



JIANKUN INTERNATIONAL

**JIANKUN INTERNATIONAL BERHAD**

(Registration No. 198301015973 (111365-U))

**(Incorporated in Malaysia)**

**Interim Financial Report  
30 June 2025**

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**CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
- For the quarter ended 30 June 2025

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Quarter	Current Year To Date	Preceding Year To Date
	30 June 2025 RM'000	30 June 2024 RM'000	30 June 2025 RM'000	30 June 2024 RM'000
<b>Revenue</b>	1,431	4,501	7,392	-
Cost of Sales	(1,255)	(4,150)	(6,552)	-
<b>Gross Profit</b>	176	351	840	-
Other Income	1	379	255	-
Selling and marketing expenses	-	-	-	-
Administrative expenses	(1,376)	(9,102)	(6,259)	-
Other operating expenses	-	(24,709)	(1,055)	-
Operating loss	(1,199)	(33,081)	(6,219)	-
Interest income	1	3	2	-
Finance costs	(33)	(35)	(135)	-
<b>Loss before taxation</b>	(1,231)	(33,113)	(6,352)	-
Taxation	-	4,182	-	-
Net loss for the period	(1,231)	(28,931)	(6,352)	-
<b>Other comprehensive income after tax:</b>				
Net currency translation differences	(13)	1,278	(93)	-
<b>Other comprehensive income for the period, net of tax</b>	(13)	1,278	(93)	-
<b>Total comprehensive loss for the period</b>	(1,244)	(27,653)	(6,445)	-
<b>Net loss attributable to:</b>				
- Owners of the parent	(1,231)	(28,932)	(6,352)	-
- Minority interest	-	1	-	-
	(1,231)	(28,931)	(6,352)	-
<b>Total comprehensive loss attributable to:</b>				
- Owners of the parent	(1,244)	(27,653)	(6,445)	-
- Minority interest	-	-	-	-
	(1,244)	(27,653)	(6,445)	-
<b>Loss per share attributable to the owner of the Company (sen) attributable to owners of the parent</b>				
-Basic (sen)	(0.22)	(6.79)	(1.14)	-
-Diluted (sen)	(0.22)	(92.13)	(1.14)	-

i) The financial year end of the Group has been changed from 31 December to 30 June and subsequently change to 31 December 2025. As such, the next set of audited financial statements shall be for a period of eighteen (18) months from 1 July 2024 to 31 December 2025. There will be no comparative financial information available for the financial period ended 30 June 2025 and 30 June 2024.

ii) The condensed consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the period ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial report.

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

- As at 30 June 2024

	30 June 2025 (Unaudited) RM'000	30 June 2024 (Audited) RM'000
<b>ASSETS</b>		
<b>Non-Current Assets</b>		
Property, Plant and Equipment	523	634
Right of Use Assets	3,947	3,998
Investment properties	13,533	13,533
Long Term Inventories	38,376	40,371
Trade Receivable	15,879	10,447
Other Receivable	5,081	5,081
	<u>77,339</u>	<u>74,064</u>
<b>Current Assets</b>		
Property Development Costs		
Inventories	36,734	20,100
Trade Receivables	839	191
Contract Assets	-	9,358
Other Receivables	13,692	12,748
Tax Recoverable	1,680	1,688
Fixed deposit with license bank	172	172
Cash & Bank Balances	466	1,035
	<u>53,583</u>	<u>45,292</u>
<b>TOTAL ASSETS</b>	<b><u>130,922</u></b>	<b><u>119,356</u></b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners of the Company</b>		
Share Capital	107,825	104,639
Reserves	(26,225)	(19,780)
Minority Interest	(218)	(218)
<b>Total Equity</b>	<u>81,382</u>	<u>84,641</u>
<b>Non Current Liabilities</b>		
Bank Borrowing	2,691	2,914
Deferred Taxation	2,489	2,489
	<u>5,180</u>	<u>5,403</u>
<b>Current Liabilities</b>		
Trade Payables	14,947	10,919
Contract liabilities	5,495	-
Other Payables & Accruals	23,704	18,190
Bank Borrowing	214	203
Provision for Taxation	-	-
	<u>44,360</u>	<u>29,312</u>
<b>Total Liabilities</b>	<u>49,540</u>	<u>34,715</u>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b><u>130,922</u></b>	<b><u>119,356</u></b>
Net assets per share (RM)	0.15	0.15

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ii) The condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the period ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

- For the quarter ended 30 June 2025

	< ----- Non-distributable ----- >				Distributable			
	Share Capital	Foreign Exchange Translation Reserve	Share Issuance Scheme Reserve	Warrant Reserve	Retained Profit	Attributable to Shareholder of Holding Company	Minority Interest	Total
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1 July 2024	104,639	7,022	1,410	18,031	(46,243)	84,859	(218)	84,641
Profit for the period	-	-	-	-	(6,352)	(6,352)	-	(6,352)
Foreign exchange translation reserve	-	(93)	-	-	-	(93)	-	(93)
Total comprehensive (loss) / income for the period	-	(93)	-	-	(6,352)	(6,445)	-	(6,445)
Transaction with owners:								
Granted of SIS option	-	-	232	-	-	232	-	232
Cancellation of SIS option granted	-	-	(1,410)	-	1,410	-	-	-
Private Placement	1,403	-	-	-	-	1,403	-	1,403
Issuance of shares pursuant to share Issuance Scheme	1,783	-	(232)	-	-	1,551	-	1,551
	3,186	-	(1,410)	-	1,410	3,186	-	3,186
Balance as at 30 June 2025	107,825	6,929	-	18,031	(51,185)	81,600	(218)	81,382

i) The financial year end of the Group has been changed from 31 December to 30 June and subsequently change to 31 December 2025. As such, the next set of audited financial statements shall be for a period of eighteen (18) months from 1 July 2024 to 31 December 2025. There will be no comparative financial information available for the financial period ended 30 June 2025 and 30 June 2024.

ii) The condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the period ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial report.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**

- For the quarter ended 30 June 2025

	Year Ended 30 June 2025 RM'000	Year Ended 30 June 2024 RM'000
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
<b>OPERATING ACTIVITIES</b>		
Profit before taxation	(6,352)	-
Adjustment for:		
Depreciation	167	-
Share based expenses	232	-
Finance costs	135	-
Finance income	(2)	-
Operating profit/(loss) before working capital changes	(5,820)	-
(Increase)/Decrease in Inventories	1,017	-
(Increase)/Decrease in trade receivables	(14,043)	-
(Increase)/Decrease in other receivables	4,273	-
(Decrease)/Increase in trade payables	6,255	-
(Decrease)/Increase in other payables	5,249	-
Net cash generated from/(used in) operating activities	(3,069)	-
Interest paid	(135)	-
Interest received	2	-
	(3,195)	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of property, plant & equipment	(4)	-
Net cash received / (used) in investing activities	(4)	-
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Drawdown / (Repayment) of bank borrowing (net)	(213)	-
Proceed from issuance of share	2,954	-
Net cash generated / (used) from financing activities	2,741	-
<b>NET INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS</b>	(458)	-
<b>EFFECT ON TRANSLATION DIFFERENCES</b>	(93)	-
<b>CASH AND CASH EQUIVALENTS BROUGHT FORWARD</b>	1,019	-
<b>CASH AND CASH EQUIVALENTS CARRIED FORWARD</b>	<b>468</b>	<b>-</b>
<b>Cash and cash equivalents comprise:-</b>		
Fixed deposit with licensed bank	172	-
Cash and bank balance	468	-
	640	-
Less: Fixed deposit pledged with licensed bank	(172)	-
	<b>468</b>	<b>-</b>

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ii) The condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the period ended 30 June 2024 and the accompanying explanatory notes attached to the interim financial report.

- For the quarter ended 30 June 2025

**Part A – Explanatory Notes Pursuant to MFRS 134**

**A1. Basic Of Preparation**

The interim financial report of the Group is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standards ("MFRSs") 134, Interim Financial Reporting, International Accounting Standard ("IAS") 34, Interim Financial Reporting and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Malaysia").

The financial statements of the Group have been prepared under the historical cost convention, unless otherwise indicated in the significant accounting policies.

**A2. Changes in Accounting Policies**

Basis of accounting

The accounting policies and methods of computation adopted by the Group in this interim financial report are prepared in accordance with MFRSs effective for annual periods beginning on 1 July 2024 and the amendment to MFRSs effective on or after 1 July 2024.

The Group adopted the following Amendments to Standards:

Amendments to MFRS 16	Lease Liability in a Sale and Lease back	1 January 2024
Amendments to MFRS 101	Classification of Liabilities as Current or Non-Current	1 January 2024
Amendments to MFRS 101	Non-current Liabilities with Covenants	1 January 2024
Amendments to MFRS 107 and MFRS 7	Supplier Finance Arrangements	1 January 2024

**Standards issued but not yet effective**

At the date of authorisation of the Condensed Report, the following Standards were issued but not yet effective and have not been adopted by the Group.

Description		Effective date for financial periods beginning on or after
Amendments to MFRS 121	Lack of Exchangeability	1 January 2025
Amendments to MFRS 9 and MFRS 18	Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
MFRS 19	Presentation and Disclosure in Financial Statements	1 January 2027
	Subsidiaries without Public Accountability Disclosures	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

The adoption of new MFRS and amendments do not have any material effect on the financial statements

**A3. Declaration of Qualification of Audit Report**

There was no qualification in the audited financial report for the year ended 30 June 2024.

**A4. Seasonality or Cyclicity of Operations**

The Group's operations are not subject to seasonal or cyclical factors.

**A5. Nature and Amounts of Unusual Items**

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

**A6. Nature and Amount of Changes in Estimates**

There were no changes in estimates that have had a material effect in the current financial quarter-to-date results.

**A7. Issuances or Repayment of Debt and Equity Securities**

During the current quarter under review, there is no issuances of equity securities for the company.

**A8. Dividends**

There was no dividend is being proposed or paid for this quarter.

- For the quarter ended 30 June 2025

**Part A – Explanatory Notes Pursuant to MFRS 134**

**A9. Segmental Information**

For management purposes, the Group is organised into business units based on their products and services, and has three reportable segments as follows:

Property development and construction	Develop and provides construction services for residential, industrial and commercial property.
Project management and advisory	Provides project management services for residential, industrial and commercial property development.
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.

Group financing (including finance costs) and income tax are managed on a group basis and are not allocated to operating segments.

The 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 year.

**Group**

	Property development and construction	Property management and investment holding	Total segments	Adjustments and elimination	Total operation
	RM'000	RM'000	RM'000	RM'000	RM'000

**30 June 2025**

**Revenue**

External customers	7,392	-	7,392	-	7,392
Total revenue	7,392	-	7,392	-	7,392

**Result**

Interest income	2	-	2	-	2
Interest expenses	(135)	-	(135)	-	(135)
Profit / (loss) before taxation	(5,931)	(421)	(6,352)	-	(6,352)
Taxation	-	-	-	-	-
Segment profit / (loss)	(5,931)	(421)	(6,352)	-	(6,352)

	Property development and construction	Property management and investment holding	Total segments	Adjustments and elimination	Total operation
	RM'000	RM'000	RM'000	RM'000	RM'000

**Assets**

Segmental assets	96,616	627	97,243	33,679	130,922
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Including in the measurement of assets are:

Capital expenditure relating to:  
- property, plant and equipment

	4	-	4	-	4
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**Liabilities**

Segment liabilities	38,129	8,748	46,877	2,663	49,540
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**Other non-cash item**

Depreciation of:

- properties, plant and equipment  
- right of use assets

	(166)	(1)	(167)	-	(167)
	-	-	-	-	-

**A10. Changes in the composition of the Group**

There were no changes in the composition of the Group for the period under review.

**A11. Changes in the contingent liabilities**

There were no contingent liabilities at the end of the quarter.



- For the quarter ended 30 June 2025

**Part A – Explanatory Notes Pursuant to MFRS 134**

**A12. Significant related party transactions**

Saved for the related party transactions involving Dato' Saiful Nizam Bin Mohd Yusoff as disclosed below. There was no other material related party transactions for the current quarter and financial year-to-date.

- a) On 26 January 2022, the Company had entered into a Joint Venture Agreement ("JVA") with Menara Rezeki Sdn. Bhd. to develop the mixed residential and retail development in 3 phases at Jalan Tun Razak, Kampung Baru, Wilayah Persekutuan on a leasehold land measuring approximately 3.69 acres in area. The JVA was subsequently mutually terminated on 11 April 2022.

On 16 June 2022, the Company re-entered into Joint Venture Agreement ("JVA") with Menara Rezeki Sdn. Bhd. ("MRSB") ("collectively referred to as the "Parties"), utilizing a company known as Menara Rezeki Properties Sdn. Bhd. ("MRPSB") as a joint venture company ("JVC") for the purpose of developing a project known as mixed residential and retail development ("Proposed Joint Venture") comprising of Phase 1, Phase 2 and Phase 3 or by such name as approved by the relevant authorities, comprising all the properties for the phases based on the proposed layout plan ("Project") on the leasehold lands.

**A13. Capital Commitments**

**Provided for:**

	<b>RM'000</b>
Fivestar Development (Puchong) Sdn Bhd	14,214
	<u>14,214</u>

Save for the above material capital commitments, there is no other material capital commitments under the quarter review.

**A14. Significant Events and Transactions**

There were no significant events and transactions for the quarter under review.

**A15. Subsequent Event**

There is no material subsequent events under the quarter review.

- For the quarter ended 30 June 2025

**PART B: Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of BMSB**

**B1. Review of Group Performance**

	Individual Quarter			Cumulative Period		
	Current Year Quarter	Preceding Year Corresponding Quarter	Changes	Current Year To-date	Preceding year Corresponding Period	Changes
	30 June 2025	30 June 2024		30 June 2025	30 June 2024	
	RM'000	RM'000	RM'000	RM'000	RM'000	RM'000
Revenue	1,431	4,501	(3,070)	7,392	-	7,392
Gross (loss) / profit	176	351	(175)	840	-	840
Other incomes	1	379	(378)	255	-	255
Profit / (loss) before tax	(1,231)	(33,113)	31,882	(6,352)	-	(6,352)
Profit / (loss) after tax	(1,231)	(28,931)	27,700	(6,352)	-	(6,352)

During the current quarter 30 June 2025, the group reported revenue of RM1.431 million as compare with the preceeding quarter of RM4.501 million. The revenue for current year quarter was derived from trading of constuction related equipment while for preceeding quarter was derived from construction business.

The loss before tax of RM1.231 million as compare with preceeding quarter of RM33.113 million. During the currently quarter the loss was due to operation cost. However for the preceeding year quarter the loss was due to exception for fair value loss on investment properties, impairment loss on receivable and share based expenses.

**B2. Comparison with Preceding Quarter's Results**

	Current Quarter	Immediate Preceding Quarter	Changes
	30 June 2025	31 December 2024	
	RM'000	RM'000	RM'000
Revenue	1,431	5,377	(3,946)
Gross (loss) / profit	176	569	(393)
Profit / (loss) before tax	(1,231)	(656)	(575)
Profit / (loss) after tax	(1,231)	(656)	(575)

During the forth quarter ended 30 June 2025, the Group recorded revenue of RM1.431 million as compare with previous quarter of RM5.377 million and loss before tax of RM1.231 million and RM0.656 million respectively. The current quarter results was derived from trading of construction equipment and for previous quarter was a combination of One Le Tower construction and trading of construction related products.

The losses mainly derived from operating expenses of the Group.

**B3. Future Prospects**

After the completion of the Amani Residences Service Apartment development, the Group has been actively sourcing for suitable land for future developments. In this regard, the Group had:

- completed the acquisition of a leasehold land measuring approximately 18,387 square meters situation at Pekan Klebang Sek. II, Daerah Tengah, Melaka from Cash Support Sdn Bhd for a purchase consideration of RM13.0 million. The aforesaid land has been earmarked for the development of a hotel and 2 blocks of 20-storey service apartments;
- entered into a reclamation and development agreement with the State Government of Melaka for the reclamation concession rights of a parcel of land measuring 30 acres located at Daerah Tengah Melaka. The Company is in the midst of converting the zoning of the aforesaid said land to commercial prior to commencing the reclamation process; and
- acquisition of Limpah Restu Development Sdn Bhd ("**Limpah Restu**") for a cash consideration of RM10.0 million with a piece of land measuring approximately 15.99 acres at the district of Kinta, Perak, which is earmarked for the development of private crematorium and columbarium.
- completed the acquisition of a leasehold land measuring approximately 10 acres situation at Pekan Klebang Sek. II, Daerah Tengah, Melaka from Cash Support Group Sdn Bhd for a purchase consideration of RM13.0 million.

Premised on the above and after having considered all the relevant aspects including the overview of the Malaysian property and construction industry, the Board is cautiously optimistic of the future prospects of the Group.

- For the quarter ended 30 June 2025

**PART B: Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of BMSB**

**B4. Variance on Profit Forecast / Profit Guarantee**

The Group has not announced or disclosed any profit forecast in public documents.

**B5. Taxation**

The tax charge relates principally to the current quarter's profit made by certain profitable subsidiary companies which cannot be offset against the losses of other subsidiary companies within the Group. Due to the Group and subsidiary companies reporting a losses, there was no tax accrued for the quarter under review.

**B6. Profit/Loss on Sale of Unquoted Investments and/or Properties**

There was no profit or loss on sale of unquoted investment and/or properties for the quarter under review.

**B7. Purchase or Disposal of Quoted Securities**

There was no purchases or disposals of quoted securities by the Group for the quarter under review.

**B8. Status of corporate proposals and utilisation of proceeds**

- i) On 28 August 2023, the implement the Share Issuance Scheme ("SIS") of up to 15% of the total issued shares of Jiankun International Berhad and on 11 September 2023, the Company had granted 54,077,100 options to eligible directors and employees at an exercise price of RM0.182 per share.

As at 18 August 2025, the status of the SIS is as follows:-

Eligible Directors / Employees	Options Granted	Options Surrender & Cancelled	Actual exercised	Balance Granted	Proceeds raised	Actual utilisation	Balance unutilised
					RM	RM	RM
Directors	73,899,300	(38,106,100)	(23,685,700)	12,107,500	2,972,989	(2,972,989)	-
Senior management	33,129,500	(25,677,400)	(7,452,100)	-	360,682	(360,682)	-
Employees	16,646,100	(9,194,000)	(7,452,100)	-	1,094,747	(1,094,747)	-
<b>Total</b>	<b>123,674,900</b>	<b>(72,977,500)</b>	<b>(38,589,900)</b>	<b>12,107,500</b>	<b>4,428,417</b>	<b>(4,428,417)</b>	<b>-</b>

**B9. Group Borrowings**

Save for the loan borrowing for financed the corporate office of RM2.9 million, there was no bank borrowings for the quarter under review.

**B10. Off Balance Sheet Financial Instruments**

There was no off balance sheet financial instruments by the Group for the quarter under review.

- For the quarter ended 30 June 2025

**PART B: Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of BMSB**

**B11. Material Litigation**

Save as disclosed below, the Group is not involved in any material litigation.

**(i) Kuala Lumpur High Court Civil Suit No.: WA-22NCVC-528-07/2021 between Nagamas Venture Sdn Bhd ("NVSB") and Silverland Capital Sdn Bhd ("SCSB")**

On 28 July 2021, NVSB, a wholly-owned subsidiary of Jiankun, commenced this suit against SCSB seeking among others, the following:

- (a) that SCSB pays to NVSB the sum of RM4,400,000.00;
- (b) in the alternative of (a) above, that 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
- (c) interest at the rate of 5% per annum on the judgment sum and costs.

NVSB's claim is premised on the alleged failure of SCSB in paying NVSB the agreed compensation sum in full following the termination of the Project Delivery Agreement executed between the parties.

On 22 December 2021, NVSB filed an application for summary judgment of its claim ("SJ Application"). The SJ Application was dismissed on 28 July 2022 and this matter has been ordered to proceed for trial.

The court fixed the case management on 19 August 2025.

**(ii) Kuala Lumpur High Court Judicial Review Application No.: WA-25-405-06/2022 between 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 Jiankun) ("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) that the Applicants be given leave to apply for an extension of time to file this JR Application;
- (b) that the Applicants 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");
- (c) that the Applicants 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) that 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;
  - (iii) Rule 11(3) of the Housing Development (Control and Licensing) Regulations 1989 is ultra vires the HDA;
- (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.

On 11 November 2024, the Court had dismissed the Applicants' application for Judicial Review and ordered the Applicants to pay cost of RM5,000.00 to each Respondent.

The Applicants have filed an appeal to the Malaysian Court of Appeal on 6 December 2024 and the Court has fixed the above appeal for Case Management (e-Review) on 15 October 2025.

- For the quarter ended 30 June 2025

**PART B: Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of BMSB**

**B11. Material Litigation (Cont.)**

**iii) Shah Alam High Court Originating Summons No. BA-24NCC-123-12/2022 (JKI Development Sdn Bhd v Fivestar Development (Puchong) Sdn Bhd)**

On 6 December 2022, JKI Development Sdn. Bhd. 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") by Messrs. James Monteiro, the Solicitors who act on behalf of Fivestar Development (Puchong) Sdn Bhd ("Fivestar") demanding for the payment of the outstanding sums of RM12,983,569.67 due and owing by JKID 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 vide our solicitor, Messrs. Arnold Andrew & Co filed a Fortuna Injunction to prohibit and restrain Fivestar Development (Puchong) Sdn Bhd ("Fivestar") from filing and presenting a winding-up petition against JKID. The Company will make further announcement upon receiving the sealed originating summons and information on case management date.

On 20 April 2023, the Court declared there is a bona fide dispute between parties and granted the injunction against Fivestar Development preventing them from filing a winding up petition against the JKI Development Sdn. Bhd. and awarded the Company damages to be assessed. The assessment of damages proceedings before the Registrar is fixed for hearing on 30 January 2024 but was subsequently re-scheduled to 29 February 2024.

On 2 February 2024 received a Writ of Statement of Claim dated 29 January 2024 ("Writ") by Messrs. James Monteiro, the Solicitors who act on behalf of Fivestar Development (Puchong) Sdn Bhd ("Fivestar") demanding for the payment of the outstanding sums of RM14,214,288.48 owing by JKID arising from the Joint Venture Development Agreement dated 28 July 2015, the Supplementary Joint Venture Development Agreement dated 5 October 2016 and Supplementary Joint Venture Development Agreement dated 14 November 2016 ("Agreement"), the interest rate of 5% per annum on RM14,214,288.48 starting from 13 September 2022 until full payment and cost.

On 22 October 2024, we had filed and served our Statement of Defence with Set-Off and Counterclaim and case management on 10 December 2024. The Court has fixed for 8 April 2027.

**iv) HIGH COURT OF MALAYA IN PENANG - WRIT OF SUMMONS NO. PA-22NCC-41-04/2025 AND STATEMENT OF CLAIM FILED AGAINST LEE KHOON ENG AND LEE PHAIK CHOO**

The Company has taken legal proceedings against Lee Khoon Eng (1st Defendant) and Lee Phaik Choo (2nd Defendant) (collectively known as "Defendants") through their Solicitors, Messrs. Au & Partners vide a Writ of Summons bearing Suit No. PA-22NCC-41-04/2025 ("Writ") and a Statement of Claim both dated 28 April 2025 ("SOC") at the High Court of Malaya in Penang for the dispute concerning a Conditional Share and Purchase Agreement in relation to the acquisition of 99.99% of the entire equity interest in Oriental Link Properties (M) Sdn Bhd dated 22 December 2023 entered between the Company and the Defendants ("the Agreement").

**DETAILS OF CIRCUMSTANCES LEADING TO THE LEGAL PROCEEDINGS AGAINST LEE KHOON ENG AND LEE PHAIK CHOO**

The circumstances leading to the filing of the Writ of Summons and Statement of Claim by the Company arose from the Defendants' failure to fulfill their obligations under the Agreement. The Company had remitted RM3,500,000.00 as part-payment, with the expectation that the share transfer would be completed to facilitate its project development activities. Despite repeated demands and extensions, the Defendants failed to complete the share transfer and imposed various additional conditions, resulting in significant delays and financial losses to the Company. Consequently, the Company is exercising its rights under the Agreement to seek specific performance or, alternatively, to terminate the Agreement and recover the RM3,500,000.00 paid, together with claims for damages arising from the Defendants' breach.

The Company therefore is now claiming the following declarations and orders from the Defendants through the Writ of Summons and Statement of Claim:

- (a) a declaratory order that the Agreement is valid and in force;
- (b) a declaratory order that the Company has paid RM3,500,000.00 as at 10 April 2025 to the Defendants in accordance with the Agreement;
- (c) an order for specific performance for the Defendants to transfer 6,274,595 units of shares ("Shares") of the Oriental Link Properties (M) Sdn Bhd in accordance with the Agreement the Company and/or their nominees within three (3) days from the date of this order;
- (d) Alternative to prayer (a) and (c) above, a declaratory order that the Agreement is to be rescinded with immediate effect;
- (e) subsequent to prayer (d), an order for RM3,500,000.00 in respect of item 2 is to be paid by the Defendants to the Company or their solicitors within three (3) from the date of this order;
- (f) an order restraining the Defendants themselves and/or through their representatives, agents, and/or servants and/or nominees from selling, transferring, encumbering and/or otherwise changing the ownership of:
  - the Shares;
  - the project formally known as Panchor Sanctuary Garden concerning a piece of freehold triangular flat land measuring approximately 7.58 acres having its address at Lot 544, Jalan Bukit Panchor, Nibong Tebal, Pulau Pinang;
  - a project currently being developed on Lot 334 Jalan Paboi; and/or
  - piece of land held under Lot 20041 Jalan Kampung Bukit, Bayan Lepas;
- (g) general damages at an estimation of RM12,000,000.00 to be assessed;
- (h) aggravated damages;
- (i) exemplary damages; and
- (j) such further or other relief as this Honourable Court may deem fit.

The case management date has been fixed on 21 August 2025.

- For the quarter ended 30 June 2025

**PART B: Explanatory Notes Pursuant to Appendix 9B of the Listing Requirements of BMSB**

**B12. Earnings Per Share (EPS)**

The EPS for the year was calculated base on the profit after taxation for the year divided by the weighted average number of ordinary shares issued during the year.

EPS for the quarter is as follows:-

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Quarter	Current Year To Date	Preceding Year To Date
	30 June 2025	30 June 2024	30 June 2025	30 June 2024
	RM'000	RM'000	RM'000	RM'000
Profit / (Loss) after tax	(1,231)	(28,931)	(6,352)	-
Number of ordinary shares issued as at 1 July	496,809	342,887	496,809	-
Effect of shares issuance	60,579	83,373	60,579	-
Weighted Average number of ordinary shares issued	557,388	426,260	557,388	-
<b>Basic EPS (Sen)</b>	<b>(0.22)</b>	<b>(6.79)</b>	<b>(1.14)</b>	<b>-</b>

	Individual Quarter		Cumulative Quarter	
	Current Year Quarter	Preceding Year Quarter	Current Year To Date	Preceding Year To Date
	30 June 2025	30 June 2024	30 June 2025	30 June 2024
	RM'000	RM'000	RM'000	RM'000
Profit / (Loss) after tax	(1,231)	(28,931)	(6,352)	-
Weighted Average number of ordinary shares issued	557,388	-	557,388	-
Assume shares issued from full exercise of SIS	-	31,402	-	-
Assume shares issued from full exercise of Private Placement	-	-	-	-
Adjusted Weighted Average number of ordinary shares issued	557,388	31,402	557,388	-
<b>Diluted EPS (Sen)</b>	<b>(0.22)</b>	<b>(92.13)</b>	<b>(1.14)</b>	<b>-</b>

**B13. Notes to the Statement of Comprehensive Income**

	Current Year Ended	Preceding Year Ended
	30 June 2025	30 June 2024
	RM'000	RM'000
Profit for the period is arrived at after charging:		
Interest expenses	135	-
Depreciation and amortization	167	-
and after crediting:		
Interest income	2	-

**B14. Realised and Unrealised Profits/Losses Disclosure**

	Current Year Ended	Preceding Year Ended
	30 June 2025	30 June 2024
	RM '000	RM '000
Total realised losses	(104,505)	-
Total unrealised profits/(loss)	89	-
	(104,416)	-
Consolidated adjustment	53,231	-
Total accumulated	(51,185)	-

By Order of the Board  
Date: 21 August 2025