP WITH STAKEHOLDERS (CONT'D)**

#### **Principle C: Part 1 – Communication with Stakeholder (Cont'd)**

##### **12.3 Poll Voting**

The Company's general meetings is not held in a remote location. The Company has adopted manual polling for the general meetings in line with Paragraph 8.29A of the MMLR of Bursa Securities. At the same time, the Company will appoint at least one (1) scrutineer to validate the votes cast at the general meeting.

As for voting in absentia and remote shareholders' participation, the existing proxy form authorizing proxies or Chairman of meeting is an alternative measure adopted by the Company. Shareholders are allowed to appoint any person(s) as their proxies to attend, participate, speak and vote in his/her stead at a general meeting.

### **COMPLIANCE STATEMENT**

The Board is satisfied that to the best of its knowledge, the Company is substantially in compliance with the principles and practices set out in the MCCG as well as the relevant MMLR of Bursa Securities for the financial period ended 31 December 2025. Any practices in the MCCG which have not been implemented during the financial year will be reviewed by the Board and implemented where possible and relevant to the Group's business.

This Statement is made in accordance with the resolution of the Board dated 29 April 2026.

## STATEMENT OF DIRECTORS' RESPONSIBILITY IN RESPECT OF THE AUDITED FINANCIAL STATEMENTS

The Directors are responsible for the preparation of financial statements prepared for each financial year to give a true and accurate view of the state of the Group and the Company of the results and cash flows of the Group and the Company for the financial year then ended.

In ensuring the preparation of these financial statements, the Directors have observed the following criteria:

- i) Overseeing the overall conduct of the Company's business and that of the Group;
- ii) Identifying principal risks and ensuring that an appropriate system of internal control exists to manage these risks;
- iii) Reviewing the adequacy and integrity of Internal Controls System and Management Information System in the Company and within the Group;
- iv) Adopting suitable accounting policies and apply them consistently;
- v) Making judgments and estimates that are reasonable and prudent; and
- vi) Ensuring compliance with application Approved Accounting Standards in Malaysia.

The Directors are responsible for ensuring that proper accounting and other records which are closed with reasonable accuracy at any time the financial position of the Group and ensuring that the financial statements comply with the Listing Requirements, the provisions of the Companies Act 2016 and applicable Approved Accounting Standards in Malaysia. The Directors are also responsible for taking such reasonable steps to safeguard the assets of the Group and to minimise fraud and other irregularities.

The Directors are satisfied that in preparing the financial statements of the Group for the financial period ended 31 December 2025, the Group has used the appropriate accounting policies and applied them consistently and supported by reasonable and prudent judgments and estimates. The Directors also consider that all applicable approved accounting standards have been complied with and further confirm that the financial statements have been prepared on a going concern basis.

## AUDIT COMMITTEE REPORT

The AC of Jiankun International Berhad (“Jiankun” or “the Company”) is pleased to present the AC Report for the financial period ended 31 December 2025 (“FY2025”).

### COMPOSITION

The AC comprises of three members and all of whom are Independent Non-Executive Directors (“INEDs”), which meets the requirements of Paragraphs 15.09(1) and (2) of the Main Market Listing Requirements (“MMLR”) of Bursa Malaysia Securities Berhad (“Bursa Securities”) and Practice 9.4 of the Malaysian Code on Corporate Governance 2021.

The AC comprises of the following members:

|          |   |  |
|----------|---|--|
| Chairman | : | P Ellango A/L Ponramu (Independent Non-Executive Director)   |
| Member   | : | Datuk Azmi Bin Osman (Independent Non-Executive Director) <i>(Appointed on 17 March 2026)</i>                  |
| Member   | : | Roslina Akmar Binti Mohamed Hashim (Independent Non-Executive Director) <i>(Appointed on 18 February 2025)</i> |
| Member   | : | Chew Huey Yen (Independent Non-Executive Director) <i>(Resigned on 29 December 2025)</i>                       |
| Member   | : | Terence Cheah Eu Lee (Independent Non-Executive Director) <i>(Resigned on 12 February 2025)</i>                |

The Committee has a clear written Terms of Reference (“TOR”) defining its functions, qualifications for membership, scope of duties and responsibilities, as well as governing the manner in which the Committee is to operate and how decisions are to be made.

### TERMS OF REFERENCE

The full TOR of the AC which set out its duties and responsibilities are accessible on the Company’s website at [www.jki.com.my](http://www.jki.com.my).

### ATTENDANCE

During the FY2025, eight (8) meetings were held and the details of the attendance of each member at the AC meeting are as follows:-

| Name of Members   | Designation | No. of Meetings Attended |
|---|-------------|--------------------------|
| <b>P Ellango A/L Ponramu</b>  | Chairman    | <b>8/8</b>               |
| <b>Roslina Akmar Binti Mohamed Hashim</b><br><i>(Appointed on 18 February 2025)</i> | Member      | <b>4/4</b>               |
| <b>Terence Cheah Eu Lee</b><br><i>(Resigned on 12 February 2025)</i>                | Member      | <b>4/4</b>               |
| <b>Chew Huey Yen</b><br><i>(Resigned on 29 December 2025)</i>                       | Member      | <b>8/8</b>               |
| <b>Datuk Azmi Bin Osman</b><br><i>(Appointed on 17 March 2026)</i>                  | Member      | -                        |

Other Board members, Financial Controller and representatives of the External Auditors and Internal Auditors were present by invitation to brief the Committee on specific issues, as and when necessary, with the Company Secretaries in attendance.

## Audit Committee Report (Cont'd)

### SUMMARY OF ACTIVITIES OF THE AC

The activities of the AC during FY2025 include the following:

- a) Reviewed the unaudited quarterly financial reports of the Group and the Company including the announcements pertaining thereto, before recommending to the Board for their approval and release of the Group's results to Bursa Securities;
- b) Reviewed with external auditors on their audit planning memorandum on the statutory audit of the Group for the FY2025;
- c) Reviewed the annual audited financial statements of the Group before recommending to the Board for their approval and release of the Group's results to Bursa Securities;
- d) Reviewed and discussed with the external auditors of their audit findings inclusive of system evaluation, audit fees, issues raised, audit recommendations and management's response to these recommendations;
- e) Evaluated the performance of the external auditors for the FY2025 covering areas such as calibre, quality processes, audit team, audit scope, audit communication, audit governance and independence and considered and recommended the re-appointment of the external auditors;
- f) Reviewed and assessed the adequacy of the scope and functions of the internal audit plan;
- g) Reviewed the internal audit reports presented and considered the findings of internal audit through the review of the internal audit reports tabled and management responses thereof;
- h) Reviewed the effectiveness of the Group's system of internal control;
- i) Reviewed the proposed fees for the external auditors in respect of their audit of the Company and the Group;
- j) Reviewed related party transactions and conflict of interest situation or potential conflict of interest situation that may arise within the Company or the Group;
- k) Reviewed the Company's compliance with the MMLR, applicable Approved Accounting Standards and other relevant legal and regulatory requirements;
- l) Reviewed the AC Report and Statement on Risk Management and Internal Control before recommending to the Board for approval and inclusion in the Annual Report; and
- m) Report to the Board on its activities and significant findings and results.

## NOMINATION COMMITTEE REPORT

This Report has been reviewed by the NC and approved by the Board of Jiankun for inclusion in this Annual Report 2025.

### **Composition of the NC**

The composition of the NC is as listed below and complies with Paragraph 15.08A of the MMLR of Bursa Securities which states that a NC shall comprise exclusively of Non-Executive Directors, a majority of whom must be independent:

|          |   |  |
|----------|---|--|
| Chairman | : | P Ellango A/L Ponramu (Independent Non-Executive Director)   |
| Member   | : | Datuk Azmi Bin Osman (Independent Non-Executive Director) <i>(Appointed on 17 March 2026)</i>                  |
| Member   | : | Roslina Akmar Binti Mohamed Hashim (Independent Non-Executive Director) <i>(Appointed on 18 February 2025)</i> |
| Member   | : | Chew Huey Yen (Independent Non-Executive Director) <i>(Resigned on 29 December 2025)</i>                       |
| Member   | : | Terence Cheah Eu Lee (Independent Non-Executive Director) <i>(Resigned on 12 February 2025)</i>                |

The NC is chaired by P Ellango A/L Ponramu, who is an Independent Director, thereby meeting Practice 5.8 of the Malaysian Code on Corporate Governance 2021 that the NC should be chaired by an independent director or the senior independent director.

During FY2025, the NC continued to play a key role in assisting the Board to fulfil its oversight responsibilities, primarily relating to the Board's composition, assessing the effectiveness of the Board and Board Committees. In discharging its responsibilities, the NC is guided by the NC Terms of Reference, which may be reviewed at the Company's website at [www.jki.com.my](http://www.jki.com.my).

The Executive Directors and Senior Management were invited to the NC meetings to facilitate deliberations as well as provide clarifications on the proposals tabled for the NC's consideration. An update of key deliberations and recommendations by the NC were reported to the Board at its meetings.

### **Summary of Activities of the NC**

The NC's key activities throughout FY2025 are summarized below:

#### a) Board Effectiveness Evaluation

The annual Board assessment FY2025 was carried out by the NC with the assistance of the Company Secretaries.

A self-assessment questionnaire was circulated to all the Board members, and used to assess the Board as a whole, the Board Committees as well as the Directors individually. There were a number of parameters considered to ensure a holistic evaluation. The assessment covered areas which include, inter alia, the responsibilities of the Board in relation to its role and function, strategic planning, succession plans for the Board and Senior Management, corporate governance, and monitoring the Company's performance.

Other areas evaluated include the composition and size of the Board and Board Committees, the Board's decision making and output, information and the overall perception of the Board and support rendered to the Board.

The NC also assessed the contributions of each member of the Board, his knowledge and abilities, integrity, as well as his personal commitment to Board responsibilities.

Independent Non-Executive Directors are further assessed on their ability to exercise independent judgement, in addition to their ability to demonstrate the values and principles associated with independence such as impartiality, objectivity and consideration of all stakeholders' interests, where deemed necessary.

## Nomination Committee Report (Cont'd)

### b) Independence of the Independent Directors

Based on the assessment performed, the independence of the Independent Directors is in accordance with the criteria set out in the Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The assessment includes evaluating whether the Independent Directors can speak openly and whether there is objective and independent deliberation, review and decision-making.

### c) Re-election of Directors

The Company Secretaries monitor the Directors' retirement by rotation at each annual general meeting (AGM) and submit the proposal to the NC in accordance with the Constitution of the Company, which requires one-third of the total number of Directors, or if the number is not a multiple of three, the number nearest to one-third, to retire by rotation at the AGM each year. The NC reviews the performance of the said Director(s) who is(are) retiring by rotation and make the appropriate recommendation to the Board.

The NC is satisfied with the performances of Edwin Silvester Das and P Ellango A/L Ponramu. Edwin Silvester Das and P Ellango A/L Ponramu are retiring pursuant to Clause 105(1) of the Company's Constitution and are seeking shareholders' approval for re-election at the forthcoming AGM of the Company.

In addition, pursuant to Clause 114 of the of the Company's Constitution, Roslini Akmar Binti Mohamed Hashim and Zhang, Jun, who were appointed to the Board and hold office until the forthcoming AGM, shall retire at the forthcoming AGM and are eligible for re-election.

### d) Appointment of Independent Non-Executive Director

The NC reviewed the background, experience and curriculum vitae of Puan Roslini Akmar Binti Mohamed Hashim and agreed to nominate her for appointment as an Independent Non-Executive Director of the Company. The NC subsequently recommended her appointment to the Board for approval.

### e) NC Report

The NC reviewed the NC Report prior to its recommendation to the Board for inclusion in Annual Report.

At this juncture, the Group wishes to highlight that it practices non-discrimination in any form, whether based on age, gender, ethnicity or religion throughout the organisation. This includes the selection of Board members and Senior Management. In addition, the Group believes that it is of utmost importance that our Board comprises of the qualified individuals who possess the requisite knowledge, experience, independence, foresight and judgement to ensure that our Board functions effectively and discharges its duties in the best interests of the Company and shareholders.

This Report is dated 29 April 2026.

# STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

## INTRODUCTION

Paragraph 15.26(b) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad requires the Board to include in the Annual Report a statement on the state of risk management and internal control of the Group.

This Statement has been prepared in accordance with the latest **Statement on Risk Management and Internal Control: Guidelines for Directors of Listed Issuers (SORMIC Guide 2025)**, which aligns with Bursa Malaysia Listing Requirements, the Malaysian Code on Corporate Governance ("MCCG"), and globally recognised frameworks.

The Board recognises that effective risk management and internal control are integral to achieving the Group's strategic objectives, sustaining long-term value, and safeguarding stakeholders' interests.

## BOARD RESPONSIBILITY AND RISK GOVERNANCE

The Board affirms its overall responsibility for maintaining a sound system of risk management and internal control and for reviewing its adequacy, effectiveness, and integrity.

In line with enhanced governance expectations, the Board:

- **Sets the tone at the top** and promotes a strong risk-aware culture.
- **Approves the Group's risk appetite and tolerance levels** and ensures alignment with strategy.
- Oversee the **integration of risk management into business planning and decision-making**.
- Ensures that **material risks are identified, assessed, monitored, and mitigated**.
- Reviews and challenges Management's assessment of risks and controls

The Board recognises that risk management is a **continuous and dynamic process**, embedded within the Group's operations and strategic execution.

Due to inherent limitations, the system provides **reasonable but not absolute assurance** against material misstatement or loss.

The Board has received assurance from the Chief Executive Officer and Financial Controller that the Group's risk management and internal control systems are **operating adequately and effectively in all material respects**.

## RISK MANAGEMENT FRAMEWORK

The Group maintains an ongoing process for identifying, evaluating, and managing risks across its operations.

In line with current regulatory expectations, the framework incorporates:

- **Structured risk identification and assessment processes**, including emerging and forward-looking risks.
- Consideration of **strategic, operational, financial, compliance, and sustainability-related risks**.
- Integration of **Key Risk Indicators (KRIs)** into performance monitoring and reporting
- Periodic **review of risk registers and mitigation plans**.

Risk assessments are conducted particularly in relation to:

- New investments and business ventures
- Changes in operational or market conditions
- Regulatory and compliance developments
- Technology and cybersecurity risks

This reflects Bursa's shift toward **more structured, measurable, and strategy-linked risk management disclosures**.

## Statement on Risk Management and Internal Control (Cont'd)

### INTERNAL CONTROL SYSTEM – KEY ELEMENTS

#### CONTROL ENVIRONMENT AND GOVERNANCE STRUCTURE

The Group's internal control framework is built on the following foundations:

- Clearly defined organisational structure with **segregation of duties and accountability**.
- Formalised **authority limits and approval frameworks**.
- Deployment of **qualified and competent personnel** in key roles.
- Documented **policies and procedures**, subject to periodic review and continuous improvement.
- Reinforcement of **ethical values and integrity standards**.

#### CONTROL PROCESSES AND MONITORING

#### RISK MONITORING AND REPORTING

The Group has established structured processes to ensure timely identification and management of risks, including:

- Regular Management meetings to review **financial performance, operational matters, and emerging risks**.
- Periodic Board and AC meetings to deliberate on risk exposures, **internal controls, and strategic direction**.
- Use of **KRIs and performance indicators** to monitor risk trends and business performance.
- Evaluation of **investment proposals and major transactions** with risk considerations embedded.

#### Independent Assurance and Continuous Improvement

- The internal audit function performs **risk-based audits** focusing on key risk areas.
- Audit findings and recommendations are reported to the AC.
- Management is required to **implement corrective actions and report progress**.
- The Board monitors **remediation of control weaknesses and high-risk issues**.

#### THREE LINES OF DEFENSE MODEL

The Group adopts a structured Three Lines of Defense approach:

- **First Line (Operational Management):**  
Responsible for day-to-day risk management and implementation of controls .
- **Second Line (Senior Management):**  
Provides oversight, develops risk frameworks, and monitors risk exposure against appetite.
- **Third Line (Internal Audit):**  
Provides independent assurance on the effectiveness of risk management and internal control systems.

This structure enhances accountability, transparency, and assurance across the organisation.

## Statement on Risk Management and Internal Control (Cont'd)

### INTERNAL AUDIT FUNCTION

The internal audit function operates independently and reports directly to the AC. Its role includes:

- Evaluating the adequacy and effectiveness of internal controls.
- Assessing compliance with policies, procedures, and regulatory requirements.
- Providing recommendations for continuous improvement.

The function is conducted by Smart Business Consulting, in accordance with a **risk-based audit plan** approved by the AC.

For the financial period under review, internal audit activities covered key operational, financial, and compliance areas:

| Audit Area   | Period cover          |
|--|-----------------------|
| 1. Review the operation of finance division        | 1/7/2024 – 31/12/2025 |
| 2. Review the operation of human resource division |                       |
| 3. Review on risk management of the Group          |                       |

### Audit Period Reporting Month Audited Areas

For the 18-month financial period ended 31 December 2025, the total cost incurred for the outsourced internal audit function was RM32,000.

### TECHNOLOGY, SUSTAINABILITY AND EMERGING RISKS

In line with evolving regulatory expectations, the Group also considers:

- **Technology and cybersecurity risks**, including system resilience and data protection.
- **Sustainability and ESG-related risks**, aligned with Bursa Malaysia's enhanced reporting framework and global standards (e.g., IFRS S1 & S2)
- **Third-party and outsourcing risks**

The Board ensures that these risks are incorporated into the overall risk management framework and monitored appropriately.

### CONCLUSION

For the financial period under review and up to the date of issuance of this Statement, the Board is of the opinion that the Group's system of risk management and internal control is **adequate and effective** in safeguarding shareholders' investments and the Group's assets.

The Board remains committed to **continuously enhancing** the Group's governance, risk management, and internal control practices in line with evolving regulatory expectations and best practices.

### REVIEW BY EXTERNAL AUDITORS

The external auditors have reviewed this Statement for inclusion in the Annual Report and have reported to the Board that nothing has come to their attention that causes them to believe that this Statement is inconsistent with their understanding of the processes adopted by the Board in reviewing the adequacy and effectiveness of the Group's risk management and internal control systems.

## ADDITIONAL COMPLIANCE INFORMATION

### 1. AUDIT AND NON-AUDIT FEES PAID TO EXTERNAL AUDITORS

During the financial year, the amount of audit and non-audit fees paid/payable to the external auditors by the Company and the Group respectively for the financial period ended 31 December 2025 ("FP2025") were as follows:

|   | Company<br>(RM) | Group<br>(RM) |
|---|-----------------|---------------|
| Audit Services Rendered   | 51,500          | 206,028       |
| Non-Audit Services Rendered                                     |                 |               |
| (a) Review of Statement on Risk Management and Internal Control | 5,000           | 5,000         |

### 2. REVALUATION POLICY

The Company does not have a revaluation policy on land properties.

### 3. MATERIAL CONTRACTS AND CONTRACTS RELATING TO LOAN

During the financial year under review, there was no other material contract and/or contracts relating to loan entered into by the Company and/or its subsidiary companies involving Directors and Major Shareholders' interests.

### 4. UTILISATION OF PROCEEDS

#### 10% Private Placement (2024)

On 17 September 2024, Bursa Malaysia Securities Berhad ("Bursa Securities") approved Jiankun's proposal of issuance of a total of 55,203,500 new shares (representing approximately 10% of the existing total number of issued Shares). The 10% mandate was approved by Shareholders at the Annual General Meeting on 15 June 2023.

As at 21 May 2025, the Company successfully raised RM1,895,396 from the private placement of 51,610,300 new ordinary shares. The placement was carried out in three (3) tranches as follows:

- i) First tranche of 22,222,000 of new share at issuance price of RM0.0450 per placement share
- ii) Second tranche of 11,000,000 of new share at issuance price of RM0.0366 per placement share
- iii) Third tranche of 18,388,300 of new share at issuance price of RM0.0268 per placement share

The status of the utilisation of the proceeds arising from the 10% Private Placement is as follows:

| Details of utilisation of proceeds                   | Expected<br>timeframe | Actual<br>proceeds<br>raised<br>(RM'000) | Actual<br>utilisation<br>as at<br>the LPD<br>(RM'000) | Balance<br>unutilised<br>(RM'000) |
|--|-----------------------|--|---|-----------------------------------|
| Working capital                                      | Within 12 months      | 1,835                                    | 1,835   | -                                 |
| Estimated expenses for the<br>2024 Private Placement | Immediate             | 60                                       | 60  | -                                 |
| Total  |                       | 1,895                                    | 1,895   | -                                 |

## Additional Compliance Information (Cont'd)

### 5. SHARE ISSUANCE SCHEME

At the Extraordinary General Meeting held on 21 August 2023, the Shareholders of the Company has approved the establishment of new SIS which involves up to 15% of the total number of issued shares of the Company (excluding Treasury Shares, if any) for the eligible Directors and employees of the Group ("SIS").

The SIS was implemented on 28 August 2023 and shall be in force for a period of five (5) years and may be extended for a further period of up to 5 years at the discretion of the Board upon recommendation from the SIS Committee, provided always that the Initial Scheme Period above and such extension of the scheme made pursuant to the Bylaws shall not in aggregate exceed a duration of ten (10) years or such other period as may be prescribed by Bursa Securities or any other relevant authorities from the effective date of the SIS.

The total number of options granted, exercised and outstanding under the SIS during the financial period ended 31 December 2025 are set out in the table below:-

- (a) Total number of options granted, exercised and outstanding

| Total number of options granted * | Total number of options exercised | Total options outstanding as at 31 December 2025 |
|-----------------------------------|-----------------------------------|--|
| 45,452,700                        | 19,294,902                        | 25,857,800                                       |

\* Exclude the cancellation of unexercised SIS options on 12 June 2024 and 12 August 2024.

- (b) Total number of options granted to the Directors and Chief Executive

| Aggregate number of Options          |                                       |
|--------------------------------------|---------------------------------------|
| Aggregate number of Options Granted* | Aggregate number of Options Exercised |
| 23,685,700                           | 23,685,700                            |

\* Exclude the cancellation of unexercised SIS options on 11 September 2023 and 12 June 2025.

- (c) The aggregate maximum allocation and actual granted to the Directors and senior management.

| Directors and Senior Management | Percentage   |   |
|---------------------------------|--|---|
|                                 | During the financial period ended 31 December 2025 | Since commencement up to 31 December 2025 |
| Aggregate maximum allocation    | 92.54  | 76.30                                     |
| Actual options granted          | 92.54  | 76.30                                     |

### 6. Recurrent Related Party Transactions

The Group did not have any recurrent related party transactions of revenue or trading nature during FY2025, which exceeded the materiality threshold stipulated in Paragraph 10.09 (2)(b) of the MMLR of Bursa Securities.

## DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING

Pursuant to Paragraph 9.25A of the Main Market Listing Requirements/Paragraph 9.41(b) of the Main Market Listing Requirements, below are the financial data that are relevant for the purpose of Shariah screening by the Shariah Advisory Council of the Securities Commission Malaysia. These include financial data on Shariah non-permissible income arising from the Group's business activities and on the Group's interest-based financial position.

### a) Group Total Income and Total Assets.

|                     | Group              |                    |
|---------------------|--------------------|--------------------|
|                     | 2025<br>(RM)       | 2024<br>(RM)       |
| <b>Total Income</b> |                    |                    |
| Revenue             | 9,718,494          | 19,393,306         |
| Others              | 0                  | 12,045             |
| <b>Total</b>        | <b>9,718,494</b>   | <b>19,405,351</b>  |
| <b>Total Assets</b> | <b>108,016,920</b> | <b>119,354,747</b> |

### b) Business Activities

|  | Group          |                |
|--|----------------|----------------|
|  | 2025<br>(RM)   | 2024<br>(RM)   |
| <b>Shariah Non- Compliant Activities</b> |                |                |
| Interest Income                          | 104,647        | 110,973        |
| <b>Total</b>                             | <b>104,647</b> | <b>110,973</b> |

### c) Cash Component

|   | Group        |                |
|---|--------------|----------------|
|   | 2025<br>(RM) | 2024<br>(RM)   |
| <b>Islamic Accounts / Instruments</b>           |              |                |
| Cash and Bank Balances (excluding cash in hand) | 4,016        | 167,493        |
| <b>Total</b>                                    | <b>4,016</b> | <b>167,493</b> |

|   | Group          |                |
|---|----------------|----------------|
|   | 2025<br>(RM)   | 2024<br>(RM)   |
| <b>Conventional Accounts / Instruments</b>      |                |                |
| Cash and Bank Balances (excluding cash in hand) | 833,982        | 856,403        |
| <b>Total</b>                                    | <b>833,982</b> | <b>856,403</b> |

## Disclosure Of Financial Data For Shariah Screening (Cont'd)

### d) Debt Component

|                          | Group                |                      |
|--------------------------|----------------------|----------------------|
| <b>Islamic Financing</b> | <b>2025<br/>(RM)</b> | <b>2024<br/>(RM)</b> |
| Current                  | 221,784              | 203,898              |
| Non-Current              | 2,608,063            | 2,914,454            |
| <b>Total</b>             | <b>2,829,847</b>     | <b>3,118,352</b>     |

|                               | Group                |                      |
|-------------------------------|----------------------|----------------------|
| <b>Conventional Borrowing</b> | <b>2025<br/>(RM)</b> | <b>2024<br/>(RM)</b> |
| Current                       | 0                    | 0                    |
| Non-Current                   | 0                    | 0                    |
| <b>Total</b>                  | <b>0</b>             | <b>0</b>             |



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## DIRECTORS' REPORT

The Directors of Jiankun International Berhad hereby submit their report together with the audited financial statements of the Group and of the Company for the financial period ended 31 December 2025.

### Principal Activities

The Company is principally engaged in the business of investment holding and the provision of management services. The principal activities of the subsidiaries are property development, construction, project management and consultation, property investment and general trading.

There have been no significant changes in the nature of these activities during the financial period.

### Change of Financial Year End

On 30 June 2025, the Company changed its financial year end from 30 June 2025 to 31 December 2025. Consequently, the current financial statements cover the period of 18 months from 1 July 2024 to 31 December 2025.

### Financial Results

The results of the Group and of the Company for the financial period are as follows:

|   | <b>Group<br/>RM</b> | <b>Company<br/>RM</b> |
|---|---------------------|-----------------------|
| Loss for the financial period, net of tax | <u>23,706,324</u>   | <u>1,194,700</u>      |
| Attributable to:                          |                     |                       |
| Owners of the parent                      | 23,507,582          |                       |
| Non-controlling interests                 | <u>198,742</u>      |                       |
|   | <u>23,706,324</u>   |                       |

### Reserves and Provisions

There were no material transfers to or from reserves or provisions during the financial period other than as disclosed in the financial statements.

## Directors' Report (Cont'd)

### Dividends

No dividend has been paid or declared by the Company since the end of the previous financial period. The Directors do not recommend any dividend payment in respect of the current financial period.

### Issuance of Shares and Debentures

During the financial period, the Company issued:

- (a) a total 51,610,300 units of new ordinary shares for total cash consideration of RM1,895,396 pursuant to private placement exercises on 15 January 2025, 21 March 2025 and 21 May 2025 at issue prices of RM0.0450, RM0.0366 and RM0.0268, respectively per ordinary share; and
- (b) a total 19,294,900 units of new ordinary shares through the exercise of the Company's Share Issuance Scheme ("SIS") Options at issue prices ranging from RM0.0484 to RM0.0610 for a total cash consideration of RM1,058,427.

The new ordinary shares issued during the financial period ranked pari passu in all respect with the existing ordinary shares of the Company.

There was no issuance of debentures during the financial period.

### Options Granted Over Unissued Shares

No options were granted to any person to take up unissued shares of the Company during the financial period apart from the issue of options pursuant to the Company's Share Issuance Scheme ("SIS").

At an Extraordinary General Meeting held on 24 March 2021, the Company's shareholders approved the establishment of SIS for eligible Directors and employees of the Group. The Company has terminated of the SIS effective from 28 August 2023 in accordance with the By-Laws. Upon termination of the SIS, amongst others, all offers which have yet to be accepted by the eligible persons shall automatically lapse on the termination date and all outstanding SIS which have yet to be exercised by the guarantees shall be automatically terminated and be null and void on the termination date.

On 21 August 2023, the Shareholders of the Company has approved the establishment of new SIS which involves up to 15% of the total number of issued shares of the Company for the eligible Directors and employees of the Group ("new SIS").

The new SIS was implemented on 28 August 2023 and shall be in force for a period of five (5) years and may be extended for a further period of up to 5 years at the discretion of the Board upon recommendation from the SIS Committee, provided always that the Initial Scheme Period above and such extension of the scheme made pursuant to the By Laws shall not in aggregate exceed a duration of ten (10) years or such other period as may be prescribed by Bursa Securities or any other relevant authorities from the effective date of the SIS.

## Directors' Report (Cont'd)

### Options Granted Over Unissued Shares (Cont'd)

As at 31 December 2025, the options offered to take up unissued ordinary shares and the exercise price are as follows:

|               | Date of offer | Exercise price RM | At 1.7.2024 | Number of options over ordinary shares |             |              | At 31.12.2025 |
|---------------|---------------|-------------------|-------------|--|-------------|--------------|---------------|
|               |               |                   |             | Granted                                | Exercised   | Cancelled    |               |
| Fifth Grant   | 12.08.2024    | 0.0660            | -           | 21,502,400                             | -           | (14,050,300) | 7,452,100     |
| Sixth Grant   | 19.08.2024    | 0.0610            | -           | 9,900,000                              | (9,885,200) | -            | 14,800        |
| Seventh Grant | 05.09.2024    | 0.0484            | -           | 14,050,300                             | (9,409,700) | -            | 4,640,600     |

The salient features and other terms of the SIS options are disclosed in Note 31 to the financial statements.

### Directors

The Directors of the Company in office during the financial period and the period from the end of the financial period to the date of this report are:

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| Edwin Silvester Das*                |                                   |
| Dato' Ir Lim Siang Chai*            |                                   |
| Dato' Saiful Nizam Bin Mohd Yusoff* |                                   |
| Datuk Azmi Bin Osman                |                                   |
| P Ellango A/L Ponramu               |                                   |
| Dato' Yong Chong Long               | (Vacated on 2 March 2026)         |
| Zhang, Jun                          | (Appointment on 2 March 2026)     |
| Roslini Akmar Binti Mohamed Hashim  | (Appointment on 18 February 2025) |
| Chew Huey Yen                       | (Resigned on 29 December 2025)    |
| Terence Cheah Eu Lee                | (Resigned on 12 February 2025)    |

\* Director of the Company and its subsidiary companies

The names of Directors of the Company's subsidiaries who served during the financial period and up to the date of this report, not including those Directors mentioned above, are as follows:

|                             |                                 |
|-----------------------------|---------------------------------|
| Abu Hurairah Bin Abdul Aziz |                                 |
| Lee Kaw Kitt                | (Appointed on 13 December 2024) |

The information required to be disclosed pursuant to Section 253 of the Companies Act, 2016 in Malaysia is deemed incorporated herein by such reference to the financial statements of the respective subsidiary companies and made a part thereof.

## Directors' Report (Cont'd)

### Directors' Interests in Shares

The interests and deemed interests in shares and options over shares in the Company and in its related corporations of those whose were Directors at the end of the financial period according to the Register of Directors' Shareholdings kept by the Company under Section 59 of the Companies Act, 2016 in Malaysia are as follows:

|  | Number of ordinary shares       |              |             |             | At<br>31.12.2025 |
|--|---------------------------------|--------------|-------------|-------------|------------------|
|  | At<br>1.7.2024                  | SIS Exercise | Bought      | Sold        |                  |
| <b>Interests in the Company</b>                |                                 |              |             |             |                  |
| <b>Direct interests</b>                        |                                 |              |             |             |                  |
| Edwin Silvester Das                            | 16,739,000                      | 9,885,200    | 5,000,000   | (9,753,700) | 21,870,500       |
| Dato' Saiful Nizam Bin<br>Mohd Yusoff          | 2,500,000                       | -            | -           | -           | 2,500,000        |
| Dato' Yong Chong Long                          | 24,000,000                      | -            | -           | -           | 24,000,000       |
| Terence Cheah Eu Lee                           | 6,481,900                       | -            | -           | (6,481,900) | -                |
| <b>Indirect interests</b>                      |                                 |              |             |             |                  |
| Terence Cheah Eu Lee                           | 2,787,000                       | -            | -           | (2,787,000) | -                |
| <b>Number of options over ordinary shares</b>  |                                 |              |             |             |                  |
|  | At<br>1.7.2024                  | Granted      | Exercise    | Cancelled   | At<br>31.12.2025 |
|  | <b>Interests in the Company</b> |              |             |             |                  |
| <b>Direct interests</b>                        |                                 |              |             |             |                  |
| Edwin Silvester Das                            | -                               | 14,540,600   | (9,885,200) | -           | 4,655,400        |
| Datuk Azmi Bin Osman                           | 7,452,100                       | -            | -           | -           | 7,452,100        |
| Dato' Saiful Nizam Bin<br>Mohd Yusoff          | -                               | -            | -           | -           | -                |
| Terence Cheah Eu Lee                           | 4,640,600                       | -            | -           | (4,640,600) | -                |
| <b>Number of warrants over ordinary shares</b> |                                 |              |             |             |                  |
|  | At<br>1.7.2024                  | Granted      | Exercise    | Sold        | At<br>31.12.2025 |
|  | <b>Interests in the Company</b> |              |             |             |                  |
| <b>Direct interests</b>                        |                                 |              |             |             |                  |
| Dato' Saiful Nizam Bin<br>Mohd Yusoff          | 2,900,000                       | -            | -           | -           | 2,900,000        |
| Dato' Yong Chong Long                          | 12,000,000                      | -            | -           | -           | 12,000,000       |

None of the other Directors in office at the end of the financial period had any interest in shares and options in the Company and its related corporations during the financial period.

## Directors' Report (Cont'd)

### Directors' Benefits

Since the end of the previous financial period, none of the Directors of the Company has received or become entitled to receive any benefit (other than directors' remuneration as disclosed in the "Directors' Remuneration" of this report) by reason of a contract made by the Company or a related corporation with the director or with a firm of which the director is a member, or with a company in which the director has a substantial financial interest.

During and at the end of the financial period, no arrangement subsisted to which the Company is a party, with the object or objects of enabling Directors of the Company to acquire benefits by means of the acquisition of shares in, or debentures of, the Company or any other body corporate.

### Directors' Remuneration

The details of the Directors' remuneration paid or payable to the Directors of the Company during the financial period are as follows:

|                                 | <b>Group<br/>RM</b> | <b>Company<br/>RM</b> |
|---------------------------------|---------------------|-----------------------|
| <u>Executive Directors:</u>     |                     |                       |
| - Salaries and other emoluments | 692,456             | -                     |
| - Defined contribution plans    | 61,953              | -                     |
| - Social security contributions | 1,539               | -                     |
|                                 | <u>755,948</u>      | <u>-</u>              |
| <u>Non-Executive Directors:</u> |                     |                       |
| - Fees                          | 410,000             | 410,000               |
| - Other emoluments              | 47,450              | 47,450                |
|                                 | <u>457,450</u>      | <u>457,450</u>        |
| Total                           | <u>1,213,398</u>    | <u>457,450</u>        |

### Indemnity and Insurance Cost

There was no indemnity given to or insurance effected for any Directors, officers and auditors of the Company in accordance with Section 289 of the Companies Act, 2016 in Malaysia.

## Directors' Report (Cont'd)

### Other Statutory Information

- (a) Before the financial statements of the Group and of the Company were prepared, the Directors took reasonable steps:
- (i) to ascertain that action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and satisfied themselves that there were no bad debts to be written off and adequate allowance had been made for doubtful debts; and
  - (ii) to ensure that any current assets which were unlikely to be realised in the ordinary course of business including the value of current assets as shown in the accounting records of the Group and of the Company have been written down to an amount which the current assets might be expected so to realise.
- (b) At the date of this report, the Directors are not aware of any circumstances:
- (i) which would render it necessary to write off any bad debts or the amount of the allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent; or
  - (ii) which would render the values attributed to the current assets in the financial statements of the Group and of the Company misleading; or
  - (iii) not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading; or
  - (iv) which have arisen which would render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate.
- (c) At the date of this report, there does not exist:
- (i) any charge on the assets of the Group and of the Company which has arisen since the end of the financial period which secures the liabilities of any other person; or
  - (ii) any contingent liability in respect of the Group or of the Company which has arisen since the end of the financial period.

## Directors' Report (Cont'd)

### Other Statutory Information (Cont'd)

- (d) In the opinion of the Directors:
- (i) no contingent liability or other liability has become enforceable or is likely to become enforceable within the period of twelve months after the end of the financial period which will or may affect the ability of the Group and of the Company to meet their obligations when they fall due;
  - (ii) the results of the operations of the Group and of the Company during the financial period were not substantially affected by any item, transaction or event of a material and unusual nature; and
  - (iii) there has not arisen in the interval between the end of the financial period and the date of this report any item, transaction or event of a material and unusual nature likely to affect substantially the results of the operations of the Group and of the Company for the financial period in which this report is made.

### Subsidiaries

The details of the subsidiary name, place of incorporation, principal activities and percentage of issued share capital held by the Company in each subsidiary are disclosed in Note 7 to the financial statements.

### Subsequent Event

On 4 February 2026, the Settlement Agreements with the Creditors under the Proposed Debt Settlement scheme as part of Multiple Corporate Exercises which announced on 4 August 2025, has lapsed as the conditions precedent are not fulfilled within the stipulated timeframe. Subsequently, the Company also resolved to not proceed with the both Proposed Share Capital Reduction and Proposed Diversification exercises.

### Auditors' Remuneration

The details of the auditors' remuneration for the financial period are as follows:

|  | <b>Group<br/>RM</b> | <b>Company<br/>RM</b> |
|--|---------------------|-----------------------|
| Auditors' remuneration                               |                     |                       |
| - Statutory audit - UHY Malaysia PLT                 | 176,500             | 51,500                |
| - Statutory audit - Member firm of UHY International | 28,028              | -                     |
| - Statutory audit - Other auditor                    | 1,500               | -                     |
| - Non-statutory audit - UHY Malaysia PLT             | 5,000               | 5,000                 |
|  | <u>211,028</u>      | <u>56,500</u>         |

## Directors' Report (Cont'd)

### Auditors

The Auditors, UHY Malaysia PLT, have expressed their willingness to continue in office.

Signed on behalf of the Board of Directors in accordance with a resolution of the Directors dated 29 April 2026.

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EDWIN SILVESTER DAS

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DATO' IR LIM SIANG CHAI

## STATEMENT BY DIRECTORS PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016

We, the undersigned, being two of the Directors of Jiankun International Berhad, do hereby state that, in the opinion of the Directors, the accompanying financial statements are drawn up in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the requirements of the Companies Act, 2016 in Malaysia so as to give a true and fair view of the financial position of the Group and of the Company as of 31 December 2025 and of their financial performance and cash flows for the financial period ended on that date.

Signed on behalf of the Board of Directors in accordance with a resolution of the Directors dated 29 April 2026.

---

EDWIN SILVESTER DAS

---

DATO' IR LIM SIANG CHAI

## STATUTORY DECLARATION PURSUANT TO SECTION 251(1)(b) OF THE COMPANIES ACT 2016

I, Wong Kok Fong (MIA Membership No: 28396), being the Officer primarily responsible for the financial management of Jiankun International Berhad, do solemnly and sincerely declare that the accompanying financial statements are, to the best of my knowledge and belief, correct and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the Statutory Declarations Act, 1960.

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WONG KOK FONG

Subscribed and solemnly declared by the abovenamed Wong Kok Fong at Kuala Lumpur in Federal Territory, on 29 April 2026.

Before me,

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COMMISSIONER FOR OATHS

# INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF JIANKUN INTERNATIONAL BERHAD

## Report on the Audit of the Financial Statements

### Opinion

We have audited the financial statements of Jiankun International Berhad, which comprise the statements of financial position as at 31 December 2025 of the Group and of the Company, and the statements of profit or loss and other comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial period then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 128 to 227.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Group and of the Company as at 31 December 2025, and of their financial performance and their cash flows for the financial period then ended in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the requirements of the Companies Act, 2016 in Malaysia.

### Basis for Opinion

We conducted our audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Independence and Other Ethical Responsibilities

We are independent of the Group and of the Company in accordance with the *By-Laws (on Professional Ethics, Conduct and Practice)* of the Malaysian Institute of Accountants ("By-Laws") and the International Ethics Standards Board for Accountants' *International Code of Ethics for Professional Accountants (including International Independence Standards)* ("IESBA Code"), as applicable to audits of financial statements of public interest entities and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

## Independent Auditors' Report TO THE MEMBERS OF JIANKUN INTERNATIONAL BERHAD (Cont'd)

### Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial period. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

| Key Audit Matters   | How we addressed the key audit matters   |
|---|--|
| <p><u>Investment properties (Refer to Note 5)</u></p> <p>The Group's investment properties are commercial properties located in HuiZhou, China, with a total carrying amount of RM9,569,153 as at 31 December 2025.</p> <p>These investment properties are stated at their fair values based on independent external valuations.</p> <p>We identified valuation of investment properties as a key audit matter because the valuation process involves significant judgement in determining the appropriate valuation methodology to be used, and in estimating the appropriate key underlying assumptions to be applied. The valuation is highly sensitive to key assumptions applied in deriving market value of the commercial properties and price per square foot, and accordingly, a small change in the assumptions can have a significant impact to the valuation.</p> | <p>We performed the following audit procedures, among others:</p> <ul style="list-style-type: none"> <li>• Assessed the competence, capabilities and objectivity of the external independent professional valuer engaged by the Director and Management, by considering their professional qualifications and experience in the relevant commercial property market;</li> <li>• Discussed with Management and external professional valuer and assessed whether the valuation methodology applied was in alignment with requirements of relevant accounting standard and reflected the nature of the specific assets; and</li> </ul> |

## Independent Auditors' Report TO THE MEMBERS OF JIANKUN INTERNATIONAL BERHAD (Cont'd)

### Key Audit Matters (Cont'd)

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the Group and of the Company for the current financial period. These matters were addressed in the context of our audit of the financial statements of the Group and of the Company as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. (Cont'd)

| Key Audit Matters                              | How we addressed the key audit matters  |
|--|---|
| <u>Investment properties (Refer to Note 5)</u> | <p>We performed the following audit procedures, among others: (Cont'd)</p> <ul style="list-style-type: none"> <li>• Corroborated key assumptions by performing the following: <ul style="list-style-type: none"> <li>i. benchmarked the price per square meter of comparable properties used by the professional valuer against recent transacted prices of similar assets within HuiZhou locality;</li> <li>ii. evaluated the qualitative and quantitative adjustments (such as location, size, and property age) made to the transacted prices and challenged the professional valuer on the rationale of these adjustments by comparing them to prevailing market trends in China property sector; and</li> <li>iii. assessed the reasonableness of the final valuation by performing independent sensitivity analyses and comparing the results against alternative market evidence.</li> </ul> </li> </ul> |

## Independent Auditors' Report TO THE MEMBERS OF JIANKUN INTERNATIONAL BERHAD (Cont'd)

### Key Audit Matters (Cont'd)

We have determined that there are no key audit matters in the audit of the financial statements of the Company to be communicated in our auditors' report.

### Information Other Than the Financial Statements and Auditors' Report Thereon

The Directors of the Company are responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements of the Group and of the Company and our auditors' report thereon.

Our opinion on the financial statements of the Group and of the Company does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements of the Group and of the Company, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements of the Group and of the Company or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

### Responsibilities of the Directors for the Financial Statements

The Directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, IFRS Accounting Standards and the requirements of the Companies Act, 2016 in Malaysia. The Directors are also responsible for such internal control as the Directors determine is necessary to enable the preparation of financial statements of the Group and of the Company that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements of the Group and of the Company, the Directors are responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

## Independent Auditors' Report TO THE MEMBERS OF JIANKUN INTERNATIONAL BERHAD (Cont'd)

### Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements of the Group and of the Company as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with approved standards on auditing in Malaysia and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.
- Conclude on the appropriateness of the Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.

## Independent Auditors' Report TO THE MEMBERS OF JIANKUN INTERNATIONAL BERHAD (Cont'd)

### Auditors' Responsibilities for the Audit of the Financial Statements (Cont'd)

As part of an audit in accordance with approved standards on auditing in Malaysia and International Standards on Auditing, we exercise professional judgement and maintain professional scepticism throughout the audit. We also: (Cont'd)

- Evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the financial statements of the Group. We are responsible for the direction, supervision, and the review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats or safeguards applied.

From the matters communicated with the Directors, we determine those matters that were of most significance in the audit of the financial statements of the Group and of the Company for the current financial period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Independent Auditors' Report TO THE MEMBERS OF JIANKUN INTERNATIONAL BERHAD (Cont'd)

### Report on Other Legal and Regulatory Requirements

In accordance with the requirements of the Companies Act, 2016 in Malaysia, we report that the subsidiary companies of which we have not acted as auditors, are disclosed in Note 7 to the financial statements.

### Other Matter

This report is made solely to the members of the Company, as a body, in accordance with Section 266 of the Companies Act 2016 in Malaysia and for no other purpose. We do not assume responsibility to any other person for the content of this report.

UHY MALAYSIA PLT  
202406000040 (LLP 0041391-LCA) & AF1411  
Chartered Accountants

LEE YIK LOONG  
Approved Number: 03630/12/2027 J  
Chartered Accountant

Kuala Lumpur

29 April 2026

## STATEMENTS OF FINANCIAL POSITION AS AT 31 DECEMBER 2025

|   | Note | Group              |                    | Company           |                   |
|---|------|--------------------|--------------------|-------------------|-------------------|
|   |      | 31.12.2025<br>RM   | 30.6.2024<br>RM    | 31.12.2025<br>RM  | 30.6.2024<br>RM   |
| <b>ASSETS</b>                               |      |                    |                    |                   |                   |
| <b>Non-current assets</b>                   |      |                    |                    |                   |                   |
| Plant and equipment                         | 4    | 465,084            | 633,500            | 2,210             | 1,074             |
| Investment properties                       | 5    | 9,569,153          | 13,532,980         | -                 | -                 |
| Right-of-use assets                         | 6    | 3,921,500          | 3,998,225          | -                 | -                 |
| Investment in subsidiary companies          | 7    | -                  | -                  | 16,763,104        | 16,763,004        |
| Goodwill                                    | 8    | -                  | -                  | -                 | -                 |
| Inventories                                 | 9    | 40,370,853         | 40,370,853         | -                 | -                 |
| Trade receivables                           | 10   | 12,939,603         | 10,447,334         | -                 | -                 |
| Other receivables                           | 11   | -                  | 5,080,724          | -                 | -                 |
|   |      | <u>67,266,193</u>  | <u>74,063,616</u>  | <u>16,765,314</u> | <u>16,764,078</u> |
| <b>Current assets</b>                       |      |                    |                    |                   |                   |
| Inventories                                 | 9    | 20,443,614         | 20,099,876         | -                 | -                 |
| Contract assets                             | 12   | 1,839,590          | 9,357,962          | -                 | -                 |
| Trade receivables                           | 10   | 1,706,250          | 190,566            | -                 | -                 |
| Other receivables                           | 11   | 14,435,710         | 12,747,971         | 5,514,443         | 3,774,266         |
| Amount due from subsidiary companies        | 13   | -                  | -                  | 44,805,304        | 42,260,804        |
| Tax recoverable                             |      | 1,382,079          | 1,687,809          | -                 | -                 |
| Deposits, bank and cash balances            | 14   | 943,484            | 1,206,947          | 21,916            | 8,454             |
|   |      | <u>40,750,727</u>  | <u>45,291,131</u>  | <u>50,341,663</u> | <u>46,043,524</u> |
| <b>Total assets</b>                         |      | <u>108,016,920</u> | <u>119,354,747</u> | <u>67,106,977</u> | <u>62,807,602</u> |
| <b>EQUITY</b>                               |      |                    |                    |                   |                   |
| Share capital                               | 15   | 107,825,093        | 104,638,850        | 107,825,093       | 104,638,850       |
| Reserves                                    | 16   | (45,017,197)       | (19,779,445)       | (43,510,983)      | (42,316,283)      |
| Equity attributable to owners of the parent |      | 62,807,896         | 84,859,405         | 64,314,110        | 62,322,567        |
| Non-controlling interests                   |      | (416,740)          | (217,998)          | -                 | -                 |
| <b>Total equity</b>                         |      | <u>62,391,156</u>  | <u>84,641,407</u>  | <u>64,314,110</u> | <u>62,322,567</u> |

## Statements Of Financial Position As At 31 December 2025 (Cont'd)

|                                     | Note | Group              |                    | Company           |                   |
|-------------------------------------|------|--------------------|--------------------|-------------------|-------------------|
|                                     |      | 31.12.2025<br>RM   | 30.6.2024<br>RM    | 31.12.2025<br>RM  | 30.6.2024<br>RM   |
| <b>LIABILITIES</b>                  |      |                    |                    |                   |                   |
| <b>Non-current liabilities</b>      |      |                    |                    |                   |                   |
| Deferred tax liabilities            | 17   | 2,400,000          | 2,489,158          | -                 | -                 |
| Bank borrowings                     | 18   | 2,608,063          | 2,914,454          | -                 | -                 |
|                                     |      | <u>5,008,063</u>   | <u>5,403,612</u>   | <u>-</u>          | <u>-</u>          |
| <b>Current liabilities</b>          |      |                    |                    |                   |                   |
| Trade payables                      | 19   | 16,270,758         | 10,919,342         | 63,053            | 25,156            |
| Other payables                      | 20   | 22,907,639         | 18,186,488         | 1,650,034         | 459,879           |
| Bank borrowings                     | 18   | 221,784            | 203,898            | -                 | -                 |
| Lease liabilities                   | 21   | -                  | -                  | -                 | -                 |
| Amount due to Directors             | 22   | 275,628            | -                  | 160,363           | -                 |
| Amount due to subsidiary companies  | 13   | -                  | -                  | 1,190             | -                 |
| Tax payable                         |      | 941,892            | -                  | 918,227           | -                 |
|                                     |      | <u>40,617,701</u>  | <u>29,309,728</u>  | <u>2,792,867</u>  | <u>485,035</u>    |
| <b>Total liabilities</b>            |      | <u>45,625,764</u>  | <u>34,713,340</u>  | <u>2,792,867</u>  | <u>485,035</u>    |
| <b>Total equity and liabilities</b> |      | <u>108,016,920</u> | <u>119,354,747</u> | <u>67,106,977</u> | <u>62,807,602</u> |

The accompanying notes form an integral part of the financial statements.

**STATEMENTS OF PROFIT OR LOSS  
AND OTHER COMPREHENSIVE INCOME  
FOR THE FINANCIAL PERIOD FROM 1 JULY 2024 TO 31 DECEMBER 2025**

|  | Note | Group                              |                                   | Company                            |                                   |
|--|------|------------------------------------|-----------------------------------|------------------------------------|-----------------------------------|
|  |      | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM |
| Revenue  | 23   | 9,718,494                          | 19,405,351                        | 1,800,000                          | -                                 |
| Cost of sales                                      |      | <u>(14,087,193)</u>                | <u>(18,318,198)</u>               | <u>-</u>                           | <u>-</u>                          |
| Gross (loss)/profit                                |      | (4,368,699)                        | 1,087,153                         | 1,800,000                          | -                                 |
| Other income                                       |      | 728,473                            | 929,772                           | 3                                  | 2,846                             |
| Administrative expenses                            |      | (10,201,960)                       | (28,280,259)                      | (2,076,678)                        | (10,378,224)                      |
| Distribution costs                                 |      | -                                  | (35,000)                          | -                                  | -                                 |
| Other expenses                                     |      | (3,113,004)                        | (12,075,447)                      | -                                  | -                                 |
| Net loss on impairment<br>of financial instruments |      | (5,694,738)                        | (13,483,650)                      | -                                  | (14,251,471)                      |
| Finance income                                     |      | 104,647                            | 110,973                           | 202                                | 4,457                             |
| Finance costs                                      | 24   | <u>(255,247)</u>                   | <u>(296,574)</u>                  | <u>-</u>                           | <u>-</u>                          |
| Loss before tax                                    | 25   | (22,800,528)                       | (52,043,032)                      | (276,473)                          | (24,622,392)                      |
| Taxation   | 26   | <u>(905,796)</u>                   | <u>4,182,344</u>                  | <u>(918,227)</u>                   | <u>-</u>                          |
| Loss for the<br>financial period                   |      | <u>(23,706,324)</u>                | <u>(47,860,688)</u>               | <u>(1,194,700)</u>                 | <u>(24,622,392)</u>               |

**Statements Of Profit Or Loss And Other Comprehensive Income  
For The Financial Period From 1 July 2024 To 31 December 2025 (Cont'd)**

|   | Group                              |                                   | Company                            |                                   |
|---|------------------------------------|-----------------------------------|------------------------------------|-----------------------------------|
|   | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM |
| <b>Other comprehensive (loss)/<br/>income</b>   |                                    |                                   |                                    |                                   |
| <b>Item that is or<br/>may be reclassified<br/>subsequently to<br/>profit or loss</b> |                                    |                                   |                                    |                                   |
| Exchange translation<br>differences for foreign<br>operations                         | (1,730,170)                        | 1,298,736                         | -                                  | -                                 |
| <b>Total comprehensive<br/>loss for the<br/>financial period</b>                      | <u>(25,436,494)</u>                | <u>(46,561,952)</u>               | <u>(1,194,700)</u>                 | <u>(24,622,392)</u>               |
| <b>Loss for the<br/>financial period<br/>attributable:</b>                            |                                    |                                   |                                    |                                   |
| Owners of the parent  | (23,507,582)                       | (47,354,618)                      | (1,194,700)                        | (24,622,392)                      |
| Non-controlling interests   | (198,742)                          | (506,070)                         | -                                  | -                                 |
|   | <u>(23,706,324)</u>                | <u>(47,860,688)</u>               | <u>(1,194,700)</u>                 | <u>(24,622,392)</u>               |
| <b>Total comprehensive loss<br/>attributable:</b>                                     |                                    |                                   |                                    |                                   |
| Owners of the parent  | (25,237,752)                       | (46,055,882)                      | (1,194,700)                        | (24,622,392)                      |
| Non-controlling interests   | (198,742)                          | (506,070)                         | -                                  | -                                 |
|   | <u>(25,436,494)</u>                | <u>(46,561,952)</u>               | <u>(1,194,700)</u>                 | <u>(24,622,392)</u>               |
| Loss per share (sen)  |                                    |                                   |                                    |                                   |
| Basic   | 27(a) <u>(4.22)</u>                | <u>(11.11)</u>                    | -                                  | -                                 |
| Diluted   | 27(b) <u>(4.22)</u>                | <u>(11.11)</u>                    | -                                  | -                                 |

The accompanying notes form an integral part of the financial statements.

## STATEMENTS OF CHANGES IN EQUITY FOR THE FINANCIAL PERIOD FROM 1 JULY 2024 TO 31 DECEMBER 2025

| Group   | Attributable to the owners of the parent |                   |   |                                |                           |                    |                       |           |                              |                 |
|---|--|-------------------|---|--------------------------------|---------------------------|--------------------|-----------------------|-----------|------------------------------|-----------------|
|   | Note                                     | Non-Distributable |   | Share Issuance                 |                           | Warrant Reserve RM | Accumulated Losses RM | Total RM  | Non-Controlling Interests RM | Total Equity RM |
|   |  | Share Capital RM  | Foreign Currency Translation Reserve RM | Share Scheme Option Reserve RM | Share Issuance Reserve RM |                    |                       |           |                              |                 |
| At 1 July 2024                                    |  | 104,638,850       | 7,022,128                               | 1,410,150                      | 18,030,910                | (46,242,633)       | 84,859,405            | (217,998) | 84,641,407                   |                 |
| Loss for the financial period                     |  | -                 | -                                       | -                              | -                         | (23,507,582)       | (23,507,582)          | (198,742) | (23,706,324)                 |                 |
| Other comprehensive loss                          |  | -                 | (1,730,170)                             | -                              | -                         | -                  | (1,730,170)           | -         | (1,730,170)                  |                 |
| Total comprehensive loss for the financial period |  | -                 | (1,730,170)                             | -                              | -                         | (23,507,582)       | (25,237,752)          | (198,742) | (25,436,494)                 |                 |
| Balance carried forward                           |  | 104,638,850       | 5,291,958                               | 1,410,150                      | 18,030,910                | (69,750,215)       | 59,621,653            | (416,740) | 59,204,913                   |                 |

## Statements Of Changes In Equity For The Financial Period From 1 July 2024 To 31 December 2025 (Cont'd)

|                                  |                  | Attributable to the owners of the parent |                          |                       |              |                 |           |                           |  |
|----------------------------------|------------------|--|--------------------------|-----------------------|--------------|-----------------|-----------|---------------------------|--|
|                                  |                  | Non-Distributable                        |                          | Share Issuance        |              | Warrant Reserve |           | Non-Controlling Interests |  |
| Note                             | Share Capital RM | Foreign Currency Translation Reserve RM  | Scheme Option Reserve RM | Accumulated Losses RM | Total RM     | Total RM        | Total RM  | Total Equity RM           |  |
|                                  | 104,638,850      | 5,291,958                                | 1,410,150                | 18,030,910            | (69,750,215) | 59,621,653      | (416,740) | 59,204,913                |  |
| Balance brought forward          |                  |  |                          |                       |              |                 |           |                           |  |
| <b>Transactions with owners:</b> |                  |  |                          |                       |              |                 |           |                           |  |
| Issuance of ordinary shares:     |                  |  |                          |                       |              |                 |           |                           |  |
| - private placement              | 15               | -  | -                        | -                     | -            | 1,895,396       | -         | 1,895,396                 |  |
| - exercise of SIS options        | 15               | -  | (232,420)                | -                     | -            | 1,058,427       | -         | 1,058,427                 |  |
| Grant of SIS options             |                  | -  | 232,420                  | -                     | -            | 232,420         | -         | 232,420                   |  |
| Cancellation of SIS options      |                  | -  | (1,410,150)              | -                     | 1,410,150    | -               | -         | -                         |  |
| Total transactions with owners   |                  | 3,186,243                                | (1,410,150)              | -                     | 1,410,150    | 3,186,243       | -         | 3,186,243                 |  |
| At 31 December 2025              |                  | 107,825,093                              | 5,291,958                | -                     | 18,030,910   | 62,807,896      | (416,740) | 62,391,156                |  |

## Statements Of Changes In Equity

### For The Financial Period From 1 July 2024 To 31 December 2025 (Cont'd)

| Group   | Attributable to the owners of the parent |                                      |                        |                |                 |                 |              |                       |              |      |       |
|---|--|--------------------------------------|------------------------|----------------|-----------------|-----------------|--------------|-----------------------|--------------|------|-------|
|   | Non-Distributable                        |                                      | Share Issuance         |                |                 |                 |              | Accumulated           |              | Non- | Total |
|   | Share Capital                            | Foreign Currency Translation Reserve | Share Issuance Reserve | Option Reserve | Warrant Reserve | Profit/(Losses) | Total        | Controlling Interests | Equity       | RM   |       |
| At 1 January 2023   | 70,734,025                               | 5,723,392                            | 2,057,094              | -              | -               | 15,165,492      | 93,680,003   | 288,072               | 93,968,075   |      |       |
| Loss for the financial period                               | -  | -                                    | -                      | -              | -               | (47,354,618)    | (47,354,618) | (506,070)             | (47,860,688) |      |       |
| Other comprehensive income                                  | -  | 1,298,736                            | -                      | -              | -               | -               | 1,298,736    | -                     | 1,298,736    |      |       |
| Total comprehensive income/ (loss) for the financial period | -  | 1,298,736                            | -                      | -              | -               | (47,354,618)    | (46,055,882) | (506,070)             | (46,561,952) |      |       |
| Balance carried forward                                     | 70,734,025                               | 7,022,128                            | 2,057,094              | -              | -               | (32,189,126)    | 47,624,121   | (217,998)             | 47,406,123   |      |       |

## Statements Of Changes In Equity For The Financial Period From 1 July 2024 To 31 December 2025 (Cont'd)

|                                  |                     | Attributable to the owners of the parent         |                                   |                             |              |                 |             |                           |  |
|----------------------------------|---------------------|--|-----------------------------------|-----------------------------|--------------|-----------------|-------------|---------------------------|--|
|                                  |                     | Non-Distributable                                |                                   | Share Issuance              |              | Warrant Reserve |             | Non-Controlling Interests |  |
| Note                             | Share Capital<br>RM | Foreign Currency<br>Translation<br>Reserve<br>RM | Scheme<br>Option<br>Reserve<br>RM | Accumulated<br>Losses<br>RM | Total<br>RM  | Total<br>RM     | Total<br>RM | Total<br>Equity<br>RM     |  |
|                                  | 70,734,025          | 7,022,128  | 2,057,094                         | -                           | (32,189,126) | 47,624,121      | (217,998)   | 47,406,123                |  |
| Balance brought forward          |                     |  |                                   |                             |              |                 |             |                           |  |
| <b>Transactions with owners:</b> |                     |  |                                   |                             |              |                 |             |                           |  |
| Issuance of ordinary shares:     |                     |  |                                   |                             |              |                 |             |                           |  |
| - private placement              | 15                  | 18,763,523                                       | -                                 | -                           | -            | 18,763,523      | -           | 18,763,523                |  |
| - exercise of SIS options        | 15                  | 10,741,302                                       | (3,986,889)                       | -                           | -            | 6,754,413       | -           | 6,754,413                 |  |
| - purchase of land               | 15                  | 4,400,000  | -                                 | -                           | -            | 4,400,000       | -           | 4,400,000                 |  |
| Grant of SIS options             |                     | -  | 7,317,348                         | -                           | -            | 7,317,348       | -           | 7,317,348                 |  |
| Bonus of issuance of warrants    | 16                  | -  | -                                 | 18,030,910                  | (18,030,910) | -               | -           | -                         |  |
| Cancellation of SIS options      |                     | -  | (3,977,403)                       | -                           | 3,977,403    | -               | -           | -                         |  |
| Total transactions with owners   |                     | 33,904,825                                       | (646,944)                         | 18,030,910                  | (14,053,507) | 37,235,284      | -           | 37,235,284                |  |
| At 30 June 2024                  |                     | 104,638,850                                      | 7,022,128                         | 1,410,150                   | 18,030,910   | 84,859,405      | (217,998)   | 84,641,407                |  |

## Statements Of Changes In Equity

### For The Financial Period From 1 July 2024 To 31 December 2025 (Cont'd)

| Note | Attributable to the owners of the parent |   |                    |                       |   |                    | Total Equity RM |
|------|--|---|--------------------|-----------------------|---|--------------------|-----------------|
|      | Non-Distributable                        |   |                    | Share Issuance        |   |                    |                 |
|      | Share Capital RM                         | Share Issuance Scheme Option Reserve RM | Warrant Reserve RM | Accumulated Losses RM | Share Issuance Scheme Option Reserve RM | Warrant Reserve RM |                 |
|      | 104,638,850                              | 1,410,150                               | 18,030,910         | (61,757,343)          | 18,030,910                              | 62,322,567         |                 |
|      | -  | -                                       | -                  | (1,194,700)           | -                                       | (1,194,700)        |                 |
| 15   | 1,895,396                                | -                                       | -                  | -                     | -                                       | 1,895,396          |                 |
| 15   | 1,290,847                                | (232,420)                               | -                  | -                     | -                                       | 1,058,427          |                 |
|      | -  | 232,420                                 | -                  | -                     | -                                       | 232,420            |                 |
|      | -  | (1,410,150)                             | -                  | 1,410,150             | -                                       | -                  |                 |
|      | 3,186,243                                | (1,410,150)                             | -                  | 1,410,150             | -                                       | 3,186,243          |                 |
|      | 107,825,093                              | -                                       | 18,030,910         | (61,541,893)          | -                                       | 64,314,110         |                 |

#### Company

At 1 July 2024

Loss for the financial period, representing total comprehensive loss for the financial period

#### Transactions with owners:

Issuance of ordinary shares:

- private placement

- exercise of SIS options

Grant of SIS options

Cancellation of SIS options

Total transactions with owners

At 31 December 2025

## Statements Of Changes In Equity For The Financial Period From 1 July 2024 To 31 December 2025 (Cont'd)

| Attributable to the owners of the parent  |                        |   |                          |                             |                       |                       |
|---|------------------------|---|--------------------------|-----------------------------|-----------------------|-----------------------|
|   | Non-Distributable      |   |                          |                             |                       |                       |
|   | Share<br>Capital<br>RM | Share Issuance<br>Scheme<br>Option<br>Reserve<br>RM | Warrant<br>Reserve<br>RM | Accumulated<br>Losses<br>RM | Total<br>Equity<br>RM | Total<br>Equity<br>RM |
| <b>Company</b>  |                        |   |                          |                             |                       |                       |
| At 1 January 2023   | 70,734,025             | 2,057,094   | -                        | (23,081,444)                | 49,709,675            |                       |
| Loss for the financial period, representing total comprehensive loss for the financial period | -                      | -   | -                        | (24,622,392)                | (24,622,392)          |                       |
| <b>Transactions with owners:</b>  |                        |   |                          |                             |                       |                       |
| Issuance of ordinary shares:  |                        |   |                          |                             |                       |                       |
| - private placement   | 18,763,523             | -   | -                        | -                           | 18,763,523            |                       |
| - exercise of SIS options   | 10,741,302             | (3,986,889)   | -                        | -                           | 6,754,413             |                       |
| - purchase of land  | 4,400,000              | -   | -                        | -                           | 4,400,000             |                       |
| Grant of SIS options  | -                      | 7,317,348   | -                        | -                           | 7,317,348             |                       |
| Bonus issuance of warrants  | -                      | -   | 18,030,910               | (18,030,910)                | -                     |                       |
| Cancellation of SIS options   | -                      | (3,977,403)   | -                        | 3,977,403                   | -                     |                       |
| Total transactions with owners  | 33,904,825             | (646,944)   | 18,030,910               | (14,053,507)                | 37,235,284            |                       |
| At 30 June 2024   | 104,638,850            | 1,410,150   | 18,030,910               | (61,757,343)                | 62,322,567            |                       |

The accompanying notes form an integral part of the financial statements.

**Company**  
At 1 January 2023  
Loss for the financial period, representing total comprehensive loss for the financial period

**Transactions with owners:**

Issuance of ordinary shares:  
- private placement  
- exercise of SIS options  
- purchase of land  
Grant of SIS options  
Bonus issuance of warrants  
Cancellation of SIS options  
Total transactions with owners  
At 30 June 2024

## STATEMENTS OF CASH FLOWS

### FOR THE FINANCIAL PERIOD FROM 1 JULY 2024 TO 31 DECEMBER 2025

|   | Group                        |                             | Company                      |                             |
|---|------------------------------|-----------------------------|------------------------------|-----------------------------|
|   | 1.7.2024<br>to<br>31.12.2025 | 1.1.2023<br>to<br>30.6.2024 | 1.7.2024<br>to<br>31.12.2025 | 1.1.2023<br>to<br>30.6.2024 |
| Note  | RM                           | RM                          | RM                           | RM                          |
| <b>Cash Flows from Operating Activities</b>             |                              |                             |                              |                             |
| Loss before tax   | (22,800,528)                 | (52,043,032)                | (276,473)                    | (24,622,392)                |
| Adjustments for:  |                              |                             |                              |                             |
| Depreciation of :                                       |                              |                             |                              |                             |
| - plant and equipment                                   | 172,757                      | 175,906                     | 1,364                        | 1,438                       |
| - right-of-use assets                                   | 76,725                       | 102,832                     | -                            | -                           |
| Fair value loss on investment properties                | 2,255,444                    | 12,126,417                  | -                            | -                           |
| Finance costs   | 255,247                      | 296,574                     | -                            | -                           |
| Finance income  | (104,647)                    | (110,973)                   | -                            | -                           |
| Impairment loss on amount due from subsidiary companies | -                            | -                           | -                            | 14,251,471                  |
| Impairment loss on other receivables                    | 654,708                      | 13,483,650                  | -                            | -                           |
| Impairment loss on trade receivables                    | 5,040,030                    | -                           | -                            | -                           |
| Share-based payments expenses                           | 232,420                      | 7,317,348                   | 232,420                      | 7,317,348                   |
| Unrealised loss/(gain) on foreign exchange              | 1,708,383                    | (1,473,603)                 | -                            | -                           |
| Operating loss before working capital changes           | <u>(12,509,461)</u>          | <u>(20,124,881)</u>         | <u>(42,689)</u>              | <u>(3,052,135)</u>          |

## Statements Of Cash Flows For The Financial Period From 1 July 2024 To 31 December 2025 (Cont'd)

|   | Group                        |                             | Company                      |                             |
|---|------------------------------|-----------------------------|------------------------------|-----------------------------|
|   | 1.7.2024<br>to<br>31.12.2025 | 1.1.2023<br>to<br>30.6.2024 | 1.7.2024<br>to<br>31.12.2025 | 1.1.2023<br>to<br>30.6.2024 |
| Note  | RM                           | RM                          | RM                           | RM                          |
| <b>Changes in working capital:</b>            |                              |                             |                              |                             |
| Inventories                                   | (343,738)                    | (27,668,610)                | -                            | -                           |
| Trade receivables                             | (9,047,983)                  | (2,002,843)                 | -                            | -                           |
| Other receivables                             | 2,738,277                    | 5,286,592                   | (1,740,177)                  | 655,536                     |
| Trade payables                                | 5,351,416                    | 6,635,421                   | 37,897                       | 25,156                      |
| Other payables                                | 4,721,151                    | 426,530                     | 1,190,155                    | 216,124                     |
| Contract assets                               | 7,518,372                    | (5,153,919)                 | -                            | -                           |
|   | <u>10,937,495</u>            | <u>(22,476,829)</u>         | <u>(512,125)</u>             | <u>896,816</u>              |
| Cash used in operations                       | (1,571,966)                  | (42,601,710)                | (554,814)                    | (2,155,319)                 |
| Interest received                             | 104,647                      | 110,973                     | -                            | -                           |
| Interest paid                                 | (255,247)                    | (296,574)                   | -                            | -                           |
| Tax refunded                                  | 252,668                      | 40,211                      | -                            | -                           |
| Tax paid                                      | -                            | (257,413)                   | -                            | -                           |
|   | <u>102,068</u>               | <u>(402,803)</u>            | <u>-</u>                     | <u>-</u>                    |
| Net cash used in operating activities         | <u>(1,469,898)</u>           | <u>(43,004,513)</u>         | <u>(554,814)</u>             | <u>(2,155,319)</u>          |
| <b>Cash Flows from Investing Activities</b>   |                              |                             |                              |                             |
| Acquisition of plant and equipment            | (4,341)                      | (44,710)                    | (2,500)                      | -                           |
| Additional investment in a subsidiary company | -                            | -                           | (98)                         | -                           |
| Incorporation of a subsidiary company         | -                            | -                           | (2)                          | -                           |
| Advances to subsidiary companies              | -                            | -                           | (2,544,500)                  | (22,204,038)                |
| Net cash used in investing activities         | <u>(4,341)</u>               | <u>(44,710)</u>             | <u>(2,547,100)</u>           | <u>(22,204,038)</u>         |

## Statements Of Cash Flows

### For The Financial Period From 1 July 2024 To 31 December 2025 (Cont'd)

|   | Group                        |                             | Company                      |                             |
|---|------------------------------|-----------------------------|------------------------------|-----------------------------|
|   | 1.7.2024<br>to<br>31.12.2025 | 1.1.2023<br>to<br>30.6.2024 | 1.7.2024<br>to<br>31.12.2025 | 1.1.2023<br>to<br>30.6.2024 |
| Note  | RM                           | RM                          | RM                           | RM                          |
| <b>Cash Flows from Financing Activities</b>                               |                              |                             |                              |                             |
| Advances from/(Repayment to) subsidiary companies                         | -                            | -                           | 1,190                        | (2,066,110)                 |
| Upliftment of pledged fixed deposits                                      | 172,304                      | 3,804,483                   | -                            | -                           |
| Payment of term loans   | (288,505)                    | (275,777)                   | -                            | -                           |
| Payment of lease liabilities  | -                            | (86,192)                    | -                            | -                           |
| Advances from/(Repayment to) Directors                                    | 275,628                      | (197,285)                   | 160,363                      | -                           |
| Proceeds from issuance of ordinary shares pursuant to:                    |                              |                             |                              |                             |
| - private placement   | 1,895,396                    | 18,763,523                  | 1,895,396                    | 18,763,523                  |
| - exercise of SIS options   | 1,058,427                    | 6,754,413                   | 1,058,427                    | 6,754,413                   |
| Net cash from financing activities  | 3,113,250                    | 28,763,165                  | 3,115,376                    | 23,451,826                  |
| <b>Net changes in cash and cash equivalents</b>                           | 1,639,011                    | (14,286,058)                | 13,462                       | (907,531)                   |
| <b>Cash and cash equivalents at the beginning of the financial period</b> | 1,034,643                    | 13,824,974                  | 8,454                        | 915,985                     |
| Effect of exchange translation differences                                | (1,730,170)                  | 1,495,727                   | -                            | -                           |
| <b>Cash and cash equivalents at the end of the financial period</b>       | 943,484                      | 1,034,643                   | 21,916                       | 8,454                       |

## Statements Of Cash Flows For The Financial Period From 1 July 2024 To 31 December 2025 (Cont'd)

|  | Note | Group                              |                                   | Company                            |                                   |
|--|------|------------------------------------|-----------------------------------|------------------------------------|-----------------------------------|
|  |      | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM |
| <b>Cash and cash equivalents<br/>at the end of the financial<br/>period comprises:</b> |      |                                    |                                   |                                    |                                   |
| Cash and bank balances   | 14   | 943,484                            | 1,034,643                         | 21,916                             | 8,454                             |
| Fixed deposits with<br>licensed banks  | 14   | -                                  | 172,304                           | -                                  | -                                 |
|  |      | <u>943,484</u>                     | <u>1,206,947</u>                  | <u>21,916</u>                      | <u>8,454</u>                      |
| Less: Fixed deposits<br>pledged to licensed<br>banks                                   | 14   | -                                  | (172,304)                         | -                                  | -                                 |
|  |      | <u>943,484</u>                     | <u>1,034,643</u>                  | <u>21,916</u>                      | <u>8,454</u>                      |
| <b>Note to statements<br/>of cash flows</b>  |      |                                    |                                   |                                    |                                   |
| <b><u>Cash flows for<br/>leases as a lessee</u></b>                                    |      |                                    |                                   |                                    |                                   |
| <b>Included in operating<br/>activities</b>  |      |                                    |                                   |                                    |                                   |
| Interest paid in relation<br>to lease liabilities                                      | 24   | -                                  | 104                               | -                                  | -                                 |
| Lease expenses relating to<br>short-term leases  | 25   | -                                  | 104                               | -                                  | -                                 |
| <b>Included in financing<br/>activities</b>  |      |                                    |                                   |                                    |                                   |
| Payment of lease liabilities   | 21   | -                                  | 86,296                            | -                                  | -                                 |
| <b>Total cash outflows for leases</b>  |      | <u>-</u>                           | <u>86,504</u>                     | <u>-</u>                           | <u>-</u>                          |

The accompanying notes form an integral part of the financial statements.

# NOTES TO THE FINANCIAL STATEMENTS

## 31 DECEMBER 2025

### 1. Corporate Information

The Company is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of the Bursa Malaysia Securities Berhad.

The principal place of business of the Company is located at L21-03, Level 21, PJX-HM Shah Tower, No. 16A, Persiaran Barat, 46050 Petaling Jaya, Selangor.

The registered office of the Company is located at B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No.1, Medan Syed Putra Utara, 59200 Kuala Lumpur.

The Company is principally engaged in the business of investment holding and the provision of management services. The principal activities of its subsidiary companies are disclosed in Note 7 to the financial statements. There have been no significant changes in the nature of these activities during the financial period.

On 30 June 2025, the Company changed its financial year from 30 June 2025 to 31 December 2025. Consequently, the current financial statements cover the period of 18 months from 1 July 2024 to 31 December 2025.

### 2. Basis of Preparation

#### (a) Statement of compliance

The financial statements of the Group and of the Company have been prepared in accordance with Malaysian Financial Reporting Standards (“MFRSs”), IFRS Accounting Standards and the requirements of the Companies Act, 2016 in Malaysia.

The financial statements of the Group and of the Company have been prepared under the historical cost convention, unless otherwise indicated in the material accounting policy information below.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 2. Basis of Preparation (Cont'd)

#### (a) Statement of compliance (Cont'd)

##### **Adoption of new standards/amendments/improvements to MFRSs**

At the beginning of current financial period, the Group and the Company adopted new standards/amendments/improvements to MFRSs which are mandatory for the financial periods beginning on or after 1 July 2024.

The initial application of the amendments/improvements to the MFRSs did not have any material impact to the financial statement of the Group and of the Company.

##### **Standards issued but not yet effective**

The Group and the Company have not applied the following new standards and amendments to MFRSs that have been issued by the MASB but are not yet effective for the Group and for the Company:

|  |   | <b>Effective dates for<br/>financial periods<br/>beginning on or after</b> |
|--|---|--|
| Amendments to MFRS 121                                       | Lack of Exchangeability   | 1 January 2025   |
| Amendments to MFRS 7 and MFRS 9                              | Amendments to Classification and Measurement of Financial Instruments   | 1 January 2026   |
| Amendments to MFRS 7 and MFRS 9                              | Contracts referencing Nature-dependent Electricity  | 1 January 2026   |
| Annual Improvements to MFRS Accounting Standards - Volume 11 |   | 1 January 2026   |
|  | <ul style="list-style-type: none"> <li>• Amendments to MFRS 1</li> <li>• Amendments to MFRS 7</li> <li>• Amendments to MFRS 9</li> <li>• Amendments to MFRS 10</li> <li>• Amendments to MFRS 107</li> </ul> |  |
| MFRS 18  | Presentation and Disclosure in Financial Statements   | 1 January 2027   |
| MFRS 19 and Amendments to MFRS 19                            | Subsidiaries without Public Accountability: Disclosures   | 1 January 2027   |
| Amendments to MFRS 21  | Translation to a Hyperinflationary Presentation Currency  | 1 January 2027   |
| Amendments to MFRS 10 and MFRS 128                           | Sale or Contribution of Assets between an Investor and its Associate or Joint Venture   | Deferred until further notice  |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 2. Basis of Preparation (Cont'd)

##### (a) Statement of compliance (Cont'd)

##### **Standards issued but not yet effective (Cont'd)**

The Group and the Company intend to adopt the above new standards and amendments to MFRSs, if applicable, when they become effective.

The initial application of the abovementioned new standards or amendments to the MFRSs are not expected to have any material financial impacts on the financial statements of the Group and of the Company except for:

##### *MFRS 18 Presentation and Disclosure in Financial Statements*

MFRS 18 Presentation in Disclosure in Financial Statements introduces three sets of new requirements to improve companies' reporting of financial performance:

- Improved comparability in the statement of profit or loss (income statement);
- Enhanced transparency of management defined performance measures;
- More useful grouping of information in the financial statements.

MFRS 18 replaces MFRS 101 Presentation of Financial Statements. It carries forward many requirements from MFRS 101 unchanged. MFRS 18 is effective for annual reporting periods beginning on or after 1 January 2027, but companies can apply it earlier.

The Group and the Company are currently working to identify all impacts the amendments will have on the financial statements and notes to the financial statements.

##### *MFRS 19 Subsidiaries without Public Accountability: Disclosures and Amendments to MFRS 19 Subsidiaries without Public Accountability Disclosures*

MFRS 19 specifies the disclosure requirements an entity is permitted to apply instead of the disclosure requirements in other Malaysian Financial Reporting Standards.

An entity is only permitted to apply MFRS 19 when:

- it is a subsidiary
- it does not have public accountability, and
- its ultimate or any intermediate parent produces consolidated financial statements available for public use that comply with Malaysian Financial Reporting Standards.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 2. Basis of Preparation (Cont'd)

#### (a) Statement of compliance (Cont'd)

##### **Standards issued but not yet effective (Cont'd)**

##### *MFRS 19 Subsidiaries without Public Accountability: Disclosures and Amendments to MFRS 19 Subsidiaries without Public Accountability Disclosures (Cont'd)*

A subsidiary has public accountability if:

its debt or equity instruments are traded in a public market or it is in the process of issuing such instruments for trading in a public market (a domestic or foreign stock exchange or an over-the counter market, including local and regional markets), or it holds assets in a fiduciary capacity for a broad group of outsiders as one of its primary businesses (for example, banks, credit unions, insurance companies, securities brokers/dealers, mutual funds and investment banks often meet this second criterion).

Eligible entities can, but are not required to, apply MFRS 19 in its consolidated, separate or individual financial statements.

The disclosure requirements in MFRS 19 are a reduced version of the disclosure requirements set out in other Malaysian Financial Reporting Standards.

An eligible subsidiary that applies MFRS 19 is required to apply the requirements in other Malaysian Financial Reporting Standards for recognition, measurement and presentation requirements. For disclosure requirements, it applies MFRS 19 instead of the disclosure requirements in other Malaysian Financial Reporting Standards, except in specified circumstances.

In accordance with MFRS 18 Presentation and Disclosure in Financial Statements, an entity applying MFRS 19 is not required to provide a specific disclosure required by MFRS 19 if the information resulting from that disclosure would not be material.

An entity is required to consider whether to provide additional disclosures when compliance with the specific requirements in MFRS 19 is insufficient to enable users of financial statements to understand the effect of transactions and other events and conditions on the entity's financial position and financial performance.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 2. Basis of Preparation (Cont'd)

#### (a) Statement of compliance (Cont'd)

##### **Standards issued but not yet effective (Cont'd)**

##### *MFRS 19 Subsidiaries without Public Accountability: Disclosures and Amendments to MFRS 19 Subsidiaries without Public Accountability Disclosures (Cont'd)*

The amendments in Amendments to MFRS 19 Subsidiaries without Public Accountability:

Disclosures are as follows:

- The disclosure requirements by excluding disclosure objectives relating to supplier finance arrangements, lack of exchangeability, Pillar Two model rules, classification and measurement of financial instruments, and non-current liabilities with covenants.
- It reduced disclosure requirements relating to supplier finance arrangements.
- It excluded disclosure requirements that are in fact guidance, not requirements.
- It replaced disclosure requirements relating to management-defined performance measures by a cross-reference to MFRS 18.

MFRS 19 and Amendments to MFRS 19 are effective for reporting periods beginning on or after 1 January 2027. Earlier application is permitted.

As the Group is publicly traded company, it is not eligible to elect to apply MFRS 19 and Amendments to MFRS 19.

#### (b) Functional and presentation currency

These financial statements are presented in Ringgit Malaysia (“RM”), which is the Group’s and the Company’s functional currency. All financial information is presented in RM except when otherwise stated.

#### (c) Significant accounting judgements, estimates and assumptions

The preparation of the Group’s and of the Company’s financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the reporting date. However, uncertainty about these assumptions and estimates could result in outcomes that could require a material adjustment to the carrying amount of the asset or liability affected in the future.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 2. Basis of Preparation (Cont'd)

#### (c) Significant accounting judgements, estimates and assumptions (Cont'd)

##### **Judgements**

The following are the judgements made by management in the process of applying the Group's accounting policies that have the most significant effect on the amounts recognised in the financial statements:

##### Satisfaction of performance obligations in relation to contracts with customers

The Group is required to assess each of its contracts with customers to determine whether performance obligations are satisfied over time or at a point in time in order to determine the appropriate method for recognising revenue. This assessment was made based on the terms and conditions of the contracts, and the provisions of relevant laws and regulations.

The Group recognises revenue over time in the following circumstances:

- (a) the customer simultaneously receives and consumes the benefits provided by the Group's performance as the Group performs;
- (b) the Group does not create an asset with an alternative use to the Group and has an enforceable right to payment for performance completed to date; and
- (c) the Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced.

Where the above criteria are not met, revenue is recognised at a point in time. Where revenue is recognised at a point of time, the Group assesses each contract with customers to determine when the performance obligation of the Group under the contract is satisfied.

##### Determining the lease term of contracts with renewal and termination options – Group as lessee

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 2. Basis of Preparation (Cont'd)

- (c) Significant accounting judgements, estimates and assumptions (Cont'd)

#### **Judgements (Cont'd)**

##### Determining the lease term of contracts with renewal and termination options – Group as lessee (Cont'd)

The Group applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate.

The Group excludes the renewal period as part of the lease term for leases of building with non-cancellable period included as part of the lease term as these are reasonably certain to be exercised because there will not be a significant effect on operation and a replacement asset can be readily available.

#### **Key sources of estimation uncertainty**

The key assumptions concerning the future and other key sources of estimation uncertainty at the end of the reporting period, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period are set out below:

##### Useful lives of plant and equipment and right-of-use (“ROU”) assets

The Group regularly review the estimated useful lives of plant and equipment and ROU assets based on factors such as business plan and strategies, expected level of usage and future technological developments. Future results of operations could be materially affected by changes in these estimates brought about by changes in the factors mentioned above. A reduction in the estimated useful lives of plant and equipment and ROU assets would increase the recorded depreciation and decrease the value of plant and equipment and ROU assets. The details of plant and equipment and ROU assets are disclosed in Notes 4 and 6 to the financial statements respectively.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 2. Basis of Preparation (Cont'd)

#### (c) Significant accounting judgements, estimates and assumptions (Cont'd)

##### **Key sources of estimation uncertainty (Cont'd)**

###### Impairment of investment in subsidiary companies

The Company reviews its investments in subsidiary companies when there are indicators of impairment. Impairment is measured by comparing the carrying amount of an investment with its recoverable amount. Significant judgement is required in determining the recoverable amount. Estimating the recoverable amount requires the Company to make an estimate of the expected future cash flows from the cash-generating units and also to determine a suitable discount rate in order to calculate the present value of those cash flows.

The carrying amount at the reporting date for investments in subsidiary companies is disclosed in Note 7 to the financial statements.

###### Fair value of investment properties

The Group carries its investment properties at fair value, with changes in fair value being recognised in profit or loss. The Group engaged an independent valuation specialist to assess fair value as at 31 December 2025 for investment properties. For investment properties, a valuation methodology based on sales comparison approach. The investment properties were valued by reference to market-based evidence, using comparable prices adjusted for specific market factors such as nature, location and condition of the property.

The key assumptions used to determine the fair value of the properties are disclosed in Note 5 to the financial statements.

###### Inventories valuation

Inventories are measured at the lower of cost and net realisable value. The Group estimates the net realisable value of inventories based on an assessment of expected sales prices less estimated cost to sell. Demand levels and pricing competition could change from time to time. If such factors result in an adverse effect on the Group's products, the Group might be required to reduce the value of its inventories. Details of inventories are disclosed in Note 9 to the financial statements.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 2. Basis of Preparation (Cont'd)

- (c) Significant accounting judgements, estimates and assumptions (Cont'd)

##### **Key sources of estimation uncertainty (Cont'd)**

###### Revenue from construction contracts

Construction revenue and costs are recognised over the period of the contract in the profit or loss by reference to the progress towards complete satisfaction of that performance obligation.

The progress towards complete satisfaction of performance obligation is measured based on the physical proportion of contract work-to-date certified by professional consultants. Significant judgement is required in determining the progress based on the certified work-to-date corroborated by the level of completion of the construction based on actual costs incurred to-date over the estimated total construction costs. The total estimated construction costs are based on approved budgets, which require assessments and judgements to be made on changes in, for example, work scope, changes in costs and costs to completion. In making the judgement, the Group evaluates based on past experience, the work of specialists and a continuous monitoring mechanism.

The carrying amounts of contract assets and contract liabilities of the Group arising from construction activities at the end of the reporting period are disclosed in Note 12 to the financial statements.

###### Discount rate used in leases

Where the interest rate implicit in the lease cannot be readily determined, the Group uses the incremental borrowing rate to measure the lease liabilities. The incremental borrowing rate is the interest rate that the Group would have to pay to borrow over a similar term, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. Therefore, the incremental borrowing rate requires estimation, particularly when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The Group estimates the incremental borrowing rate using observable inputs when available and is required to make certain entity-specific estimates.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 2. Basis of Preparation (Cont'd)

#### (c) Significant accounting judgements, estimates and assumptions (Cont'd)

##### **Key sources of estimation uncertainty (Cont'd)**

##### Provision for expected credit loss of financial assets and contract assets at amortised cost

The Group and the Company review the recoverability of its receivables and contract assets, including trade and other receivable and amount due from subsidiary companies at each reporting date to assess whether an impairment loss should be recognised. The impairment provisions for receivables and contract assets are based on assumptions about risk of default and expected loss rates. The Group and the Company use judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Group's and the Company's past history, existing market conditions at the end of each reporting period.

The carrying amounts at the reporting date for trade, other receivables, contract assets and amount due from subsidiary companies are disclosed in Notes 10, 11, 12, and 13 to the financial statements respectively.

##### Income taxes

Judgement is involved in determining the provision for income taxes. There are certain transactions and computations for which the ultimate tax determination is uncertain during the ordinary course of business.

The Group recognises tax liabilities based on its understanding of the prevailing tax laws and estimate of whether such taxes will be due in the ordinary course of business. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax expense and deferred tax provisions in the period in which such determination is made.

### 3. Material Accounting Policy Information

The Group and the Company apply the material accounting policy information set out below.

#### (a) Basis of consolidation

##### (i) Investment in subsidiaries

In the Company's separate financial statements, investment in subsidiaries are stated at cost less any accumulated impairment losses.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 3. Material Accounting Policy Information (Cont'd)

##### (a) Basis of consolidation (Cont'd)

##### (ii) Business combination

Subsidiaries are consolidated using the acquisition method of accounting for business combination of entities under acquisition.

##### (iii) Goodwill on consolidation

Goodwill is measured at cost less accumulated impairment losses. Goodwill is not amortised but instead, it is reviewed for impairment annually or more frequent when there is objective evidence that the carrying value may be impaired.

##### (b) Plant and equipment

Plant and equipment are stated at cost less accumulated depreciation and accumulated impairment losses.

The cost of plant and equipment recognised as a result of a business combination is based on fair value at acquisition date. The fair value of other items of plant and equipment is based on the quoted market prices for similar items.

Depreciation is recognised in the profit or loss on straight-line basis to write off the cost of each asset to its residual value over its estimated useful life.

Plant and equipment are depreciated based on the depreciation rate of the assets as follows:

|                               |            |
|-------------------------------|------------|
| Computer and software         | 20%        |
| Motor vehicles                | 20%        |
| Office equipment and fixtures | 10% to 20% |
| Renovation                    | 25%        |

##### (c) Leases

##### (i) As lessee

The Group and the Company recognise a ROU asset and a lease liability at the lease commencement date. The ROU asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or site on which it is located, less any lease incentives received.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 3. Material Accounting Policy Information (Cont'd)

#### (c) Leases (Cont'd)

##### (i) As lessee (Cont'd)

The ROU asset is subsequently measured at cost less any accumulated depreciation, accumulated impairment loss and, if applicable, adjusted for any remeasurement of lease liabilities.

The ROU asset under cost model is depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the ROU asset or the end of the lease term. The estimated useful lives of the ROU assets are determined on the same basis as those of plant and equipment as follows:

|                |                                 |
|----------------|---------------------------------|
| Buildings      | Over the remaining lease period |
| Motor vehicles | 5 years                         |

The lease liability is initially measured at the present value of future lease payments at the commencement date, discounted using the respective Group entities' incremental borrowing rates. Lease payments included in the measurement of the lease liability include fixed payments, any variable lease payments, amount expected to be payable under a residual value guarantee, and exercise price under an extension option that the Group and the Company are reasonably certain to exercise.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in rate, or if the Group or the Company changes its assessment of whether it will exercise an extension or termination option.

Lease payments associated with short term leases and leases of low value assets are recognised on a straight-line basis as an expense in profit or loss. Short term leases are leases with a lease term of 12 months or less and do not contain a purchase option. Low value assets are those assets valued at less than RM20,000 each when purchased new.

##### (ii) As lessor

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. Leases in which the Group or the Company does not transfer substantially all the risks and rewards of ownership of an asset are classified as operating leases.

If the lease arrangement contains lease and non-lease components, the Group and the Company apply MFRS 15 *Revenue from Contracts with Customers* to allocate the consideration in the contract based on the stand-alone selling price.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 3. Material Accounting Policy Information (Cont'd)

##### (c) Leases (Cont'd)

##### (ii) As lessor (Cont'd)

The Group and the Company recognise assets held under a finance lease in its statements of financial position and presents them as a receivable at an amount equal to the net investment in the lease. The Group and the Company use the interest rate implicit in the lease to measure the net investment in the lease.

Subsequent to initial recognition, the Group regularly reviews the estimated unguaranteed residual value and applies the impairment requirements of MFRS 9 *Financial Instrument*, recognising an allowance for expected credit losses ("ECLs") on the lease receivables.

The Group recognises lease payments under operating leases as income on a straight-line basis over the lease term unless another systematic basis is more representative of the pattern in which benefit from the use of the underlying asset is diminished. Contingent rents are recognised as revenue in the period in which they are earned.

##### (d) Investment properties

Investment properties are measured initially at cost, including transaction costs. Subsequently, investment properties are measured at fair value which reflects market conditions at the reporting date. Gains and losses arising from changes in the fair values of investment properties are recognised in profit or loss for the period in which they arise. Where the fair value of the investment property under construction is not reliably determinable, the investment property under construction is measured at cost until either its fair value becomes reliably determinable or construction is complete, whichever is earlier.

Investment properties are valued by independent professionally qualified valuers, having appropriate recognised professional qualifications and recent experience in the locations and segments of the investment properties valued. The management team reviewed and discussed the valuations, including valuation processes, performed by the independent valuers for financial reporting purposes.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 3. Material Accounting Policy Information (Cont'd)

#### (e) Financial assets

The Group and the Company determine the classification of their financial assets at initial recognition as amortised cost, and the categories include trade and other receivables, amount due from subsidiary companies and deposits, bank and cash balances.

#### (f) Financial liabilities

After initial recognition, the Group and the Company determine that financial liabilities that are not carried at fair value through profit or loss are subsequently measured at amortised cost using the effective interest method.

#### (g) Inventories

Inventories are stated at the lower of cost and net realisable value.

#### Property under development and completed property

Property under development consists of the cost of land and all costs that are directly attributable to development activities or that can be allocated on a reasonable basis to such activities, including common costs such as the cost of constructing mandatory infrastructure, amenities and affordable houses (net of estimated approved selling prices) and other related costs.

Properties development costs attributable to unsold properties, upon completion, are transferred to completed properties held for sale.

The cost of completed properties includes costs of land and related development cost or its purchase costs and incidental cost of acquisition. Cost is determined on a specific identification basis.

#### (h) Impairment of assets

##### (i) Non-financial assets

The carrying amounts of non-financial assets (except for inventories and investment property measured at fair value) are reviewed at the end of each reporting period to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated.

For the purpose of impairment testing, assets are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or cash-generating units.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 3. Material Accounting Policy Information (Cont'd)

##### (h) Impairment of assets (Cont'd)

##### (i) Non-financial assets (Cont'd)

An impairment loss is recognised if the carrying amount of an asset or cash-generating unit exceeds its estimated recoverable amount. Impairment loss is recognised in profit or loss. Impairment losses recognised in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to the cash-generating unit (group of cash-generating units) and then to reduce the carrying amounts of the other assets in the cash-generating unit (group of cash-generating units) on a pro rata basis.

Impairment losses recognised in prior periods are assessed at the end of each reporting period for any indications that the loss has decreased or no longer exists. An impairment loss is reversed only if there has been a change in the estimates used to determine the recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation or amortisation, had no impairment loss been recognised for asset in prior financial years. Such reversal is recognised in the profit or loss.

##### (ii) Financial assets

The Group and the Company recognise an allowance for expected credit losses ("ECLs") for all debt instruments not held at FVTPL.

Impairment for other receivables, contract assets and inter-company balances of the Group and of the Company are recognised based on the general approach using the forward-looking ECL model. Impairment for trade receivables of the Group and of the Company are recognised based on the simplified approach.

##### (i) Shared-based payment transactions

The Group operates an equity-settled, share-based compensation plan for the employees of the Group. Employee services received in exchange for the grant of the share options is recognised as an expense in the profit and loss over the vesting periods of the grant with a corresponding increase in equity.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 3. Material Accounting Policy Information (Cont'd)

##### (i) Shared-based payment transactions (Cont'd)

The total amount to be expensed over the vesting period is determined by reference to the fair value of the share options granted, excluding the impact of any non-market vesting conditions (for example, profitability and sales growth targets). Non-market vesting conditions are included in assumptions about the number of options that are expected to be vested. At the end of each reporting date, the Group revises its estimates of the number of share options that are expected to be vested. It recognises, the impact of the revision of original estimates, if any, in the profit and loss, with a corresponding adjustment to the equity.

When the options are exercised, the Company issues new shares. The proceeds received net of any directly attributable transaction costs are credited to share capital when the options are exercised. When options are not exercised and lapsed, the share option reserve is transferred to retained earnings or accumulated losses.

##### (j) Revenue recognition

###### (i) Revenue from contracts with customers

Revenue is recognised when the Group satisfied a performance obligation (“PO”) by transferring a promised good or services to the customer, which is when the customer obtains control of the good or service. A PO may be satisfied at a point in time or over time. The amount of revenue recognised is the amount allocated to the satisfied PO.

The Group recognises revenue from the following major sources:

###### (a) Revenue from property development

The Group recognises revenue from property development over time when control over the property has been transferred to the customers. Revenue from property development is measured at the fixed transaction price agreed under the sales and purchase agreement.

Revenue is recognised over the period of the contract using input method (or cost-to-cost method) to measure the progress towards complete satisfaction of the performance obligations under the sale and purchase agreement, i.e., based on the proportion of property development costs incurred for work performed up to the end of the reporting period as a percentage of the estimated total costs of development of the contract.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 3. Material Accounting Policy Information (Cont'd)

(j) Revenue recognition (Cont'd)

(i) Revenue from contracts with customers (Cont'd)

(a) Revenue from property development (Cont'd)

The Group becomes entitled to invoice customers for construction of promised properties based on achieving a series of performance-related milestones (i.e., progress billing). The Group will previously have recognised a contract asset for any work performed. Any amount previously recognised as a contract asset is reclassified to trade receivables at the point at which it is invoiced to the customer. If the progress billing exceeds the revenue recognised to date, the Group recognises a contract liability for the difference. There is not considered to be a significant financing component in contracts with customers as the period between the recognition of revenue and the progress billing is always less than one year.

Revenue from sales of completed properties is recognised at a point in time, being when the control of the properties has been passed to the purchasers. And, it is probable that the Group will collect the considerations to which it will be entitled to in exchange for the properties sold.

(b) Revenue from construction contracts

The Group recognises revenue from construction contracts over time when control over the asset has been transferred to the customers. Revenue from construction contracts is measured at the transaction price agreed under the construction contracts.

Revenue is recognised over the period of the contract using the output method to measure the progress towards complete satisfaction of the performance obligations under the construction contract, i.e., based on the level of completion of the physical proportion of contract work to date, certified by professional consultants.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 3. Material Accounting Policy Information (Cont'd)

#### (j) Revenue recognition (Cont'd)

##### (i) Revenue from contracts with customers (Cont'd)

##### (b) Revenue from construction contracts (Cont'd)

The Group becomes entitled to invoice customers for construction of promised asset based on achieving a series of performance-related milestones (i.e., progress billing). The Group previously have recognised a contract asset for any work performed. Any amount previously recognised as a contract asset is reclassified to trade receivables at the point at which it is invoiced to the customer. If the progress billing exceeds the revenue recognised to-date, the Group recognises a contract liability for the difference. There is not considered to be a significant financing component in contracts with customers as the period between the recognition of revenue and the progress billing is always less than one year.

##### (c) Rendering of services

Revenue from services and management fees are recognised in the reporting period in which the services are rendered, which simultaneously received and consumes the benefits provided by the Group, and the Group has a present right to payment for the services.

##### (ii) Rental income

Rental income is accounted for on a straight-line basis over the lease terms. The aggregate costs of incentives provided to lessees are recognised as a reduction of rental income over the lease term on a straight-line basis.

##### (iii) Interest income

Interest income is recognised on accruals basis using the effective interest method.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 3. Material Accounting Policy Information (Cont'd)

##### (k) Income taxes

Tax expense in profit or loss comprises current and deferred tax. Current tax and deferred tax are recognised in profit or loss except to the extent that it relates to items recognised directly in equity or other comprehensive income.

Deferred tax is recognised using the liability method for all temporary differences between the carrying amounts of assets and liabilities in the statements of financial position and their tax bases. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the end of the reporting period.

The measurement of deferred tax is based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, at the end of the reporting period.

##### (l) Segments reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-maker. The chief operating decision-makers are responsible for allocating resources and assessing performance of the operating segments and make overall strategic decisions. The Group's operating segments are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different market.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 3. Material Accounting Policy Information (Cont'd)

#### (m) Fair value measurement

Fair value of an asset or a liability, except for share-based payment and lease transactions, is determined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The measurement assumes that the transaction to sell the asset or transfer the liability takes place either in the principal market or in the absence of a principal market, in the most advantageous market.

For non-financial asset, the fair value measurement takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

When measuring the fair value of an asset or a liability, the Group and the Company use observable market data as far as possible. Fair value is categorised into different levels in a fair value hierarchy based on the input used in the valuation technique as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group and the Company can access at the measurement date.
- Level 2: inputs other than quoted prices included within Level 1 that observable for the asset or liability, either directly or indirectly.
- Level 3: unobservable inputs for the asset or liability.

The Group and the Company recognise transfers between levels of the fair value hierarchy as of the date of the event or change in circumstances that caused the transfers.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 4. Plant and Equipment

|                                 | <b>Computer<br/>and<br/>software<br/>RM</b> | <b>Moter<br/>vehicles<br/>RM</b> | <b>Office<br/>equipment<br/>and fixtures<br/>RM</b> | <b>Renovation<br/>RM</b> | <b>Total<br/>RM</b> |
|---------------------------------|---|----------------------------------|---|--------------------------|---------------------|
| <b>Group</b>                    |   |                                  |   |                          |                     |
| <b>31.12.2025</b>               |   |                                  |   |                          |                     |
| <b>At cost</b>                  |   |                                  |   |                          |                     |
| At 1 July 2024                  | 313,704                                     | 6,302                            | 486,862   | 511,619                  | 1,318,487           |
| Additions                       | -   | -                                | 4,341   | -                        | 4,341               |
| At 31 December 2025             | <u>313,704</u>                              | <u>6,302</u>                     | <u>491,203</u>                                      | <u>511,619</u>           | <u>1,322,828</u>    |
| <b>Accumulated depreciation</b> |   |                                  |   |                          |                     |
| At 1 July 2024                  | 273,674                                     | 6,301                            | 215,434   | 189,578                  | 684,987             |
| Charge for the financial period | 20,518                                      | -                                | 85,883  | 66,356                   | 172,757             |
| At 31 December 2025             | <u>294,192</u>                              | <u>6,301</u>                     | <u>301,317</u>                                      | <u>255,934</u>           | <u>857,744</u>      |
| <b>Carrying amount</b>          |   |                                  |   |                          |                     |
| At 31 December 2025             | <u>19,512</u>                               | <u>1</u>                         | <u>189,886</u>                                      | <u>255,685</u>           | <u>465,084</u>      |
| <b>30.6.2024</b>                |   |                                  |   |                          |                     |
| <b>At cost</b>                  |   |                                  |   |                          |                     |
| At 1 January 2023               | 283,463                                     | 6,302                            | 467,185   | 519,728                  | 1,276,678           |
| Additions                       | 23,820                                      | -                                | 20,890  | -                        | 44,710              |
| Reclassification                | 6,421                                       | -                                | (1,213)   | (8,109)                  | (2,901)             |
| At 30 June 2024                 | <u>313,704</u>                              | <u>6,302</u>                     | <u>486,862</u>                                      | <u>511,619</u>           | <u>1,318,487</u>    |
| <b>Accumulated depreciation</b> |   |                                  |   |                          |                     |
| At 1 January 2023               | 254,927                                     | 6,299                            | 127,537   | 123,219                  | 511,982             |
| Charge for the financial period | 21,102                                      | -                                | 88,445  | 66,359                   | 175,906             |
| Reclassification                | (2,355)                                     | 2                                | (548)   | -                        | (2,901)             |
| At 30 June 2024                 | <u>273,674</u>                              | <u>6,301</u>                     | <u>215,434</u>                                      | <u>189,578</u>           | <u>684,987</u>      |
| <b>Carrying amount</b>          |   |                                  |   |                          |                     |
| At 30 June 2024                 | <u>40,030</u>                               | <u>1</u>                         | <u>271,428</u>                                      | <u>322,041</u>           | <u>633,500</u>      |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 4. Plant and Equipment (Cont'd)

|                                    | <b>Computer<br/>and<br/>software<br/>RM</b> | <b>Office<br/>equipment<br/>and fixtures<br/>RM</b> | <b>Total<br/>RM</b> |
|------------------------------------|---|---|---------------------|
| <b>Company</b>                     |   |   |                     |
| <b>31.12.2025</b>                  |   |   |                     |
| <b>At cost</b>                     |   |   |                     |
| At 1 July 2024                     | 167,272                                     | 7,511   | 174,783             |
| Addition                           | -   | 2,500   | 2,500               |
| At 31 December 2025                | <u>167,272</u>                              | <u>10,011</u>                                       | <u>177,283</u>      |
| <b>Accumulated depreciation</b>    |   |   |                     |
| At 1 July 2024                     | 167,253                                     | 6,456   | 173,709             |
| Charge for the financial period    | -   | 1,364   | 1,364               |
| At 31 December 2025                | <u>167,253</u>                              | <u>7,820</u>  | <u>175,073</u>      |
| <b>Carrying amount</b>             |   |   |                     |
| At 31 December 2025                | <u>19</u>                                   | <u>2,191</u>  | <u>2,210</u>        |
| <b>30.6.2024</b>                   |   |   |                     |
| <b>At cost</b>                     |   |   |                     |
| At 1 January 2023/<br>30 June 2024 | <u>167,272</u>                              | <u>7,511</u>  | <u>174,783</u>      |
| <b>Accumulated depreciation</b>    |   |   |                     |
| At 1 January 2023                  | 166,640                                     | 5,631   | 172,271             |
| Charge for the financial period    | 613   | 825   | 1,438               |
| At 30 June 2024                    | <u>167,253</u>                              | <u>6,456</u>  | <u>173,709</u>      |
| <b>Carrying amount</b>             |   |   |                     |
| At 30 June 2024                    | <u>19</u>                                   | <u>1,055</u>  | <u>1,074</u>        |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 5. Investment Properties

|   | <b>Group</b>      |                   |
|---|-------------------|-------------------|
|   | <b>31.12.2025</b> | <b>30.6.2024</b>  |
|   | <b>RM</b>         | <b>RM</b>         |
| <b>At fair value</b>                              |                   |                   |
| At 1 July 2024/1 January 2023                     | 13,532,980        | 24,185,794        |
| Change in fair value recognised in profit or loss | (2,255,444)       | (12,126,417)      |
| Foreign currency translation differences          | (1,708,383)       | 1,473,603         |
| At 31 December 2025/30 June 2024                  | <u>9,569,153</u>  | <u>13,532,980</u> |
| <b>At fair value</b>                              |                   |                   |
| Commercial properties                             | <u>9,569,153</u>  | <u>13,532,980</u> |

The investment properties are situated in Huizhou, China under long leases.

(a) Investment properties under leases

Investment properties comprise a number of leasehold commercial properties that are leased to third parties. Each of the leases contains a cancellable period ranging from Nil (30.6.2024: 3 to 10 years). Subsequent renewals are negotiated with the lessee. No contingent rents are charged.

(b) Fair value basis of investment properties

The investment properties are valued annually at fair value based on market values determined by independent qualified valuer in China amounting to RMB16,638,700 which equivalent to RM9,569,153 (30.6.2024: RMB20,829,200 which equivalent to RM13,532,980). The fair values have been derived using the market comparison approach. Sales prices of comparable commercial properties in close proximity are adjusted for differences in key attributes such as property size, location and market trend. The most significant in put into this valuation approach is the price per square meter of comparable properties. There has been no change to the valuation technique during the financial period.

The fair value of investment properties is within level 3 of the fair value hierarchy. There were no transfers between level 1 and level 2 during the financial period.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 5. Investment Properties (Cont'd)

(c) Income and expenses recognised in profit or loss

The following are recognised in profit or loss in respect of investment properties:

|               | <b>Group</b>                                 |   |
|---------------|--|---|
|               | <b>1.7.2024<br/>to<br/>31.12.2025<br/>RM</b> | <b>1.1.2023<br/>to<br/>30.6.2024<br/>RM</b> |
| Rental income | -  | 12,045                                      |

### 6. Right-of-use Assets

|  | <b>Leasehold<br/>buildings<br/>RM</b> | <b>Motor<br/>vehicles<br/>RM</b> | <b>Total<br/>RM</b> |
|--|---------------------------------------|----------------------------------|---------------------|
| <b>Group</b>   |                                       |                                  |                     |
| <b>31.12.2025</b>                                      |                                       |                                  |                     |
| <b>At cost</b>   |                                       |                                  |                     |
| At 1 July 2024/<br>31 December 2025                    | 4,092,000                             | 277,300                          | 4,369,300           |
| <b>Accumulated depreciation</b>                        |                                       |                                  |                     |
| At 1 July 2024   | 93,775                                | 277,300                          | 371,075             |
| Charge for the financial period<br>At 31 December 2025 | 76,725                                | -                                | 76,725              |
|  | 170,500                               | 277,300                          | 447,800             |
| <b>Carrying amount</b>                                 |                                       |                                  |                     |
| At 31 December 2025                                    | 3,921,500                             | -                                | 3,921,500           |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 6. Right-of-use Assets (Cont'd)

|                                      | Leasehold<br>buildings<br>RM | Motor<br>vehicles<br>RM | Total<br>RM |
|--------------------------------------|------------------------------|-------------------------|-------------|
| <b>Group</b>                         |                              |                         |             |
| <b>30.6.2024</b>                     |                              |                         |             |
| <b>At cost</b>                       |                              |                         |             |
| At 1 January 2023/<br>30 June 2024   | 4,092,000                    | 277,300                 | 4,369,300   |
| <b>Accumulated impairment losses</b> |                              |                         |             |
| At 1 January 2023                    | 17,050                       | 251,193                 | 268,243     |
| Charge for the financial period      | 76,725                       | 26,107                  | 102,832     |
| At 30 June 2024                      | 93,775                       | 277,300                 | 371,075     |
| <b>Carrying amount</b>               |                              |                         |             |
| At 30 June 2024                      | 3,998,225                    | -                       | 3,998,225   |

(a) As at the end of the financial reporting period, the leasehold buildings with carrying amount of RM3,921,500 (30.6.2024: RM3,998,225) have been pledged to licensed banks as security for banking facilities granted to the Group as disclosed in Note 18 to the financial statements.

(b) The Group has lease contracts for leasehold buildings used in its operations. The remaining lease terms of leasehold building is 80 years (30.6.2024: 81 years).

#### 7. Investment in Subsidiary Companies

|                                     | Company          |                 |
|-------------------------------------|------------------|-----------------|
|                                     | 31.12.2025<br>RM | 30.6.2024<br>RM |
| <b>In Malaysia</b>                  |                  |                 |
| <b>At cost</b>                      |                  |                 |
| Unquoted shares                     | 11,450,104       | 11,450,004      |
| Less: Accumulated impairment losses | (3,250,000)      | (3,250,000)     |
|                                     | 8,200,104        | 8,200,004       |
| <b>Outside Malaysia</b>             |                  |                 |
| <b>At cost</b>                      |                  |                 |
| Unquoted shares                     | 8,563,000        | 8,563,000       |
|                                     | 16,763,104       | 16,763,004      |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 7. Investment in Subsidiary Companies (Cont'd)

Movements in the allowance for impairment losses of investment in subsidiary companies are as follows:

|                                  | <b>Company</b>    |                  |
|----------------------------------|-------------------|------------------|
|                                  | <b>31.12.2025</b> | <b>30.6.2024</b> |
|                                  | <b>RM</b>         | <b>RM</b>        |
| At 1 July 2024/1 January 2023    |                   |                  |
| At 31 December 2025/30 June 2024 | 3,250,000         | 3,250,000        |

The details of the subsidiary companies are as follows:

| <b><u>Name of subsidiary</u></b>  | <b><u>Place of business/<br/>Country of incorporation</u></b> | <b><u>Equity interest</u></b> |                         | <b><u>Principal activities</u></b>                            |
|-----------------------------------|---|-------------------------------|-------------------------|---|
|                                   |   | <b><u>31.12.2025</u></b>      | <b><u>30.6.2024</u></b> |   |
|                                   |   | %                             | %                       |   |
| Nagamas Venture Sdn. Bhd.         | Malaysia  | 100                           | 100                     | Project management and consultation                           |
| Nagamas Bizworks Sdn. Bhd.        | Malaysia  | 100                           | 100                     | Property development and construction                         |
| JKI Construction Sdn. Bhd.        | Malaysia  | 100                           | 100                     | General contractor of and for all buildings                   |
| JKI Development Sdn. Bhd.         | Malaysia  | 100                           | 100                     | Property development and construction                         |
| JKI Resources Sdn. Bhd.           | Malaysia  | 100                           | 100                     | General trading, real property holding and investment holding |
| Key Success Development Sdn. Bhd. | Malaysia  | 100                           | 100                     | Property development and investment                           |
| Pristine Bizworks Sdn. Bhd.       | Malaysia  | 100                           | -                       | Dormant   |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 7. Investment in Subsidiary Companies (Cont'd)

The details of the subsidiary companies are as follows: (Cont'd)

| <u>Name of subsidiary</u>                         | <u>Place of business/<br/>Country of incorporation</u> | <u>Equity interest</u> |                  | <u>Principal activities</u>           |
|---|--|------------------------|------------------|---------------------------------------|
|   |  | <u>31.12.2025</u>      | <u>30.6.2024</u> |                                       |
|   |  | <u>%</u>               | <u>%</u>         |                                       |
| Nagamas International (HK) Ltd#                   | Hong Kong  | 100                    | 100              | Property development and investment   |
| Menara Rezeki Properties Sdn. Bhd.*               | Malaysia   | 70                     | 70               | Dormant                               |
| <b><u>Held by Nagamas Venture Sdn. Bhd.:</u></b>  |  |                        |                  |                                       |
| Limpah Restu Development Sdn. Bhd.                | Malaysia   | 100                    | 100              | Real property and housing developer   |
| <b><u>Held by Nagamas Bizworks Sdn. Bhd.:</u></b> |  |                        |                  |                                       |
| Embon Global Venture Sdn. Bhd.                    | Malaysia   | 100                    | 100              | Property development and construction |

\* Subsidiary company audited by other firms of chartered accountants.

# Subsidiary company audited by member firms of UHY International Ltd.

- (i) On 24 January 2025, JKI Resources Sdn. Bhd. increase number of share capital with an issued of share capital of RM98 comprising of 98 units of ordinary shares.
- (ii) On 15 April 2025, Pristine Bizworks Sdn. Bhd. was incorporated as 100% wholly-owned subsidiary of the Company with an issued share capital of RM2 comprising 2 units of ordinary shares.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 7. Investment in Subsidiary Companies (Cont'd)

(iii) The non-controlling interests at the end of the reporting period comprise the following:

|                                       | Equity interest |           | Group      |           |
|---------------------------------------|-----------------|-----------|------------|-----------|
|                                       | 31.12.2025      | 30.6.2024 | 31.12.2025 | 30.6.2024 |
|                                       | %               | %         | RM         | RM        |
| Menara Rezeki<br>Properties Sdn. Bhd. | 30              | 30        | 416,740    | 217,998   |

The summarised financial information of non-controlling interests has not been presented as the non-controlling interests of the subsidiary company is not individually material to the Group.

### 8. Goodwill

|                                      | Group      |           |
|--------------------------------------|------------|-----------|
|                                      | 31.12.2025 | 30.6.2024 |
|                                      | RM         | RM        |
| <b>Cost</b>                          |            |           |
| At 1 July 2024/1 January 2023        |            |           |
| At 31 December 2025/30 June 2024     | -          | 5,739,677 |
| <b>Accumulated impairment losses</b> |            |           |
| At 1 July 2024/1 January 2023        |            |           |
| At 31 December 2025/30 June 2024     | -          | 5,739,677 |
| <b>Carrying amount</b>               |            |           |
| At 31 December 2025/30 June 2024     | -          | -         |

The goodwill arising on consolidation relates to the acquisition of subsidiaries primarily engaged in the property development segment.

In the previous financial periods, the goodwill was fully impaired as the recoverable amount was determined to be lower than its carrying amount.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 9. Inventories

|   | <b>Group</b>      |                   |
|---|-------------------|-------------------|
|   | <b>31.12.2025</b> | <b>30.6.2024</b>  |
|   | <b>RM</b>         | <b>RM</b>         |
| <b>Non-current</b>                        |                   |                   |
| <b>Land held for property development</b> |                   |                   |
| - Leasehold land                          | 26,000,000        | 26,000,000        |
| - Development expenditure                 | 14,370,853        | 14,370,853        |
|   | <u>40,370,853</u> | <u>40,370,853</u> |
| <b>Current</b>                            |                   |                   |
| <b>Property development cost</b>          |                   |                   |
| - Leasehold land                          | 23,000,000        | 23,000,000        |
| - Development expenditure                 | (2,556,386)       | (2,900,124)       |
|   | <u>20,443,614</u> | <u>20,099,876</u> |
|   | <u>60,814,467</u> | <u>60,470,729</u> |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 9. Inventories (Cont'd)

| Group<br>Non-Current<br>31.12.2025<br>Land held for property development | Leasehold<br>land<br>RM | Development<br>expenditure<br>RM | Total<br>RM |
|--|-------------------------|----------------------------------|-------------|
| At 1 July 2024   |                         |                                  |             |
| /At 31 December 2025   | 26,000,000              | 14,370,853                       | 40,370,853  |
| <b>Current</b>   |                         |                                  |             |
| <b>31.12.2025</b>  |                         |                                  |             |
| Property development cost  |                         |                                  |             |
| At 1 July 2024   | 23,000,000              | (2,900,124)                      | 20,099,876  |
| Cost incurred during the financial period                                | -                       | 343,738                          | 343,738     |
| At 31 December 2025  | 23,000,000              | (2,556,386)                      | 20,443,614  |
| <b>Carrying amount</b>   |                         |                                  |             |
| At 31 December 2025  | 49,000,000              | 11,814,467                       | 60,814,467  |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 9. Inventories (Cont'd)

##### Group

30.6.2024

##### Land held for property development

|  | Leasehold<br>land<br>RM | Development<br>expenditure<br>RM | Total<br>RM  |
|--|-------------------------|----------------------------------|--------------|
| At 1 January 2023                                  | -                       | -                                | -            |
| Addition   | 26,000,000              | -                                | 26,000,000   |
| Reclassified from property development cost        | -                       | 14,370,853                       | 14,370,853   |
| At 30 June 2024                                    | 26,000,000              | 14,370,853                       | 40,370,853   |
| <b>Current</b>                                     |                         |                                  |              |
| 30.6.2024  |                         |                                  |              |
| <b>Property development cost</b>                   |                         |                                  |              |
| At 1 January 2023                                  | 23,000,000              | 9,802,119                        | 32,802,119   |
| Cost incurred during the financial period          | -                       | 210,316                          | 210,316      |
| Reversal of completed units                        | -                       | 1,458,294                        | 1,458,294    |
| Reclassified to land held for property development | -                       | (14,370,853)                     | (14,370,853) |
| At 30 June 2024                                    | 23,000,000              | (2,900,124)                      | 20,099,876   |
| <b>Carrying amount</b>                             |                         |                                  |              |
| At 30 June 2024                                    | 49,000,000              | 11,470,729                       | 60,470,729   |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 10. Trade Receivables

|                                     | <b>Group</b>      |                   |
|-------------------------------------|-------------------|-------------------|
|                                     | <b>31.12.2025</b> | <b>30.6.2024</b>  |
|                                     | <b>RM</b>         | <b>RM</b>         |
| Trade receivables                   |                   |                   |
| - Third parties                     | 19,686,153        | 9,511,086         |
| - Retention sum                     | -                 | 1,126,814         |
| Less: Accumulated impairment losses | (5,040,300)       | -                 |
|                                     | <u>14,645,853</u> | <u>10,637,900</u> |
| Presented as:                       |                   |                   |
| Non-current                         | 12,939,603        | 10,447,334        |
| Current                             | 1,706,250         | 190,566           |
|                                     | <u>14,645,853</u> | <u>10,637,900</u> |

Trade receivables in general are non-interest bearing and are generally on 30 to 90 days (30.6.2024: 30 days to 90 days). They are recognised at their original invoice amounts which represent their fair values on initial recognition. Certain trade receivables are classified as non-current based on the expected timing of realisation.

Movements in the allowance for impairment losses of trade receivables are as follows:

|                                  | <b>Group</b>      |                  |
|----------------------------------|-------------------|------------------|
|                                  | <b>31.12.2025</b> | <b>30.6.2024</b> |
|                                  | <b>RM</b>         | <b>RM</b>        |
| At 1 July 2024/1 January 2023    | -                 | -                |
| Impairment losses recognised     | 5,040,300         | -                |
| At 31 December 2025/30 June 2024 | <u>5,040,300</u>  | <u>-</u>         |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 10. Trade Receivables (Cont'd)

The loss allowance account in respect of trade receivables is used to record loss allowance. Unless the Group are satisfied that recovery of the amount is possible, the amount considered irrecoverable is written off against the receivable directly.

Analysis of the trade receivables ageing at the end of the reporting period are as follows:

|                   | <b>Gross<br/>amount<br/>RM</b> | <b>Loss<br/>allowance<br/>RM</b> | <b>Net<br/>amount<br/>RM</b> |
|-------------------|--------------------------------|----------------------------------|------------------------------|
| <b>Group</b>      |                                |                                  |                              |
| <b>31.12.2025</b> |                                |                                  |                              |
| Past due :        |                                |                                  |                              |
| More than 90 days | 19,686,153                     | (5,040,300)                      | 14,645,853                   |
|                   | <u>19,686,153</u>              | <u>(5,040,300)</u>               | <u>14,645,853</u>            |
| <b>30.6.2024</b>  |                                |                                  |                              |
| Past due :        |                                |                                  |                              |
| 61 to 90 days     | 898,264                        | -                                | 898,264                      |
| More than 90 days | 9,739,636                      | -                                | 9,739,636                    |
|                   | <u>10,637,900</u>              | <u>-</u>                         | <u>10,637,900</u>            |

Trade receivables that are not past due are creditworthy receivables with good payment records with the Group.

As at the end of the reporting period, trade receivables of RM14,645,853 (30.6.2024: RM10,637,900) were past due but not impaired. These relate to a number of customers from whom there is no recent history of default.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 11. Other Receivables

|  | Group             |                   | Company          |                  |
|--|-------------------|-------------------|------------------|------------------|
|  | 31.12.2025        | 30.6.2024         | 31.12.2025       | 30.6.2024        |
|  | RM                | RM                | RM               | RM               |
| <b>Non-current</b>                     |                   |                   |                  |                  |
| Other receivables                      | 5,928,378         | 11,009,102        | -                | -                |
| Less: Accumulated<br>impairment losses | (5,928,378)       | (5,928,378)       | -                | -                |
|  | <u>-</u>          | <u>5,080,724</u>  | <u>-</u>         | <u>-</u>         |
| <b>Current</b>                         |                   |                   |                  |                  |
| Other receivables                      | 16,172,291        | 19,592,916        | 3,504,403        | 2,004,403        |
| Less: Accumulated<br>impairment losses | (10,654,708)      | (10,000,000)      | -                | -                |
|  | <u>5,517,583</u>  | <u>9,592,916</u>  | <u>3,504,403</u> | <u>2,004,403</u> |
| Deposits                               | 9,602,072         | 4,048,046         | 1,144,381        | 878,294          |
| Less: Accumulated<br>impairment losses | (1,800,000)       | (1,800,000)       | -                | -                |
|  | <u>7,802,072</u>  | <u>2,248,046</u>  | <u>1,144,381</u> | <u>878,294</u>   |
| Prepayments                            | 1,116,055         | 907,009           | 865,659          | 891,569          |
|  | <u>14,435,710</u> | <u>12,747,971</u> | <u>5,514,443</u> | <u>3,774,266</u> |

Movements in the accumulated impairment losses in other receivables are as follows:

|                                  | Group             |                   |
|----------------------------------|-------------------|-------------------|
|                                  | 31.12.2025        | 30.6.2024         |
|                                  | RM                | RM                |
| <b>Non-Current</b>               |                   |                   |
| At 1 July 2024/1 January 2023    | 5,928,378         | 4,244,728         |
| Impairment loss recognised       | -                 | 1,683,650         |
| At 31 December 2025/30 June 2024 | <u>5,928,378</u>  | <u>5,928,378</u>  |
| <b>Current</b>                   |                   |                   |
| At 1 July 2024/1 January 2023    | 11,800,000        | -                 |
| Impairment loss recognised       | 654,708           | 11,800,000        |
| At 31 December 2025/30 June 2024 | <u>12,454,708</u> | <u>11,800,000</u> |

Other receivables that are individually determined to be impaired at the reporting date relate to receivables that are in significant financial difficulties and have defaulted on payments.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 12. Contract Assets/(Liabilities)

|                                 | <b>Group</b>      |                  |
|---------------------------------|-------------------|------------------|
|                                 | <b>31.12.2025</b> | <b>30.6.2024</b> |
|                                 | <b>RM</b>         | <b>RM</b>        |
| <u>Contract assets</u>          |                   |                  |
| Construction activities         | 1,839,590         | 9,484,966        |
|                                 | <u>1,839,590</u>  | <u>9,484,966</u> |
| <u>Contract liabilities</u>     |                   |                  |
| Property development activities | -                 | (127,004)        |
|                                 | <u>-</u>          | <u>(127,004)</u> |
|                                 |                   |                  |
|                                 | <b>Group</b>      |                  |
|                                 | <b>31.12.2025</b> | <b>30.6.2024</b> |
|                                 | <b>RM</b>         | <b>RM</b>        |
| <u>Presented as:</u>            |                   |                  |
| Contract assets                 | 1,839,590         | 9,484,966        |
| Contract liabilities            | -                 | (127,004)        |
|                                 | <u>1,839,590</u>  | <u>9,357,962</u> |

The contract assets primarily relate to the Group's rights to consideration for work performed but not yet billed at the reporting date for its contracted project activities. The contract assets will be transferred to trade receivables when the rights become unconditional.

The contract liabilities primarily relate to the advance consideration received from customer for construction contract, which revenue is recognised over time during the property development and construction activities.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 12. Contract Assets/(Liabilities) (Cont'd)

#### (a) Property development activities

|   | <b>Group</b>      |                  |
|---|-------------------|------------------|
|   | <b>31.12.2025</b> | <b>30.6.2024</b> |
|   | <b>RM</b>         | <b>RM</b>        |
| At 1 July 2024/1 January 2023                                       | (127,004)         | 4,164,006        |
| Property development revenue recognised during the financial period | 127,004           | -                |
| Less: Progress billings during the financial period                 | -                 | (4,291,010)      |
| At 31 December 2025/30 June 2024                                    | -                 | (127,004)        |
| Presented as:   |                   |                  |
| Contract liabilities  | -                 | (127,004)        |

#### (b) Construction activities

|                                | <b>Group</b>      |                  |
|--------------------------------|-------------------|------------------|
|                                | <b>31.12.2025</b> | <b>30.6.2024</b> |
|                                | <b>RM</b>         | <b>RM</b>        |
| Contract cost incurred to-date | 15,658,742        | 15,891,195       |
| Attributable profits           | 753,558           | 654,980          |
|                                | 16,412,300        | 16,546,175       |
| Less: Progress billings        | (14,572,710)      | (7,061,209)      |
|                                | 1,839,590         | 9,484,966        |
| Presented as:                  |                   |                  |
| Contract assets                | 1,839,590         | 9,484,966        |

#### Contract value yet to be recognised as revenue

As of the reporting date, revenue expected to be recognised in the future relating to performance obligations that are unsatisfied (or partially unsatisfied) is RM12,000,750 (30.6.2024: RM12,022,809). The Group expects to recognise this revenue as the construction contracts are completed, which is expected to occur over the next 1 to 12 months.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 13. Amount Due from/(to) Subsidiary Companies

|   | Company             |                     |
|---|---------------------|---------------------|
|   | 31.12.2025          | 30.6.2024           |
|   | RM                  | RM                  |
| <b>Amount due from subsidiary companies</b> |                     |                     |
| Non-trade                                   | 84,219,423          | 81,674,923          |
| Less: Accumulated impairment losses         | <u>(39,414,119)</u> | <u>(39,414,119)</u> |
|   | <u>44,805,304</u>   | <u>42,260,804</u>   |
| <b>Amount due to subsidiary companies</b>   |                     |                     |
| Non-trade                                   | <u>1,190</u>        | <u>-</u>            |

Movements in the allowance for impairment losses of amount due from subsidiary companies are as follows:

|                                  | Company           |                   |
|----------------------------------|-------------------|-------------------|
|                                  | 31.12.2025        | 30.6.2024         |
|                                  | RM                | RM                |
| At 1 July 2024/1 January 2023    | 39,414,119        | 25,162,648        |
| Impairment losses recognised     | <u>-</u>          | <u>14,251,471</u> |
| At 31 December 2025/30 June 2024 | <u>39,414,119</u> | <u>39,414,119</u> |

Amount due from/(to) subsidiary companies are unsecured, non-interest bearing and repayable on demand.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 14. Deposits, Bank and Cash Balances

|  | Group      |           | Company    |           |
|--|------------|-----------|------------|-----------|
|  | 31.12.2025 | 30.6.2024 | 31.12.2025 | 30.6.2024 |
|  | RM         | RM        | RM         | RM        |
| Cash and bank balances                     | 943,484    | 1,034,643 | 21,916     | 8,454     |
| Deposits with licensed banks               | -          | 172,304   | -          | -         |
| Total deposits, bank and cash balances     | 943,484    | 1,206,947 | 21,916     | 8,454     |
| Less: Deposits pledged with licensed banks | -          | (172,304) | -          | -         |
| Total cash and cash equivalents            | 943,484    | 1,034,643 | 21,916     | 8,454     |

Fixed deposits pledged with licensed banks of the Company amounting to RMNil (30.6.2024: RM172,304) are pledged as performance bond favouring Kementerian Kesejahteraan Bandar, Perumahan and Kerajaan Tempatan (“KPKT”) for one of the development project.

The interest rates and maturity period of fixed deposits with licensed banks of the Group at the end of the previous reporting period were 2.85% per annum and 1 month respectively.

### 15. Share Capital

|   | Note | Group and Company |             |             |             |
|---|------|-------------------|-------------|-------------|-------------|
|   |      | Number of shares  |             | Amount      |             |
|   |      | 31.12.2025        | 30.6.2024   | 31.12.2025  | 30.6.2024   |
|   |      | Unit              | Unit        | RM          | RM          |
| <b>Ordinary share with no par value</b> |      |                   |             |             |             |
| <b>Issued and fully paid share</b>      |      |                   |             |             |             |
| At 1 July/1 January                     |      | 496,809,069       | 342,886,869 | 104,638,850 | 70,734,025  |
| Issuance of shares pursuant to:         |      |                   |             |             |             |
| - private placement                     | (a)  | 51,610,300        | 95,000,000  | 1,895,396   | 18,763,523  |
| - exercise of SIS options               | (b)  | 19,294,900        | 36,922,200  | 1,290,847   | 10,741,302  |
| - land acquisition                      | (a)  | -                 | 22,000,000  | -           | 4,400,000   |
| At 31 December/30 June                  |      | 567,714,269       | 496,809,069 | 107,825,093 | 104,638,850 |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 15. Share Capital (Cont'd)

During the financial period, the Company issued:

- (a) a total 51,610,300 units of new ordinary shares for total cash consideration of RM1,895,396 pursuant to private placement exercises on 15 January 2025, 21 March 2025 and 21 May 2025 at issue prices of RM0.0450, RM0.0366 and RM0.0268, respectively per ordinary share; and
- (b) a total 19,294,900 units of new ordinary shares through the exercise of the Company's Share Issuance Scheme ("SIS") Options at issue prices ranging from RM0.0484 to RM0.0610 for a total cash consideration of RM1,058,427.

In the previous financial period, the Company issued:

- (a) a total 95,000,000 units of new ordinary shares at issue price of RM0.20 per ordinary share for a total cash consideration of RM19,000,000 before offsetting against share issuance expenses of RM236,477 through private placement and 22,000,000 units of new ordinary shares at issue price of RM0.20 per ordinary share to settle the balance purchase price of RM4,400,000 through private placement to the vendor for the acquisition of 10 acres leasehold land; and
- (b) a total 36,922,200 units of new ordinary shares through the exercise of the Share Issuance Scheme ("SIS") Options at an issue price ranging from RM0.1316 to RM0.192 for a total cash consideration of RM6,754,413.

The new ordinary shares issued rank pari passu in all respects with the existing ordinary shares of the Company.

The holders of ordinary shares are entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restrictions and rank equally with regard to the Company's residual assets.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 16. Reserves

|                                      | Note | Group               |                     | Company             |                     |
|--------------------------------------|------|---------------------|---------------------|---------------------|---------------------|
|                                      |      | 31.12.2025<br>RM    | 30.6.2024<br>RM     | 31.12.2025<br>RM    | 30.6.2024<br>RM     |
| Warrants reserve                     | (a)  | 18,030,910          | 18,030,910          | 18,030,910          | 18,030,910          |
| Foreign currency translation reserve | (b)  | 5,291,958           | 7,022,128           | -                   | -                   |
| Share Issuance Scheme Option reserve | (c)  | -                   | 1,410,150           | -                   | 1,410,150           |
| Retained earnings                    |      | (68,340,065)        | (46,242,633)        | (61,541,893)        | (61,757,343)        |
|                                      |      | <u>(45,017,197)</u> | <u>(19,779,445)</u> | <u>(43,510,983)</u> | <u>(42,316,283)</u> |

#### (a) Warrants reserve

Warrants are classified equity instrument and the fair value is allocated based on the closing price on the first trading day and recognised in the warrants reserve.

The issuance of ordinary shares upon exercise of the warrants is treated as new subscription of ordinary shares for the consideration equivalent to the exercise price of the warrants.

Warrants reserve represents cumulative fair value of the warrants yet to be exercised.

#### Warrants B 2024/2027

On 25 April 2024, 246,998,770 units of Warrants B were issued for free by the Company to the shareholders of the Company's ordinary shares. The Warrants are constituted by a deed poll dated 1 April 2024. The Warrants were listed on Bursa Malaysia Securities Berhad on 30 April 2024.

Salient features of the Warrants are as follows:

- (i) Each warrant entitles the registered holder at any time during the exercise period to subscribe for one (1) unit of new ordinary share in the Company at the exercise price of RM0.12 per ordinary share;
- (ii) The exercise price and the number of Warrants are subject to adjustment in the event of alteration to the share capital by the Company in accordance with the conditions provided in the deed poll;

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 16. Reserves (Cont'd)

#### (a) Warrants reserve (Cont'd)

##### Warrants B 2024/2027 (Cont'd)

Salient features of the Warrants are as follows: (Cont'd)

- (iii) The Warrants shall be exercisable at any time within the period commencing on and including the date of issue on 30 April 2024 of the Warrants and ending on the date preceding the third anniversary of the date of issue of the Warrants;
- (iv) Upon exercise of the Warrants into new ordinary shares, such shall rank pari passu in all respects with the existing shares of the Company in issue at the time of exercise except that they shall not be entitled to any dividend or other distributions declared in respect of a financial period prior to the financial period in which the Warrants are exercised or any interim dividend declared prior to the date of exercise of the Warrants; and
- (v) At the expiry of the exercise period, any Warrants which have not been exercised will lapse and cease to be valid for any purpose.

The outstanding warrants unexercised at the reporting date amounted to 246,998,770 units (30.6.2024: 246,998,770 units).

#### (b) Foreign currency translation reserve

The foreign currency translation reserve represents exchange differences arising from the translation of the financial statements of foreign operations whose functional currencies are different from that of the Group's presentation currency.

#### (c) Share Issuance Scheme Option reserve

Share Issuance Scheme Option reserve represents an equity-settled share options granted to employees. The reserve is made up of the cumulative value of services received from employees recorded over the vesting period commencing from the grant date of equity-settled share options, and is reduced by the expiry or exercise of the share options. Share Issuance Scheme Option is disclosed in Note 31 to the financial statements.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 17. Deferred Tax Liabilities

|  | <b>Group</b>      |                  |
|--|-------------------|------------------|
|  | <b>31.12.2025</b> | <b>30.6.2024</b> |
|  | <b>RM</b>         | <b>RM</b>        |
| At 1 July 2024/1 January 2023          | 2,489,158         | 6,474,511        |
| Recognised in profit or loss (Note 26) | (81,992)          | (4,182,344)      |
| Exchange differences                   | (7,166)           | 196,991          |
| At 31 December 2025/30 June 2024       | 2,400,000         | 2,489,158        |

The net deferred tax assets and liabilities shown on the statements of financial position after appropriate offsetting are as follows:

|                          | <b>Group</b>      |                  | <b>Company</b>    |                  |
|--------------------------|-------------------|------------------|-------------------|------------------|
|                          | <b>31.12.2025</b> | <b>30.6.2024</b> | <b>31.12.2025</b> | <b>30.6.2024</b> |
|                          | <b>RM</b>         | <b>RM</b>        | <b>RM</b>         | <b>RM</b>        |
| Deferred tax liabilities | 2,417,039         | 2,506,197        | 180               | 180              |
| Deferred tax assets      | (17,039)          | (17,039)         | (180)             | (180)            |
|                          | 2,400,000         | 2,489,158        | -                 | -                |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 17. Deferred Tax Liabilities (Cont'd)

The components and movements of deferred tax assets and liabilities prior to offsetting are as follows:

|                                       | <b>Revaluation<br/>of investment<br/>property<br/>RM</b> | <b>Accelerated<br/>capital<br/>allowances<br/>RM</b> | <b>Others<br/>RM</b> | <b>Total<br/>RM</b> |
|---------------------------------------|--|--|----------------------|---------------------|
| <b>Group</b>                          |  |  |                      |                     |
| <b>Deferred tax liabilities</b>       |  |  |                      |                     |
| <b>31.12.2025</b>                     |  |  |                      |                     |
| At 1 July 2024                        | 89,158   | 17,039   | 2,400,000            | 2,506,197           |
| Recognised in<br>profit or loss       | (81,992)   | -  | -                    | (81,992)            |
| Effect on changes in<br>exchange rate | (7,166)  | -  | -                    | (7,166)             |
| At 31 December 2025                   | <u>-</u>   | <u>17,039</u>  | <u>2,400,000</u>     | <u>2,417,039</u>    |
| <b>30.6.2024</b>                      |  |  |                      |                     |
| At 1 January 2023                     | 4,074,511  | 32,889   | 2,400,000            | 6,507,400           |
| Recognised in<br>profit or loss       | (4,182,344)  | (15,850)   | -                    | (4,198,194)         |
| Effect on changes in<br>exchange rate | 196,991  | -  | -                    | 196,991             |
| At 30 June 2024                       | <u>89,158</u>  | <u>17,039</u>  | <u>2,400,000</u>     | <u>2,506,197</u>    |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 17. Deferred Tax Liabilities (Cont'd)

The components and movements of deferred tax assets and liabilities prior to offsetting are as follows: (Cont'd)

|                                       | <b>Unutilised<br/>tax losses<br/>RM</b> | <b>Unabsorbed<br/>capital<br/>allowances<br/>RM</b> | <b>Total<br/>RM</b> |
|---------------------------------------|---|---|---------------------|
| <b>Group</b>                          |   |   |                     |
| <b>Deferred tax assets</b>            |   |   |                     |
| <b>31.12.2025</b>                     |   |   |                     |
| At 1 July 2024/                       |   |   |                     |
| At 31 December 2025                   | (16,859)                                | (180)   | (17,039)            |
| <b>30.6.2024</b>                      |   |   |                     |
| At 1 January 2023                     | (32,731)                                | (158)   | (32,889)            |
| Recognised in profit or loss          | 15,872                                  | (22)  | 15,850              |
| At 30 June 2024                       | (16,859)                                | (180)   | (17,039)            |
| <b>Accelerated capital allowances</b> |   |   |                     |
| <b>31.12.2025      30.6.2024</b>      |   |   |                     |
| <b>RM                      RM</b>     |   |   |                     |
| <b>Company</b>                        |   |   |                     |
| <b>Deferred tax liabilities</b>       |   |   |                     |
| At 1 July 2024/1 January 2023         |   | 180   | 158                 |
| Recognised in profit or loss          |   | -   | 22                  |
| At 31 December 2025/30 June 2024      |   | 180   | 180                 |
| <b>Unabsorbed capital allowances</b>  |   |   |                     |
| <b>31.12.2025      30.6.2024</b>      |   |   |                     |
| <b>RM                      RM</b>     |   |   |                     |
| <b>Company</b>                        |   |   |                     |
| <b>Deferred tax assets</b>            |   |   |                     |
| At 1 July 2024/1 January 2023         |   | (180)   | (158)               |
| Recognised in profit or loss          |   | -   | (22)                |
| At 31 December 2025/30 June 2024      |   | (180)   | (180)               |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 18. Bank Borrowings

|                     | <b>Group</b>      |                  |
|---------------------|-------------------|------------------|
|                     | <b>31.12.2025</b> | <b>30.6.2024</b> |
|                     | <b>RM</b>         | <b>RM</b>        |
| <b>Secured</b>      |                   |                  |
| Term loans          | <u>2,829,847</u>  | <u>3,118,352</u> |
| <b>Analysed as:</b> |                   |                  |
| <b>Non-current</b>  |                   |                  |
| Term loans          | <u>2,608,063</u>  | <u>2,914,454</u> |
| <b>Current</b>      |                   |                  |
| Term loans          | <u>221,784</u>    | <u>203,898</u>   |
|                     | <u>2,829,847</u>  | <u>3,118,352</u> |

The term loans are secured by the following:

- (i) fixed charges over the right-of-use assets as disclosed in Note 6 to the financial statements; and
- (ii) corporate guaranteed provided by the Company.

The interest rates per annum is 6.42% (30.6.2024: 5.72%).

#### 19. Trade Payables

|               | <b>Group</b>      |                   | <b>Company</b>    |                  |
|---------------|-------------------|-------------------|-------------------|------------------|
|               | <b>31.12.2025</b> | <b>30.6.2024</b>  | <b>31.12.2025</b> | <b>30.6.2024</b> |
|               | <b>RM</b>         | <b>RM</b>         | <b>RM</b>         | <b>RM</b>        |
| Third parties | <u>16,270,758</u> | <u>10,919,342</u> | <u>63,053</u>     | <u>25,156</u>    |

Credit terms of trade payables of the Group ranged from 30 to 90 days (30.6.2024: 30 to 90 days) depending on the terms of the contracts.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 20. Other Payables

|                | Group             |                   | Company          |                |
|----------------|-------------------|-------------------|------------------|----------------|
|                | 31.12.2025        | 30.6.2024         | 31.12.2025       | 30.6.2024      |
|                | RM                | RM                | RM               | RM             |
| Other payables | 21,277,307        | 17,235,453        | 1,191,378        | 324,029        |
| Accruals       | 1,630,332         | 951,035           | 458,656          | 135,850        |
|                | <u>22,907,639</u> | <u>18,186,488</u> | <u>1,650,034</u> | <u>459,879</u> |

Included in other payables are RM14,214,288 (30.6.2024: RM14,214,288) being the balance of land owner entitlement claim to be payable to Fivestar Development (Puchong) Sdn. Bhd. The amount is subject to payment upon completion and receipt of Certificate Completion and Compliance for project Amani Residence as stipulated in Joint Venture agreement. The balance of entitlement is not finalised and is subject to on-going lawsuit as disclosed in Note 32(iii) to the financial statements.

### 21. Lease Liabilities

|   | Group      |           |
|---|------------|-----------|
|   | 31.12.2025 | 30.6.2024 |
|   | RM         | RM        |
| At 1 July 2024/1 January 2023                 | -          | 86,192    |
| Payments                                      | -          | (86,296)  |
| Interest expense recognised in profit or loss | -          | 104       |
| At 31 December 2025/30 June 2024              | <u>-</u>   | <u>-</u>  |
| Presented as:                                 |            |           |
| Current                                       | <u>-</u>   | <u>-</u>  |

The Group does not have lease liabilities at the end of the reporting period and hence, no maturity analysis of lease liabilities is presented.

In previous financial period, the motor vehicles under lease arrangements were matured and fully settled.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 22. Amount Due to Directors

The amount due to Directors represents unsecured advances, non-interest bearing and are repayable on demand.

#### 23. Revenue

|   | Group                              |                                   | Company                            |                                   |
|---|------------------------------------|-----------------------------------|------------------------------------|-----------------------------------|
|   | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM |
| <b>Revenue from contracts with customers,<br/>recognised over time:</b> |                                    |                                   |                                    |                                   |
| Property development and construction                                   |                                    |                                   |                                    |                                   |
| - Revenue recognised during the period                                  | 9,718,494                          | 19,393,306                        | -                                  | -                                 |
| Management fee  |                                    |                                   |                                    |                                   |
| - Revenue recognised during the period                                  | -                                  | -                                 | 1,800,000                          | -                                 |
|   | <u>9,718,494</u>                   | <u>19,393,306</u>                 | <u>1,800,000</u>                   | <u>-</u>                          |
| <b>Revenue from other sources, recognised at<br/>point in time:</b>     |                                    |                                   |                                    |                                   |
| - Rental income from investment properties                              | -                                  | 12,045                            | -                                  | -                                 |
|   | <u>9,718,494</u>                   | <u>19,405,351</u>                 | <u>1,800,000</u>                   | <u>-</u>                          |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 23. Revenue (Cont'd)

Breakdown of the Group's revenue from contracts with customers:

|  | <b>Property<br/>development<br/>and construction<br/>RM</b> |
|--|---|
| <b>Group</b>   |   |
| <b>1.7.2024 to 31.12.2025</b>  |   |
| <b>Major goods and services</b>  |   |
| Property development, representing total revenue from contracts with customers | 9,718,494   |
| <b>Geographical market</b>   |   |
| Malaysia, representing total revenue from contracts with customers             | 9,718,494   |
| <b>Timing of revenue recognition</b>   |   |
| Over time, representing total revenue from contracts with customers            | 9,718,494   |
| <b>1.1.2023 to 30.6.2024</b>   |   |
| <b>Major goods and services</b>  |   |
| Property development, representing total revenue from contracts with customers | 19,393,306  |
| <b>Geographical market</b>   |   |
| Malaysia, representing total revenue from contracts with customers             | 19,393,306  |
| <b>Timing of revenue recognition</b>   |   |
| Over time, representing total revenue from contracts with customers            | 19,393,306  |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 24. Finance Costs

|                              | <b>Group</b>                                 |   |
|------------------------------|--|---|
|                              | <b>1.7.2024<br/>to<br/>31.12.2025<br/>RM</b> | <b>1.1.2023<br/>to<br/>30.6.2024<br/>RM</b> |
| <b>Interest expenses on:</b> |  |   |
| -Lease liabilities           | -  | 104   |
| -Term loans                  | 255,247                                      | 296,470                                     |
|                              | <u>255,247</u>                               | <u>296,574</u>                              |

#### 25. Loss Before Tax

Loss before tax is determined after charging/(crediting) amongst other, the following items:

|   | <b>Group</b>                                 |   | <b>Company</b>                               |   |
|---|--|---|--|---|
|   | <b>1.7.2024<br/>to<br/>31.12.2025<br/>RM</b> | <b>1.1.2023<br/>to<br/>30.6.2024<br/>RM</b> | <b>1.7.2024<br/>to<br/>31.12.2025<br/>RM</b> | <b>1.1.2023<br/>to<br/>30.6.2024<br/>RM</b> |
| Auditors' remuneration:                     |  |   |  |   |
| Statutory audit                             |  |   |  |   |
| - current provision                         |  |   |  |   |
| - UHY Malaysia PLT                          | 176,500                                      | 234,000                                     | 51,500                                       | 110,500                                     |
| - Member firm of UHY<br>International       | 28,028                                       | 29,528                                      | -  | -   |
| - Other auditor                             | 1,500  | 1,500                                       | -  | -   |
| - non-audit services                        |  |   |  |   |
| - UHY Malaysia PLT                          | 5,000  | 5,000                                       | 5,000  | 5,000                                       |
| Depreciation of:                            |  |   |  |   |
| - plant and equipment                       | 172,757                                      | 175,906                                     | 1,364  | 1,438                                       |
| - right-of-use assets                       | 76,725                                       | 102,832                                     | -  | -   |
| Fair value loss on<br>investment properties | 2,255,444                                    | 12,126,417                                  | -  | -   |
| Foreign exchange loss/(gain):               |  |   |  |   |
| - Unrealised                                | 1,708,383                                    | (1,473,603)                                 | -  | -   |
| Interest income                             | (104,647)                                    | (110,973)                                   | -  | -   |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 25. Loss Before Tax (Cont'd)

Loss before tax is determined after charging/(crediting) amongst other, the following items:  
(Cont'd)

|  | Group                              |                                   | Company                            |                                   |
|--|------------------------------------|-----------------------------------|------------------------------------|-----------------------------------|
|  | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM |
| Impairment loss on:                    |                                    |                                   |                                    |                                   |
| - Trade receivables                    | 5,040,030                          | -                                 | -                                  | -                                 |
| - Other receivables                    | 654,708                            | 13,483,650                        | -                                  | -                                 |
| - Amount due from subsidiary companies | -                                  | -                                 | -                                  | 14,251,471                        |
| Lease expenses relating to             |                                    |                                   |                                    |                                   |
| - Short-term leases                    | -                                  | 104                               | -                                  | -                                 |
| Executive Directors                    |                                    |                                   |                                    |                                   |
| - Salaries and other emoluments        | 692,456                            | 1,826,122                         | -                                  | -                                 |
| - Defined contribution plans           | 61,953                             | 166,782                           | -                                  | -                                 |
| - Social security contributions        | 1,539                              | 2,674                             | -                                  | -                                 |
| Non-Executive Directors                |                                    |                                   |                                    |                                   |
| - Fees                                 | 410,000                            | 471,000                           | 410,000                            | 471,000                           |
| - Other emoluments                     | 47,450                             | 21,000                            | 47,450                             | 21,000                            |
| Share-based payments expenses          | 232,420                            | 7,317,348                         | 232,420                            | 7,317,348                         |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 26. Taxation

|  | Group                              |                                   | Company                            |                                   |
|--|------------------------------------|-----------------------------------|------------------------------------|-----------------------------------|
|  | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM |
| <b>Tax expenses recognised<br/>in profit or loss</b> |                                    |                                   |                                    |                                   |
| Tax penalty  | 918,227                            | -                                 | 918,227                            | -                                 |
| Current financial<br>period provision                | 69,561                             | -                                 | -                                  | -                                 |
|  | <u>987,788</u>                     | <u>-</u>                          | <u>918,227</u>                     | <u>-</u>                          |
| Deferred tax (Note 17)                               |                                    |                                   |                                    |                                   |
| Origination and reversal of<br>temporary differences | (81,992)                           | (4,182,344)                       | -                                  | -                                 |
| Tax expense/(credit) for<br>the financial period     | <u>905,796</u>                     | <u>(4,182,344)</u>                | <u>918,227</u>                     | <u>-</u>                          |

Malaysian income tax is calculated at the statutory tax rate of 24% (1.1.2023 to 30.6.2024: 24%) of the estimated assessable profits for the financial period. Taxation for other jurisdiction is calculated at the rates prevailing in the respective jurisdictions.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 26. Taxation (Cont'd)

A reconciliation of income tax expense applicable to loss before tax at the statutory income tax rate to income tax expense at the effective income tax rate of the Group and of the Company are as follows:

|  | Group                              |                                   | Company                            |                                   |
|--|------------------------------------|-----------------------------------|------------------------------------|-----------------------------------|
|  | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM |
| Loss before tax  | (22,800,528)                       | (52,043,032)                      | (276,473)                          | (24,622,392)                      |
| At Malaysian statutory tax rate of 24%                         | (5,472,127)                        | (12,490,327)                      | (66,354)                           | (5,909,374)                       |
| Effects of different tax rates in other jurisdictions          | 227,230                            | 918,430                           | -                                  | -                                 |
|  | (5,244,897)                        | (11,571,897)                      | (66,354)                           | (5,909,374)                       |
| Expenses not deductible for tax purposes                       | 3,617,545                          | 9,763,181                         | 366,939                            | 5,687,057                         |
| Income not subject to tax                                      | (96,000)                           | (81,741)                          | -                                  | (1,753)                           |
| Tax penalty  | 918,227                            | -                                 | 918,227                            | -                                 |
| Utilisation of previously unrecognised tax losses              | (313,112)                          | -                                 | (301,185)                          | -                                 |
| Deferred tax movement arising from investment property         | (81,992)                           | (4,182,344)                       | -                                  | -                                 |
| Deferred tax assets not recognised during the financial period | 2,106,025                          | 1,890,457                         | 600                                | 224,070                           |
| Tax expense/(credit) for the financial period                  | 905,796                            | (4,182,344)                       | 918,227                            | -                                 |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 26. Taxation (Cont'd)

Deferred tax assets have not been recognised in respect of the following items:

|                               | <b>Group</b>   |   | <b>Company</b>   |   |
|-------------------------------|--|---|--|---|
|                               | <b>1.7.2024</b><br><b>to</b><br><b>31.12.2025</b><br><b>RM</b> | <b>1.1.2023</b><br><b>to</b><br><b>30.6.2024</b><br><b>RM</b> | <b>1.7.2024</b><br><b>to</b><br><b>31.12.2025</b><br><b>RM</b> | <b>1.1.2023</b><br><b>to</b><br><b>30.6.2024</b><br><b>RM</b> |
| Unabsorbed capital allowances | 298,960  | 257,080   | 127,880  | 125,379   |
| Unutilised tax losses         | 24,395,449   | 16,966,857  | 2,263,007  | 3,517,947   |
|                               | <u>24,694,409</u>  | <u>17,223,937</u>   | <u>2,390,887</u>   | <u>3,643,326</u>  |

Deferred tax assets have not been recognised in respect of these items as they may not have sufficient taxable profits to be used to offset or they have been arisen in subsidiaries that have a recently history of losses.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 26. Taxation (Cont'd)

For the Malaysian entities, pursuant to Section 8 of the Finance Act 2021 (Act 833) and the amendment to Section 44(5F) of the Income Tax Act 1967, effective from year of assessment 2019 onwards, the time limit on the carried forward unused tax losses has been extended to maximum of ten (10) consecutive years of assessment. Any unused tax losses accumulated up to the year of assessment 2018 can be carried forward for another ten (10) consecutive years of assessment (i.e.: from year of assessment 2019 to 2028) under the current tax legislation.

Pursuant to Section 44(5F) of the Income Tax Act 1967, the unutilised tax losses of the Group and the Company are expected to be disregarded by the end of the following Year of Assessment:

|                     | Group                              |                                   | Company                            |                                   |
|---------------------|------------------------------------|-----------------------------------|------------------------------------|-----------------------------------|
|                     | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM | 1.7.2024<br>to<br>31.12.2025<br>RM | 1.1.2023<br>to<br>30.6.2024<br>RM |
| Year of Assessment: |                                    |                                   |                                    |                                   |
| 2028                | 2,263,007                          | 3,517,947                         | 2,263,007                          | 3,517,947                         |
| 2030                | 148,617                            | 148,617                           | -                                  | -                                 |
| 2032                | 6,266,873                          | 6,266,873                         | -                                  | -                                 |
| 2033                | 3,342,654                          | 3,342,654                         | -                                  | -                                 |
| 2034                | 3,641,069                          | 3,690,766                         | -                                  | -                                 |
| 2035                | 8,733,229                          | -                                 | -                                  | -                                 |
|                     | 24,395,449                         | 16,966,857                        | 2,263,007                          | 3,517,947                         |

The comparative figures of the Group have been revised to reflect the previous year final tax submission.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 27. Loss Per Share

##### (a) Basic loss per share

The basic loss per share are calculated based on the consolidated loss for the financial period attributable to owners of the parent and the weighted average number of ordinary shares in issue during the financial period as follows:

|   | <b>Group</b>                                 |   |
|---|--|---|
|   | <b>1.7.2024<br/>to<br/>31.12.2025<br/>RM</b> | <b>1.1.2023<br/>to<br/>30.6.2024<br/>RM</b> |
| Loss attributable to owners of the parent                         | <u>(23,507,582)</u>                          | <u>(47,354,618)</u>                         |
| Weighted average number of ordinary shares in issue               |  |   |
| Issued ordinary shares at 1 July/ January                         | 496,809,069                                  | 342,886,869                                 |
| Effect of ordinary shares issued during the financial year        | <u>60,578,948</u>                            | <u>83,372,860</u>                           |
| Weighted average number of ordinary shares at 31 December/30 June | <u>557,388,017</u>                           | <u>426,259,729</u>                          |
| Basic loss per shares (in sen)                                    | <u>(4.22)</u>                                | <u>(11.11)</u>                              |

##### (b) Diluted loss per share

The number of shares under warrants and SIS were not taken into account in the computation of diluted loss per share as the warrants and SIS do not have any dilutive effect on weighted average number of ordinary shares.

No diluted loss per share was presented as the warrants and SIS are anti-dilutive. Hence, no potential dilutive ordinary shares outstanding as at 31 December 2025.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 28. Staff Costs

|                               | <b>Group</b>                                 |   | <b>Company</b>                               |   |
|-------------------------------|--|---|--|---|
|                               | <b>1.7.2024<br/>to<br/>31.12.2025<br/>RM</b> | <b>1.1.2023<br/>to<br/>30.6.2024<br/>RM</b> | <b>1.7.2024<br/>to<br/>31.12.2025<br/>RM</b> | <b>1.1.2023<br/>to<br/>30.6.2024<br/>RM</b> |
| Salaries and other emoluments | 2,866,808                                    | 4,358,750                                   | -  | -   |
| Defined contribution plans    | 326,726                                      | 497,616                                     | -  | -   |
| Social security contributions | 35,939                                       | 47,116                                      | -  | -   |
|                               | <u>3,229,473</u>                             | <u>4,903,482</u>                            | <u>-</u>                                     | <u>-</u>                                    |

Included in staff cost is aggregate amount of remuneration received and receivable by the Directors of the Company during the financial period as below:

|                                 | <b>Group</b>                                 |   |
|---------------------------------|--|---|
|                                 | <b>1.7.2024<br/>to<br/>31.12.2025<br/>RM</b> | <b>1.1.2023<br/>to<br/>30.6.2024<br/>RM</b> |
| <u>Directors of the Company</u> |  |   |
| - Salaries and other emoluments | 692,456                                      | 1,826,122                                   |
| - Defined contribution plans    | 61,953                                       | 166,782                                     |
| - Social security contributions | 1,539  | 2,674                                       |
|                                 | <u>755,948</u>                               | <u>1,995,578</u>                            |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 29. Related Party Disclosures

##### (a) Identified related parties

For the purposes of these financial statements, parties are considered to be related to the Group if the Group or the Company has the ability, directly or indirectly, to control or joint control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group or the Company and the party are subject to common control. Related parties may be individuals or other entities.

Related parties also include key management personnel defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group either directly or indirectly. The key management personnel comprise the Directors and management personnel of the Group, having authority and responsibility for planning, directing and controlling the activities of the Group entities directly or indirectly.

##### (b) Significant related party transactions

Related party transactions have been entered into in the normal course of business under negotiated terms. Other than the related party balances disclosed in Notes 13 and 22 to the financial statements, the Group and the Company have related party transactions during the financial period as follows:

|                                       | <b>Company</b>    |                  |
|---------------------------------------|-------------------|------------------|
|                                       | <b>1.7.2024</b>   | <b>1.1.2023</b>  |
|                                       | <b>to</b>         | <b>to</b>        |
|                                       | <b>31.12.2025</b> | <b>30.6.2024</b> |
|                                       | <b>RM</b>         | <b>RM</b>        |
| <b>Transactions with a subsidiary</b> |                   |                  |
| Mangement fee income                  | <u>1,800,000</u>  | <u>-</u>         |

##### (c) Compensation of key management personnel

The remuneration of key management personnel is same as the Directors' remuneration as disclosed in Note 28 to the financial statements.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 30. Reconciliation of Liabilities Arising from Financing Activities

The table below shows the detail changes in the liabilities of the Group and of the Company arising from financing activities, including both cash and non-cash changes:

|                                   | At 1 July 2024<br>RM | Financing<br>cash flows<br>RM | At 31 December 2025<br>RM |
|-----------------------------------|----------------------|-------------------------------|---------------------------|
| <b>Group</b>                      |                      |                               |                           |
| <b>31.12.2025</b>                 |                      |                               |                           |
| Term loans (Note 18)              | 3,118,352            | (288,505)                     | 2,829,847                 |
| Amount due to Directors (Note 22) | -                    | 275,628                       | 275,628                   |
|                                   | <u>3,118,352</u>     | <u>(12,877)</u>               | <u>3,105,475</u>          |
| <b>30.6.2024</b>                  |                      |                               |                           |
| Term loans (Note 18)              | 3,394,129            | (275,777)                     | 3,118,352                 |
| Lease liabilities (Note 21)       | 86,192               | (86,192)                      | -                         |
| Amount due to Directors (Note 22) | 197,285              | (197,285)                     | -                         |
|                                   | <u>3,677,606</u>     | <u>(559,254)</u>              | <u>3,118,352</u>          |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 30. Reconciliation of Liabilities Arising from Financing Activities (Cont'd)

The table below shows the detail changes in the liabilities of the Group and of the Company arising from financing activities, including both cash and non-cash changes: (Cont'd)

| Company                                      | At 1 July 2024<br>RM | Financing<br>cash flows<br>RM | At 31 December 2025<br>RM |
|--|----------------------|-------------------------------|---------------------------|
| <b>31.12.2025</b>                            |                      |                               |                           |
| Amount due to subsidiary companies (Note 13) | -                    | 1,190                         | 1,190                     |
| Amount due to Directors (Note 22)            | -                    | 160,363                       | 160,363                   |
|  | -                    | 160,363                       | 160,363                   |
|  |                      |                               |                           |
| <b>30.6.2024</b>                             |                      |                               |                           |
| Amount due to subsidiary companies (Note 13) | 2,066,110            | (2,066,110)                   | -                         |

The financing cash flows include the payment of lease liabilities and net repayment of term loans, amount due to Directors and amount due to subsidiary companies in the statements of cash flows.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 31. Share Issuance Scheme (“SIS”)

At an Extraordinary General Meeting held on 24 March 2021, the Company’s shareholders approved the establishment of SIS for eligible Directors and employees of the Group. The Company has terminated of the SIS effective from 28 August 2023 in accordance with the By-Laws. Upon termination of the SIS, amongst others, all offers which have yet to be accepted by the eligible persons shall automatically lapse on the termination date and all outstanding SIS which have yet to be exercised by the guarantees shall be automatically terminated and be null and void on the termination date.

On 21 August 2023, the Shareholders of the Company has approved the establishment of new SIS which involves up to 15% of the total number of issued shares of the Company for the eligible Directors and employees of the Group (“new SIS”).

The new SIS was implemented on 28 August 2023 and shall be in force for a period of five (5) years and may be extended for a further period of up to 5 years at the discretion of the Board upon recommendation from the SIS Committee, provided always that the Initial Scheme Period above and such extension of the scheme made pursuant to the By Laws shall not in aggregate exceed a duration of ten (10) years or such other period as may be prescribed by Bursa Securities or any other relevant authorities from the effective date of the SIS.

The salient features of the SIS Options are as follows:

- (a) Any employee of the Group shall be eligible if as at the date of offer, the employee:
  - (i) has attained at least eighteen (18) years of age;
  - (ii) is an employee in a company within the Group, which is not dormant belonging to such categories of employment as determined by the Option Committee; and
  - (iii) who falls under such categories and criteria that the Option Committee may decide as its absolute discretion from time to time.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 31. Share Issuance Scheme (“SIS”) (Cont’d)

The salient features of the SIS Options are as follows (Cont’d):

- (b) Any Director of the Group shall be eligible if as at the date of offer, the Director
  - (i) is at least eighteen (18) years of age; and
  - (ii) has been appointed as Director of a company within the Group, which is not dormant.
- (c) The maximum number of new shares to be issued pursuant to the exercise of the SIS Options which may be granted under the SIS Scheme shall not exceed fifteen percent (15%) of the total issued and paid-up share capital (excluding treasury shares, if any) of the Company at any point of time throughout the duration of the SIS.
- (d) The options granted may be exercised any time upon the satisfaction of vesting conditions of each offer.
- (e) The SIS shall be in force for a period of five (5) years from the first grant date.
- (f) The options granted may be exercised in full or in lesser number of ordinary shares provided that the number shall be in multiples of and not less than 100 units of shares.

All share options are to be settled by physical delivery of ordinary shares of the Company.

The terms and conditions relating to the offer of the new SIS programme as at reporting date are as follows:

| <u>Offer date</u> | <u>Number of options</u> | <u>Exercise price RM</u> | <u>Vesting conditions</u> | <u>Contractual life of options</u> |
|-------------------|--------------------------|--------------------------|---------------------------|------------------------------------|
| 12 August 2024    | 21,502,400               | 0.0660                   | Not applicable            | 5 years                            |
| 19 August 2024    | 9,900,000                | 0.0610                   | Not applicable            | 5 years                            |
| 5 September 2024  | 14,050,300               | 0.0484                   | Not applicable            | 5 years                            |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 31. Share Issuance Scheme ("SIS") (Cont'd)

|                   | Fair value<br><u>RM</u> | Exercise price<br><u>RM</u> | Date of offer | Balance at the beginning of the financial period | <u>Granted</u> | <u>Exercised</u> | <u>Cancelled</u> | Outstanding at the end of the financial period | Exercisable at the end of the financial period |
|-------------------|-------------------------|-----------------------------|---------------|--|----------------|------------------|------------------|--|--|
| <b>31.12.2025</b> |                         |                             |               |  |                |                  |                  |  |  |
| Forth Grant       | 0.1450                  | 0.1316                      | 12.06.2024    | 21,333,600                                       | -              | -                | (21,333,600)     | -  | -  |
| Fifth Grant       | 0.0750                  | 0.0660                      | 12.08.2024    | -  | 21,502,400     | -                | (14,050,300)     | 7,452,100                                      | 7,452,100                                      |
| Sixth Grant       | 0.0600                  | 0.0610                      | 19.08.2024    | -  | 9,900,000      | (9,885,200)      | -                | 14,800   | 14,800   |
| Seventh Grant     | 0.0550                  | 0.0484                      | 05.09.2024    | -  | 14,050,300     | (9,409,700)      | -                | 4,640,600                                      | 4,640,600                                      |
| <b>30.6.2024</b>  |                         |                             |               |  |                |                  |                  |  |  |
| First Grant       | 0.2999                  | 0.2700                      | 03.08.2021    | 31,180,800                                       | -              | (22,450,200)     | (8,730,600)      | -  | -  |
| Second Grant      | 0.2350                  | 0.1920                      | 29.11.2022    | 17,627,200                                       | -              | (17,627,200)     | -                | -  | -  |
| Third Grant       | 0.2000                  | 0.1820                      | 11.09.2023    | -  | 54,077,100     | (16,483,500)     | (37,593,600)     | -  | -  |
| Forth Grant       | 0.1450                  | 0.1316                      | 12.06.2024    | -  | 24,145,100     | (2,811,500)      | -                | 21,333,600                                     | 21,333,600                                     |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 31. Share Issuance Scheme (“SIS”) (Cont’d)

(i) Contractual life at the above SIS options granted are as follows:

|               | <b>Contractual<br/>life of options</b> |
|---------------|--|
| First Grant   | 5 years                                |
| Second Grant  | 5 years                                |
| Third Grant   | 5 years                                |
| Forth Grant   | 5 years                                |
| Fifth Grant   | 5 years                                |
| Sixth Grant   | 5 years                                |
| Seventh Grant | 5 years                                |

(ii) There is none any vesting conditons required for the above SIS options granted.

The fair values of share options granted were estimated using a binomial pricing model taking into account the terms and conditions upon which the options were granted.

#### 32. Material Litigations

The Group and the Company have not engaged in any litigation which have a material effect on the business or financial position of the Group and of the Company except for the following:

(i) Nagamas Venture Sdn. Bhd. (“Plaintiff” or “NVSB”) vs Silverland Capital Sdn Bhd. (“Defendant” or “SCSB”)

NVSB had on 28 July 2021 commenced a civil litigation via Writ of Summons dated 28 July 2021 against SCSB.

NVSB is claiming the following from SCSB through the Writ of Summon and Statement of Claim:

- (a) SCSB pays NVSB a sum of RM4,430,000;
- (b) SCSB shall transfer and/or cause the registration of ownership and title of the property units in Silverlakes Brands Village, that is identified and chosen by the NVSB and equivalent to the developer selling price of RM4,430,000, in the name of the NVSB and/or its nominees within Thirty (30) days of issuance of the Certificate of Completion and Compliance toward the said Development;
- (c) Interest at the rate of 5% per annum on the judgment sum from the date of judgment till full and final settlement;
- (d) Costs; and

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 32. Material Litigations (Cont'd)

The Group and the Company have not engaged in any litigation which have a material effect on the business or financial position of the Group and of the Company except for the following: (Cont'd)

(i) **Nagamas Venture Sdn. Bhd. (“Plaintiff” or “NVSB”) vs Silverland Capital Sdn Bhd. (“Defendant” or “SCSB”) (Cont'd)**

NVSB is claiming the following from SCSB through the Writ of Summon and Statement of Claim: (Cont'd)

(e) Any other relief that this Honourable Court thinks fit and proper.

On 22 November 2021, NVSB filed an application for summary judgement of its claim (“SJ application”). The SJ application was dismissed on 28 July 2022 and this matter was ordered to proceed for trial. The Court has fixed the above matter for pre-trial case management (e-review) on 24 September 2024 and the trial dates on 22, 23 and 24 January 2025.

The suit was resolved via a Settlement Agreement dated 25 August 2025, under which SCSB is obliged to pay NVSB a total sum of RM1,500,000 in monthly instalments. As at the date of this report, NVSB has received a total of RM750,000 from SCSB.

(ii) **Chan Sei Yong, Lionel Khoo Tiong Giaw and Fu Sek Jin (collectively, the “Applicants”) and Ministry of Urban Wellbeing, Housing and Local Government (“R1”), Controller of Housing of the Ministry of Urban Wellbeing, Housing and Local Government (“R2”) and JKI Development Sdn. Bhd. (a wholly-owned subsidiary of the Company) (“R3”) (collectively, the “Respondents”)**

On 17 June 2022, the Applicants filed an application for Judicial Review (“JR Application”) seeking among others, the following reliefs:

- (a) The Applicants to be given leave to apply for an extension of time to file this JR Application;
- (b) The Applicants to be given leave to apply for a Certiorari Order to revoke the decision of R2 vide its letter dated 24 February 2017 (“R2 Letter”) in amending the time period for delivery of vacant possession from 36 months to 48 months in respect of the Sale and Purchase Agreement (Schedule H) signed between R3 and the Applicants as buyers of the Amani Residence in Puchong (“SPA”);

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 32. Material Litigations (Cont'd)

The Group and the Company have not engaged in any litigation which have a material effect on the business or financial position of the Group and of the Company except for the following: (Cont'd)

- (ii) **Chan Sei Yong, Lionel Khoo Tiong Giaw and Fu Sek Jin (collectively, the “Applicants”) and Ministry of Urban Wellbeing, Housing and Local Government (“R1”), Controller of Housing of the Ministry of Urban Wellbeing, Housing and Local Government (“R2”) and JKI Development Sdn. Bhd. (a wholly-owned subsidiary of the Company) (“R3”) (collectively, the “Respondents”) (Cont'd)**

On 17 June 2022, the Applicants filed an application for Judicial Review (“JR Application”) seeking among others, the following reliefs: (Cont'd)

- (c) The Applicants to be given leave to apply for a Certiorari Order to revoke the decision of R1 vide its letter dated 11 March 2022 (“R1 Letter”) in granting a waiver period of 153 days pursuant to the Temporary Measures for Reducing the Impact of the Coronavirus Disease 2019 (COVID-19) (Amendment) Act 2022 (“Covid Act”), for the purpose of computing the date of delivery of vacant possession in respect of the SPA;
- (d) The Applicants be given leave to apply or in the alternative, a declaration that:
- (i) The R2 Letter is invalid and in excess of jurisdiction as provided under the Housing Development (Control and Licensing) Act 1966 (“HDA”);
- (ii) The R1 Letter is invalid and in excess of jurisdiction and/or contravenes the provisions of the Covid Act and/or HDA; and
- (iii) Rule 11(3) of the Housing Development (Control and Licensing) Regulations 1989 is ultra vires the HAD.
- (e) An order that the Applicants are entitled to claim liquidated ascertained damages under the SPA (“LAD”), calculated from the expiry of a 36-month period from the date booking payment is made by the Applicants.

Leave was granted on 1 March 2023. The JR Application was heard on substantive hearing on 8 May 2024 and dismissed on 11 November 2024.

The Applicants filed an appeal to the Malaysian Court of Appeal (Civil Appeal No. W-01(A)-777-12/2024) which was heard on 4 December 2025 and fixed for Decision on 6 May 2026.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 32. Material Litigations (Cont'd)

The Group and the Company have not engaged in any litigation which have a material effect on the business or financial position of the Group and of the Company except for the following: (Cont'd)

#### (iii) **JKI Development Sdn. Bhd. (“JKIDSB”) vs Fivestar Development (Puchong) Sdn. Bhd. (“FDSB”)**

On 6 December 2022, JKIDSB received a Statutory Notice of Demand pursuant to Section 455(1)(e) read together with Section 466(1)(a) of the Companies Act 2016 dated 6 December 2022 (“Notice”) from Messrs. James Monteiro, the Solicitors who act on behalf of FDSB demanding for the payment of the outstanding sums of RM12,983,570 due and owing by JKIDSB arising from failure to pay pursuant to the Joint Venture Development Agreement dated 28 July 2015 and the Supplementary Joint Venture Development Agreement dated 5 October 2016 (“Agreement”).

On 14 December 2022, JKIDSB filed a Fortuna Injunction to prohibit and restrain FDSB from filing and presenting a winding-up petition against JKIDSB. The hearing was fixed for Decision on 20 April 2023.

On 20 April 2023, JKIDSB has successfully obtained the following orders against FDSB:

- (a) A Declaration that the Section 466 Notice issued by FDSB to JKIDSB is an abuse of Court’s process;
- (b) A Declaration that there are bona fide issues in dispute between FDSB and JKIDSB;
- (c) A Declaration that the Section 466 Notice issued by FDSB was not bona fide but an act to apply undue pressure on JKIDSB to pay sums that are disputed and not due and owing from JKIDSB;
- (d) A prohibitory Injunction against FDSB from filing any winding up petition against JKIDSB;
- (e) General Damages to be assessed; and
- (f) No order as to cost.

On 29 January 2024, FDSB commenced a civil action against JKIDSB for the following:

- (a) The balance sum of RM14,214,288 allegedly due under a Joint Venture Agreement;
- (b) Interest at a rate of 5% per annum on RM14,214,288 from 13 September 2022 until full payment;

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 32. Material Litigations (Cont'd)

The Group and the Company have not engaged in any litigation which have a material effect on the business or financial position of the Group and of the Company except for the following: (Cont'd)

##### (iii) **JKI Development Sdn. Bhd. (“JKIDSB”) vs Fivestar Development (Puchong) Sdn. Bhd. (“FDSB”) (Cont'd)**

On 29 January 2024, FDSB commenced a civil action against JKIDSB for the following: (Cont'd)

- (c) Cost; and
- (d) Such further and other relief as this Honourable Court deems fit and proper.

The Court had directed the following in regards to this matter:

- (a) The Pre-Trial Case Management (“PTCM”) Documents is to be completed by 1 July 2026;
- (b) The cut-off date for the filing of any Interlocutory Applications is fixed on 1 July 2026;
- (c) A further case management has been fixed on 8 July 2026 for parties to update the Court on the status of the mediation, the filing of the PTCM Documents and any other outstanding issues;
- (d) The filing of Witness Statements is fixed on 1 April 2027. An Unless Order has been invoked in respect of the filing of the Witness Statements in the event of failure to comply with the same;
- (e) The last Case Management prior to the trial is fixed to be on 8 April 2027; and
- (f) The matter is fixed for trial on 1 July 2026, 8 July 2026, 1 April 2027 and 8 April 2027.

There remains an unpaid cost sum of RM5,000 that is due by the FDSB to JKIDSB which is the Defendant under the Court’s Order dated 20 August 2024 in view of the successful dismissal of the FDSB’s Summary Judgment application.

A Mediation was held on 11 March 2026 and this matter is now under the purview of the new legal representatives, Messrs. Daniel Annamalai.

JKIDSB has also advanced counter-allegations relating to land encroachment and has quantified losses suffered arising therefrom at approximately RM4,900,000, forming part of its defence and counterclaim.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 33. Segment Information

For management purposes, the Group is organised into business units based on their products and services, and has two reportable segments as follows:

|  |  |
|--|--|
| Property development and construction      | Develop and provides construction services for residential, industrial and commercial property |
| Property management and investment holding | Provision of management, marketing and consultancy services                                    |

The Group Executive Committee assesses the performance of the operating segments based on operating profit or loss which is measured differently from those disclosed in the consolidated financial statements.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the consolidated financial statements.

Transactions between segments are carried out on agreed terms between both parties. The effects of such inter-segment transactions are eliminated on consolidation. The measurement basis and classification are consistent with those adopted in the previous financial period.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 33. Segment Information (Cont'd)

| Group                         | Property development and construction RM | Property management and investment holding RM | Total segments RM | Adjustments and elimination RM | Consolidated RM |
|-------------------------------|--|---|-------------------|--------------------------------|-----------------|
| <b>1.7.2024 to 31.12.2025</b> |  |   |                   |                                |                 |
| <b>Revenue</b>                |  |   |                   |                                |                 |
| External customers            |  |   |                   |                                |                 |
| - Property development        | 9,718,494                                | 1,800,000                                     | 11,518,494        | (1,800,000)                    | 9,718,494       |
| Inter-segment                 | -  | -   | -                 | -                              | -               |
| Total Revenue                 | 9,718,494                                | 1,800,000                                     | 11,518,494        | (1,800,000)                    | 9,718,494       |
| <b>Results</b>                |  |   |                   |                                |                 |
| Segment result                | (28,538,622)                             | (3,343,220)                                   | (31,881,842)      | 9,231,914                      | (22,649,928)    |
| Finance costs                 | (255,247)                                | -   | (255,247)         | -                              | (255,247)       |
| Finance income                | 104,196                                  | 451   | 104,647           | -                              | 104,647         |
| Loss before tax               | (28,689,673)                             | (3,342,769)                                   | (32,032,442)      | 9,231,914                      | (22,800,528)    |
| Taxation                      | (69,561)                                 | (836,235)                                     | (905,796)         | -                              | (905,796)       |
| Loss for the financial period | (28,759,234)                             | (4,179,004)                                   | (32,938,238)      | 9,231,914                      | (23,706,324)    |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 33. Segment Information (Cont'd)

| Group<br>1.7.2024 to 31.12.2025<br>Segment assets | Property<br>development<br>and construction<br>RM | Property<br>management and<br>investment<br>holding<br>RM | Total<br>segments<br>RM | Adjustments<br>and elimination<br>RM | Consolidated<br>RM |
|---|---|---|-------------------------|--------------------------------------|--------------------|
|   | 12,778,646  | 69,437,848  | 82,216,494              | 25,800,426                           | 108,016,920        |
|   | -   | 4,341   | 4,341                   | -                                    | 4,341              |
|   | 37,803,523  | 5,376,577   | 43,180,100              | 2,445,664                            | 45,625,764         |
| <b>Other non-cash items</b>                       |   |   |                         |                                      |                    |
| Depreciation of:                                  |   |   |                         |                                      |                    |
| - plant and equipment                             | 171,393   | 1,364   | 172,757                 | -                                    | 172,757            |
| - right-of-use assets                             | 76,725  | -   | 76,725                  | -                                    | 76,725             |
| Fair value loss on investment properties          | 2,255,444   | -   | 2,255,444               | -                                    | 2,255,444          |
| Unrealised foreign exchange loss                  | -   | 1,708,383   | 1,708,383               | -                                    | 1,708,383          |
| Impairment loss on trade receivables              | 5,040,030   | -   | 5,040,030               | -                                    | 5,040,030          |
| Impairment loss on other receivables              | -   | 654,708   | 654,708                 | -                                    | 654,708            |
| Share-based payment expenses                      | -   | 232,420   | 232,420                 | -                                    | 232,420            |

Including in the measurement of assets are:

Capital expenditure relating to:

- plant and equipment

**Segment liabilities**

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 33. Segment Information (Cont'd)

| Group                                      | Property development and construction RM | Property management and investment holding RM | Total segments RM | Adjustments and elimination RM | Consolidated RM |
|--|--|---|-------------------|--------------------------------|-----------------|
| <b>1.1.2023 to 30.6.2024</b>               |  |   |                   |                                |                 |
| <b>Revenue</b>                             |  |   |                   |                                |                 |
| External customers                         |  |   |                   |                                |                 |
| - Property development                     | 19,393,306                               | -   | 19,393,306        | -                              | 19,393,306      |
| - Rental income from investment properties | -  | 12,045  | 12,045            | -                              | 12,045          |
| Inter-segment                              | 19,393,306                               | 12,045  | 19,405,351        | -                              | 19,405,351      |
| Total Revenue                              | 19,393,306                               | 12,045  | 19,405,351        | -                              | 19,405,351      |
| <b>Results</b>                             |  |   |                   |                                |                 |
| Segment result                             | (28,211,546)                             | (38,396,293)                                  | (66,607,839)      | 14,750,408                     | (51,857,431)    |
| Finance costs                              | (296,574)                                | -   | (296,574)         | -                              | (296,574)       |
| Finance income                             | 105,542                                  | 5,431   | 110,973           | -                              | 110,973         |
| Loss before tax                            | (28,402,578)                             | (38,390,862)                                  | (66,793,440)      | 14,750,408                     | (52,043,032)    |
| Taxation                                   | -  | 4,182,344                                     | 4,182,344         | -                              | 4,182,344       |
| Loss for the financial period              | (28,402,578)                             | (34,208,518)                                  | (62,611,096)      | 14,750,408                     | (47,860,688)    |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 33. Segment Information (Cont'd)

| Group                                       | Property<br>development<br>and construction<br>RM | Property<br>management and<br>investment<br>holding<br>RM | Total<br>segments<br>RM | Adjustments<br>and elimination<br>RM | Consolidated<br>RM |
|---|---|---|-------------------------|--------------------------------------|--------------------|
| <b>1.1.2023 to 30.6.2024</b>                |   |   |                         |                                      |                    |
| <b>Segment assets</b>                       | 10,746,455  | 74,346,162  | 85,092,617              | 34,262,130                           | 119,354,747        |
| Including in the measurement of assets are: |   |   |                         |                                      |                    |
| Capital expenditure relating to:            |   |   |                         |                                      |                    |
| - plant and equipment                       | 44,710  | -   | 44,710                  | -                                    | 44,710             |
| <b>Segment liabilities</b>                  | 32,138,435  | 1,032,478   | 33,170,913              | 1,542,427                            | 34,713,340         |
| <b>Other non-cash items</b>                 |   |   |                         |                                      |                    |
| Depreciation of:                            |   |   |                         |                                      |                    |
| - plant and equipment                       | 174,468   | 1,438   | 175,906                 | -                                    | 175,906            |
| - right-of-use assets                       | 102,832   | -   | 102,832                 | -                                    | 102,832            |
| Fair value loss on investment properties    | -   | 12,126,417  | 12,126,417              | -                                    | 12,126,417         |
| Unrealised foreign exchange gain            | -   | (1,473,603)   | (1,473,603)             | -                                    | (1,473,603)        |
| Impairment loss on other receivables        | 13,483,650  | -   | 13,483,650              | -                                    | 13,483,650         |
| Share-based payments expenses               | -   | 7,317,348   | 7,317,348               | -                                    | 7,317,348          |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 33. Segment Information (Cont'd)

##### Geographic information

Breakdown of the Group's revenue from contract with customers:

| Group Revenue                   | Property development and construction RM | Property management and investment holding RM | Total segments RM | Adjustments and elimination RM | Consolidated RM |
|---------------------------------|--|---|-------------------|--------------------------------|-----------------|
| <b>Geographical market:</b>     |  |   |                   |                                |                 |
| <b>1.7.2024 to 31.12.2025</b>   |  |   |                   |                                |                 |
| - Property development Malaysia | 9,718,494                                | 1,800,000                                     | 11,518,494        | (1,800,000)                    | 9,718,494       |
| <b>1.1.2023 to 30.6.2024</b>    |  |   |                   |                                |                 |
| - Property development Malaysia | 19,393,306                               | -   | 19,393,306        | -                              | 19,393,306      |
| People's Republic of China      | -  | 12,045  | 12,045            | -                              | 12,045          |
|                                 | 19,393,306                               | 12,045  | 19,405,351        | -                              | 19,405,351      |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 33. Segment Information (Cont'd)

#### Geographic information (Cont'd)

Non-current assets information based on the geographical location of assets are as follows:

|                            | <b>Group</b>      |                   |
|----------------------------|-------------------|-------------------|
|                            | <b>31.12.2025</b> | <b>30.6.2024</b>  |
|                            | <b>RM</b>         | <b>RM</b>         |
| <b>Non-current assets</b>  |                   |                   |
| Malaysia                   | 57,697,040        | 60,530,636        |
| People's Republic of China | 9,569,153         | 13,532,980        |
|                            | <b>67,266,193</b> | <b>74,063,616</b> |

### 34. Financial Guarantee

|  | <b>Company</b>    |                  |
|--|-------------------|------------------|
|  | <b>31.12.2025</b> | <b>30.6.2024</b> |
|  | <b>RM</b>         | <b>RM</b>        |
| <b>Unsecured</b>   |                   |                  |
| <u>Corporate guarantee</u>   |                   |                  |
| Corporate guarantee issued to third parties to obtain credit term from suppliers of a subsidiary company | -                 | 2,000,000        |
|  | <b>-</b>          | <b>2,000,000</b> |



## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 35. Financial Instruments (Cont'd)

#### (b) Financial risk management objectives and policies

The Group's and the Company's financial risk management policy is to ensure that adequate financial resources are available for the development of the Group's and of the Company's operations whilst managing its credit, liquidity, foreign currency and interest rate risks. The Group and the Company operate within clearly defined guidelines that are approved by the Board and the Group's and the Company's policy is not to engage in speculative transactions.

The following sections provide details regarding the Group's and the Company's exposure to the abovementioned financial risks and the objectives, policies and processes for the management of these risks.

#### (i) Credit risk

Credit risk is the risk of a financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Group's exposure to credit risk arises principally from its receivables from customers and deposits with licensed banks. The Company's exposure to credit risk arises principally from advances to subsidiary companies and financial guarantees given to banks for credit facilities granted to subsidiary companies. There are no significant changes as compared to previous financial period.

The Group has adopted a policy of only dealing with creditworthy counterparties. Management has a credit policy in place to control credit risk by dealing with creditworthy counterparties and deposits with licensed banks with good credit rating. The exposure to credit risk is monitored on an ongoing basis and action will be taken for long outstanding debts.

The Company provides unsecured advances to subsidiary companies. It also provides unsecured financial guarantees to banks for banking facilities granted to certain subsidiary companies. The Company monitors on an ongoing basis the results of the subsidiary companies and repayments made by the subsidiary companies.

At each reporting date, the Group and the Company assess whether any of the receivables and contract assets are credit impaired.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 35. Financial Instruments (Cont'd)

##### (b) Financial risk management objectives and policies (Cont'd)

##### (i) Credit risk (Cont'd)

The gross carrying amounts of credit impaired trade receivables and contract assets are written off (either partial or full) when there is no realistic prospect of recovery. This is generally the case when the Group or the Company determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. Nevertheless, trade receivables and contract assets that are written off could still be subject to enforcement activities.

The carrying amounts of the financial assets recorded on the statements of financial position at the end of the financial period represent the Group's and the Company's maximum exposure to credit risk.

The Group has no significant concentration of credit risk as its exposure spread over a large number of customers. The Company has no significant concentration of credits risk except for advances to its subsidiary companies where risks of default have been assessed to be low.

##### (ii) Liquidity risk

Liquidity risk refers to the risk that the Group or the Company will encounter difficulty in meeting its financial obligations as and when they fall due. The Group's and the Company's exposure to liquidity risk arises primarily from mismatches of the maturities of financial assets and liabilities.

The Group's and the Company's funding requirements and liquidity risk are managed with the objective of meeting business obligations on a timely basis. The Group finances its liquidity through internally generated cash flows and minimises liquidity risk by keeping committed credit lines available.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 35. Financial Instruments (Cont'd)

#### (b) Financial risk management objectives and policies (Cont'd)

##### (ii) Liquidity risk (Cont'd)

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay.

| <b>Group</b>                                | <b>On demand or<br/>within 1 year<br/>RM</b> | <b>1 to 2<br/>years<br/>RM</b> | <b>2 to 5<br/>years<br/>RM</b> | <b>After<br/>5 years<br/>RM</b> | <b>Total<br/>contractual<br/>cash flows<br/>RM</b> | <b>Total<br/>carrying<br/>amount<br/>RM</b> |
|---|--|--------------------------------|--------------------------------|---------------------------------|--|---|
| <b>31.12.2025</b>                           |  |                                |                                |                                 |  |   |
| <u>Non-derivative financial liabilities</u> |  |                                |                                |                                 |  |   |
| Trade payables                              | 16,270,758                                   | -                              | -                              | -                               | 16,270,758   | 16,270,758                                  |
| Other payables                              | 22,907,639                                   | -                              | -                              | -                               | 22,907,639   | 22,907,639                                  |
| Bank borrowings                             | 378,264                                      | 687,916                        | 942,552                        | 1,854,850                       | 3,863,582  | 2,829,847                                   |
| Amount due to Directors                     | 275,628                                      | -                              | -                              | -                               | 275,628  | 275,628                                     |
|   | <u>39,832,289</u>                            | <u>687,916</u>                 | <u>942,552</u>                 | <u>1,854,850</u>                | <u>43,317,607</u>                                  | <u>42,283,872</u>                           |

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 35. Financial Instruments (Cont'd)

##### (b) Financial risk management objectives and policies (Cont'd)

##### (ii) Liquidity risk (Cont'd)

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay. (Cont'd)

|   | On demand or<br>within 1 year<br>RM | 1 to 2<br>years<br>RM | 2 to 5<br>years<br>RM | After<br>5 years<br>RM | Total<br>contractual<br>cash flows<br>RM | Total<br>carrying<br>amount<br>RM |
|---|-------------------------------------|-----------------------|-----------------------|------------------------|--|-----------------------------------|
| <b>Group</b>                                |                                     |                       |                       |                        |  |                                   |
| <b>30.6.2024</b>                            |                                     |                       |                       |                        |  |                                   |
| <u>Non-derivative financial liabilities</u> |                                     |                       |                       |                        |  |                                   |
| Trade payables                              | 10,919,342                          | -                     | -                     | -                      | 10,919,342                               | 10,919,342                        |
| Other payables                              | 18,186,488                          | -                     | -                     | -                      | 18,186,488                               | 18,186,488                        |
| Bank borrowings                             | 378,264                             | 447,516               | 594,824               | 1,872,114              | 3,292,718                                | 3,118,352                         |
|   | <u>29,484,094</u>                   | <u>447,516</u>        | <u>594,824</u>        | <u>1,872,114</u>       | <u>32,398,548</u>                        | <u>32,224,182</u>                 |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 35. Financial Instruments (Cont'd)

#### (b) Financial risk management objectives and policies (Cont'd)

##### (ii) Liquidity risk (Cont'd)

The following table analyses the remaining contractual maturity for financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group and the Company can be required to pay. (Cont'd)

|   | <b>On demand<br/>or within 1<br/>year<br/>RM</b> | <b>Total<br/>contractual<br/>cash flows<br/>RM</b> | <b>Total<br/>carrying<br/>amount<br/>RM</b> |
|---|--|--|---|
| <b>Company</b>                              |  |  |   |
| <b>31.12.2025</b>                           |  |  |   |
| <u>Non-derivative financial liabilities</u> |  |  |   |
| Trade payables                              | 63,053   | 63,053   | 63,053                                      |
| Other payables                              | 1,650,034  | 1,650,034  | 1,650,034                                   |
| Amount due to Directors                     | 160,363  | 160,363  | 160,363                                     |
| Amount due to subsidiary companies          | 1,190  | 1,190  | 1,190                                       |
|   | <u>1,874,640</u>                                 | <u>1,874,640</u>                                   | <u>1,874,640</u>                            |
| <b>30.6.2024</b>                            |  |  |   |
| <u>Non-derivative financial liabilities</u> |  |  |   |
| Trade payables                              | 25,156   | 25,156   | 25,156                                      |
| Other payables                              | 459,879  | 459,879  | 459,879                                     |
| Financial guarantees*                       | 2,000,000  | 2,000,000  | 2,000,000                                   |
|   | <u>2,485,035</u>                                 | <u>2,485,035</u>                                   | <u>2,485,035</u>                            |

\* Based on the maximum amount that can be called for under financial guarantee contract.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 35. Financial Instruments (Cont'd)

##### (b) Financial risk management objectives and policies (Cont'd)

##### (iii) Market risks

##### (a) Foreign currency risk

The Group is exposed to foreign currency risk through trade payables, other receivables and payables that denominated in currencies other than the respective functional currencies of Group entities. The currency giving rise to this risk is primarily Chinese Renminbi (“RMB”).

The carrying amounts of the Group’s foreign currency denominated financial assets and financial liabilities at the end of the reporting period are as follows:

|                   | <b>Denominated in RMB</b> |                  |
|-------------------|---------------------------|------------------|
|                   | <b>31.12.2025</b>         | <b>30.6.2024</b> |
|                   | <b>RM</b>                 | <b>RM</b>        |
| <b>Group</b>      |                           |                  |
| Trade payables    | (324,680)                 | -                |
| Other receivables | -                         | 769,487          |
| Other payables    | (120,881)                 | (157,477)        |
|                   | <u>(445,561)</u>          | <u>612,010</u>   |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 35. Financial Instruments (Cont'd)

#### (b) Financial risk management objectives and policies (Cont'd)

##### (iii) Market risks (Cont'd)

##### (a) Foreign currency risk (Cont'd)

##### Foreign currency sensitivity analysis

Foreign currency risk arises from Group entities which have a RM functional currency. The exposure to currency risk of Group entities which do not have a RM functional currency is not material and hence, sensitivity analysis is not presented.

The following table demonstrates the sensitivity of the Group's loss before taxation to a reasonably possible change in the RMB exchange rates against RM, with all other variables held constant.

|                   | <b>Change in currency rate<br/>RM</b> | <b>Effect on loss<br/>before tax<br/>RM</b> |
|-------------------|---------------------------------------|---|
| <b>31.12.2025</b> |                                       |   |
| RMB               | Strengthened 1%                       | (4,456)                                     |
|                   | Weakened 1%                           | 4,456                                       |
| <hr/>             |                                       |   |
| <b>30.6.2024</b>  |                                       |   |
| RMB               | Strengthened 1%                       | 6,120                                       |
|                   | Weakened 1%                           | (6,120)                                     |
| <hr/>             |                                       |   |

##### (b) Interest rate risk

The Group's fixed deposits with licensed banks and borrowings are exposed to a risk of change in their fair value due to changes in interest rates. The Group's variable rate borrowings are exposed to a risk of change in cash flows due to changes in interest rates.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 35. Financial Instruments (Cont'd)

(b) Financial risk management objectives and policies (Cont'd)

(iii) Market risks (Cont'd)

(b) Interest rate risk (Cont'd)

The Group manages its interest rate risk exposure from interest bearing borrowings by obtaining financing with the most favourable interest rates in the market. The Group constantly monitors its interest rate risk by reviewing its debts portfolio to ensure favourable rates are obtained. The Group does not utilise interest swap contracts or other derivative instruments for trading or speculative purposes.

The interest rate profile of the Group's significant interest-bearing financial instruments, based on carrying amounts as at the end of the reporting period was:

|                                 | <b>Group</b>      |                  |
|---------------------------------|-------------------|------------------|
|                                 | <b>31.12.2025</b> | <b>30.6.2024</b> |
|                                 | <b>RM</b>         | <b>RM</b>        |
| <b>Floating rate instrument</b> |                   |                  |
| <b>Financial liability</b>      |                   |                  |
| Borrowings                      | 2,829,847         | 3,118,352        |

#### **Interest rate risk sensitivity analysis**

##### Fair value sensitivity analysis for fixed rate instruments

The Group does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the end of the reporting period would not affect profit or loss.

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 35. Financial Instruments (Cont'd)

#### (b) Financial risk management objectives and policies (Cont'd)

##### (iii) Market risks (Cont'd)

##### (b) Interest rate risks (Cont'd)

#### **Interest rate risk sensitivity analysis (Cont'd)**

##### Cash flow sensitivity analysis for floating rate instruments

A change in 1% interest rate at the end of the reporting period would have increased/(decreased) the Group's loss before tax by RM28,298 (1.1.2023 to 30.6.2024: RM31,184), arising mainly as a result of higher/lower interest expense on floating rate borrowings. This analysis assumes that all other variables remain constant. The assumed movement in basis points for interest rate sensitivity analysis is based on the currently observable market environment.

#### (c) Fair value of financial instruments

At the end of the reporting period, there were no financial instruments carried at fair values in the statements of financial position.

The carrying amounts of short-term receivables and payables, cash and cash equivalents and short-term borrowings in the statements of financial position approximated fair values due to the relatively short-term nature of these financial instruments and insignificant impact of discounting.

The fair value of borrowings that carry floating interest rate approximated its carrying amount as it is repriced to market interest rate on or near the reporting date.

## Notes To The Financial Statements

### 31 December 2025 (Cont'd)

#### 36. Capital Management

The Group's objectives when managing capital are to safeguard the Group's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Group and the Company monitor capital using a gearing ratio. The Group's and the Company's policy is to maintain a prudent level of gearing ratio that complies with debt covenants and regulatory requirements, if any. The gearing ratio at the end of the reporting period is as follows.

|  | <b>Group</b>      |                   |
|--|-------------------|-------------------|
|  | <b>31.12.2025</b> | <b>30.6.2024</b>  |
|  | <b>RM</b>         | <b>RM</b>         |
| Borrowings                             | 2,829,847         | 3,118,352         |
| Less: Deposits, bank and cash balances | (943,484)         | (1,206,947)       |
| Net debt                               | <u>1,886,363</u>  | <u>1,911,405</u>  |
| Total equity                           | <u>62,391,156</u> | <u>84,641,407</u> |
| Gearing Ratio (times)                  | <u>0.03</u>       | <u>0.02</u>       |

As the Company has no borrowings, the gearing ratio may not provide a meaningful indicator of risk of borrowings.

There were no changes in the Group's and the Company's approach to capital management during the financial period.

#### 37. Capital Commitment

|                                      | <b>Group</b>      |                   |
|--------------------------------------|-------------------|-------------------|
|                                      | <b>31.12.2025</b> | <b>30.6.2024</b>  |
|                                      | <b>RM</b>         | <b>RM</b>         |
| Approved and contracted for:         |                   |                   |
| - Land held for property development | <u>-</u>          | <u>48,099,600</u> |

## Notes To The Financial Statements 31 December 2025 (Cont'd)

### 38. Subsequent Event

On 4 February 2026, the Settlement Agreements with the Creditors under the Proposed Debt Settlement scheme as part of Multiple Corporate Exercises which announced on 4 August 2025, has lapsed as the conditions precedent are not fulfilled within the stipulated timeframe. Subsequently, the Company also resolved to not proceed with the both Proposed Share Capital Reduction and Proposed Diversification exercises.

### 39. Comparative figures

The following reclassification were made to the financial statements of prior financial period to be consistent with current financial period presentation.

|  | As previously<br>reported<br>RM | Reclassification<br>RM | As<br>reclassified<br>RM |
|--|---------------------------------|------------------------|--------------------------|
| <b>Group</b>   |                                 |                        |                          |
| <b>1.1.2023 to 30.6.2024</b>   |                                 |                        |                          |
| <b>Statements of profit or loss<br/>and the comprehensive<br/>income</b> |                                 |                        |                          |
| Other income   | 1,040,745                       | (110,973)              | 929,772                  |
| Finance income   | -                               | 110,973                | 110,973                  |
| Administrative expenses  | (40,355,706)                    | 12,075,447             | (28,280,259)             |
| Other expenses   | -                               | (12,075,447)           | (12,075,447)             |
|  | -                               | -                      | -                        |
| <b>Company</b>   |                                 |                        |                          |
| <b>1.1.2023 to 30.6.2024</b>   |                                 |                        |                          |
| <b>Statement of profit or loss<br/>and the comprehensive<br/>income</b>  |                                 |                        |                          |
| Other income   | 7,303                           | (4,457)                | 2,846                    |
| Finance income   | -                               | 4,457                  | 4,457                    |
|  | 7,303                           | (4,457)                | 2,846                    |

### 40. Date of Authorisation for Issue

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the Directors on 29 April 2026.

## LIST OF PROPERTIES

| Location  | Description, Built-Up Area & Usage   | Age of Building | Tenure  | Net Book Value (RM) | Date of Revaluation (Acquisition Date) |
|---|--|-----------------|---|---------------------|--|
| Unit No. 3,4,5 & 6 on Level 1 and Unit No. 2,3,4,5,6 & 7 on Level 2 of Block 1 (Long Xian Ge) and Unit No. 2 & 3 on Level 1 and Unit No. 3 & 4 on Level 2 of Block 2 (Long He Ge), Dragon Mall, Danshui, Bai Yun 2 <sup>nd</sup> Road, Huiyang District, Huizhou City, Guangdong Province, the People's Republic of China | <p>The properties comprise 14 shops in two buildings completed in 2010</p> <p>The properties have a total gross floor area of approximately 1,467.39 square meter</p> <p>The properties are partial rented</p> | 14 years        | The land use rights were granted for a term of 70 years commencing from 1 December 2004 until 1 December 2074 for commercial and residential uses | 9,569,153           | 20 March 2026<br>(29 December 2009)    |
| No. Hakmilik 64966 Lot 12034 [H.S.(D) 70746, PT498] Kwasan Bandar XLV, Daerah Melaka Tengah, Negeri Melaka  | <p>The land is measuring 18,387 square meters</p> <p>The land currently is vacant</p>  | 14 years        | Leasehold land for a term of 99 years commencing from 13 January 2012 until 12 January 2111   | 13,000,000          | 31 December 2020                       |
| No. H.S.(D) 932488, PT 19204, Mukim Belanja, Kinta, Negeri Perak  | <p>The land is measuring 64,736 square meters</p> <p>The land currently is vacant</p>  | 4 years         | Leasehold land for a term of 99 years commencing from 6 July 2021 until 5 July 2120   | 10,000,000          | 3 March 2021                           |
| No. H.S.(D) 89612 Kawasan Bandar XLV, Daerah Melaka Tengah, Negeri Melaka   | <p>4.0469 Hektar (Approx 10 Acres)</p> <p>The land currently is vacant</p>   | 3 years         | Leasehold land for a term of 99 years commencing from 19 December 2022 until 18 December 2121   | 26,000,000          | 17 April 2023                          |
| No. Hakmilik PN97401, No Bangunan M1, No Tingkat 21, No Petak 77, Daerah Petaling, Selangor   | <p>622 square metres</p> <p>The building currently is use as Jiankun International Berhad Corporate Office</p>   | 15 years        | Leasehold building for a term of 99 year commencing from 26 July 2006 until 27 July 2105  | 3,950,000           | 28 September 2021                      |

## ANALYSIS OF SHAREHOLDINGS AS AT 8 APRIL 2026

### SHARE CAPITAL

|                               |   |                                       |
|-------------------------------|---|---------------------------------------|
| Total Number of Issued Shares | : | 567,714,269                           |
| Class of Shares               | : | Ordinary Share                        |
| Voting Rights                 | : | One vote for each ordinary share held |

### DISTRIBUTION OF SHAREHOLDINGS AS AT 8 APRIL 2026

| Size of Holding           | No. of shareholders | No. of Shares      | %              |
|---------------------------|---------------------|--------------------|----------------|
| 1 – 99                    | 115                 | 4,439              | 0.001          |
| 100 – 1,000               | 1,118               | 583,988            | 0.103          |
| 1,001 – 10,000            | 1,101               | 6,203,688          | 1.093          |
| 10,001 – 100,000          | 1,177               | 48,905,975         | 8.615          |
| 100,001 – < 5% of shares* | 391                 | 475,016,179        | 83.671         |
| 5% and above**            | 1                   | 37,000,000         | 6.517          |
| <b>Total</b>              | <b>3,903</b>        | <b>567,714,269</b> | <b>100.000</b> |

Remark:

\* Less than 5% of Issued Holdings

\*\* 5% and above of Issued Holdings

### DIRECTORS' SHAREHOLDINGS

The Directors' Shareholdings based on the Register of Directors' Shareholdings of the Company as at 8 April 2026 are as follows: -

| No. | Name of Directors                  | No. of Shares held Direct | %     | No. of Shares held Indirect | % |
|-----|------------------------------------|---------------------------|-------|-----------------------------|---|
| 1   | Dato' Saiful Nizam Bin Mohd Yusoff | 2,500,000                 | 0.440 | -                           | - |
| 2   | Edwin Silvester Das                | 21,870,500                | 3.852 | -                           | - |
| 3   | Dato' Ir Lim Siang Chai            | -                         | -     | -                           | - |
| 4   | Zhang, Jun                         | -                         | -     | -                           | - |
| 5   | P Ellango A/L Ponramu              | -                         | -     | -                           | - |
| 6   | Datuk Azmi Bin Osman               | -                         | -     | -                           | - |
| 7   | Roslina Akmar Binti Mohamed Hashim | -                         | -     | -                           | - |

### SUBSTANTIAL SHAREHOLDERS

The substantial shareholders (holding 5% or more of the issued capital) based on the Register of Substantial Shareholders of the Company as at 8 April 2026 and their shareholdings are as follows: -

| Name                            | No. of Shares held Direct | %     | No. of Shares held Indirect | %     |
|---------------------------------|---------------------------|-------|-----------------------------|-------|
| Ang Bee Kean                    | 18,388,300                | 3.239 | 17,000,000                  | 2.994 |
| Eclipse International Sdn. Bhd. | 70,000,000                | 12.33 | -                           | -     |

## Analysis of Shareholdings As At 8 April 2026 (Cont'd)

### LIST OF TOP 30 LARGEST SECURITIES ACCOUNTS HOLDERS (According to the Record of Depository as at 8 April 2026)

| No. | Name of Shareholders  | No. of Shares | %     |
|-----|---|---------------|-------|
| 1   | LIM SOON GUAN   | 37,000,000    | 6.517 |
| 2   | KENANGA NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR NG KOK WAH  | 25,177,700    | 4.435 |
| 3   | YONG CHONG LONG   | 24,000,000    | 4.227 |
| 4   | RHB NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR LIM BAN KEONG   | 22,470,800    | 3.958 |
| 5   | TA NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR TAI TEAN SENG  | 22,029,000    | 3.880 |
| 6   | KENANGA NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR EDWIN SILVESTER DAS   | 21,381,500    | 3.766 |
| 7   | ATTRACTIVE HOLDINGS SDN. BHD.   | 18,500,000    | 3.259 |
| 8   | ADVANCE INFORMATION MARKETING BERHAD  | 16,369,600    | 2.883 |
| 9   | ANG BEE KEAN  | 14,919,300    | 2.628 |
| 10  | CASH SUPPORT GROUP SDN. BHD.  | 13,199,500    | 2.325 |
| 11  | PUAN WING SING @ POON WING SING   | 11,971,400    | 2.109 |
| 12  | AFFIN HWANG NOMINEES (TEMPATAN) SDN. BHD.<br>PLEDGED SECURITIES ACCOUNT FOR YEAT SEW CHUONG   | 10,916,700    | 1.923 |
| 13  | SOH SWEE SEE  | 10,800,000    | 1.902 |
| 14  | TA NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR<br>MOHAMED FAROZ BIN MOHAMED JAKEL   | 10,479,800    | 1.846 |
| 15  | MAYBANK NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR<br>ECLIPSE INTERNATIONAL SDN. BHD.                                      | 10,381,000    | 1.829 |
| 16  | KENANGA NOMINEES (TEMPATAN) SDN BHD<br>RAKUTEN TRADE SDN BHD FOR SEE RONG ZHI   | 10,000,000    | 1.761 |
| 17  | MOHAMED FAROZ BIN MOHAMED JAKEL   | 7,750,000     | 1.365 |
| 18  | AFFIN HWANG NOMINEES (TEMPATAN) SDN. BHD.<br>PLEDGED SECURITIES ACCOUNT FOR JASON KOH JIAN HUI  | 7,555,900     | 1.331 |
| 19  | LEE SIONG YING  | 7,500,000     | 1.321 |
| 20  | TAN ZI YING   | 7,059,400     | 1.243 |
| 21  | CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN. BHD.<br>PLEDGED SECURITIES ACCOUNT FOR TAY HOCK SOON (MY1055)                             | 6,380,500     | 1.124 |
| 22  | YEAT SEW CHUONG   | 5,687,500     | 1.002 |
| 23  | SALMA BINTI SEMAN   | 5,000,000     | 0.881 |
| 24  | KENANGA NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR LEE SHEN KEONG  | 4,637,300     | 0.817 |
| 25  | CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN. BHD.<br>PLEDGED SECURITIES ACCOUNT FOR TIMOTHY TAI LIK SIANG (MY3528)                     | 4,500,000     | 0.793 |
| 26  | CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN. BHD.<br>PLEDGED SECURITIES ACCOUNT FOR PUAN WING SING<br>@ POON WING SING (METROPOINT-CL) | 4,331,300     | 0.763 |
| 27  | JOSEPH GOH SHEE CHUNG   | 4,250,000     | 0.749 |
| 28  | AFFIN HWANG NOMINEES (TEMPATAN) SDN. BHD.<br>PLEDGED SECURITIES ACCOUNT FOR CHEW HUN SENG   | 4,244,000     | 0.748 |
| 29  | APEX SECURITIES BERHAD<br>IVT PDR 201 LEONARD CHIN YEN HAW  | 3,633,100     | 0.640 |
| 30  | LEE YUEN YEE  | 3,410,600     | 0.601 |

## ANALYSIS OF WARRANTS HOLDINGS AS AT 8 APRIL 2026

Class of Warrants : Warrants B  
Total Number of Warrants : 246,998,770

### DISTRIBUTION OF WARRANTS HOLDINGS AS AT 8 APRIL 2026

| Size of Holding           | No. of<br>Warrants<br>Holders | No. of<br>Warrants | %             |
|---------------------------|-------------------------------|--------------------|---------------|
| 1 – 99                    | 201                           | 7,309              | 0.003         |
| 100 - 1,000               | 1,249                         | 469,674            | 0.190         |
| 1,001 - 10,000            | 1,071                         | 5,170,673          | 2.093         |
| 10,001 - 100,000          | 603                           | 22,636,050         | 9.164         |
| 100,001 – < 5% of shares* | 193                           | 136,007,564        | 55.065        |
| 5% and above**            | 2                             | 82,707,500         | 33.485        |
| <b>Total</b>              | <b>3,319</b>                  | <b>246,998,770</b> | <b>100.00</b> |

*Remark:*

\* Less than 5% of Issued Holdings

\*\* 5% and above of Issued Holdings

### DIRECTORS' INTERESTS IN WARRANTS AS AT 8 APRIL 2026

The Directors' interests in warrants based on the Register of Directors' Shareholdings of the Company are as follows: -

| No. | Name                               | No. of Shares held<br>Direct | %     | No. of Shares held<br>Indirect | % |
|-----|------------------------------------|------------------------------|-------|--------------------------------|---|
| 1   | Dato' Saiful Nizam Bin Mohd Yusoff | 2,900,000                    | 1.174 | -                              | - |
| 2   | Edwin Silvester Das                | -                            | -     | -                              | - |
| 3   | Dato' Ir Lim Siang Chai            | -                            | -     | -                              | - |
| 4   | Zhang, Jun                         | -                            | -     | -                              | - |
| 5   | P Ellango A/L Ponramu              | -                            | -     | -                              | - |
| 6   | Datuk Azmi Bin Osman               | -                            | -     | -                              | - |
| 7   | Roslina Akmar Binti Mohamed Hashim | -                            | -     | -                              | - |

## Analysis of Warrants holdings As At 8 April 2026 (Cont'd)

### LIST OF TOP 30 WARRANT HOLDERS (According to the Record of Depository as at 8 April 2026)

| No. | Name of Shareholders  | No. of Shares | %      |
|-----|---|---------------|--------|
| 1   | KENANGA NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR KOH BOON POH (008)  | 41,382,200    | 16.754 |
| 2   | KENANGA NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR MICHAEL HENG CHUN HONG  | 41,325,300    | 16.731 |
| 3   | YONG CHONG LONG   | 12,000,000    | 4.858  |
| 4   | YEAT SEW CHUONG   | 10,098,600    | 4.089  |
| 5   | LEE YUEN YEE  | 10,000,000    | 4.049  |
| 6   | ADVANCE INFORMATION MARKETING BERHAD  | 8,184,800     | 3.314  |
| 7   | TA NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR<br>MOHAMED FAROZ BIN MOHAMED JAKEL   | 5,239,900     | 2.121  |
| 8   | CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN. BHD.<br>PLEDGED SECURITIES ACCOUNT FOR TAY HOCK SOON (MY1055)                             | 4,500,000     | 1.822  |
| 9   | CHAI KOON KHOW  | 4,301,450     | 1.741  |
| 10  | SAIFUL NIZAM BIN MOHD YUSOFF  | 2,900,000     | 1.174  |
| 11  | YIN YIT FUN   | 2,763,000     | 1.119  |
| 12  | DS' MART SDN. BHD.  | 2,200,000     | 0.891  |
| 13  | TA NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR TAI TEAN SENG  | 2,100,000     | 0.850  |
| 14  | CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN. BHD.<br>PLEDGED SECURITIES ACCOUNT FOR PUAN WING SING @<br>POON WING SING (METROPOINT-CL) | 2,000,000     | 0.810  |
| 15  | LIM SOON GUAN   | 2,000,000     | 0.810  |
| 16  | CHANG CHAN YEE  | 1,770,000     | 0.717  |
| 17  | CHU AI MOI  | 1,770,000     | 0.717  |
| 18  | TAN SOON BENG   | 1,578,600     | 0.639  |
| 19  | CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN. BHD.<br>PLEDGED SECURITIES ACCOUNT FOR TIMOTHY TAI LIK SIANG (SS2 PJ-CL)                  | 1,500,000     | 0.607  |
| 20  | OH GAIK IM  | 1,290,000     | 0.522  |
| 21  | ATTRACTIVE HOLDINGS SDN. BHD.   | 1,250,000     | 0.506  |
| 22  | HLB NOMINEES (TEMPATAN) SDN BHD<br>PLEDGED SECURITIES ACCOUNT FOR YEONG SIN KHONG   | 1,200,000     | 0.486  |
| 23  | THONG SWEE SENG   | 1,160,000     | 0.470  |
| 24  | NG YEW CHOY   | 1,048,300     | 0.424  |
| 25  | ANG SIEW HONG   | 1,000,000     | 0.405  |
| 26  | PUAN WING SING @ POON WING SING   | 1,000,000     | 0.405  |
| 27  | TAN KIM SAN   | 1,000,000     | 0.405  |
| 28  | TIMOTHY TAI LIK SIANG   | 1,000,000     | 0.405  |
| 29  | LEE KHIM HWA  | 875,000       | 0.354  |
| 30  | AHMAD FERDAUS BIN MOHD ALI  | 854,800       | 0.346  |

## NOTICE OF ANNUAL GENERAL MEETING

**NOTICE IS HEREBY GIVEN THAT** the Forty-First Annual General Meeting (“41<sup>st</sup> AGM”) of Jiankun International Berhad (“Jiankun” or “the Company”) will be held at Seminar Room 1, Kelab Golf Negara Subang, Jalan SS 7/2, Kelana Jaya, 47301 Petaling Jaya, Selangor on Tuesday, 23 June 2026 at 10.00 a.m. or at any adjournment thereof, for the purpose of transacting the following businesses:

### AGENDA

- |   |  |
|---|--|
| 1. To receive the Audited Financial Statements for the financial period from 1 July 2024 to 31 December 2025 together with the Reports of the Directors and Auditors thereon.   | <i><b>Please refer to Explanatory Note 1</b></i> |
| 2. To approve the payment of Directors’ fees and other benefits of up to RM260,000 to be divided amongst the Directors in such manner as the Directors may determine for the period commencing from the conclusion of the 41 <sup>st</sup> AGM until the conclusion of the next AGM of the Company. | <i>Ordinary Resolution 1</i>                     |
| 3. To re-elect the following Directors who retire by rotation in accordance with Clause 105(1) of the Company’s Constitution and being eligible, have offered themselves for re-election:   |  |
| i. Edwin Silvester Das  | <i>Ordinary Resolution 2</i>                     |
| ii. P Ellango A/L Ponramu   | <i>Ordinary Resolution 3</i>                     |
| 4. To re-elect the following Directors who retire in accordance with Clause 114 of the Company’s Constitution and being eligible, have offered themselves for re-election:  |  |
| i. Zhang, Jun   | <i>Ordinary Resolution 4</i>                     |
| ii. Roslini Akmar Binti Mohamed Hashim  | <i>Ordinary Resolution 5</i>                     |
| 5. To re-appoint Messrs. UHY Malaysia PLT as Auditors of the Company for the ensuing year and to authorise the Directors to fix their remuneration.   | <i>Ordinary Resolution 6</i>                     |

#### **As Special Business:**

To consider and, if thought fit, to pass the following resolutions:

- |  |                              |
|--|------------------------------|
| 6. <b>Authority to Allot and Issue Shares Pursuant to Sections 75 and 76 of the Companies Act 2016</b> | <i>Ordinary Resolution 7</i> |
|--|------------------------------|

“THAT pursuant to section 85 of the Companies Act 2016 (“the Act”), read in conjunction with Clause 61 of the Company’s Constitution, approval be and is hereby given to waive the statutory pre-emptive rights of the shareholders of the Company to be offered new shares ranking equally to the existing issued shares of the Company arising from the allotment and issuance of shares.

THAT pursuant to Sections 75 and 76 of the Act and subject to the approvals of the relevant governmental/ regulatory authorities, the Directors be and are hereby empowered to issue shares in the capital of the Company from time to time and upon such terms and conditions and for such purposes as the Directors, may in their absolute discretion deem fit, provided that the aggregate number of shares issued pursuant to this resolution does not exceed 10% of the total number of issued shares of the Company or such higher percentage as Bursa Malaysia Securities Berhad (“Bursa Securities”) allowed for the time being and that the Directors be and are hereby also empowered to obtain approval from the Bursa Securities for the listing and quotation of the additional shares so issued and that such authority shall continue to be in force until the conclusion of the next AGM of the Company.

## Notice of Annual General Meeting (Cont'd)

THAT the approval of Shareholders for the Authority to Allot and Issue Shares Pursuant to Sections 75 and 76 of the Companies Act 2016 at an AGM to be convened (i.e. passing of the resolutions which shall contain the waiver of the Statutory Pre-Emptive Right) shall mean that Shareholders will be waiving their Statutory Pre-Emptive Right. Accordingly, the resolutions in respect of the Authority to Allot and Issue Shares Pursuant to Sections 75 and 76 of the Companies Act 2016, if passed, will exclude the Shareholders' statutory pre-emptive right to be offered new Shares to be issued by the Company pursuant to the Authority to Allot and Issue Shares Pursuant to Sections 75 and 76 of the Companies Act 2016.

AND THAT such authority shall continue to be in force until the conclusion of the next AGM of the Company.”

7. To transact any other business of which due notices shall have been given in accordance with the Act.

BY ORDER OF THE BOARD,

Tan Tong Lang (MAICSA 7045482/ SSM PC No. 202208000250)  
Thien Lee Mee (LS0010621 / SSM PC No. 201908002254)  
Low Ven Sin (MAICSA 7076080 / SSM PC NO. 202208000340)  
Company Secretaries

W.P. Kuala Lumpur  
Date: 30 April 2026

Notes:

1. A proxy may but need not be a member of the Company and a member may appoint any person to be his/her proxy without limitation.
2. The form of proxy must be duly completed and deposited at the Company's Share Registrar office, Aldpro Corporate Services Sdn. Bhd., B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, W.P. Kuala Lumpur not less than forty-eight (48) hours before the time appointed for holding the meeting.
3. A member shall be entitled to appoint one (1) or more proxies to attend and vote at the same meeting.
4. Where a member appoints more than one (1) proxy, the appointments shall be invalid unless he/she specifies the proportions of his/her holdings to be represented by each proxy.
5. If the appointor is a corporation, this form of proxy must be executed under its Common Seal or under the hand of its attorney.
6. Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991 ("Central Depositories Act"), it may appoint at least one proxy in respect of each securities account it holds with ordinary shares to the credit of the said securities account.

## Notice of Annual General Meeting (Cont'd)

7. Where a member of the Company is an exempt authorised nominee as defined under the Central Depositories Act which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("Omnibus Account"), there shall be no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each Omnibus Account it holds.
8. For purpose of determining who shall be entitled to attend this meeting, the Company shall be requesting Bursa Malaysia Depository Sdn. Bhd. to make available to the Company, a Record of Depositors ("ROD") as at 10 June 2026 and only a member whose name appears on such ROD shall be entitled to attend, speak and vote at this meeting or appoint proxy to attend and/or speak and/or vote in his/her behalf.
9. Pursuant to Paragraph 8.29A(1) of the MMLR of Bursa Securities, all resolutions set out in this Notice will be put to vote by way of poll.

### Personal data privacy:-

*By submitting an instrument appointing a proxy(ies) and/ or representative(s) to attend, participate, speak and vote at this meeting, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents) for the purpose of the processing and administration by the Company (or its agents) of proxies and representatives appointed for this meeting and the preparation and compilation of the attendance lists, minutes and other documents relating to this meeting, and in order for the Company (or its agents) to comply with any applicable laws, listing rules, regulations and/ or guidelines (collectively, the "Purposes"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/ or representative(s) to the Company (or its agents), the member has obtained the prior consent of such proxy(ies) and/ or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/ or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.*

### **EXPLANATORY NOTES ON ORDINARY AND SPECIAL BUSINESS:**

#### **1. Audited Financial Statements for the Financial Period from 1 July 2024 to 31 December 2025**

*This Agenda item is meant for discussion only as Section 340(1) (a) of the Act does not require a formal approval of the shareholders for the Audited Financial Statements. Hence, this Agenda is not put forward for voting.*

#### **2. Ordinary Resolution 1 : Payment of Directors' Fees and Other Benefits Payable**

*The proposed Ordinary Resolution 1 is to facilitate the payment of Directors' Fees and Other Benefits payable to Directors.*

*The other benefits comprise the allowances and other benefits. The total estimated amount of other benefits payable is calculated based on the number of scheduled Board's and Board Committees' meetings for the period from the conclusion of the 41<sup>st</sup> AGM until the next AGM of the Company.*

## Notice of Annual General Meeting (Cont'd)

### **3. Ordinary Resolutions 2 to 5 : Re-election of Directors**

*Clause 105(1) of the Company's Constitution states that an election of Directors shall take place each year at the annual general meeting of the Company, where one-third of the Directors for the time being, or, if their number is not three (3) or a multiple of three (3), then the number nearest to one-third shall retire from office and be eligible for re-election, PROVIDED ALWAYS that Directors shall retire from office once at least in each three (3) years but shall be eligible for re-election. A retiring Director shall retain office until the close of the meeting at which he retires.*

*Clause 114 of the Company's Constitution states that the Directors shall have power at any time, and from time to time, to appoint any person to be a Director, either to fill a casual vacancy or as an addition to the existing Directors, but the total number of Directors shall not at any time exceed the maximum number fixed in accordance with this Constitution. Any Director so appointed shall hold office only until the next following annual general meeting and shall then be eligible for re-election but shall not be taken into account in determining the Directors who are to retire by rotation at that meeting.*

*The following Directors who are standing for re-election as Directors of the Company pursuant to Clause 105(1) and Clause 114 of the Company's Constitution at the 41<sup>st</sup> AGM of the Company and being eligible, have offered themselves for re-election in accordance with the Company's Constitution: -*

- (a) Edwin Silvester Das
  - (b) P Ellango A/L Ponramu
  - (c) Zhang, Jun
  - (d) Roslini Akmar Binti Mohamed Hashim
- (collectively referred to as "Retiring Directors")

*The Board of Directors through the Nomination Committee has deliberated on the suitability of the Retiring Directors to be re-elected as Directors. Upon deliberation, the Board (except for the respective Director concerned) collectively agreed that the Retiring Directors meet the criteria of character, experience, integrity, competence and time commitment to effectively discharge their respective roles as Directors of the Company and recommended the Retiring Directors be re-elected as the Directors of the Company.*

### **4. Ordinary Resolution 6 : Re-appointment of Auditors**

*The Audit Committee and the Board have considered the re-appointment of Messrs. UHY Malaysia PLT as auditors of the Company and collectively agreed that they have met the relevant criteria prescribed by Paragraph 15.21 of Listing Requirements.*

### **5. Ordinary Resolution 7 : Authority to Allot and Issue Shares pursuant to Sections 75 and 76 of the Act**

*The proposed Ordinary Resolution 7, if passed, will empower the Directors of the Company to issue and allot new shares at any time to such persons, in their absolute discretion, deem fit ("General Mandate"), provided that the number of shares issued pursuant to this General Mandate, when aggregated with the nominal value of any such shares issued during the preceding twelve (12) months, does not exceed 10% of the total issued share capital of the Company at the time of issue. This renewed General Mandate, unless revoked or varied at a general meeting, will expire at the conclusion of the next AGM of the Company. With this renewed General Mandate, the Company will be able to raise funds expeditiously for the purpose of funding future investment, working capital repayment of bank borrowings, acquisitions and/or for issuance of shares as settlement of purchase consideration at any time without convening a general meeting as it would be both costs and time consuming to organize a general meeting.*

*As at the date of this Notice, no new shares in the Company were issued pursuant to the previous General Mandate granted to the Directors at the 40<sup>th</sup> AGM held on 10 December 2024.*

## STATEMENT ACCOMPANYING NOTICE OF ANNUAL GENERAL MEETING As At 8 April 2026

1. As at date of this Notice, there are no individuals who are standing for election as Directors (excluding the above Directors who are standing for re-election) at this forthcoming AGM.
2. The renewal of General Mandate for issue of securities in accordance with Paragraph 6.03(3) of the MMLR of Bursa Securities.
3. Details of the renewal of the General Mandate to issue securities in the Company pursuant to Sections 75 & 76 of the Act are set out in Note 3 of the Explanatory Notes of this Notice.

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**JIANKUN INTERNATIONAL BERHAD**[Registration No.198301015973 [111365-U]]  
(Incorporated in Malaysia)

|                    |  |
|--------------------|--|
| No. of Shares held |  |
| CDS Account No.    |  |

**FORM OF PROXY**

I/We \*, \_\_\_\_\_ (Full Name in Block Letters) NRIC No. / Passport No. / Company Registration

No.\* \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_ (Full Address)

\_\_\_\_\_ [Email Address] \_\_\_\_\_ [Contact No.] being a

member(s) of JIANKUN INTERNATIONAL BERHAD, hereby appoint

|                            |  |   |
|----------------------------|--|---|
| Full Name in Block Letters |  | Proportion of shareholdings to be presented % |
| Email Address              |  |   |
| Contact No.                |  |   |
| NRIC No./ Passport No.*    |  |   |
| Full Address               |  |   |

and/or\*

|                            |  |   |
|----------------------------|--|---|
| Full Name in Block Letters |  | Proportion of shareholdings to be presented % |
| Email Address              |  |   |
| Contact No.                |  |   |
| NRIC No./ Passport No.*    |  |   |
| Full Address               |  |   |
|                            |  | 100%  |

or failing him/her\*, the Chairman of the Meeting as my/our\* proxy to vote for me/us\* and on my/our\* behalf at the Forty-First Annual General Meeting ("41<sup>st</sup> AGM") of the Company to be held at Seminar Room 1, Kelab Golf Negara Subang, Jalan SS 7/2, Kelana Jaya, 47301 Petaling Jaya, Selangor on Tuesday, 23 June 2026 at 10.00 a.m. or at any adjournment thereof, on the following resolutions in the manner indicated below: -

My/Our\* proxy is to vote as indicated below:-

| No. | Agenda   | Resolutions           | For | Against |
|-----|--|-----------------------|-----|---------|
| 1.  | To approve the payment of Directors' fees and other benefits of up to RM260,000 to be divided amongst the Directors in such manner as the Directors may determine for the period commencing from the conclusion of the 41 <sup>st</sup> AGM until the conclusion of the next AGM of the Company. | Ordinary Resolution 1 |     |         |
| 2.  | To re-elect Edwin Silvester Das who retires by rotation in accordance with Clause 105(1) of the Company's Constitution.  | Ordinary Resolution 2 |     |         |
| 3.  | To re-elect P Ellango A/L Ponramu who retires by rotation in accordance with Clause 105(1) of the Company's Constitution   | Ordinary Resolution 3 |     |         |
| 4.  | To re-elect Zhang, Jun who retires in accordance with Clause 114 of the Company's Constitution.  | Ordinary Resolution 4 |     |         |
| 5.  | To re-elect Roslini Akmar Binti Mohamed Hashim who retires in accordance with Clause 114 of the Company's Constitution.  | Ordinary Resolution 5 |     |         |
| 6.  | To re-appoint Messrs. UHY Malaysia PLT as Auditors of the Company for the ensuing year and to authorise the Directors to fix their remuneration.   | Ordinary Resolution 6 |     |         |

**As Special Business:**

|    |   |                       |  |  |
|----|---|-----------------------|--|--|
| 7. | Authority to Allot and Issue Shares pursuant to Sections 75 and 76 of the Companies Act 2016. | Ordinary Resolution 7 |  |  |
|----|---|-----------------------|--|--|

**(Please indicate with 'X' or '✓' how you wish to cast your vote. In the absence of specific directions, the proxy may vote or abstain from voting on the resolutions as he/she may think fit.)**

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Signature : \_\_\_\_\_

*(If shareholder is a corporation, this form should be executed under seal)*

\* strike out whichever is inapplicable

**Notes:**

- A proxy may but need not be a member of the Company and a member may appoint any person to be his/her proxy without limitation.
- The form of proxy must be duly completed and deposited at the Company's Share Registrar office, Aldpro Corporate Services Sdn. Bhd., B-21-1, Level 21, Tower B, Northpoint Mid Valley City, No. 1, Medan Syed Putra Utara, 59200 Kuala Lumpur, W.P. Kuala Lumpur not less than forty-eight (48) hours before the time appointed for holding the meeting.
- A member shall be entitled to appoint one (1) or more proxies to attend and vote at the same meeting.
- Where a member appoints more than one (1) proxy, the appointments shall be invalid unless he/she specifies the proportions of his/her holdings to be represented by each proxy.
- If the appointor is a corporation, this form must be executed under its Common Seal or under the hand of its attorney.
- Where a member of the Company is an authorised nominee as defined under the Securities Industry (Central Depositories) Act, 1991 ("Central Depositories Act"), it may appoint at least one proxy in respect of each securities account it holds with ordinary shares to the credit of the said securities account.
- Where a member of the Company is an exempt authorised nominee as defined under the Central Depositories Act which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("Omnibus Account"), there shall be no limit to the number of proxies which the Exempt Authorised Nominee may appoint in respect of each Omnibus Account it holds.
- For purpose of determining who shall be entitled to attend this meeting, the Company shall be requesting Bursa Malaysia Depository Sdn. Bhd. to make available to the Company, a Record of Depositors ("ROD") as at 10 June 2026 and only a member whose name appears on such ROD shall be entitled to attend, speak and vote at this meeting or appoint proxy to attend and/or speak and/or vote in his/her behalf.
- Pursuant to Paragraph 8.29A(1) of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad, all resolutions set out in this Notice will be put to vote by way of poll.

Fold this flap for sealing

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AFFIX  
STAMP

The Share Registrar of  
**Jiankun International Berhad**  
**[Registration No. 198301015973 (111365-U)]**  
c/o Aldpro Corporate Services Sdn. Bhd.  
B-21-1, Level 21, Tower B, Northpoint Mid Valley City  
No. 1, Medan Syed Putra Utara  
59200 Kuala Lumpur  
W.P. Kuala Lumpur

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**JIANKUN INTERNATIONAL BERHAD**

[Registration No. 198301015973 (111365-U)]  
L21-03, Level 21, PJX-HM Shah Tower,  
No. 16A, Persiaran Barat,  
46050 Petaling Jaya, Selangor, Malaysia  
Tel : +603 7932 3666  
Fax : +603 7932 2866

**[www.jki.com.my](http://www.jki.com.my)**