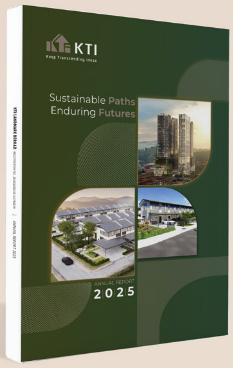
KTI

Keep Transcending Ideas

Sustainable Path Enduring Future

ANNUAL REPORT

2025



COVER RATIONALE

The Annual Report 2025 cover, themed with the tagline "**Sustainable Path, Enduring Future**", directly reflects KTI Landmark Berhad's commitment to sustainability as a core pillar of its development philosophy. The integration of residential and high-rise developments within a balanced natural setting symbolises the Group's approach to harmonising built environments with surrounding communities. As KTI continues to enhance its sustainability practices, the cover highlights responsible development strategies such as long-term urban planning, efficient infrastructure design, and environmentally conscious construction. Sustainability is central to this narrative, reinforcing KTI's belief that enduring developments are those that create lasting social, environmental, and economic value. The visuals collectively present a company that is building pathways towards resilient and sustainable futures.

2026 ANNUAL GENERAL MEETING

Date & Time
Thursday, 11 June 2026
10:00 AM

Location
Hilton Kota Kinabalu
Vista Ballroom, Level 1, Hilton Kota Kinabalu, Jalan Tunku Abdul Rahman, Asia City, 88000 Kota Kinabalu, Sabah, Malaysia

SCAN ME

For more information visit our website **https://ktilandmark.com/investor-relations/**

INSIDE THIS REPORT

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ABOUT KTI

KTI LANDMARK BERHAD ("KTI")

a listed corporation based in Sabah, Malaysia, brings its forte in property development, construction, and project management to the commitment of building quality homes. Since its inception in 1984*, the Group has remained steadfast in its dedication, cementing its reputation as an esteemed property developer.

KTI's commitment to quality is showcased through its involvement in numerous government projects valued at over RM825 million, along with private ventures exceeding RM2.1 billion across the nation.

The Group also takes great pride in spearheading groundbreaking advancements, such as the introduction of the revolutionary Industrialised Building System (IBS) technology to Sabah.

KTI's celebrated portfolio encompasses a myriad of acclaimed housing and mixed development projects, such as Taman Nelly, Taman La Gloxinia, Taman Seri Lemawang, The Logg, Residensi Seri Akasia, Taman Bukit Alamanda, and more. The corporation's reputation also extends to government contracts including the Kluang Prison Complex, Penang Police Headquarters, Polytechnic Kota Kinabalu, and numerous others.

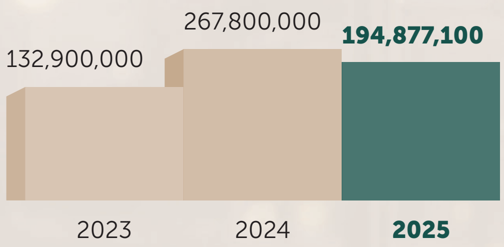
Moving forward, KTI continues to transcend ideas and transform dreams into reality – converting mere structures into cherished homes that exceed expectations.

COMPANY HIGHLIGHTS

Total GDV
RM2,355,215,876

Total Sales
RM194,877,100

Unbilled Sales
RM289,411,511



CONSTRUCTION ORDER BOOK

Akademi Binaan Malaysia, Beringgis, Sabah
23 June 2025
RM130,599,330

Projek Pembinaan RKAT Tambahan Kem Lok Kawi, Sabah
16 February 2024
RM164,383,226

Projek Pembinaan RKAT Pengkalan Udara Labuan, FT
11 November 2024
RM49,990,348

Sabah Cultural Complex, Kinarut, Sabah
20 August 2025
RM107,000,000

SOLD OUT PROJECTS (BY GDV)

Residensi Seri Akasia
RM97,232,000

Plaza Lemawang 2
RM28,227,450

Taman Seraya Phase 1,2,3,4
RM109,975,973

Taman Seri Lemawang
RM229,386,000

Plaza Lemawang
RM11,360,000

Taman Bukit Alamanda
RM35,716,000

* *Date of incorporation:-*
KTI Landmark Berhad - 10.03.2016
KTI Sdn Bhd - 27.08.1984

BRAND PROMISE AND VALUES

BRAND PROMISE

CREATING COMMUNITY-ORIENTATED AND URBAN DEVELOPMENTS OF LASTING VALUE

"Our Group" has remained true to its ethos of always transcending ideas in creating developments that benefit the people. All projects undergo detailed planning, fortified by a deep understanding of the market's needs.

This translates into modern and practical projects that bear great value and quality, standing out not only in the present, but also enduring into the future.

CORE VALUES

ESTEEMED CORPORATION

As a listed and respected developer in Sabah, KTI is highly regarded by peers, competitors, and the market. Everything that the company upholds is realised through the traits of honesty, trustworthiness, efficiency, punctuality, and sincerity.

ALL-ROUND DIVERSIFICATION

Equipped with knowledge and skills that have been honed by time and experience, KTI achieves its various successes through a diverse portfolio of visionary projects across Sabah, as well as the entirety of Malaysia.

PEOPLE CONNECTION

KTI always gives its all into thoroughly understanding the needs, preferences, and concerns of the community in constructing its projects. Furthermore, the company also looks after the welfare of its employees, ensuring a career that transcends aspirations.

LIMITLESS ASPIRATION

KTI lives and breathes innovation, always pushing boundaries and challenging limitations. This is rooted in KTI's ethos to always transcend ideas, leading to the corporation being a symbol of continuous progress.

PIONEERING CONSTRUCTION SECTOR

KTI LANDMARK BERHAD: PIONEERING CONSTRUCTION EXCELLENCE WITH IBS INTEGRATION

Since its establishment, the Group has evolved into a leading integrated property developer in Sabah, Malaysia. With a diverse portfolio encompassing residential and commercial developments, the Group has consistently demonstrated a commitment to quality, innovation, and timely delivery. Notable projects include Taman Nelly, Taman Seri Lemawang, Taman Bukit Alamanda and the award-winning mixed-use development, The Logg in Luyang, Kota Kinabalu.

A significant milestone in the Group's journey was its early adoption of the Industrialised Building System (IBS). K.T.I. Sdn Bhd ("KTISB"), a wholly-owned subsidiary of the Company, subsequently obtained its IBS manufacturing licence from the Construction Industry Development Board (CIDB), marking the Group's entry into IBS manufacturing in Sabah. IBS involves the prefabrication of building components in controlled environments, which are then transported and assembled onsite. This method enhances construction efficiency, reduces waste, and improves overall quality.

The Group's integration of IBS has not only streamlined its construction processes but also contributed to its reputation for delivering high-quality developments. The Group's commitment to innovation and excellence positions it as a forward-thinking leader in Malaysia's construction industry.

STRUCTURAL DESIGN COMPLIANCE AND ENDORSEMENT

During the reporting period, the Group continued to uphold its commitment to safety, quality, and regulatory compliance in all development activities. In line with this, an established civil and structural engineering consultancy formally confirmed the structural adequacy and integrity of the Group's project as designed and submitted.

This independent verification reinforces the Group's dedication to excellence in engineering and construction standards. The confirmation ensures that the structural design complies with all regulatory requirements and adheres to the highest levels of professional engineering practice.

Such endorsements by accredited consultants reflect the Group's continuous efforts to deliver developments that are not only aesthetically impressive but also structurally sound and future ready.

PIONEERING CONSTRUCTION SECTOR

RENOWNED FOR ITS INDUSTRY EXCELLENCE

KTI has built a strong reputation for delivering exceptional construction solutions across diverse projects. The Group's expertise ranges from residential and commercial buildings. KTI consistently surpasses expectations through its unwavering commitment to excellence, innovative approaches, and timely project delivery.

As a trusted name in the industry, KTI continues to set new benchmarks, bringing remarkable craftsmanship and a customer-centric approach to shaping the landscape of the construction industry.

Kota Plaza, Keningau
2017

Taman Kota Phase 2A
2012

Taman Wawasan Beaufort Phase 3 & 4
2014

KEY MILESTONES

CORPORATE OVERVIEW

19
84

Datuk Dr Gordon Loke and Datin Chin Mee Leen established KTI.

19
86

Envisioning everyone to own a home, KTI garners overwhelming response in "Taman Nelly", an affordable landed residential with the first pitched roof, single-storey terrace, and split-level layout design.

19
99

New ideas continue to make a mark in the market, such as "Taman Orkid, Kudat", the first housing development using aerated concrete for 420-unit landed homes.

20
04

KTI designs and constructs the Prison Complex in Kluang, Johor. Seeing the need to reduce cost while maintaining quality and affordability, this becomes the Group's first government construction project to use IBS panels.

Pioneers IBS in Sabah with "La Gloxinia, Kinarut", the first township development built using IBS.

20
12

Completion of Taman Lavender with the first semi-open wet kitchen layout design.

KTI obtains its IBS Status Manufacturer Licence from CIDB.

20
13

KTI sets to make an impression with "Taman Nelly Studio PH8D", the first 242-272 sq.ft. sized single or double occupant home layout design.

KEY MILESTONES

2017

KTI builds Sabah's first Perumahan Penjawat Awam Malaysia (PPAM), offering 1,296 units of affordable homes using IBS to government civil servants.

2019

KTI builds its second township using IBS for the development on 168 acres in "Seri Lemawang", Tuaran.

2021

KTI captures the market with "The Logg", Luyang's first mixed development.

Wins CIDB's Kontraktor Cemerlang for "Taman Seri Lemawang" in Tuaran, KTI's 168-acre township, achieving Sabah's highest IBS score of 85%.

2022

KTI achieves a significant milestone of completed projects valued up to RM2.5 billion across Malaysia in both private and government sectors, and successfully fulfilled key handovers to 8,000 property owners.

2025

On 14 October 2025, K.T.I. Sdn Bhd received 2 awards during CIDB Quest 2025:

Qlassic - Anugerah Tertinggi
Kategori : Projek Kerajaan (A)

Qlassic - Anugerah Kecemerlangan
Kategori : Projek Kerajaan (A)

On 25 October 2025, KTI Landmark Berhad received the Sabah Top Developer of The Year Award during Shareda Excellence Award 2025.

2024

First to introduce a placemaking development in Kota Kinabalu with "Ayuria Place".

MAY 2024: QLASSIC scores of 83% for Taman Seri Lemawang.

JUNE 2024: KTI Landmark Berhad debuted on the ACE Market of the Bursa Malaysia Securities Berhad on 19 June 2024.

2023

Obtained 4-star rating in QLASSIC for Taman Seri Lemawang with an assessment score of 77%, and SHAREDA EXCELLENCE AWARD 2023, for the Tuaran and Kinarut township developments.

KTI IN THE NEWS

The Malaysian Reserve

JOIN THE REAL CONVERSATION

KTI LANDMARK'S UNIT TO DEVELOP RM107M CULTURAL COMPLEX IN SABAH UNDER PPP

KTI Landmark Bhd's wholly-owned subsidiary, K.T.I. Sdn Bhd (KTISB), has been appointed by the Sabah state government to develop a cultural complex in Kinarut on a public-private partnership basis.

The project will cover 23.47 hectares, with an estimated development cost of no less than RM107 million.

In return, the state will alienate 26.3 hectares of land for residential development to KTISB or its nominee, equivalent in value to the project cost as assessed by an independent quantity surveyor. Both parcels form part of a 61.92-hectare site reserved for the cultural complex.

Under the agreement signed with the state's Ministry of Tourism, Culture and Environment, KTISB will undertake the project at its own cost, including all related infrastructure such as roads, utilities, sewerage systems and landscaping.

Construction is slated to begin within nine months of regulatory approval of building plans or the environmental impact assessment, and is expected to be completed within 36 months thereafter. –TMR

南洋商報

NANYANG SIANG PAU

KTI置地接1.3亿合约 建大马建筑学院沙巴分院

（吉隆坡19日讯）KTI置地（KTI，0308，创业板）获得马来西亚建筑工业发展局（CIDB）颁发价值1亿3060万令吉合约，负责兴建马来西亚建筑学院（ABM）的沙巴分院。

KTI置地向马交所报备，它将在沙巴吧巴县为CIDB负责建设建筑学院的分院。

根据文告，上述工程期限为24个月，从今年7月1日开始，直至2027年6月30日竣工。

KTI置地表示，该合约除了进一步强化现有订单之余，也将正面提振其2025财年到2027财年的盈利和每股净资产表现。

周五闭市，KTI置地收报41.5仙，涨1仙或2.5%，全天成交量为317万股。

南洋商報

NANYANG SIANG PAU

KTI置地签备忘录 放眼展开沙巴项目

（吉隆坡16日讯）KTI置地（KTI，0308，创业板）与Pan-Pacific建筑控股有限公司签署了解备忘录，探讨并建立潜在联营公司，以融资、争取与执行未来沙巴专属开发项目。

根据备忘录，双方将协商未来项目的可行性、为项目筹集融资，并向有关地方当局提交未来项目所需计划图，以申请书面批准。

Pan-Pacific建筑控股有限公司是台湾上市公司——太平洋建设股份有限公司旗下大马子公司。

KTI置地周一全天无起落，成交量则有220万股。

Daily Express

Your local voice since 1963

ASTORIA AT THE LOGG OPENS FOR SALE – A NEW WAY OF URBAN LIVING

Kota Kinabalu: A new way of living is on the horizon in Luyang. Astoria, by KTI Group (KTI Landmark Berhad) is now welcoming Astoria, the latest commercial-residential towers within The Logg, an upcoming mixed-use development landmark set to redefine city living in Kota Kinabalu.

Now open for sales, Astoria brings together comfort, community and convenience in one integrated development. Each residence is designed for practical modern living, featuring fully built-in kitchen cabinets, quality finishes and access to modern lifestyle facilities, offering a complete living experience from day one.

Located in Luyang's matured neighbourhood, Astoria provides seamless access to essential amenities such as schools, hospitals, commercial hubs and banks, all within minutes.

The tower is also directly connected to The Logg Mall, the retail and social heart of the development, featuring Everise supermarket, Pate Grill House, Dojo Café and a growing mix of F&B and lifestyle outlets and daily conveniences. Together, they create a truly integrated lifestyle where residents can live, shop and unwind all in one address.

With handover of keys scheduled for 2026, Astoria, together with Shorea, offers homebuyers and investors an early opportunity to be part of a growing integrated lifestyle community at The Logg.

As the development moves steadily toward completion, Astoria alongside Shorea stands as the centrepiece of a master plan that connects seamlessly with The Logg Mall, Avani Hotel, St Wills Offices and Parkhill Residences.

Together, they form a vibrant and connected environment where work, leisure and living come together in one address.

Experience urban living redefined as Astoria, The Logg – Luyang. Now Open for Sale from RM720,000.

TheStar

KTI LANDMARK WINS RM70MIL CONSTRUCTION JOB

PETALING JAYA: KTI Landmark Bhd has accepted a letter of intent from the Ministry of Tourism, Culture and Environment of Sabah to develop a new office building in Sabah with a development cost of RM70mil.

In a filing with Bursa Malaysia, the property developer said the building, Wisma Kementerian Pelancongan, Kebudayaan dan Alam Sekitar (Wisma KEPKAS), will be located at Jalan Wisma Budaya, Kota Kinabalu, Sabah.

KTI Landmark said the duration of the project is 36 months.

It said the scope of works includes the demolition of the existing Wisma Budaya and the construction of a new Wisma KEPKAS on a site measuring approximately 1.1 acres.

"The Board is not aware of any material risk factors arising from the project other than the risks and uncertainties that are generally associated with the construction industry, such as changes in political, economic and regulatory conditions, shortage of labour and building materials, increase in labour and material costs and natural disaster that may affect the financial and operational conditions and the profitability of the group.

"However, with the experience and expertise in similar construction projects, these risks are expected to be effectively mitigated."

KTI IN THE NEWS

BUSINESSTODAY

KTI ACCEPTS TENDER FROM CIDB FOR RM130 MILLION CONSTRUCTION IN SABAH

KTI Landmark Berhad (KTI) announced that its wholly-owned subsidiary had accepted a Letter of Acceptance of Tender from CIDB Malaysia for a new construction project in Sabah valued at an estimated RM130.5 million.

The project involves the construction of the Akademi Binaan Malaysia campus for the Sabah Region, located in Kg. Beringgis, Daerah Papar.

The project is slated for a 24-month tenure, commencing from July 1, 2025, and is expected to be completed by June 30, 2027.

KTI Landmark's Board of Directors views the contract positively, stating that it will further increase and enhance the Group's existing order book. The company anticipates a positive contribution to its earnings and net assets per share for the financial years ending 2025 to 2027.

Daily Express
Your local voice since 1963

KTI, BELIVE VENTURES ENTER JOINT VENTURE

Kota Kinabalu: KTI Landmark Berhad (KTI Group), a leading Sabah developer, has signed a Joint Venture Agreement with BeLive Ventures Sdn Bhd (BeLive Co-living), Malaysia's leading co-living operator, in conjunction with the launch of Kayana Heights Block A2 at Ayuria Place, Alamesra.

The collaboration introduces a new investment opportunity for homeowners and investors. Through BeLive's fully managed co-living model, Kayana Heights unit owners can transform their apartments into multi-income rental assets – with tenant management, billing, cleaning, and maintenance all handled by BeLive's professional team.

Kayana Heights Block A2 features 433 modern units ranging from 650 sqft to 900 sqft across 39 storeys. Strategically located within Alamesra, the development sits near universities, government agencies, hospitals, and commercial hubs, creating strong rental demand from over 33,000 students and young professionals in the area.

Residents will enjoy access to lifestyle facilities including a 1.2-acre Central Park, Ayuria Place Clubhouse, swimming pool, gym, playgrounds, and lifestyle shops. These shared amenities are designed to foster community living, well-being, and placemaking.

KTI Group Executive Director, Ms. Stella Loke, said the partnership with BeLive represents a milestone for the company:

"By combining our high-quality homes with BeLive's innovative co-living model, we are setting a new benchmark for property investment in Sabah. Kayana Heights Block A2 is not only a home but also a sustainable income-generating opportunity for investors."

BeLive, which manages more than 4,500 rooms nationwide, brings its AI-powered tenant management system and proven track record to the project. This ensures higher rental yields, faster occupancy, and worry-free property management for owners.

The launch of Kayana Heights Block A2 on 27 September 2025 reflects KTI's ongoing commitment to develop innovative, sustainable, and community-driven projects in Kota Kinabalu.

The Ayuria Place Sales Gallery is open daily. Interested parties are encouraged to visit and learn more about the unique investment and living opportunities available.

BORNEO POST

SABAH DEVELOPER KTI COMMITS TO AFFORDABLE HOMES FROM BELOW RM300,000

KOTA KINABALU (May 29): Sabah-based property developer KTI Landmark Berhad has committed to keeping its affordable housing units from below RM300,000, well under the Sabah state's ceiling price of RM380,000 for affordable housing.

"If we could, we prefer to offer homes in the RM250,000–RM300,000 range. That's part of our corporate social responsibility," said KTI Group Managing Director and Chief Executive Officer Datuk Dr Gordon Loke after the company convened its first Annual General Meeting (AGM) since its listing on the ACE Market of Bursa Malaysia in June last year.

KTI is an active contributor to the Perumahan Penjawat Awam Malaysia (PPAM) programme, a Federal initiative offering subsidised homes for civil servants.

"PPAM is more than a business opportunity; it is about meeting a national need. We want to ensure that all government staff, federal or state, have access to quality, affordable housing," Loke said, adding that KTI works closely with Lembaga Pembangunan Perumahan dan Bandar (LPPB) on other state-linked affordable housing efforts.

KTI recorded a profit after tax of RM8.5 million for the financial year ended 31 December 2024 (FY2024).

The meeting, held here on Thursday, marked a significant milestone for the homegrown company, which began as a small construction outfit in 1984 and is now one of Sabah's most active property players.

In his address, Loke said the company's performance post-listing reflects its firm footing in the industry.

"This is our first AGM since our IPO in June last year. Our share price has risen from RM0.30 at listing to RM0.40 as of yesterday, reflecting more than 30 per cent appreciation. This shows investor confidence in our long-term strategy and our strong focus on affordable housing," he said.

KTI Landmark posted RM175.4 million in revenue in FY2024, supported by total sales of RM267.8 million and unbilled sales of RM294.4 million. Despite RM1.96 million in listing-related expenses, the company reported a resilient bottom line and a healthy pipeline of projects with an outstanding order book of RM214 million and total gross development value (GDV) of RM2.73 billion, including hospitality and retail developments.

Loke also expressed confidence that the ongoing US-China tariff war would not significantly affect the local construction sector.

"Most of our raw materials are sourced within ASEAN, so the impact on us is minimal. Prices have remained stable, and while we continue to monitor the situation, we don't foresee major disruptions," he said.

Meanwhile, KTI Group Chairman Dato' Hamzah Ghazalli said the company's listing last year was not merely a financial milestone but a signal of enhanced corporate governance, transparency and accountability.

"We have moved from being a local contractor to a fully-fledged developer with a national presence. Projects like Ayuria Place and The Logg reflect our capacity to deliver on both sustainability and lifestyle," he said.

KTI has integrated green building practices and digital tools into its operations, including industrialised building systems (IBS) and online property platforms catering to tech-savvy buyers.

With Sabah's urbanisation continuing to rise and federal construction data pointing to a sector-wide rebound in 2024, KTI sees opportunities for further growth, particularly through strategic landbank expansion, public-private collaborations and enhanced ESG (Environmental, Social and Governance) commitments.

The AGM ended on a note of gratitude.

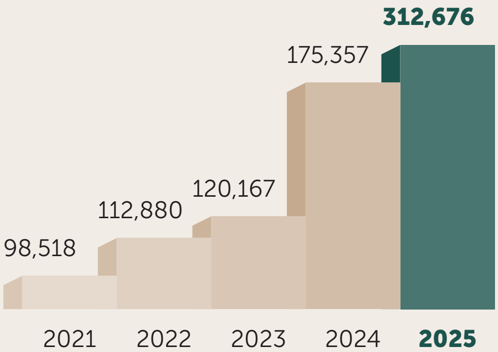
"To our shareholders, staff and partners, thank you for standing with us. KTI's journey is only beginning. We remain dedicated to building not just homes, but a better Sabah," said Hamzah.

FINANCIAL HIGHLIGHTS

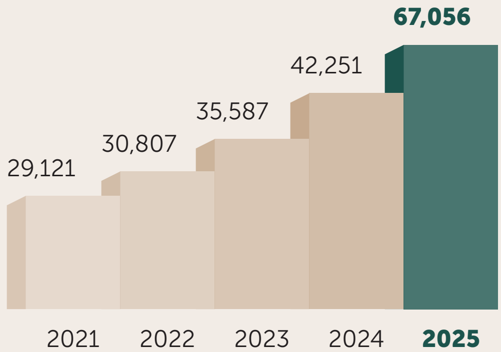
FINANCIAL YEAR ENDED 31 DECEMBER 2025	2021	2022	2023	2024	2025
Operating Results (RM'000)					
Revenue	98,518	112,880	120,167	175,357	**312,676**
Gross Profit ("GP")	29,121	30,807	35,587	42,251	**67,056**
Earnings Before Interest, Tax, Depreciation & Amortisation ("EBITDA")	22,629	17,147	20,790	18,667	**43,145**
Profit Before Taxation ("PBT")	19,396	13,986	17,301	8,458	**24,186**
Profit After Taxation ("PAT")	15,620	10,482	13,822	8,519	**18,729**
Profit Attributable to Owners of Company	15,620	10,482	13,822	8,519	**18,729**
Key Financial Position Data (RM'000)					
Total Assets	233,387	250,156	376,829	677,621	**931,458**
Total Borrowings	63,526	49,510	166,062	353,397	**544,703**
Shareholders' Equity	127,301	137,784	136,607	176,166	**192,495**
Financial Ratios					
GP Margin (%)	29.6	27.3	29.6	24.1	**21.4**
PBT Margin (%)	19.7	12.4	14.4	4.8	**7.7**
PAT Margin (%)	15.9	9.3	11.5	4.9	**6.0**
Effective Tax Rate (%)	19.5	25.1	20.1	(0.7)	**22.6**
Basic Earnings Per Share ("EPS") (sen)	2.0	1.3	1.7	1.2	**2.3**

FINANCIAL HIGHLIGHTS

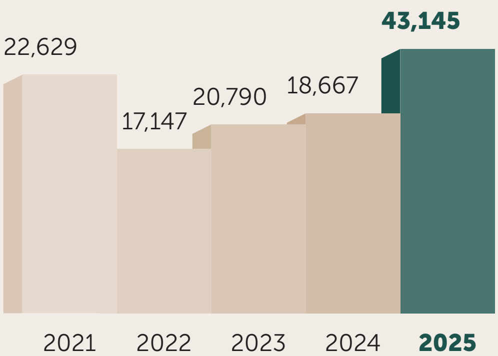
REVENUE
(RM'000)



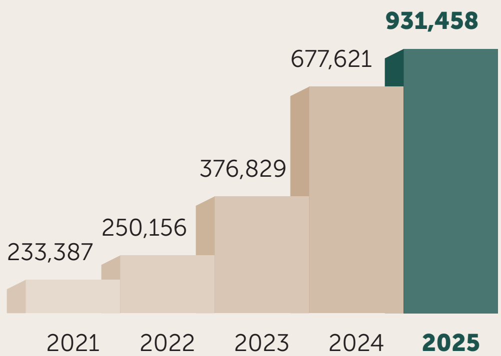
GROSS PROFIT
(RM'000)



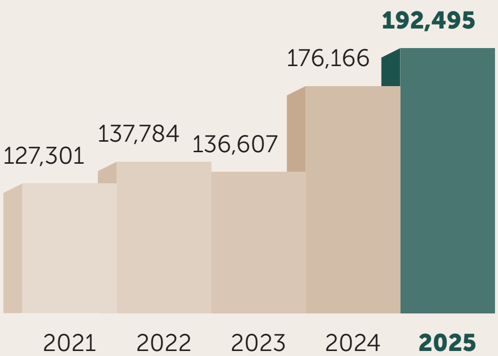
EBITDA
(RM'000)



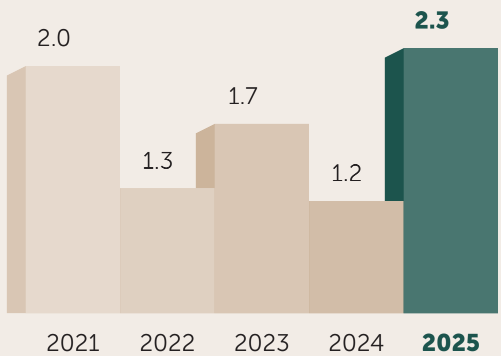
TOTAL ASSETS
(RM'000)



SHAREHOLDERS' EQUITY
(RM'000)



BASIC EPS
(sen)



CORPORATE INFORMATION

BOARD OF DIRECTORS

Independent Non-Executive Chairman
Dato' Haji Hamzah Bin Haji Ghazalli

Group Managing Director/ Group Chief Executive Officer
Datuk Dr Gordon Loke Theen Fatt

Group Executive Director
Loke Pei Lee
Stella Loke Pei Wen
Wilson Loke Choon Syn

Independent Non-Executive Director
Datuk Dr Tan Kok Liang
Lim Guik Moi
Chua Chai Hua

KEY SENIOR MANAGEMENT

Chief Operating Officer
Ts Abdullah Azlan Bin Khalid

Chief Financial and Joint Company Secretary
Harjeet Singh A/L Daya Singh

AUDIT AND RISK MANAGEMENT COMMITTEE

Lim Guik Moi	Chairperson
Datuk Dr Tan Kok Liang	Member
Chua Chai Hua	Member

NOMINATING AND REMUNERATION COMMITTEE

Datuk Dr Tan Kok Liang	Chairperson
Lim Guik Moi	Member
Chua Chai Hua	Member

REGISTERED OFFICE

Lot 221 & 222, Taman Nelly 9
Phase 4 Shoplot, Lorong Nelly Plaza, Jalan Nountun, Kolombong, 88844 Kota Kinabalu, Sabah
6088-431 366
6088-426 306
hello@kti.com.my

HEAD OFFICE

Lot 220 (Ground Floor), 221 (Ground Floor and 1st Floor) and 222 (Ground Floor to 3rd Floor), Taman Nelly 9, Phase 4 Shoplot, Lorong Nelly Plaza
Jalan Nountun, Kolombong, 88844 Kota Kinabalu, Sabah
6088-431 366
www.ktilandmark.com

COMPANY SECRETARIES

Lau Yen Hoon
MAICSA 7061368
SSM PC NO. 202008002143

Foo Jia Yee
MAICSA 7071771
SSM PC No. 202108000268

Harjeet Singh A/L Daya Singh
MIA 21886
SSM PC NO. 202508000242

SPONSOR

M & A Securities Sdn Bhd
(Registration No. 197301001503 (15017-H))
45 & 47, Levels 3 and 7
The Boulevard, Mid Valley City
Lingkaran Syed Putra
59200 Kuala Lumpur
603-2284 2911

SHARE REGISTRAR

Tricor Investor & Issuing House Services Sdn Bhd
(Registration No. 197101000970 (11324-H))
Unit 32-01, Level 32, Tower A
Vertical Business Suite Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur
Wilayah Persekutuan
603-2783 9299
603-2783 9222
is.enquiry@vistra.com

AUDITORS

Moore Stephens Associates PLT
(LLP0000963-LCA & AF002096)
Unit 3.3A, 3rd Floor, Surian Tower
No 1, Jalan PJU 7/3, Mutiara Damansara, 47810 Petaling Jaya
Selangor
03-7728 1800

PRINCIPAL BANKERS

Malayan Banking Berhad
Maybank Islamic Berhad
CIMB Islamic Bank Berhad
Hong Leong Islamic Bank Berhad
Hong Leong Bank Berhad
MBSB Bank Berhad
Bank Muamalat Malaysia Berhad
United Overseas Bank (Malaysia) Bhd
Sabah Development Bank Berhad
SME Bank Malaysia Berhad

STOCK EXCHANGE LISTING

ACE Market of Bursa Securities
Stock Name : KTI
Stock Code : 0308

CORPORATE STRUCTURE

Keep Transcending Ideas

KTI LANDMARK BERHAD
201601008159 (1179087-X)

100%

K.T.I. SDN BHD
198401013371
(125931-U)

100%

K.T.I INDUSTRIAL SDN BHD
199301017923
(272661-P)

100%

DATARAN JAYAMAKMUR SDN BHD
200201007977
(575640-T)

100%

K.T.I DEVELOPMENT SDN BHD
199401000292
(285970-K)

100%

LANDMARK PROPERTY SDN BHD
198101012707
(78837-V)

100%

KTI HOTEL & RESORT SDN BHD
201601023531
(1194470-V)

ACCREDITATIONS AND AWARDS

AWARDS

CIDB Malaysia
ANUGERAH KHAS KONTRAKTOR CEMERLANG 2021 WITH IBS SCORE OF 85%
Perumahan Category

SHAREDA
SABAH TOP DEVELOPER OF THE YEAR AWARD
at the SHAREDA Nite 2025

The Malaysian Construction Industry
MCIEA EXCELLENCE AWARDS 2016
Taman La Gloxinia Entry

QLASSIC
QUEST 2025 – QLASSICS ANUGERAH KECEMERLANGAN
and Anugerah Tertinggi under the category Projek Kerajaan (A)

SHAREDA
SHAREDA EXCELLENCE AWARDS 2024
Integrated Development Excellence
Award - The Logg

Star Property
THE STARTER HOME AWARD
Best Primary Home Development (High Rise) - Borneo

CERTIFICATION

CIDB Malaysia
LICENSING AND CERTIFICATION
G7 Contractor &
Certified IBS Manufacturer

CIDB Malaysia
THE ACHIEVEMENT OF EXCELLENCE
2016

QLASSIC
83% SCORES (2024)
Taman Seri Lemawang Entry

PROFILE OF BOARD OF DIRECTORS

DATO' HAJI HAMZAH BIN HAJI GHAZALLI

Independent Non-Executive Chairman

Malaysian **77 y/o** **Male**

Appointed
1 August 2022

Board Committee Membership(s)
N/A

Meeting Joined
5/5

Dato' Haji Hamzah Bin Haji Ghazalli, a Malaysian male, aged 77, is our Independent Non-Executive Chairman. He was appointed to our Board on 1 August 2022.

In 1969, he obtained his Sijil Tinggi Pelajaran Malaysia from King George V School, Negeri Sembilan. In 1973, he graduated with a Bachelor of Arts from University of Malaya. He pursued further studies and obtained his Master of Arts from University of Ohio, USA in 1982.

In 1973, he was appointed as Administrative and Diplomatic Service Officer of the Government of Malaysia. During his 32 years of career, he held the following positions:

- In 1973, he held the position of Assistant Director of the Ministry of Culture, Youth and Sports Malaysia where he assisted in general administration, human resource and finance functions of the ministry.
- In 1977, he was promoted to Principal Assistant Director where he was involved in the finance functions and development of public amenities such as multipurpose complexes, sports facilities and training institutions.
- In 1978, he was transferred to the Department of Survey and Mapping as Principal Assistant Director, and was subsequently transferred to the Public Services Department as Principal Assistant Director in 1980. During this period, he was responsible for carrying out tasks pertaining to finance, human resource and administration. In 1981, he took a study break to pursue further studies in the University of Ohio, USA, where he completed his studies in 1982 and returned to Malaysia to resume his duties.
- In 1988, he was appointed as Deputy President of the Seremban Municipal Council, where he was involved in managing and overseeing the overall development, operations and administrative functions of the council.
- In 1992, he was redesignated as District Officer of Jelebu District Office and President of Jelebu District Council, Negeri Sembilan. During his tenure, he was involved in managing the development and allocation of resources (i.e. land and financial) in relation to the infrastructure development of the district as well as district administrative functions and local government functions.
- In 1996, he was appointed as Deputy Director General of the Federal Land and Mines Department as well as Commissioner of Land and Mines of the Ministry of Land and Cooperative Department. During his tenure, he was in charge of implementing the computerisation of the land registration system across Malaysia, as well as overseeing the development and administrative functions of federal lands.
- In 2003, he was appointed as State Secretary of the Negeri Sembilan State Secretary's Office where he was involved in managing and monitoring the implementation of state policies and overseeing state administrative functions. In 2005, he retired from serving with the Government.

After his retirement in 2005, he has held directorships in several public listed companies in Malaysia. Between 2005 and 2008, he was a Non-Independent Non-Executive Director of Putera Capital Berhad (a company previously listed on Main Market of Bursa Securities and delisted on 12 June 2009). Between 2005 and 2010, he was an Independent Non-Executive Director of Halifax Capital Berhad (formerly known as Setron (Malaysia) Berhad, a company previously listed on Main Market of Bursa Securities and delisted on 25 July 2008). Between 2007 and 2012, he was an Independent Non-Executive Director of Zecon Berhad (formerly known as Zecon Engineering Berhad, a company listed on Main Market of Bursa Securities).

PROFILE OF BOARD OF DIRECTORS

DATUK DR GORDON LOKE THEEN FATT

Group Managing Director/ Group Chief Executive Officer

Malaysian | **67 y/o** | **Male**

Appointed
10 March 2016

Board Committee Membership(s)
N/A

Meeting Joined
5/5

Datuk Dr Gordon Loke Theen Fatt, a Malaysian male, aged 67, is our Group Managing Director & Group Chief Executive Officer. He was appointed to our Board on 10 March 2016. He is responsible for the overall day-to-day management and formulation of our Group' business plans and strategies, overseeing project development activities, providing strategic guidance and direction on the operations of our Group.

He completed his Sijil Pelajaran Malaysia in Sekolah Menengah Datuk Mansor, Negeri Sembilan in 1976. With the working experience that he had accumulated over the years, he pursued further studies on a part-time basis and obtained a Doctor of Philosophy in Management (not currently accredited by Malaysia Qualification Agency) from The National Australian Institute of Science and Technology, Australia in 2001.

In 1978, he began his career at a property development company in Bahau, Negeri Sembilan where he was involved in supervising site construction works. In 1979, he was transferred to Sabah as Site Manager where he was responsible for carrying out the appointment of contractors and supervising construction progress. In the same year, he was promoted to Office Manager and was subsequently appointed as Executive Director where he was involved in business development activities such as identifying suitable land for acquisition, overseeing project development, and sales and marketing. In 1982, he left the company.

In 1982, he joined Future City Development (Sabah) Sdn Bhd, a company previously involved in property development activities that co-founded by Loke Theen Fatt (25.0% upon incorporation, Lim Chong Lock (25.0% upon incorporation), Lim Soon Chye (25.0% upon incorporation) and Liew Nam Fatt (25.0% upon incorporation) in 1979. He was holding a non-executive role until he was appointed as Manager. During his tenure, he was involved in financial and administrative matters of the company as well as business development such as sourcing of prospective land for development, overseeing project development activities, sales and marketing, as well as overseeing construction activities.

He left Future City Development (Sabah) Sdn Bhd and joined our Group, through KTISB, as Manager in 1984. In the early years, he was primarily involved in business development, and sales and marketing as our Group was involved in the provision of construction services. Over the years, he managed and led the expansion of the business into property development whereby he was involved in the sourcing of prospective land for development in Sabah, managing project development activities and application for approvals from local authorities, coordinating and supervising construction works and managing sales and marketing activities. He also led the collaboration with Lembaga Pembangunan Perumahan Dan Bandar (LPPB) since 2010 to provide design and build construction services to develop residential projects in Sabah. In 1990, he was appointed as Chief Executive Officer where he assumed his current responsibilities and subsequently in February 2013, he became our Group's shareholder when he acquired 11.3% equity interest in KTISB from Lok Kau Lin (non-related party).

On 1 August 2022, he was redesignated as Managing Director & Chief Executive Officer.

Subsequently, on 22 November 2024, he was further redesignated as Group Managing Director & Group Chief Executive Officer.

PROFILE OF BOARD OF DIRECTORS

LOKE PEI LEE (NELLY LOKE)

Group Executive Director

Malaysian | **42 y/o** | **Female**

Appointed
15 August 2025

Board Committee Membership(s)
N/A

Meeting Joined
2/2

Loke Pei Lee, also known as Nelly Loke, a Malaysian female, aged 42, is our Executive Director. She was appointed to our Board on 15 August 2025.

She has a strong background in corporate management, marketing, and administration. A graduate of the University of Adelaide, Australia, she earned her Bachelor of Commerce (Marketing) in 2012. She joined KTI, beginning her career with our Group as Assistant Marketing Manager where she assisted in the sales and marketing activities as well as handling the administrative tasks pertaining to the sub-sale of properties developed by our Group such as managing the compilation and filing of loan documents, dealing with solicitors, end-financiers and end buyers on the sales and purchase agreement, handling of paperwork for the delivery of vacant possession to end buyers, customer relations, ensure timely generation of progress billing to end buyers, monitoring and ensuring progress payments are collected in a timely manner.

In 2014, she was promoted to the role of Director of Management where she assumed her current responsibilities. In this leadership capacity, she plays a central role in overseeing the corporate, administrative, and management functions of the Group.

Now aged 42, Nelly brings a wealth of experience and strategic insight to her position as Group Executive Director. Her responsibilities include leading human resources initiatives, refining internal administrative processes, and shaping the overall corporate direction of the organization. Her contributions continue to be instrumental in driving KTI's growth and operational excellence.

PROFILE OF BOARD OF DIRECTORS

STELLA LOKE PEI WEN

Group Executive Director

Malaysian | 40 y/o | Female

Appointed
1 August 2022

Board Committee Membership(s)
N/A

Meeting Joined
4/5

Stella Loke Pei Wen, a Malaysian female, aged 40, is our Group Executive Director. She was appointed to our Board on 1 August 2022. She is responsible for overseeing sales and marketing for our Group including setting sales targets for the sales team, monitoring sales performance and customer retention, implementing sales and marketing strategies, project branding and keeping abreast with market supply and demand.

She graduated with a Bachelor of Commerce (Accounting) from The University of Adelaide, Australia in 2008.

In 2010, she began her career as Junior Auditor at KPMG Kota Kinabalu where she was involved in audit works.

She left KPMG Kota Kinabalu and joined our Group as Accounts Executive in 2011 where she was involved in accounting matters, focusing on tasks pertaining to accounts payable.

In 2013, she was promoted to Assistant Sales Manager where she assisted in sales activities, managing sales team allocations in accordance to project requirements.

In 2014, she was promoted as Director of Sales and Marketing where she assumed her current responsibilities.

PROFILE OF BOARD OF DIRECTORS

WILSON LOKE CHOON SYN

Group Executive Director

Malaysian | **37 y/o** | **Male**

Appointed
1 August 2022

Board Committee Membership(s)
N/A

Meeting Joined
5/5

Wilson Loke Choon Syn, a Malaysian male, aged 37, is our Group Executive Director. He was appointed to our Board on 1 August 2022. He is responsible for sourcing of prospective land for development, carrying out market feasibility studies, overseeing project concept development and budgeting, project management as well as overseeing the IBS operations of our Group.

He graduated with a Bachelor of Applied Finance from the University of South Australia, Australia in 2011.

In 2012, he joined our Group as Assistant Project Manager where he assisted in overseeing project development activities and coordinating construction works, assisted in managing the IBS operations of our Group and supervising the adoption of IBS construction technique at project sites.

In 2014, he was promoted to Director of Projects where he assumed his current responsibilities. He also initiated the refurbishment and replacement of existing machinery in our casting yards in Kinarut and Tuaran, as well as the set up of a batching plant in both casting yards to enhance operational efficiencies. He is also actively involved in managing our Group's venture into the hotel industry where he is presently managing the development concept and construction of our Group's hotel namely Avani Luyang @ The Logg, leading plannings with the hotel operator that has been engaged to manage the hotel upon commencement of operations, as well as sales and marketing activities related to the hotel.

PROFILE OF BOARD OF DIRECTORS

DATUK DR TAN KOK LIANG

Independent Non-Executive Director

Malaysian | **64 y/o** | **Male**

Appointed
1 August 2022

Board Committee Membership(s)
- **Nominating and Remuneration Committee (Chairperson)**
- **Audit and Risk Management Committee (Member)**

Meeting Joined
5/5

Datuk Dr Tan Kok Liang, a Malaysian male, aged 64, is our Independent Non-Executive Director. He was appointed to our Board on 1 August 2022.

In 1989, he obtained his Examination Certificate from the Malaysian Association of Certified Public Accountants. He has been a Member of the Malaysian Association of Certified Public Accountants (now known as the Malaysian Institute of Certified Public Accountants) since 1990; a Member of the Malaysian Institute of Taxation (now known as the Chartered Tax Institute of Malaysia) since 1994 and a Fellow since 2000; a Member of the Malaysian Institute of Accountants since 1991 and subsequently a Chartered Accountant since 2001; and a Professional Member of the Institute of Internal Auditors Malaysia since 2015.

In 2016, he obtained his Master in Tourism Management from the University Toulouse - Jean JaurÉs, France. Further, he obtained his Certificate as a Certified Hotel Administrator from American Hotel and Lodging Association, USA in 2018. In 2025, he obtained his PhD in Tourism and Hospitality Management from University Malaysia Sabah. In 2017, he was appointed as President of the Malaysian Association of Tour and Travel Agents, and he completed his tenure in 2023. He is currently the Deputy Chairman of the Sabah Tourism Board (since February 2024) and is also the Advisor of the Federation of ASEAN Travel Associations.

In 1982, he began his career with Coopers & Lybrand (now known as PricewaterhouseCoopers) as an Audit Trainee. While attached to Coopers & Lybrand, he pursued his professional certification with the Malaysian Association of Certified Public Accountants, in which he completed his examination and obtained his qualification in 1989. During his tenure with Coopers & Lybrand, he was involved in business assurance assignments and related tasks. He was Audit Senior when he left the firm in 1988. In 1988, he joined Ernst & Whinney (now known as Ernst & Young) as Audit Assistant where he was involved in business assurance assignments and related tasks. He was a Senior when he left Ernst & Whinney in 1990.

In 1990, he joined Discovery Tours (Sabah) Sdn Bhd in Sabah as Senior Manager, where he was involved in managing the accounting, finance, human resource and administrative operations of the company.

In 1993, he started his own practice when he set up Tan & Associates, an audit firm, to provide business assurance, audit and accounting services where he remains presently involved as Partner.

In 1998, he incorporated Tan & Associates Tax Services Sdn Bhd, to provide tax advisory and tax management services where he remains presently involved as Director. In 2005, he set up McMillian Woods Koa & Tan, an audit firm, to provide business assurance, audit, accounting and consulting services where he remains presently involved as Partner.

In 2023, he established KL Tan Corporate Recovery Services, to provide corporate recovery services.

PROFILE OF BOARD OF DIRECTORS

CHUA CHAI HUA
Independent Non-Executive Director

Malaysian | **69 y/o** | **Male**

Appointed
1 August 2022

Board Committee Membership(s)
- **Audit and Risk Management Committee (Member)**
- **Nominating and Remuneration Committee (Member)**

Meeting Joined
4/5

Chua Chai Hua, aged 69 sits on the Board as Independent Non-Executive Director since his appointment on 1 August 2022.

He holds a Polytechnic Diploma in Accountancy from Newcastle-Upon-Tyne Polytechnic (now known as Northumbria University), United Kingdom in 1978. He continued his academic pursuits with a Diploma in Management Studies from Derby Lonsdale College of Higher Education (now known as University of Derby), United Kingdom in 1981 and went on to receive his Masters of Business Administration from the University of Aston, United Kingdom in 1982.

He began his career in 1982 as an Accountant with Hoanbing (M) Sdn Bhd. In 1984, he joined Malaysia Borneo Finance Corporation (M) Berhad as a Management Trainee and was subsequently promoted to Branch Manager in Kuching in 1985. In 1991, he joined Oriental Bank Berhad as a Branch Manager based in Kota Kinabalu, Sabah.

In 1995, he was appointed as Area Manager for Sabah. In 1999, he was transferred to Johor Bahru as Area Manager for the states of Johore and Malacca. In the same year, he left Oriental Bank Berhad to join Overseas Union Bank (Malaysia) Berhad (now known as United Overseas Bank (Malaysia) Berhad) as Vice President and Manager of Kuching and Sandakan Branches.

He subsequently held a number of senior positions within the said bank and in 2013, he was promoted to Executive Director - Area Manager, East Malaysia, a position he held until his retirement in January 2020.

He is currently also a Senior Independent Non-Executive Director of Azam Jaya Berhad, a company listed on the Main Market of Bursa Securities.

PROFILE OF BOARD OF DIRECTORS

LIM GUIK MOI

Independent Non-Executive Director

Malaysian | **66 y/o** | **Female**

Appointed
1 August 2022

Board Committee Membership(s)
- **Audit and Risk Management Committee (Chairperson)**
- **Nominating and Remuneration Committee (Member)**

Meeting Joined
5/5

Lim Guik Moi, a Malaysian female, aged 66, is our Independent Non-Executive Director. She was appointed to our Board on 1 August 2022.

In 1979, she obtained her Sijil Tinggi Persekolahan Malaysia from Sabah College, Kota Kinabalu. In 1990, she obtained her professional qualification from the Malaysian Association of Certified Public Accountants. She has been a Member of the Malaysian Association of Certified Public Accountants (now known as the Malaysian Institute of Certified Public Accountants) since 1990; a Member of the Malaysian Institute of Accountants since 1991 and a Chartered Accountant since 2001.

In 1980, she joined KPMG (formerly known as Peat Marwick Mitchell & Co) Kota Kinabalu as Audit Trainee where she undertook a 4-year articleship to train in the field of audit and accounting to obtain her professional qualification from the Malaysian Association of Certified Public Accountants. Upon completing her articleship, she was promoted to Audit Senior where she was involved in audit works.

In February 1987, she left KPMG (formerly known as Peat Marwick Mitchell & Co) Kota Kinabalu and joined a commercial company as Personal Assistant to the company's director where she was responsible in assisting the director in the administrative functions of the overall business activities of the company.

In November 1987, she rejoined KPMG (formerly known as Peat Marwick Mitchell & Co) Kota Kinabalu as Audit Senior where she was involved in audit and other related assignments. In 1991, she was transferred to KPMG Peat Marwick Pittsburgh, USA as Audit Senior, where she was responsible for leading a team of auditors to perform audit works.

In 1993, she returned to KPMG (formerly known as Peat Marwick Mitchell & Co) Kota Kinabalu as Audit Manager. In 1997, she was promoted to Audit Director and subsequently to Audit Partner in 2011.

In 2015, she left KPMG Kota Kinabalu and started her own practice when she set up SLGM, an audit firm, to provide audit and accounting services where she remains presently as Partner.

NOTES

Family Relationship with any Director and/or Major Shareholder

Save as disclosed below, there are no family relationships between or amongst our Directors and major shareholders:-

(a) Datuk Dr Gordon Loke Theen Fatt and Datin Chin Mee Leen are husband and wife; and

(b) Stella Loke Pei Wen, Wilson Loke Choon Syn and Loke Pei Lee are siblings and are children of Datuk Dr Gordon Loke Theen Fatt and Datin Chin Mee Leen.

Conflict of Interest

None of the Directors has any conflict of interest or potential conflict of interest with the Company or its subsidiaries.

Conviction for Offences

Other than traffic offences, if any, the Directors have not been convicted of any offences within the past five (5) years and have not been imposed any public sanction or penalty by the relevant regulatory bodies during the financial year ended 31 December 2025.

PROFILE OF KEY SENIOR MANAGEMENT

TS ABDULLAH AZLAN BIN KHALID
Chief Operating Officer

Malaysian | **64 y/o** | **Male**

Appointed
2018

Ts Abdullah Azlan bin Khalid, age 64, joined our Group in 2015 as Senior Property Development and Marketing Manager and was promoted to Chief Operating Officer in 2018.

He holds a BSc in Construction Management from University of Nebraska USA, a Diploma in Building from Mara Institute of Technology and a Professional Diploma in International Arbitration from the joint Academic Board of Brickfields Asia College and the Malaysian Institute of Arbitrators. He is also registered as a Professional Technologist with the Malaysian Board of Technologists and a Member of the Malaysian Institute of Property and Facility Managers.

Azlan served as Associate Partner Real Estate Advisory Service at Sawla International in Saudi Arabia, Associate Director Property Management at CBRE Malaysia, Property Manager at Abdul Razak Holdings Brunei, Building Manager in WTW Property Services Sdn Bhd, Acting Head of Property Division at Utusan Melayu (M) Berhad, Property Officer at Mayban Finance Berhad and Technical Assistant at Urus Bangunan Sdn Bhd.

Since joining our Group, he has played a pivotal role in streamlining operations and cost efficiencies, strategizing construction, sales and marketing activities, leading business opportunities and expanding our project and property management capabilities.

HARJEET SINGH A/L DAYA SINGH
Chief Financial Officer and Joint Company Secretary

Malaysian | **51 y/o** | **Male**

Appointed
July 2024

Harjeet Singh A/L Daya Singh brings over 20 years of robust experience in finance and corporate strategy to his role as Chief Financial Officer. His career includes pivotal roles at Handal Energy Berhad, IJM (India) Infrastructure Ltd, and senior managerial positions at PricewaterhouseCoopers and BDO Binder. Harjeet qualified as a Chartered Accountant in 2000 and was admitted as a member of the Association of Chartered Certified Accountants (ACCA) in 2003. He was awarded Fellowship of the ACCA in 2008. He is also a Member of the Malaysian Institute of Accountants (MIA) since 2003.

Harjeet is recognised for his expertise in corporate strategy, financial management, and business operations. He excels in corporate governance, compliance, financial reporting, treasury management, taxation strategies, risk management, and due diligence. His background includes managing contractual disputes and improvement of processes through formulation and implementation of effective control mechanisms.

In July 2024, Harjeet joined the Group as Chief Financial Officer. Harjeet's addition to KTI enhances the company's capabilities as a property developer. His strategic insights and financial proficiency will bolster KTI's ability to navigate market complexities and optimise financial outcomes. Harjeet's leadership style promotes continuous improvement and high performance, empowering KTI's teams to achieve operational excellence and sustainable growth in the competitive property development sector.

He has also been appointed as the joint Company Secretary on 27 May 2025.

PROFILE OF KEY SENIOR MANAGEMENT

NOTES

Family Relationship with any Director and/or Major Shareholder
Save as disclosed above, there are no family relationships between or amongst our Directors, major shareholders and key senior management.

Directorship in Public Companies and Listed Issuers
None of the key senior management has any directorship in public companies and listed issuers.

Conflict of Interest
None of the key senior management has any conflict of interest or potential conflict of interest with the Company or its subsidiaries.

Conviction for Offences
Other than traffic offences, if any, the key senior management have not been convicted of any offences within the past five (5) years and have not been imposed any public sanction or penalty by the relevant regulatory bodies during the financial year ended 31 December 2025.

CHAIRMAN'S STATEMENT

DEAR SHAREHOLDERS,

On behalf of the Board of Directors, it is my privilege to present the Annual Report and Audited Financial Statements of KTI Landmark Berhad ("KTI Landmark" or "the Group") for the financial year ended 31 December 2025 ("FY2025").

Marking our second year as a listed entity on the ACE Market of Bursa Malaysia Securities Berhad, KTI Landmark has successfully transitioned its Initial Public Offering ("IPO") momentum into accountable performance and strategic resilience. In a year characterised by macroeconomic shifts and evolving industry standards, our focus remained steadfast: delivering on our promises to stakeholders while fortifying our foundation for long-term value creation.

I am also pleased to highlight the Group's notable achievements in FY2025. We were honoured with multiple accolades, including the QLASSIC Award, Anugerah Tertinggi, and Anugerah Kecemerlangan under the Government Project (A) category.
In addition, the Group was recognised as the Sabah Top Developer of the Year at the SHAREDA Excellence Awards 2025 held on 25 October 2025. These recognitions reflect our unwavering commitment to quality, excellence, and industry leadership.

Dato' Haji Hamzah Bin Haji Ghazalli

Independent Non-Executive Chairman

CHAIRMAN'S STATEMENT

A YEAR OF RESILIENT PERFORMANCE

FY2025 was a defining period where we demonstrated our maturity as a public-listed company. I am pleased to report that the Group delivered a resilient performance, underpinned by steady project execution and disciplined capital allocation. Our actual performance closely matched the strategic targets set during our IPO, proving that our business model is both robust and adaptable.

To underscore our commitment to shareholder trust, the Board declared and distributed a single-tier interim dividend of 0.3 sen per ordinary share amounting to RM2.4 million that was paid on 27 March 2025. This decision reflects not only our healthy earnings strength but also our confidence in the Group's cash flow position and long-term trajectory.

Key Milestones of FY2025

Our journey this year was marked by three pivotal achievements:

PIPELINE EXPANSION

We have successfully advanced our core developments while securing new projects, enhancing our earnings visibility for the coming years.

GOVERNANCE EXCELLENCE

We strengthened our Board with the appointment of an additional female director. This milestone allowed us to meet the Malaysian Code on Corporate Governance (MCCG) recommendation of ***30% female representation***, ensuring diverse perspectives in our strategic oversight.

FINANCIAL FORTITUDE

Through prudent cost management and tighter procurement controls, we maintained a healthy balance sheet, preserving the financial flexibility necessary to seize emerging market opportunities.

STRATEGY, GROWTH, AND DELIVERY

A primary focus for FY2025 was the responsible deployment of our IPO proceeds. I am pleased to confirm that as at the end of the financial year, the Group has fully utilised the RM48.0 million raised during our listing. These funds were strategically channelled into land acquisition, project working capital, and the expansion of our Industrialised Building System ("IBS") facilities and casting yard.

CHAIRMAN'S STATEMENT

STRATEGY, GROWTH, AND DELIVERY (CONT'D)

STEADY PROJECT DELIVERY

The Group achieved a significant operational milestone with the full completion of Residensi Seri Akasia, showcasing our ability to deliver quality housing on schedule.

Meanwhile, our flagship mixed-development, The Logg, remains on track for completion by second half of 2026. This project continues to be a focal point of our value proposition in Sabah.

LEVERAGING THE SABAH ADVANTAGE

As a Sabah-focused developer, we have deepened our local expertise and strengthened our relationships with state authorities. A key highlight of our strategy is our positioning relative to the Pan Borneo Highway. This massive infrastructure project is a catalyst for economic growth, and KTI Landmark is uniquely positioned to unlock value from landbanks situated along these new growth corridors.

Furthermore, we are embracing the digital frontier. While we move toward full Building Information Modelling (BIM), the 2025 adoption of the Binalink–LIC module and Revit 2025 will contribute precise cost estimation and reduced material wastage.

GOVERNANCE, RISK AND SUSTAINABILITY

Our philosophy on capital management would be growth through discipline. We prioritise investments that offer sustainable returns while maintaining prudent gearing levels. In 2025, we took concrete steps to mitigate our concentration risk. While we value our long-standing partnership with the Sabah Housing and Town Development Authority ("LPPB"), we have actively diversified by acquiring land for private developments and securing government construction contracts outside the LPPB framework.

Sustainability: Building for the Next Generation

In FY2025, KTI Landmark elevated its commitment to Environment, Social, and Governance ("ESG") principles, recognising that long-term business resilience is inseparable from our impact on the planet and the people of Sabah. We are not merely complying with regulations; we are embedding a "People First" ethos into the very fabric of our developments.

CLIMATE RESILIENCE

The transition to the National Sustainability Reporting Framework (NSRF) has provided us with a structured roadmap to align with international standards. In 2025, the Board took decisive steps to integrate climate-related oversight into our core strategy and formalise the roles of our ESG Committee to ensure climate risks, such as flood mitigation and site design, are considered at the highest levels of decision-making.

INNOVATION AS A GREEN CATALYST

Our leadership in IBS remains our greatest environmental asset. By manufacturing components in a controlled environment, we significantly reduce on-site waste and noise pollution, and reduce our overall carbon footprint compared to traditional construction methods.

CHAIRMAN'S STATEMENT

GOVERNANCE, RISK AND SUSTAINABILITY (CONT'D)

Social Impact: Homes with a Heart

At KTI Landmark, we believe that affordable housing is a human right. Our commitment to providing quality, attainable homes for the people is the cornerstone of our social proposition. In 2025, we were honored with the National Starter Home Award, a testament to our success in creating high-quality living spaces that remain accessible to first-time buyers and young families.

Beyond the buildings, we are dedicated to our community, being at the forefront of disaster relief efforts during the 2025 floods. Our teams mobilised to provide immediate assistance and essential goods to affected neighbours, reinforcing the trust that is central to our social license to operate.

Our Long-term Promise

By future-proofing our business through ESG, we are ensuring that KTI Landmark remains a trusted name for another 40 years. Whether through the preservation of local culture in our Sabah Cultural Complex project or the talent development of our youth through the Protegé Programme, our goal remains the same - to grow responsibly and leave a lasting, positive legacy for Sabah.

LOOKING AHEAD: THE THEME FOR FY2026

The theme for the coming year is "Completion and Expansion" and we remain cautiously optimistic in our outlook for FY2026. We are focused on the completion of The Logg, including the much-anticipated Avani Hotel, which will introduce a new recurring revenue stream to our financial mix. Simultaneously, we will continue to aggressively seek land bank expansions to fuel our long-term pipeline.

APPRECIATION

Our achievements this year are the result of collective dedication. I wish to express my deepest gratitude to my fellow Board members for their wisdom and to the Management team and employees, for their tireless commitment to excellence.

To our business partners, consultants, contractors, and the regulatory authorities, thank you for your continued collaboration.

Finally, to our Shareholders, thank you for your unwavering trust. We remain committed to navigating the future with transparency and discipline, ensuring that KTI Landmark Berhad continues to create sustainable value for years to come.

DATO' HAJI HAMZAH BIN HAJI GHAZALLI
Independent Non-Executive Chairman
KTI Landmark Berhad

MANAGEMENT DISCUSSION AND ANALYSIS

KTI Landmark Berhad ("KTI" or "the Group") continues to distinguish itself through a unique and highly disciplined integrated business model that optimises the synergy between property development and construction. In a financial year defined by global construction cost volatility, this "Integrated Model" served as a critical strategic buffer in shielding the Group from industry-wide volatility in raw material and labor costs.

KTI continues to leverage this hybrid integration, allowing a seamless coordination between the planning and execution phases, reducing reliance on third-party main contractors and mitigating exposure to external pricing fluctuations.

By maintaining in-house construction expertise and Industrialised Building System (IBS) technology, the Group exercises maximum control over the entire value chain, from initial project design to final delivery.

Through bulk procurement and long-term supplier relationships, the Group has maintained a disciplined cost structure, ensuring that project quality and delivery timelines remain uncompromised. By this undertaking of an internal construction value chain, the Group protected its margins from the rising costs of raw materials and labor that impacted the broader industry in FY2025.

KTI continue to exemplify superior cost discipline, minimised third-party dependency, and maintained project margins despite a challenging macroeconomic environment.

Market Positioning and Strategic Partnerships

As a focused developer in the Sabah region, KTI has strategically positioned itself within the premium and mid to affordable range residential segments, specifically targeting the high-demand areas within the Sabah development corridor, particularly in Greater Kota Kinabalu.

Our commitment to the mass market is further strengthened by our long-standing strategic partnership with Lembaga Pembangunan Perumahan dan Bandar (LPPB). This collaboration ensures a steady stream of projects that addresses Sabah's critical housing needs.

Image 1 Expansion work of Pan Borneo Highway, which will be expected to completed by 2027.

As at Financial Year Ended 31 December 2025 (FY2025) , our collaborative pipeline remains robust with significant ongoing joint-venture projects, including The Logg (Luyang, Kota Kinabalu), Taman Seri Lemawang (Tuaran), Taman Bukit Alamanda (Nagapas Papar), and Taman Seraya (Sandakan). These projects underscore our role as a key contributor to Sabah's urban development and housing accessibility.

By focusing on these mass-market segments, KTI has built a resilient business that remains relevant to the regional population, ensuring a consistent demand for our residential offerings even during periods of cautious market sentiment.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL PERFORMANCE REVIEW

RECORD BREAKING REVENUE AND PROFITABILITY

The financial year ended 31 December 2025 was a landmark period for the Group, characterised by record-breaking growth and a significant scaling of operations. The Group achieved a record revenue of RM306.31 million, representing a remarkable 74.7% increase from the RM175.36 million recorded in FY2024.

Financial Indicator	FY2025 (RM '000)	FY2024 (RM '000)	Variance (%)
Revenue	312,676	175,357	+78.3%
Gross Profit (GP)	67,056	42,251	+58.7%
Profit Before Tax (PBT)	24,186	8,458	+185.9%
Profit After Tax (PAT)	18,729	8,519	+119.8%

The surge in revenue was fundamentally driven by the accelerated execution of our active construction contracts and improved work progress across our core development projects.

The commencement of the Akademi Binaan Malaysia Wilayah Sabah project served as a catalyst during the year, contributing to the Group's top-line performance.

Profitability followed a similar upward trajectory where the Group achieved a record Profit After Tax (PAT) of RM18.73 million, a 119.8% increase from the previous year. While this performance was bolstered by the absence of the one-off listing expenses totalling RM2.7 million, it was primarily driven by the significant increase in revenue for the year.

The performance is further supported by a 72.4% increase in Other Operating Income to RM2.84 million, largely attributed to higher interest income and miscellaneous gains. These factors, combined with our strategic transition toward higher-value construction contracts and the accelerated execution of existing projects has contributed to significantly improved earnings for the current financial year.

COST MANAGEMENT AND IBS EFFICIENCY

Our financial strategy during the year focused on aggressive project execution and disciplined capital management. While our Gross Profit rose by 58.70%, we also recorded an increase in finance costs to RM18.73 million.

The rise was a direct consequence of the Group's decision to utilise credit facilities more intensively to fund the rapid progress of our flagship projects.

To reward our investors for their confidence, the Board declared a single-tier interim dividend of 0.4 sen per ordinary share on 27 February 2026, payable on 26 May 2026 to shareholders. This distribution reflects our commitment to delivering tangible value to our shareholders following our successful transition to a public-listed entity.

Consequently, the Group's basic and fully diluted Earnings Per Share (EPS) rose to 2.34 sen for FY2025, compared to 1.17 sen in the preceding year, demonstrating the substantial growth in shareholder value achieved during the financial period.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL PERFORMANCE REVIEW (CONT'D)

IPO PROCEEDS AND GEARING

Following our successful listing, KTI has remained disciplined in its capital allocation.

As of the end of FY2025, the Group has successfully and fully utilised its IPO proceeds of RM48.0 million. These funds were strategically channelled into land acquisition, project working capital, and the technological upgrading of our IBS casting yard, ensuring that we have the infrastructure necessary for future growth.

The Group maintains a gearing ratio of 2.92 times, reflecting active management of our capital structure. Our liquidity remains strong, with a current ratio of 1.31 times, ensuring we are well-positioned to meet our short-term obligations while pursuing long-term growth.

As of 31 December 2025, the Group recorded a total equity of RM192.49 million. Our total borrowings stand at RM544.7 million, while our liquidity remains supportive of our operations, with a total current asset base of RM732.33 million against current liabilities of RM559.11 million.

MANAGEMENT DISCUSSION AND ANALYSIS

REVIEW OF OPERATIONS

Project Milestones and Progress

The Group's operational focus in FY2025 was defined by steady project execution and the delivery of high-quality developments. A major milestone was the full completion of Residensi Seri Akasia, which demonstrated our ability to navigate supply chain uncertainties and deliver quality housing to the market on schedule.

Operational execution in FY2025 focused on high-impact mixed and residential developments. Our flagship mixed development, The Logg in Luyang, Kota Kinabalu, continues to show strong construction momentum. The project, which includes residential, retail, and hotel components, is progressing toward its anticipated completion in the second half of 2026. The Logg remains a focal point for our premium segment, attracting interest from local upgraders and regional investors. The integration of the Avani Hotel within this development is particularly strategic, as it will introduce a recurring revenue stream that provides long-term earnings stability to the Group.

The residential phases of **Kayana Heights** at Alamesra, Kota Kinabalu, are progressing as scheduled, supported by a very encouraging take-up rate that reflects the sustained demand for strategically-located mid-range housing.

Taman Seri Lemawang in Tuaran remains a cornerstone of our affordable housing portfolio, consistently contributing to the Group's steady cash flow and unbilled sales.

Technological Advancement and Human Capital Development

Digital transformation has become a key driver of our operational efficiency. During the year, we advanced our digitalisation efforts by venturing into the capabilities of Binalink-LIC module alongside AutoCAD 2024 and Revit 2025. These tools will allow our technical teams to achieve higher levels of precision in cost estimation and project visualisation.

By reducing manual errors and material wastage, these technologies will directly contribute to our cost-saving measures and strengthened our technical competencies.

Furthermore, we continue to manage our technical workforce by participating in government-linked human resource initiatives like the Protegé Programme, which focuses on training and developing young talents and ensuring a steady pipeline of skilled professionals to support our growing corporate needs.

Unbilled Sales and Construction Order Book

As of 31 December 2025, KTI's future earnings visibility is secured by a significantly expanded construction order book of RM452 million. This, combined with our healthy unbilled sales, provides a solid foundation for revenue recognition over the next 12 to 36 months as projects reach their respective billing milestones.

MANAGEMENT DISCUSSION AND ANALYSIS

RISK MANAGEMENT, GOVERNANCE & SUSTAINABILITY

Navigating Market Challenges

Management remains vigilant in identifying and mitigating the emerging risks inherent in the property development sector.

Throughout FY2025, we have successfully navigated challenges such as construction cost volatility and labor shortages through proactive procurement and wider adoption of IBS technology. By manufacturing components in a controlled environment, we have reduced our reliance on traditional labor-intensive methods, which has been crucial in maintaining productivity amid a tightening labor market.

To address revenue concentration risk, the Board has taken deliberate steps to diversify our income base. This includes conducting feasibility for private land developments and potential acquisitions and joint ventures, and securing government and private construction contracts outside of the LPPB framework, ensuring that the Group remains resilient across different market cycles. KTI is also constantly improving its property development product range and offerings to suit market needs through design innovation and original initiatives.

While the industry faced cautious sentiment, KTI's focus on the resilient mid to affordable housing segment ensured sustained sales performance. We also monitored high-end policy shifts, such as the Sabah-Malaysia My Second Home (SB-MM2H) program; however, the impact on projects like The Logg remained manageable due to its unique lifestyle-oriented value proposition.

ESG Integration

KTI is progressively embedding Environmental, Social, and Governance (ESG) principles into its construction lifecycle.

Our commitment to sustainability is now continuously being integrated into our corporate strategy through the adoption of the National Sustainability Reporting Framework (NSRF). We view ESG principles not just as compliance requirements, but as tools for long-term value creation.

Our IBS technology acts as a primary tool to reduce our overall carbon footprint by optimising material usage and minimising site waste and noise pollution. It also utilises localisation of materials to reduce logistics between the casting yard and the project site.

Furthermore, we are collaborating with our consultant partners to infuse innovations such as "solar-ready" features and water-saving systems into our property product designs, ensuring that our homes are not only affordable but also environmentally responsible and future-proofed for our homeowners.

Socially, the Group remains dedicated to providing quality affordable housing to the local community, promoting homeownership and social stability. We constantly reinforce our community ties through contributions and assistance during local calamities in 2025.

MANAGEMENT DISCUSSION AND ANALYSIS

OUTLOOK AND PROSPECTS

Future Growth Catalysts

Management maintains a robust outlook for the Group in FY2026, driven by several game-changing infrastructure developments in Sabah.

The **Pan Borneo Highway** is expected to be a generational catalyst for economic growth, enhancing connectivity and unlocking the development potential of landbanks along its alignment. KTI is uniquely positioned to leverage these opportunities, as improved infrastructure will stimulate demand for residential and commercial spaces in previously underserved areas.

Our integrated capabilities in building solutions and property development allow us to respond quickly to these infrastructure-led opportunities.

Our strategy for the coming year is themed around "Completion and Expansion." The scheduled 2026 opening of the hotel and mall assets at The Logg will mark a pivotal shift for KTI, establishing a sustainable stream of recurring income to complement our development earnings.

A new strategic launch of Astoria, a high-potential project, featuring an estimated Gross Development Value (GDV) of RM272 million, is expected to drive immediate sales momentum in the coming financial year.

With an expanded construction order book of RM452 million, a total GDV of RM2.73 billion, and an expanding landbank, the Group is well-prepared to maintain its growth trajectory.

Our integrated model, combined with our technological edge in IBS and our strong partnership with LPPB, provides the Group with a unique competitive advantage.

The Board remains confident that our disciplined approach to project execution and our ability to deliver long-term value to our shareholders, combining with our strategic diversification and technological edge, will allow us to navigate potential macroeconomic uncertainties and continue delivering sustainable value to our shareholders as we modernise the Sabah property landscape.

SUSTAINABILITY STATEMENT

INTRODUCTION

This Sustainability Statement for the Group is structured in accordance with the Bursa Malaysia Sustainability Reporting Guide (3rd Edition) and aligns with the National Sustainability Reporting Framework (NSRF), incorporating principles from IFRS S1 and S2 as well as SASB Standards (Home Builders).

SUSTAINABILITY STATEMENT

1. KTI'S COMMITMENT TO SUSTAINABLE DEVELOPMENT

1.1 Our Vision for a Resilient Sabah

KTI Landmark Berhad is more than a property developer; we are a partner of Sabah's socio-economic growth. Our core business, which is delivering affordable and quality mass-market housing, is inherently linked to social sustainability.

Our business model is deeply rooted in technical excellence, integrating our in-house Industrialised Building System (IBS) manufacturing with property development, which ensures resource efficiency and structural quality that provides long-term value to the communities we serve. By controlling the development process from factory to site, we ensure resource efficiency and structural quality and provide long-term value.

We aim to build not just homes, but resilient communities.

1.2 Reporting Scope and Boundaries

This statement covers the financial year ending 31 December 2025 (FY2025). The reporting scope aligns with the Group's consolidated financial statements, encompassing all material subsidiaries under our financial control. We have provided three-year comparative data (FY2023 - FY2025), where available, to demonstrate our performance trends.

Our goal is to achieve 100% data inclusion across all newly acquired and non-operational entities by FY2028.

1.3 Sustainability Framework: The Four Pillars

In FY2025, KTI has transitioned to a more robust sustainability reporting structure, now anchored on four primary pillars. These pillars ensure the Group addresses both traditional ESG matters and emerging technological and climate risks.

Our Governance pillar focuses on strengthening oversight of sustainability and technology risks, while our Strategy pillar integrates climate resilience and IBS-driven efficiency into our core business operations. Furthermore, our Risk Management pillar aligns sustainability concerns with our Enterprise Risk Management (ERM) framework, and our Metrics & Targets pillar tracks quantitative performance to drive corporate accountability.

SUSTAINABILITY STATEMENT

2. SUSTAINABILITY GOVERNANCE: FOSTERING ACCOUNTABILITY

KTI's sustainability governance structure establishes that sustainability is not a peripheral activity but is embedded in our corporate DNA through a governance structure that fosters deep accountability.

2.1 Board Oversight of Sustainability-Related Objectives (SROs)

The Board of Directors holds ultimate accountability for KTI's Sustainability-Related Objectives (SROs) and Climate-Related Risks and Opportunities (CROs).

This committee, currently in its formative phase, is tasked with developing the Group's reporting framework, reviewing climate-related physical and transition risks, and overseeing the integration of ESG factors into our long-term strategy.

The Board actively reviews CROs and material sustainability matters are escalated to the Audit and Risk Management Committee (ARMC) to ensure they are treated with the same rigor as financial risks.

2.2 Managing Emerging Technology & AI Risks

Acknowledging the digital shift in the construction industry, KTI has delegated the management of emerging technology risks to the IT Department. This includes the governance of Artificial Intelligence (AI) and automation within our operations. The Sustainability Committee monitors the ethical and operational implications of these technologies to ensure data privacy and digital resilience.

2.3 Ethics and Integrity

Integrity remains the foundation of our governance and we maintain a zero-tolerance policy toward corruption.

In FY2025, we achieved 100% employee training on anti-corruption policies and have reported zero confirmed cases of bribery or corruption during this period, supported by a robust whistleblowing policy with dedicated channels. In terms of Data Privacy, we have also reported zero substantiated complaints concerning breaches of customer privacy or data loss.

3. STRATEGY: INTEGRATING RESILIENCE

3.1 Materiality and Strategic Response

While a formal materiality assessment is underway, KTI has identified climate-related physical risks, affordable housing, and IBS innovation as our most significant Sustainability-Related Risks and Opportunities (SROs).

Theme	Key Matter	Strategic Response
Environmental	Climate-Related Physical Risks	Integrating flood-resilient engineering and drainage studies into site selection.
Social	Affordable Housing	Focusing 100% of current deliveries on affordable units for the Sabah community.
Economic	IBS Innovation	Leveraging IBS to reduce material waste and accelerate project delivery times.

SUSTAINABILITY STATEMENT

3. STRATEGY: INTEGRATING RESILIENCE (CONT'D)

3.2 Climate Resilience and Physical Risks

Operating within Sabah's unique geographical context, we manage physical risks such as extreme weather through site-specific geotechnical studies and conservative design standards. We also recognise transition risks, such as evolving green building standards, as opportunities to leverage our IBS manufacturing for precision engineering and the delivery of energy-efficient homes.

Operating in Sabah, which possesses a unique geographical context, KTI has identified preliminary climate risks that impact our project lifecycles. We manage physical risks such as increased frequency of flooding and extreme weather events that can disrupt construction timelines and impact land bank value. We also recognise transition risks, such as evolving regulatory requirements from Bursa Malaysia and local authorities regarding green building standards, and opportunities to leverage the utilisation of Industrialised Building System (IBS) which allows for reduced material wastage, precision engineering, and faster delivery of energy-efficient homes.

For mitigation of these risks, we move beyond basic compliance by conducting site-specific geotechnical and engineering studies during the feasibility stage. As for the Asset Resilience, conservative design standards are applied to ensure that our developments can withstand the projected increase in weather volatility over the medium-to-long term.

3.3 Circularity and The IBS Advantage

Our IBS is the primary driver of our circular economy ambitions and its manufacturing facility is the cornerstone of our environmental strategy.

By shifting construction from traditional on-site methods to a controlled factory environment, we significantly minimise raw material offcuts and packaging waste compared to traditional on-site construction. This approach enhances the thermal insulation and structural integrity of our housing projects.

We are currently exploring the use of sustainable materials and energy-efficient features to further enhance the green profile of our affordable housing products, with a target of FY2028 for full data inclusion of all subsidiaries to better measure the circularity of our components.

4. STAKEHOLDER ENGAGEMENT

We prioritise engagement with stakeholders who have the highest influence on our business and to whom we are most accountable. We interact with shareholders through annual general meetings, Bursa announcements, and the Company's website to provide updates on governance and financial performance, while regulators are engaged through ongoing compliance filings and site inspections regarding safety and land use.

Our customers receive project-based engagement through sales briefings and handover reports focused on quality. Similarly, we maintain ongoing dialogue with suppliers and employees through site meetings and safety briefings to ensure upskilling, wellbeing, and adherence to labor practices.

Rank	Stakeholder Group	Engagement Mechanism	Frequency	Material Topic
1	Shareholders	AGM, Bursa Announcement and Company's Website	Annual/Ad-hoc	Governance & Financials
2	Regulators	Compliance filings, Site Inspections	Ongoing	Safety & Land Use
3	Customers	Sales briefings, Handover reports	Project-based	Affordability & Quality
4	Suppliers	Site meetings, Safety briefings	Ongoing	Safety & Labour Practices
5	Employees	Training, Toolbox talks	Ongoing	Upskilling & Wellbeing

SUSTAINABILITY STATEMENT

5. SOCIAL PERFORMANCE: PEOPLE AND COMMUNITY

5.1 Delivering Social Value

KTI Landmark Berhad has delivered more than 4,000 housing units designated as affordable housing under Sabah's local regulations. This represents our primary contribution to Social Sustainability, supporting the government's goal of increasing homeownership.

5.2 Occupational Health and Safety (OSH)

The safety of our direct and contract workforce is our top priority. We are proud to report Zero Fatality Rate for both direct and contract employees in FY2025. We continue to reinforce this through conducting toolbox talks and safety briefings at all construction sites and IBS facilities.

We are currently implementing a Group-wide system to track the Total Recordable Incident Rate (TRIR) to provide more granular safety disclosures in future reports.

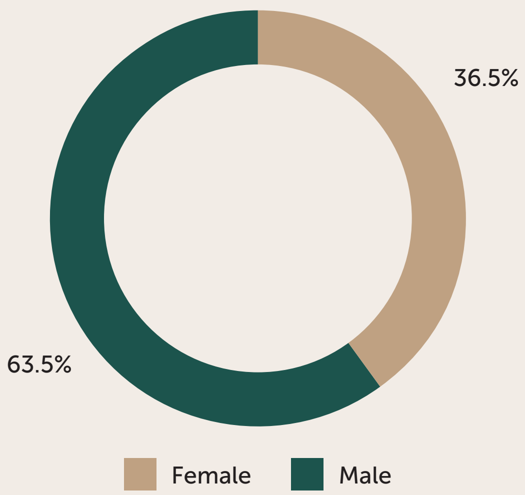
5.3 Workforce Development and Digital Literacy

We believe that a diverse and inclusive workforce reflects the communities we serve and strengthens our organisational resilience. As at FY2025, our workforce comprises 63.5% male and 36.5% female employees, reflecting our commitment to maintaining gender diversity across the organisation.

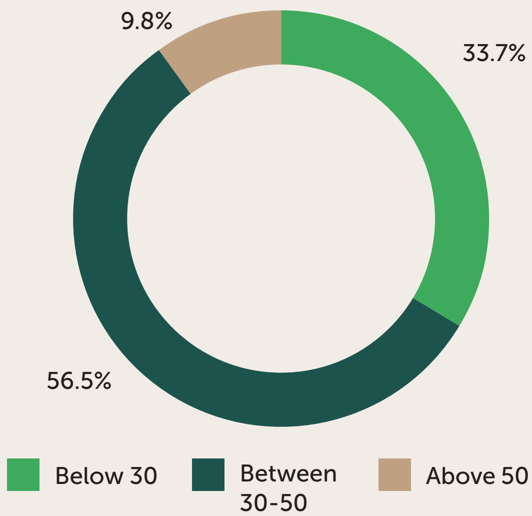
Our workforce also demonstrates strong age diversity. Employees aged below 30 account for 33.7%, those between 31 and 50 comprise 56.5%, while employees above 50 represent 9.8% of the workforce. This balanced age profile supports a dynamic and adaptable workforce, combining youthful energy with experience, and enabling the organisation to embrace innovation and technological advancements.

In FY2025, the Group placed greater emphasis on professional and technical upskilling to enhance employee competency and support sustainable talent development. Our training initiatives focused on technical capability building, professional certification, and industry-relevant skills development, ensuring employees remain competitive and aligned with evolving business and regulatory requirements. During the financial year, the Group provided approximately 9 to 10 training hours per employee, supporting continuous learning and strengthening workforce capability to drive operational excellence and long-term organisational growth.

Group's Workforce by Gender
KTI Landmark Berhad - FYE 2025



Group's Workforce by Age
KTI Landmark Berhad - FYE 2025



SUSTAINABILITY STATEMENT

6. ENVIRONMENTAL PERFORMANCE: MONITORING OUR FOOTPRINT

KTI is currently enhancing its data collection systems to establish a comprehensive Greenhouse Gas (GHG) inventory and remain committed to transparency regarding our current resource footprint.

6.1 Greenhouse Gas (GHG) Emissions

Our GHG emissions Scope 1 & 2 is currently tracked through fuel and electricity usage at project sites and casting yards. We aim to disclose quantitative tCO2e figures by FY2026 as we are currently implementing a Group-wide data collection system to establish our Baseline Emissions Year. Our primary decarbonisation lever is the transition to IBS manufacturing which serves as our primary decarbonisation lever by optimising energy use in a centralised facility rather than decentralised construction sites.

6.2 Water and Waste Management

Regarding resource management, we report that none of our current project locations are situated in regions classified as High or Extremely High Baseline Water Stress.

In FY2025, we utilised 100% greenfield sites for our deliveries. We are developing a formal waste management system to track and increase the percentage of construction waste diverted from landfills by FY2027.

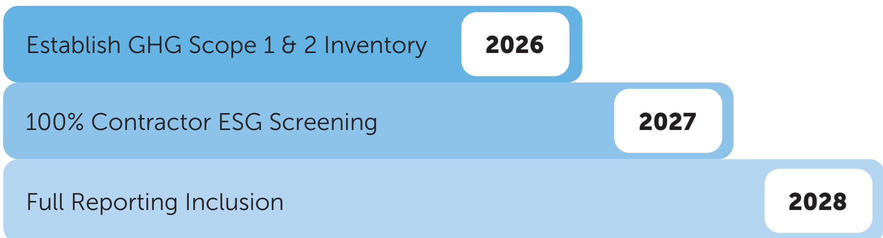
7. RISK MANAGEMENT & FORWARD LOOKING STATEMENTS

7.1 Asset Vulnerability

While formal climate scenario analysis is pending, KTI currently manages asset vulnerability through site-specific engineering studies and drainage planning to mitigate flooding risks and conservative design standards for greenfield developments to ensure long-term resilience, rigorous drainage planning and engineering studies to mitigate flooding risks.

7.2 Looking ahead: Roadmap to 2028

Looking ahead to our 2028 roadmap, our short-term focus for 2026 is achieving data maturity by establishing a full Scope 1 and 2 inventory. By 2027, we intend to begin screening 100% of new contractors using social and safety criteria, leading toward our 2028 goal of achieving full reporting inclusion for all subsidiaries and new acquisitions across the Group.



Timeline	Goal	Strategic Action
Short-Term (2026)	Data Maturity	Commence full GHG Scope 1 & 2 inventory and TRIR tracking.
Medium-Term (2027)	Supply Chain	Begin screening of new contractors using Social/Safety criteria.
Long-Term (2028)	Full Scope	Reporting inclusion for all subsidiaries and new acquisitions.

SUSTAINABILITY STATEMENT

KTI Landmark Berhad

IFRS S1

Date & Time: 2026-04-28_19:50:55

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Anti-corruption	Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category - Management	Percentage	100.00%	-	Internal	
Anti-corruption	Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category - Executives	Percentage	100.00%	-	Internal	
Anti-corruption	Bursa C1(a) Percentage of employees who have received training on anti-corruption by employee category - Non-Executives	Percentage	100.00%	-	Internal	
Anti-corruption	Bursa C1(b) Percentage of operations assessed for corruption-related risks	Percentage	100.00%	-	Internal	
Anti-corruption	Bursa C1(c) Confirmed incidents of corruption and action taken	Number	0	-	Internal	
Community/ Society	Bursa C2(a) Total amount invested in the community where the target beneficiaries are external to the listed issuer	Amount	RM76,800.00	-	Internal	
Community/ Society	Bursa C2(b) Total number of beneficiaries of the investment in communities	Number	22	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category: Management (Male)	Percentage	58.82%	-	Internal	

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KTI Landmark Berhad
IFRS S1

Date & Time: 2026-04-28_19:50:55
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category: Management (Female)	Percentage	41.18%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category: Executive (Male)	Percentage	57.55%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category: Executive (Female)	Percentage	42.45%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category: Non-Executive (Male)	Percentage	68.67%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Gender Group by Employee Category: Non-Executive (Female)	Percentage	31.33%	-	Internal	

SUSTAINABILITY STATEMENT

KTI Landmark Berhad
IFRS S1

Date & Time: 2026-04-28_19:50:55
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category: Management under 30	Percentage	2.94%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category: Management between 30 to 50	Percentage	73.53%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category: Management above 50	Percentage	23.53%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category: Executive under 30	Percentage	20.75%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category: Executive between 30 to 50	Percentage	74.53%	-	Internal	

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KTI Landmark Berhad

IFRS S1

Date & Time: 2026-04-28_19:50:55

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category: Executive above 50	Percentage	4.72%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category: Non-Executive under 30	Percentage	50.00%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category: Non-Executive between 30 to 50	Percentage	42.77%	-	Internal	
Diversity	Bursa C3(a) Percentage of employees by gender and age group, for each employee category - Age Group by Employee Category: Non-Executive above 50	Percentage	7.23%	-	Internal	
Diversity	Bursa C3(b) Percentage of directors by gender and age group - Male	Percentage	63.50%	-	Internal	
Diversity	Bursa C3(b) Percentage of directors by gender and age group - Female	Percentage	36.50%	-	Internal	

SUSTAINABILITY STATEMENT

KTI Landmark Berhad
IFRS S1

Date & Time: 2026-04-28_19:50:55
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Diversity	Bursa C3(b) Percentage of directors by gender and age group - Under 30	Percentage	33.70%	-	Internal	
Diversity	Bursa C3(b) Percentage of directors by gender and age group - Between 30 to 50	Percentage	56.50%	-	Internal	
Diversity	Bursa C3(b) Percentage of directors by gender and age group - Above 50	Percentage	9.80%	-	Internal	
Energy Management	Bursa C4(a) Total energy consumption	Megawatt	N/A	-	Internal	
Health and Safety	Bursa C5(a) Number of work-related fatalities	Number	0	-	Internal	
Health and Safety	Bursa C5(b) Lost time incident rate ("LTIR")	Rate	0	-	Internal	
Health and Safety	Bursa C5(c) Number of employees trained on health and safety standards	Number	120	-	Internal	
Labour Practices and Standards	Bursa C6(a) Total hours of training by employee category - Management	Hours	730	-	Internal	
Labour Practices and Standards	Bursa C6(a) Total hours of training by employee category - Executive	Hours	1,179	-	Internal	
Labour Practices and Standards	Bursa C6(a) Total hours of training by employee category - Non-Executive	Hours	982	-	Internal	
Labour Practices and Standards	Bursa C6(b) Percentage of employees that are contractors or temporary staff	Percentage	53.00%	-	Internal	

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KTI Landmark Berhad

IFRS S1

Date & Time: 2026-04-28_19:50:55

FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Labour Practices and Standards	Bursa C6(c) Total number of employee turnover by employee category - Management	Number	9	-	Internal	
Labour Practices and Standards	Bursa C6(c) Total number of employee turnover by employee category - Executive	Number	92	-	Internal	
Labour Practices and Standards	Bursa C6(c) Total number of employee turnover by employee category - Non-Executive	Number	21	-	Internal	
Labour Practices and Standards	Bursa C6(d) Number of substantiated complaints concerning human rights violations	Number	0	-	Internal	
Supply Chain Management	Bursa C7(a) Proportion of spending on local suppliers	Percentage	No data available yet	-	Internal	
Data Privacy and Security	Bursa C8(a) Number of substantiated complaints concerning breaches of customer privacy and losses of customer data	Number	0	-	Internal	
Water	C9(a) Total volume of water used	Cubic meters (m^3)	No data available yet	2028	Internal	
Waste management	C10(a) Total waste generated, and a breakdown of the following: (i)Total waste diverted from disposal	Tonnes	No data available yet	2028	Internal	

SUSTAINABILITY STATEMENT

KTI Landmark Berhad
IFRS S1

Date & Time: 2026-04-28_19:50:55
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
Waste management	C10(a) Total waste generated, and a breakdown of the following: ii) Total waste directed to disposal	Tonnes	No data available yet	2028	Internal	
Emissions management	C11(a)Scope 1 emissions in tonnes of CO2e	Tonnes	No data available yet	2028	Internal	
Emissions management	C11(b)Scope 2 emissions in tonnes of CO2e	Tonnes	No data available yet	2028	Internal	
Emissions management	C11(c)Scope 3 emissions in tonnes of CO2e (at least for the categories of business travel and employee commuting)	Tonnes	No data available yet	2028	Internal	

KTI Landmark Berhad
IFRS S2

Date & Time: 2026-04-28_19:50:55
FYE 31/12/2025

Sustainability Matter	Metric	Measurement Unit	2025	Target	Assurance	Remarks
GHG emissions	Scope 3 Cat.5: Waste generated in operations	Metric tonnes of carbon dioxide equivalents (tCO2e)	No data available yet.	2028	Internal	It depends on the establishment of a baseline.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

Introduction

The Board of Directors ("the Board") of KTI Landmark Berhad ("the Company") remains committed to maintaining high standards of corporate governance to safeguard shareholders' interests and enhance long-term value creation for stakeholders.

The Board recognises that sound corporate governance is fundamental to the sustainable growth and success of the Company. The Company continues to uphold principles of integrity, transparency, accountability and responsible business conduct in all aspects of its operations.

This Corporate Governance Overview Statement outlines the key governance framework, practices and initiatives adopted by the Company for the financial year ended 31 December 2025 ("FY2025"). The detailed application for each practice as set out in the Malaysian Code on Corporate Governance ("MCCG") is disclosed in the Corporate Governance Report ("CG Report") which is available on the Company's website at https://ktilandmark.com and via an announcement on the website of Bursa Malaysia Securities Berhad ("Bursa Securities").

Governance Framework

The Company's governance framework is guided by the principles and practices set out in the MCCG, the ACE Market Listing Requirements ("AMLR") of Bursa Securities, the Companies Act 2016 and other applicable laws and regulations.

The Board is responsible for setting the strategic direction of the Company, overseeing management performance, ensuring effective risk management and internal controls, and promoting a culture of ethical conduct.

The governance structure comprises:
- The Board of Directors
- Audit and Risk Management Committee ("ARMC")
- Nominating and Remuneration Committee ("NRC")

Each Committee operates under clearly defined Terms of Reference approved by the Board and reports directly to the Board on matters deliberated.

Board Composition and Leadership

The Board comprises four (4) Executive Directors and four (4) Independent Non-Executive Directors, providing an appropriate balance of skills, experience, and independence to facilitate objective and effective decision-making. With the present composition of the Board, the Company is in compliance with Rule 15.02 of the AMLR of Bursa Securities which requires at least two (2) directors or one-third (1/3) of the Board, whichever is higher, must be independent directors as well as Practice 5.2 of the MCCG which stipulates that at least half of the Board comprises independent directors.

The roles of the Chairman and the Group Managing Director ("GMD") and Group Chief Executive Officer ("GCEO") remain separate and distinct to ensure a clear division of responsibilities:

- The Chairman leads the Board and ensures its effectiveness in overseeing governance matters.
- The GMD and GCEO is responsible for the day-to-day management and implementation of the Company's strategies and policies as approved by the Board.

The Board is satisfied that its current composition provides the necessary diversity of expertise and independence required to discharge its duties effectively.

Board Committees

To facilitate detailed oversight, the Board has established the following Board Committees that focus on key areas:

1. **Audit and Risk Management Committee**

   - Financial reporting integrity
   - Effectiveness of internal control systems
   - Risk management framework
   - Internal and external audit functions
   - Compliance with regulatory requirements
   - Ensures that the Company's financial statements present a true and fair view and that significant risks are appropriately identified, assessed and mitigated.

   The Terms of Reference of the ARMC are available on the Company's website at https://ktilandmark.com.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

Board Committees (Cont'd)

2. **Nominating and Remuneration Committee**

The NRC is responsible for reviewing the performance of Directors and Key Senior Management, recommending new appointments to the Board, and determining the remuneration policies. The NRC ensures that the Company has a strong leadership pipeline and that executive compensation is aligned with the Company's performance and long-term goals.

The NRC comprises the following members, all of whom are independent non-executive directors:

Name	Position
YBhg Datuk Dr Tan Kok Liang	Chairperson
Madam Lim Guik Moi	Member
Mr. Chua Chai Hua	Member

During FY2025, one meeting was held and attended by all NRC members. The following activities were undertaken by the NRC in the discharge of its duties:

i) Reviewed and recommended to the Board the remuneration of the Executive Directors and Senior Management.
ii) Reviewed and recommended to the Board, the Directors' fees and benefits payable to the Non-Executive Directors for shareholders' approval at the 2025 Annual General Meeting ("AGM").
iii) Deliberated the re-election of Directors who were retiring at the 2025 AGM.
iv) Conducted the annual Board evaluation, including assessment of Board Committees and individual Directors.

The Terms of Reference of the NRC is available on the Company's website at https://ktilandmark.com.

Directors' Remuneration

Independent Non-Executive Director

Name of Directors	Fees^	Meeting Allowance^	Salary°	Bonus°	Benefit-in-Kind	Other Emoluments°	Total
Dato'Hamzah Bin Ghazalli	60,000	6,000	-	-	-	-	66,000
Datuk Dr Tan Kok Liang	36,000	12,000	-	-	-	-	48,000
Lim Guik Moi	36,000	12,000	-	-	-	-	48,000
Chua Chai Hua	36,000	11,000	-	-	-	-	47,000

Executive Director

Name of Directors	Fees^	Meeting Allowance^	Salary°	Bonus°	Benefit-in-Kind	Other Emoluments°	Total
Datuk Dr Loke Theen Fatt	-	-	919,800.00	-	37,500.00	76,650.00	1,033,950.00
Stella Loke Pei Wen	-	-	252,000.00	-	21,250.00	21,000.00	294,250.00
Wilson Loke Choon Syn	-	-	252,000.00	-	26,625.00	21,000.00	299,625.00
Loke Pei Lee	-	-	252,000.00	-	7,500.00	21,000.00	280,500.00

° received and receivable on group basis. None of the amount was received from the Company.
^ received and receivable from the Company.

For FY2025, the NRC reviewed the remuneration of the Directors taking into consideration each Director's experience, level of responsibility, contribution and commitment to the Company, the performance of the Group, compensation levels for comparable positions among other similar Malaysian public listed companies, and prevailing market conditions.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

Board Evaluation and Performance

The NRC evaluates the effectiveness and performance of the Board as a whole, the Board Committees, and the individual Directors on an annual basis. The process is internally facilitated and conducted through questionnaires covering a variety of assessment criteria:

(i) Audit and Risk Management Committee Evaluation;
(ii) Board and Board Committees Evaluation;
(iii) Directors' Evaluation Form (Self and Peer); and
(iv) Independent Directors' Self-Assessment Checklist.

The assessment criteria are developed, maintained, and regularly reviewed by the NRC, with reference to the Corporate Governance Guide issued by Bursa Malaysia Securities Berhad ("Bursa Securities"). These criteria cover a range of factors including skills mix, experience, competence, time commitment, character, integrity, independence, ability to challenge constructively, contribution to strategic development, diversity, and other attributes necessary to meet the Group's objectives and comply with the provisions of the ACE Market Listing Requirements ("AMLR") of Bursa Securities.

Upon reviewing the results, the NRC presents its findings to the Board. Following thorough discussion, the Board concurs with the NRC's evaluation.

Based on the FY2025 evaluation, the NRC concluded that the Board, its committees and individual Directors are effective in fulfilling their responsibilities and possess the requisite attributes to discharge their duties professionally, maintain high governance standards, and support the strategic direction of the Group.

Directors' Training

All Directors of the Company have attended the Mandatory Accreditation Programme (MAP) as required by Bursa Securities, including both Part I and Part II of the MAP. Directors continue to update their knowledge and enhance their skills through continuing education programmes and life-long learning. This enables them to discharge their duties effectively and participate actively in Board deliberations.

The Board is notified of training programmes or workshops conducted by Bursa Securities for its consideration of participation, and the Company Secretary provides updates on the AMLR from time to time. The external auditors briefed the Directors on any changes to the Malaysian Financial Reporting Standards that would affect the Group's financial statements during FY2025.

All current Directors, after assessing their own training needs, attended the following training/seminars/conferences:

Director	Training	Date
Dato' Hamzah Bin Ghazalli	1) Mandatory Accreditation Programme (MAP) 2) MAP Part II: Leading for Impact (LIP) post-program evaluation	1) 29 – 30 April 2024 2) 20 – 21 May 2025
Datuk Dr Loke Theen Fatt		1) 29 – 30 April 2024 2) 22 – 23 September 2025
Datuk Dr Tan Kok Liang		1) 29 – 30 April 2024 2) 06 – 07 August 2025
Lim Guik Moi		1) 29 – 30 April 2024 2) 07 – 08 October 2025
Chua Chai Hua		1) 29 – 30 April 2024 2) 06 – 07 August 2025
Wilson Loke Choon Syn		1) 29 – 30 April 2024 2) 22 – 23 September 2025
Stella Loke Pei Wen		1) 29 – 30 April 2024 2) 22 – 23 September 2025
Loke Pei Lee		1) 12 – 13 November 2025 2) 07 – 08 October 2025

CORPORATE GOVERNANCE OVERVIEW STATEMENT

Corporate Governance Practices

The Company continues to apply the principles and practices of MCCG in strengthening its governance culture.

Key governance practices during FY2025 include:

- Regular Board Meetings: The Board met regularly during the financial year to deliberate on strategic matters, financial performance, investment decisions, risk management, and corporate developments.
- Annual Board Evaluation: An annual assessment of the Board's effectiveness, including the performance of Board Committees and individual Directors, was conducted to identify areas for enhancement and continuous improvement.
- Transparency and Disclosure: The Company remains committed to timely and accurate disclosure of material information in accordance with AMLR of Bursa Securities . Quarterly financial results, Annual Reports, corporate announcements and relevant disclosures are made available to shareholders and the public on the Company's website.
- Anti-Bribery & Anti-Corruption and Whistleblowing Policy: The Company maintains an Anti-Bribery & Anti-Corruption and Whistleblowing Policy which provides a secure channel for employees and stakeholders to report concerns regarding misconduct or unethical practices. Reports are handled independently and confidentially.

Board Diversity

The Company recognises that diversity enhances Board effectiveness and decision-making quality.

The Board considers diversity in terms of skills, experience, age, gender, and professional background when evaluating Board composition. The Company has met the MCCG recommendation of at least 30% women participation on the Board, with three (3) women Directors currently representing 37.5% of the Board.

The Company remains committed to promoting gender diversity, and the Board will continue to uphold this level of representation while taking proactive steps to further strengthen diversity where appropriate.

Ethics and Integrity

The Board promotes a culture of integrity and ethical conduct throughout the organisation. The Company's Code of Conduct and Ethics Policy sets out the standards of behaviour expected of Directors, employees and business partners.

The Board ensures that business operations are conducted responsibly, transparently and in compliance with applicable laws and regulations.

Commitment to Shareholders and Stakeholders

The Company maintains open and constructive engagement with shareholders and stakeholders.

The AGM serves as the principal forum for dialogue with shareholders, providing opportunities for meaningful engagement, discussion and voting on key matters.

Beyond shareholders, the Company remains committed to maintaining positive relationships with employees, customers, regulators and the wider community.

Conclusion

The Board of KTI Landmark Berhad remains steadfast in its commitment to high standards of corporate governance.

Through effective leadership, structured oversight mechanisms and continuous improvement of governance practices, the Board aims to ensure sustainable growth, enhance investor confidence and create long-term value for shareholders and stakeholders.

The Company will continue to strengthen its governance framework in line with evolving regulatory requirements and best practices.

AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

1. Introduction

The Audit and Risk Management Committee ("ARMC" or "the Committee") of KTI Landmark Berhad ("the Company") is pleased to present its Report for the financial year ended 31 December 2025.

The ARMC remains steadfast in upholding high standards of corporate governance, financial integrity, risk oversight, and internal control. In discharging its duties, the Committee supports the Board in safeguarding shareholders' interests and ensuring the long-term sustainability and resilience of the Group.

Throughout the year, the Committee operated in accordance with its approved Terms of Reference and applicable regulatory requirements, maintaining independence, transparency, and professional scepticism in all deliberations.

2. Composition and Meetings

The ARMC comprises the following members, all of whom are Independent Non-Executive Directors:

i) Madam Lim Guik Moi – Chairperson of the ARMC
ii) YBhg Datuk Dr Tan Kok Liang – Member
iii) Mr. Chua Chai Hua – Member

The members of the ARMC are financially literate and have contributed to meaningful discussions in overseeing the integrity of the financial reporting processes and financial statements. Further, the members have experience/sufficient understanding that is relevant to the businesses and the industries the Group operates in.

Madam Lim Guik Moi, the Chairperson of the ARMC is a member of the Malaysian Institute of Accountants and is not the Chairperson of the Board. None of the members were former partners of the Company's External Auditors.

Accordingly, the Company complies with Rules 15.09 and 15.10 of the ACE Market Listing Requirements ("AMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities") and the Step-Up Practice 9.4 of the Malaysian Code on Corporate Governance ("MCCG").

During the financial year, the ARMC held five (5) meetings. Attendance of members was as follows:

Name	Position	Attendance
Madam Lim Guik Moi	Chairperson	5/5 meetings
YBhg Datuk Dr Tan Kok Liang	Member	5/5 meetings
Mr. Chua Chai Hua	Member	5/5 meetings

The Chief Financial Officer, Chief Operating Officer, senior management, internal auditors, and external auditors attended meetings by invitation to facilitate comprehensive discussions and independent engagement sessions.

3. Roles and Responsibilities

The ARMC operates within its approved Terms of Reference, aligned with the MCCG and AMLR of Bursa Securities. The key responsibilities of the ARMC include:

3.1 Financial Reporting Oversight:

- Review quarterly financial results and annual audited financial statements prior to Board approval.
- Assess the appropriateness of accounting policies and significant judgments, including estimates and going concern assumptions.
- Ensure compliance with Malaysian Financial Reporting Standards ("MFRS"), the Companies Act 2016, and regulatory requirements.
- Evaluate the clarity, transparency, and integrity of financial disclosures.

AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

3. Roles and Responsibilities (Cont'd)

3.2 External Auditors:

- Recommend the appointment, re-appointment, remuneration, and removal of external auditors.
- Assess annually the independence, objectivity, and effectiveness of the external auditors.
- Review audit scope, audit plans, findings, key audit matters, and management responses.
- Meet with external auditors without the presence of management where necessary.

3.3 Internal Audit:

- Review and approve the annual internal audit plan based on risk assessment.
- Evaluate adequacy of resources, competency, and independence of the internal audit function.
- Monitor implementation of corrective actions arising from audit findings.
- Assess the overall effectiveness of internal controls and governance processes.

3.4 Risk Management and Internal Control:

- Oversee the adequacy and effectiveness of the Group's risk management framework.
- Review principal risks, emerging risks, and mitigation strategies.
- Assess the Group's risk appetite and tolerance levels.
- Review the Statement on Risk Management and Internal Control to ensure that relevant information as prescribed in the AMLR of Bursa Securities are in the Annual Report.

3.5 Related Party Transactions (RPT) and Recurrent RPT (RRPT):

- Review and monitor Related Party Transactions ("RPT") and Recurrent RPT ("RRPT") to ensure they are conducted at arm's length and in the best interests of the Company.
- Monitor potential conflicts of interest and ensure appropriate disclosures.

3.6 Governance and Compliance:

- Review regulatory compliance matters and findings, if any.
- Oversee anti-bribery and anti-corruption measures.
- Review financial and governance-related disclosures in the Annual Report.

4. Summary of Activities during FY2025

During the financial year, the committee carried out the following activities:

4.1 Financial Reporting

- Reviewed quarterly financial results and the audited financial statements of the Company before recommending them to the Board for approval.
- Discussed significant accounting estimates and areas of judgment with management and external auditors.
- Evaluated key audit matters raised by the external auditors and management's responses.

The Committee was satisfied that the financial statements were prepared in accordance with MFRS and provided a true and fair view of the Group's financial position and performance.

4.2 External Audit

- Reviewed and approved the external audit plan, including scope and materiality thresholds.
- Evaluated the performance, independence, and objectivity of the external auditors, Messrs. Moore Stephens Associates PLT.
- Reviewed audit findings, internal control observations, and management's corrective measures.
- Recommended the re-appointment of Messrs. Moore Stephens Associates PLT as external auditors for the ensuing financial year, subject to shareholders' approval.

The Committee confirmed that the external auditors remained independent throughout the audit process.

AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

4. Summary of Activities during FY2025 (Cont'd)

4.3 Internal Audit

- Recommended the appointment of Axcelasia Sdn Bhd as the new internal auditors for the Company.
- Reviewed and approved the internal audit plan, ensuring alignment with key risk areas.
- Assessed internal audit reports and monitored management's implementation of corrective actions.
- Evaluated the adequacy and effectiveness of the internal control environment.
- Ensured the internal audit function had appropriate authority, access, and resources.

4.4 Risk Management

- Reviewed the Group's risk register and significant risk exposures, including operational, financial, strategic, and compliance risks.
- Assessed mitigation measures implemented by management.
- Monitored emerging risks that may impact business sustainability.
- Reviewed the effectiveness of the risk management framework.

4.5 Related Party Transactions (RPTs) and Conflict of Interest

- The Committee reviewed RPTs and RRPTs undertaken during the year and was satisfied that such transactions were conducted on normal commercial terms and were not detrimental to minority shareholders.
- The Committee reviewed any conflict of interest situation that arose, persist or may arise within the Group and the measures to resolve, eliminate, or mitigate such conflicts, where applicable.

5. Assessment of the ARMC's Effectiveness

An annual self-assessment was conducted to evaluate the Committee's performance, composition, and effectiveness.

The assessment concluded that the ARMC:

- Functioned effectively and independently;
- Maintained appropriate oversight of financial reporting and risk management;
- Demonstrated constructive challenge and professional scepticism; and
- Discharged its responsibilities in accordance with its Terms of Reference.

Continuous improvements will be pursued to further strengthen governance oversight in line with evolving regulatory expectations.

6. Conclusion

The ARMC is satisfied that:

- The financial reporting process is robust and reliable;
- The internal control and risk management systems are adequate and effective; and
- Both internal and external auditors performed their duties competently and independently.

The Committee remains committed to supporting the Board in reinforcing a strong governance culture, enhancing transparency, and ensuring the sustainable growth of the Company.

On behalf of the ARMC, we extend our appreciation to the Board, management, external auditors and internal auditors for their professionalism, cooperation, and dedication throughout the financial year.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

1. INTRODUCTION

Pursuant to Rule 15.26(b) of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad ("Listing Requirements") the Board of Directors ("Board") of KTI Landmark Berhad ("the Company") presents this Statement on Risk Management and Internal Control in conjunction with Guidance Note 11 of Listing Requirements, Malaysian Code on Corporate Governance and guided by the SORMIC Guide 2025 issued by Institute of Internal Auditors Malaysia for the financial year ended 31 December 2025 ("FY2025").

This Statement outlines the nature and scope of the Company and its subsidiaries' ("the Group") risk management and internal control systems during FY2025 and has been prepared in accordance with the Malaysian Code on Corporate Governance.

The Board recognises that risk management and internal control systems are designed to manage rather than eliminate risks of failure to achieve business objectives. Accordingly, these systems provide reasonable, but not absolute, assurance against material misstatement, fraud, loss, or non-compliance.

2. BOARD'S RESPONSIBILITY

The Board acknowledges its overall responsibility for:

- Establishing and maintaining a proper system of risk management and internal control;
- Determining the Group's risk appetite and risk tolerance level;
- Reviewing the adequacy and effectiveness of the systems; and
- Ensuring that principal risks are identified and appropriately managed.

The Board has delegated the oversight of risk management and internal control to the Audit and Risk Management Committee ("ARMC").

Notwithstanding this delegation, the Board remains ultimately responsible for the Group's risk management and internal control systems.

The Board receives regular reports from the ARMC and Management on significant risks, internal control matters, audit findings, and mitigation measures.

3. RISK MANAGEMENT FRAMEWORK

The Group has established the Risk Management Framework which is embedded within its property development and construction operations.

The framework provides a structured process to:

- Identify risks that may impact the achievement of strategic and operational objectives;
- Assess the likelihood and potential impact of such risks;
- Implement appropriate risk mitigation measures; and
- Monitor and report significant risks to the ARMC and the Board.

Risk management considerations are incorporated into key business processes including project feasibility assessments, land acquisition, development planning, procurement, contract administration, and financial management.

4. RISK MANAGEMENT PROCESS

The Group's risk management process includes:

- **Risk Identification**

  Risks are identified through management meetings, operational reviews, project evaluations, strategic planning sessions, regulatory monitoring, and internal audit findings.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

4. RISK MANAGEMENT PROCESS (CONT'D)

The Group's risk management process includes: (Cont'd)

- **Risk Assessment**

  Identified risks are assessed based on their likelihood and impact on financial performance, operational continuity, compliance obligations, and reputation.

- **Risk Mitigation**

  Management implements control measures and action plans to mitigate significant risks. These include documented policies and procedures, defined approval limits, contract management controls, budgetary monitoring, and compliance oversight.

- **Risk Monitoring and Reporting**

  Significant risks and mitigation actions are monitored continuously. The ARMC reviews risk reports periodically and reports to the Board on the overall risk profile of the Group.

  The risk management framework was reviewed during FY2025 and is considered appropriate for the size, nature, and complexity of the Group's operations.

5. INTERNAL CONTROL SYSTEM

The Group's system of internal control comprises financial, operational, and compliance controls designed to provide reasonable assurance regarding:

- Reliability and integrity of financial reporting;
- Effectiveness and efficiency of operations;
- Compliance with applicable laws and regulations; and
- Safeguarding of assets.

Key elements include:

- Defined organisational structure with clear lines of responsibility and segregation of duties;
- Documented limits of authority and approval thresholds;
- Established standard operating procedures for core business functions;
- Annual budgeting process with periodic performance review against approved budgets;
- Regular management and operational meetings;
- Centralised control of financial resources;
- Implementation of Anti-Bribery & Anti-Corruption and Whistleblowing Policy and Conflict of Interest Policy;
- Adequate insurance coverage for projects and assets; and
- Independent internal audit reviews.

6. INTERNAL AUDIT FUNCTION

The Internal Audit function provides independent and objective assurance on the adequacy and effectiveness of the Group's risk management and internal control systems. The internal audit function of the Group is outsourced to Axcelasia Sdn. Bhd., an Internal Audit & Risk Advisory firm. The internal audit personnel assigned to the Group are independent and free from any relationships or conflicts of interest that could impair their objectivity and independence.

- **Reporting Line**

  The Internal Audit function reports directly to the ARMC to preserve its independence and objectivity.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

6. INTERNAL AUDIT FUNCTION (CONT'D)

- **Audit Activities in FY2025**

  During FY2025:

  - The ARMC met the internal auditors two (2) times.
  - The Internal Auditors carried out audits in accordance with the approved annual audit plan.
  - A total of two (2) cycles of internal audit carried out, covering operational, financial, and compliance areas were completed.

  The total internal audit fee incurred for FY2025 was RM 37,252.77.

  Internal audit findings and recommendations were presented to the ARMC on half yearly basis. Management provided responses and action plans, and follow-up reviews were conducted to ensure timely implementation of corrective actions.

  The ARMC conducted an annual evaluation of the effectiveness of the Internal Audit function and is satisfied that it has adequate resources, competency, and independence to discharge its responsibilities effectively.

7. REVIEW BY EXTERNAL AUDITORS

In accordance with Rule 15.23 of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad, the External Auditors have reviewed this Statement and 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 risk management and internal control systems.

8. BOARD'S CONCLUSION

The Board is of the view that the Group's risk management framework and system of internal control were adequate and effective in managing the principal risks of the Group during FY2025.

The Board confirms that there were no material losses incurred during the financial year as a result of weaknesses in internal control.

The Board remains committed to continuously strengthening the Group's risk management and internal control systems in line with regulatory requirements and best practices.

This Statement was approved by the Board of Directors on 24 April 2026.

STATEMENT ON DIRECTORS' RESPONSIBILITY

Introduction

The Board of Directors ("Board") of KTI Landmark Berhad (the "Company") remains committed to upholding high standards of corporate governance and ensuring the integrity and transparency of the Company's financial reporting. In discharging its duties and responsibilities, the Board acknowledges its responsibility for the preparation and presentation of the Company's financial statements in accordance with the Malaysian Financial Reporting Standards ("MFRS"), the requirements of the Companies Act 2016, and the applicable guidelines issued by the relevant regulatory authorities

Responsibility for Financial Reporting

The Directors are responsible for ensuring that the financial statements of the Company give a true and fair view of the state of affairs of the Company and its financial performance. In preparing the financial statements for the financial year ended 31 December 2025, the Directors have:

1. Adopted appropriate accounting policies and applied them consistently in accordance with the applicable financial reporting standards.
2. Exercised reasonable and prudent judgments and estimates in the preparation of the financial statements.
3. Ensured compliance with the requirements of the Companies Act 2016 and the applicable standards issued by the Malaysian Accounting Standards Board.
4. Prepared the financial statements on a going concern basis and ensured that appropriate disclosures are made where necessary.

The Directors are also responsible for ensuring that the Company maintains proper accounting records which disclose with reasonable accuracy the financial position of the Company and enable the financial statements to be prepared in compliance with the Companies Act 2016.

Internal Controls and Risk Management

The Board has established and maintained an internal control framework designed to ensure the reliability and integrity of the Company's financial reporting, as well as to safeguard the Company's assets. The Board is also responsible for overseeing the Company's risk management framework to ensure that significant risks that may affect the Company's operations and financial performance are appropriately identified, evaluated, and managed.

With the support of the Audit and Risk Management Committee, the Board regularly reviews the adequacy and effectiveness of the Company's internal control and risk management systems to ensure that they remain robust and responsive to the Company's operational and regulatory environment.

The Directors have taken reasonable steps to safeguard the assets of the Company and to prevent and detect fraud and other irregularities.

Independent Auditors

The Board recognises the important role of independent auditors in maintaining the credibility of the Company's financial reporting. The Company's external auditors, Moore Stephens Associates PLT, have conducted an independent audit of the Company's financial statements for the financial year ended 31 December 2025 in accordance with the auditing standards approved in Malaysia. In addition, Axcelasia Sdn Bhd conducted the review of the Company's internal controls and risk management framework for the financial year ended 31 December 2025.

The auditors have expressed their opinion on the financial statements, which is included in this Annual Report.

Board Oversight and Accountability

The Directors are responsible for ensuring that the Company's operations are conducted in compliance with applicable laws, regulations, and recognised standards of good corporate governance. Through regular Board of Directors' Meeting and Audit and Risk Management Committee meetings, the Directors are kept informed of the Company's financial performance, operational developments, key risks, and compliance matters, enabling them to effectively discharge their oversight responsibilities.

STATEMENT ON DIRECTORS' RESPONSIBILITY

Board Oversight and Accountability (Cont'd)

The Board remains committed to maintaining sound corporate governance practices and ensuring that the Company's financial reporting processes and internal control systems continue to be effective and reliable.

The Directors are satisfied that the financial statements of the Company for the financial year ended 31 December 2025 have been prepared in accordance with applicable financial reporting standards and the requirements of the Companies Act 2016 in Malaysia and give a true and fair view of the financial position and financial performance of the Company.

ADDITIONAL COMPLIANCE INFORMATION

Utilisation of Proceeds Raised from Corporate Proposal

KTI Landmark Berhad was listed on the ACE Market of Bursa Malaysia Securities Berhad on 19 June 2024 in conjunction with its Initial Public Offering ("IPO"). The Company issued 160,000,000 new ordinary shares at an issue price of RM0.30 per share, raising total gross proceeds of RM48.0 million.

The status of utilisation of the IPO proceeds as at 31 December 2025 is set out below:

Description of Utilisation	Proposed Utilisation (RM'000)	Actual Utilisation (RM'000)	Balance Utilisation (RM'000)	Estimated Timeframe for Utilisation upon listing
Acquisition of land for development	18,000	18,000	-	Within 12 months
Upgrading existing / expansion of our casting yard / IBS facility for our building division	2,150	(2,150)	-	Within 24 months
Upgrading software and systems	350	(350)	-	Within 6 months
Working capital for project development	20,700	(20,700)	-	Within 12 months
Repayment of bank borrowings	3,000	(3,000)	-	Within 6 months
Estimated listing expenses	3,800	(3,800)	-	Within 1 month
Grand Total	**48,000**	**48,000**		

The utilisation of IPO proceeds is in accordance with the intended purposes as disclosed in the Company's Prospectus and fund has been fully utilised as of 31 December 2025.

Material Contracts

There was no material contract entered into by the Company or its subsidiaries involving Directors' and major shareholders' interests either subsisting at the end of the financial year ended 31 December 2025 or entered into since the end of the previous financial year.

Material Events

There was no other material event subsequent to the end of the financial year ended 31 December 2025 that have not been reflected in this Annual Report.

Recurrent Related Party Transactions of a Revenue or Trading Nature ("RRPT")

Save for the recurrent related party transactions disclosed in the financial statements for FY2025, the Company did not enter into any other recurrent related party transactions during the financial year under review.

The Company has not sought shareholders' mandate in respect for RRPT.

Audit and Non-Audit Fees

During the financial year ended 31 December 2025, the amount of audit and non-audit fees paid or payable to the external auditors, Moore Stephens Associates PLT, and its affiliated companies by the Company and the Group respectively were as follows:

Type of Fees	Company (RM)	Group (RM)
Audit Fees	50,000.00	238,000.00
Non-Audit Fees	1,800.00	84,746.00
Total	**51,800.00**	**322,746.00**

ADDITIONAL COMPLIANCE INFORMATION

DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING

Persuant to Rule 9.25A of the ACE Market Listing Requirements, below are the relevant financial data that are relevant for purpose of Shariah screening by the Syariah Advisory Council of the Securities Commission Malaysia. These include financial data on Shariah non-permissible income arising from the Group's business activities and interest-based financial position.

(a) Group Total Income and Total Assets

	Group	
Total Income	**2025 RM'000**	**2024 RM'000**
Revenue	**312,676**	175,357
Other Income	**2,837**	1,645
Interest income	**1,012**	962
Total	**316,525**	**177,964**
Total Assets	**931,458**	**677,620**

(b) Business Activities

	Group	
Shariah Non-Compliant Activities	**2025 RM'000**	**2024 RM'000**
Shariah Non-Compliant Activities	**N/A**	N/A
Total	**N/A**	**N/A**

c) Component of Financial Position

(i) Cash Component

	Group	
Islamic Account / Instruments	**2025 RM'000**	**2024 RM'000**
Cash at bank (exclude cash in hand)	**32,321**	27,373
Deposit with licensed bank	**3,026**	6,179
Total Islamic Cash	**35,347**	**33,552**
Conventional Account / Instruments		
Cash at bank (exclude cash in hand)	**5,062**	4,276
Deposit with license bank	**13,819**	28,215
Cash in hand	**61**	10
Total Conventional Cash	**18,942**	**32,501**

ADDITIONAL COMPLIANCE INFORMATION

c) Component of Financial Position (Cont'd)

(ii) Debt Component

	Group	
Islamic Borrowings	**2025 RM'000**	**2024 RM'000**
Bankers' acceptance (Current)	**12,052**	9,169
Trust receipts (Current)	**1,528**	1,724
RC-i (Current)	**4,859**	4,359
Bank overdraft (Current)	**5,311**	620
Term loans (Current)	**3,216**	0
CMCL-i (Current)	**40,207**	15,137
Total	**67,173**	**31,009**
Conventional Borrowings		
Bank overdraft (Current)	**11,935**	12,361
Term loans (Current)	**6,382**	36,625
Bridging loan (Current)	**210,087**	135,158
CMTF-i (Current)	**3,195**	0
CMFTF-i (Current)	**54,000**	54,000
CMRC-i (Current)	**30,000**	30,000
Lease Liability (Current)	**6,225**	2,744
Term Loans (Non-Current)	**161,931**	54,244
Lease Liability (Non-Current)	**10,346**	7,643
Total Conventional Borrowings	**494,101**	**332,775**

FINANCIAL STATEMENT

DIRECTORS' REPORT

The Directors have pleasure in submitting their report and the audited financial statements of the Group and of the Company for the financial year ended 31 December 2025.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of the subsidiaries are described in Note 11 to the financial statements.

There have been no significant changes in the nature of these activities of the Group and of the Company during the financial year.

RESULTS

	Group RM	Company RM
Net profit for the financial year, attributable to Owners of the Company	18,728,856	7,039,877

RESERVES AND PROVISIONS

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

ISSUANCE OF SHARES OR DEBENTURES

The Company has not issued any shares or debentures during the financial year.

DIVIDENDS

As disclosed in the prior year's report, on 27 February 2025, the Directors had declared an interim single tier dividend of RM0.003 per ordinary share for the financial year ended 31 December 2024 amounting to RM2,400,000 which was paid on 27 March 2025.

On 27 February 2026, the Directors of the Company has declared an interim single tier dividend of RM0.004 per ordinary share for the financial year ended 31 December 2025 amounting to RM3,200,000 which is payable on 26 May 2026. This dividend will be accounted for in the equity as an appropriation of retained earnings in the financial year ending 31 December 2026.

The Directors does not recommend any final dividend in respect of the current financial year.

OPTIONS GRANTED OVER UNISSUED SHARES

No options were granted to any person to take up unissued shares of the Company during the financial year.

DIRECTORS' REPORT

DIRECTORS OF THE COMPANY

The Directors in office since the beginning of the financial year to the date of this report are:

Dato' Haji Hamzah Bin Haji Ghazalli
Datuk Loke Theen Fatt*
Datuk Tan Kok Liang
Chua Chai Hua
Lim Guik Moi
Stella Loke Pei Wen*
Wilson Loke Choon Syn*
Loke Pei Lee* (Appointed on 15 August 2025)

***** *Being a Director of one or more subsidiaries*

DIRECTOR OF THE SUBSIDIARIES

Pursuant to Section 253(2) of the Companies Act 2016, the Director who served in the subsidiaries of the Company since the beginning of the financial year to the date of this report, excluding those who are already listed above is as follows:

Datin Chin Mee Leen

DIRECTORS' INTERESTS

According to the register of Directors' shareholdings, the interest of Directors in office at the end of financial year in shares in or debentures of the Company and its related corporations during the financial year were as follows:

	Number of ordinary shares			
	As at 01.01.2025 Unit	**Acquired Unit**	**Disposed Unit**	**As at 31.12.2025 Unit**
The Company				
Direct interest				
Datuk Loke Theen Fatt	109,359,500	-	-	109,359,500
Dato' Haji Hamzah Bin Haji Ghazalli	1,250,000	-	-	1,250,000
Datuk Tan Kok Liang	450,000	-	-	450,000
Chua Chai Hua	350,000	-	-	350,000
Indirect interest				
Datuk Loke Theen Fatt^	485,640,500	-	-	485,640,500

^ *Indirect interest via his spouse's shareholdings in the Company pursuant to Section 59 (11)(c) of the Companies Act 2016.*

Other than disclosed above, none of the other Directors in office at the end of the financial year had any interest in shares of the Company and its related corporations during the financial year.

Th above mentioned Directors are also deemed to have interest in the shares held by the Company in its subsidiaries by virtue of their substantial interest in shares of the Company.

DIRECTORS' REPORT

DIRECTORS' REMUNERATION AND BENEFITS

The amount of fees and other benefits paid to or receivable by the Directors or past Directors of the Company and the estimated money value of any other benefits received or receivable by them otherwise than in cash from the Company and its subsidiaries for their services to the Company and its subsidiaries were as follows:

	Company RM	Subsidiaries RM
Fees	238,000	-
Meeting allowances	9,500	-
Salaries and bonus	-	2,384,456
Contributions to defined contribution plan	-	411,704
Social security contributions	-	12,738
Others	-	946
	247,500	2,809,844

Since the end of the previous financial year, no Director of the Company has received nor become entitled to receive any benefit (other than Directors' emoluments received or due and receivable as disclosed in the financial statements or the fixed salary of a full-time employee of the Company) 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, other than as disclosed in Note 29 to the financial statements.

There were no arrangements during or at the end of the financial year which had the object 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.

OTHER STATUTORY INFORMATION

(a) Before the financial statements of the Group and of the Company were made out, the Directors took reasonable steps:

(i) to ascertain that proper action had been taken in relation to the writing off of bad debts and the making of provision for doubtful debts and satisfied themselves that there were no known bad debts and that adequate provision 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 their value as shown in the accounting records of the Group and of the Company have been written down to an amount which they might be expected so to realise.

DIRECTORS' REPORT

OTHER STATUTORY INFORMATION (cont'd)

(b) At the date of this report, the Directors are not aware of any circumstances:

(i) which would necessitate the writing off of bad debts or render the amount of the provision for doubtful debts inadequate to any substantial extent;

(ii) which would render the values attributed to current assets in the financial statements of the Group and of the Company misleading;

(iii) which have arisen which render adherence to the existing method of valuation of assets or liabilities of the Group and of the Company misleading or inappropriate; or

(iv) not otherwise dealt with in the report or financial statements which would render any amount stated in the financial statements misleading.

(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 year which secures the liabilities of any other person; or

(ii) any contingent liability of the Group and of the Company which has arisen since the end of the financial year other than those disclosed in Note 32 to the financial statements.

(d) In the opinion of the Directors:

(i) no contingent or other liability has become enforceable, or likely to become enforceable, within the period of twelve months after the end of the financial year, which will or may affect the ability of the Group and of the Company to meet their obligations as and when they fall due;

(ii) the results of the operations of the Group and of the Company during the financial year have not been substantially affected by any item, transaction or event of a material and unusual nature; and

(iii) no item, transaction or event of a material and unusual nature has arisen in the interval between the end of the financial year and the date of this report which is likely to affect substantially the results of the operations of the Group and of the Company for the financial year in which this report is made.

(e) The total amount paid to or receivable by the auditors as remuneration for their services as auditors for the financial year from the Company and its subsidiaries are disclosed in Note 6 to financial statements.

(f) There was no amount paid to or receivable by any third party in respect of the services provided to the Company or any of its subsidiaries by any Director or past Director of the Company.

(g) The indemnity given to or other insurance effected for the Directors and the officers of the Company has a total premium of RM8,110 and coverage amount of RM3,000,000 for a period effective 17 September 2025 to 16 September 2026. There was no indemnity given to or insurance effected for auditors of the Group and of the Company.

EVENT SUBSEQUENT TO THE END OF THE FINANCIAL YEAR

Details of event subsequent to the end of the financial year are disclosed in Note 36 to the financial statements.

DIRECTORS' REPORT

AUDITORS

The auditors, Messrs. Moore Stephens Associates PLT, have expressed their willingness to continue in office.

Approved and signed on behalf of the Board in accordance with a resolution of the Directors dated 24 April 2026.

DATO' HAJI HAMZAH BIN HAJI GHAZALLI

WILSON LOKE CHOON SYN

STATEMENT BY DIRECTORS & STATUTORY DECLARATION

STATEMENT BY DIRECTORS
Pursuant to Section 251(2) of the Companies Act 2016

We, the undersigned, being two of the Directors of the Company, do hereby state that, in the opinion of the Directors, the accompanying financial statements as set out on pages 77 to 149 are drawn up in accordance with Malaysian Financial Reporting Standards, International Financial Reporting 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 at 31 December 2025 and of their financial performance and cash flows for the financial year then ended.

Approved and signed on behalf of the Board in accordance with a resolution of the Directors dated 24 April 2026.

DATO' HAJI HAMZAH BIN HAJI GHAZALLI

WILSON LOKE CHOON SYN

STATUTORY DECLARATION
Pursuant to Section 251(1) of the Companies Act 2016

I, HARJEET SINGH A/L DAYA SINGH (MIA No: 21886), being the Officer primarily responsible for the financial management of the Company, do solemnly and sincerely declare that the financial statements as set out on pages 77 to 149 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 provisions of the Statutory Declarations Act, 1960.

Subscribed and solemnly declared by the
abovenamed
at Kota Kinabalu, Sabah
on 24 April 2026

HARJEET SINGH A/L DAYA SINGH

Before me,

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF KTI LANDMARK BERHAD

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of KTI Landmark Berhad, which comprise the statements of financial position as at 31 December 2025 of the Group and of the Company, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for the financial year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 77 to 149.

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 year then ended in accordance with Malaysian Financial Reporting Standards, International Financial Reporting 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.

Key Audit Matter

Key audit matters are those matters that, in our professional judgement, were of the most significance in our audit of the financial statements of the Group and of the Company for the current year. 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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF KTI LANDMARK BERHAD

Key Audit Matter (cont'd)

Construction revenue recognition and measurement of contract assets

As disclosed in Note 4 to the financial statements, revenue from construction activity recognised during the year amounted to RM98,591,887. The Group recorded contract assets of RM40,075,122 as disclosed in Note 16 to the financial statements.

Construction contract revenue is recognised over the period of the project by reference to the progress towards complete satisfaction of the performance obligation. The progress towards complete satisfaction of the performance obligation is measured based on the Group's efforts or inputs to the satisfaction of the performance obligation (i.e.: by reference to the construction costs incurred to date as a percentage of the estimated total costs of construction of the project).

Judgement is required in determining the progress of construction towards the complete satisfaction of the performance obligation, which includes relying on past experience and continuous monitoring of the budgeting process. The management's estimates and judgements affect the cost-to-cost input method computations and the amount of revenue and corresponding profit recognised during the financial year.

These judgements, therefore, require a high level of Directors' judgement that may significantly affect the magnitude of recognition of construction revenue and the measurement of contract assets.

We focused on this area because of the magnitude of the construction revenue recognised and the measurement of contract assets by the Group from these activities, which are based on significant estimates and judgements.

Our audit performed and responses thereon

In addressing the matters above, we have performed the following audit procedures to assess the construction contract revenue and measurement contract assets:

- Performed budget review on respective construction projects;
- Verified the costs incurred to supporting documentation such as the sub-contractors' claim certificates and invoices from vendors on a sampling basis;
- Performed site-visit for ongoing projects to arrive at an overall assessment towards stage of completion;
- Performed verification on accrued contractor costs recognised by the Group of which invoice/progress claim has yet to be received;
- Assessed the accuracy of the calculation of percentage of completion and the consequent recognition of construction revenue;
- Evaluated the merits of extension of time approved by the contract customer to assess the exposure to liquidated and ascertained damages;
- Verified the progress claim certified by contract customers;
- Checked the estimated costs to completion to supporting documents such as approved budgets, letter of awards and variation orders with sub-contractors; and
- Reviewed the events after reporting date that provide information useful for an assessment of management representation on measurement of contract assets such as subsequent certification of progress billing from customers.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF KTI LANDMARK BERHAD

Key Audit Matter (cont'd)

Revenue from Property Development Activities and measurement of contract assets

As disclosed in Note 4 and Note 5 to the financial statements, revenue and cost from property development activities recognised during the year amounted to approximately RM206,212,024 and RM150,585,069. For units that have been sold, property development revenue is recognised over the period of the project by reference to the progress towards complete satisfaction of the performance obligation. The Group recorded net contract assets of RM87,541,495 as disclosed in Note 16 to the financial statements.

The progress towards complete satisfaction of the performance obligation is measured based on the cost-based input method by reference to the property development costs incurred to date as a percentage of the estimated total costs of development of the project.

Judgement is required in determining the progress of property development towards the complete satisfaction of the performance obligation, which include relying on past experience and continuous monitoring of the budgeting process. These management's estimates and judgements affect the cost-based input method computations and the amount of revenue and profit recognised during the financial year.

We focused on these areas because of the magnitude of the revenue and the costs recognised and the measurement of contract assets by the Group from these activities, which are based on significant estimates and judgements.

Our audit performed and responses thereon

In addressing the matters above, we have performed the following audit procedures to assess the revenue from property development activities:

- Reviewed the terms and conditions of the major agreements to determine that the revenue recognised conforms with the Group's policies and requirements of MFRS 15 *Revenue from Contracts with Customers*;
- Verified sample of costs incurred to supporting evidence such as the contractors' claim certificates and invoices from supplier and sub-contractors on sample basis;
- Checked reasonableness of the stage of completion based on actual costs incurred to date over the estimated total property development costs with architect certificates;
- Assessed the adequacy of management's accruals of the costs have not been billed or certified by reviewing subsequent contractors' claims certificates and supplier invoices;
- Verified sample of actual sales of development properties to signed Sale and Purchase Agreements and loan approval documents from financier;
- Performed budget review on estimated net development value and development costs;
- Performed re-computation of percentage of completion and percentage of sales;
- Examined material non-standard journal entries and other adjustments posted to revenue and cost of sales accounts; and
- Observed the progress of the ongoing development projects by performing site visit to arrive at an overall assessment towards stage of completion.

We have determined that there are no key audit matter to communicate in our report which arose from the audit of the financial statements of the Company.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF KTI LANDMARK BERHAD

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 the 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 the financial statements of the Group and of the Company that give a true and fair view in accordance with Malaysian Financial Reporting Standards, International Financial Reporting 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 also responsible for assessing the ability of the Group and of the Company 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 and the Company or to cease operations, or have no realistic alternative but to do so.

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.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF KTI LANDMARK BERHAD

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:

(a) 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.

(b) 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.

(c) Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors.

(d) 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 and 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 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 and the Company to cease to continue as a going concern.

(e) 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 represent the underlying transactions and events in a manner that achieves fair presentation.

(f) Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements of the Group. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF KTI LANDMARK BERHAD

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

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 year and are therefore the key audit matter. We describe this matter 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.

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.

MOORE STEPHENS ASSOCIATES PLT
201304000972 (LLP0000963-LCA)
Chartered Accountants (AF002096)

TAN KEI HUI
03429/04/2027 J
Chartered Accountant

Petaling Jaya, Selangor
Date: 24 April 2026

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

		Group		Company	
		2025	2024	2025	2024
	Note	RM	RM	RM	RM
Revenue	4	312,676,054	175,356,530	-	-
Cost of sales	5	(245,619,833)	(133,105,804)	-	-
Gross profit		67,056,221	42,250,726	-	-
Other income		2,836,933	1,645,455	8,874,874	1,221,165
Selling and marketing expenses		(6,978,739)	(5,352,082)	-	-
Administrative expenses		(20,326,489)	(20,055,131)	(1,034,168)	(3,480,230)
Net reversal/(addition) of impairment losses on financial instruments		5,000	(193,985)	-	-
Profit/(loss) from operations	6	42,592,926	18,294,983	7,840,706	(2,259,065)
Finance costs	7	(18,406,589)	(9,836,651)	-	(64,423)
Profit/(loss) before tax		24,186,337	8,458,332	7,840,706	(2,323,488)
Tax (expense)/credit	8	(5,457,481)	60,342	(800,829)	-
Profit/(loss) net of tax, representing total comprehensive income for the financial year, attributable to Owners of the Company		18,728,856	8,518,674	7,039,877	(2,323,488)
Earnings per ordinary share attributable to Owners of the Company					
Basic/diluted earnings per share (sen)	9	2.34	1.17		

The annexed notes form an integral part of,
and should be read in conjunction with, these financial statements.

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

	Note	Group 2025 RM	Group 2024 RM	Company 2025 RM	Company 2024 RM
ASSETS					
Non-current assets					
Property, plant and equipment	10	190,313,639	131,409,433	46,046	-
Investment in subsidiaries	11	-	-	107,584,000	107,584,000
Inventories	12	851,071	851,071	-	-
Deferred tax assets	13	7,965,950	5,821,853	-	-
		199,130,660	138,082,357	107,630,046	107,584,000
Current assets					
Inventories	12	418,421,621	337,769,677	-	-
Trade receivables	14	66,100,333	43,259,193	-	-
Non-trade receivables, deposits and prepayments	15	60,549,783	26,815,409	3,733,811	1,240,845
Contract assets	16	129,486,074	63,692,503	-	-
Amounts due from subsidiaries	17	-	-	43,900,394	23,451,610
Tax recoverable		3,480,662	1,949,204	-	23,000
Fixed deposits with licensed banks	18	16,845,213	34,393,409	-	18,002,121
Cash and bank balances	19	37,444,153	31,659,492	684,744	443,448
		732,327,839	539,538,887	48,318,949	43,161,024
TOTAL ASSETS		931,458,499	677,621,244	155,948,995	150,745,024

STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2025

		Group		Company	
		2025	2024	2025	2024
	Note	RM	RM	RM	RM
EQUITY AND LIABILITIES					
Equity					
Share capital	20	153,624,567	153,624,567	153,624,567	153,624,567
Reorganisation reserve	21	(105,584,000)	(105,584,000)	-	-
Retained earnings/ (Accumulated loss)		144,454,314	128,125,458	1,629,567	(3,010,310)
		192,494,881	176,166,025	155,254,134	150,614,257
Non-current liabilities					
Trade payables	22	7,027,321	12,118,153	-	-
Borrowings	23	161,930,585	54,244,409	-	-
Lease liabilities	24	10,346,296	7,642,984	-	-
Deferred tax liabilities	13	553,810	-	-	-
		179,858,012	74,005,546	-	-
Current liabilities					
Trade payables	22	155,948,411	115,571,688	-	-
Non-trade payables and accruals	25	9,141,371	6,620,110	85,091	130,767
Contract liabilities	16	1,869,457	1,283,958	-	-
Amount due to a related company	26	105,878	65,514	-	-
Borrowings	23	382,772,646	299,152,116	-	-
Lease liabilities	24	6,225,166	2,743,961	-	-
Tax payables		3,042,677	2,012,326	609,770	-
		559,105,606	427,449,673	694,861	130,767
TOTAL LIABILITIES		738,963,618	501,455,219	694,861	130,767
TOTAL EQUITY AND LIABILITIES		931,458,499	677,621,244	155,948,995	150,745,024

The annexed notes form an integral part of,
and should be read in conjunction with, these financial statements.

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	<---------- Attributable to Owners of the Company				---------->
	<---------- Non-distributable		---------->	Distributable	
	Share Capital RM	Invested Equity RM	Reorganisation Reserve RM	Retained Earnings RM	Total Equity RM
Group					
At 1 January 2024	3	2,000,000	-	134,606,784	136,606,787
Profit net of tax, representing total comprehensive income for the financial year	-	-	-	8,518,674	8,518,674
Transactions with Owners of the Company					
Effect of Initial Public Offering ("IPO") reorganisation [1]	107,584,000	(2,000,000)	(105,584,000)	-	-
Issuance of ordinary shares (Note 20)	48,000,000	-	-	-	48,000,000
Share issuance expenses (Note 20)	(1,959,436)	-	-	-	(1,959,436)
Dividend (Note 27)	-	-	-	(15,000,000)	(15,000,000)
Total transactions with Owners of the Company	153,624,564	(2,000,000)	(105,584,000)	(15,000,000)	31,040,564
At 31 December 2024/1 January 2025	153,624,567	-	(105,584,000)	128,125,458	176,166,025
Profit net of tax, representing total comprehensive income for the financial year	-	-	-	18,728,856	18,728,856
Transaction with Owners of the Company					
Dividend (Note 27), representing total transaction with Owners of the Company	-	-	-	(2,400,000)	(2,400,000)
At 31 December 2025	153,624,567	-	(105,584,000)	144,454,314	192,494,881

(1) The effect of restructuring arose from the IPO reorganisation as explained in Note 35.

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	<-- Attributable to Owners of the Company -->		
	Share Capital RM	(Accumulated Losses/ Retained Earning RM	Total Equity RM
Company			
At 1 January 2024	3	(686,822)	(686,819)
Loss net of tax, representing total comprehensive income for the financial year	-	(2,323,488)	(2,323,488)
Transactions with Owners of the Company			
Effect of IPO reorganisation [1]	107,584,000	-	107,584,000
Issuance of ordinary shares (Note 20)	48,000,000	-	48,000,000
Share issuance expenses (Note 20)	(1,959,436)	-	(1,959,436)
Total transactions with Owners of the Company	153,624,564	-	153,624,564
At 31 December 2024/1 January 2025	153,624,567	(3,010,310)	150,614,257
Profit net of tax, representing total comprehensive income for the financial year	-	7,039,877	7,039,877
Transaction with Owners of the Company			
Dividend (Note 27), representing total transaction with Owners of the Company	-	(2,400,000)	(2,400,000)
At 31 December 2025	153,624,567	1,629,567	155,254,134

(1) The effect of restructuring arose from the IPO reorganisation as explained in Note 35.

The annexed notes form an integral part of,
and should be read in conjunction with, these financial statements.

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

	Note	Group 2025 RM	Group 2024 RM	Company 2025 RM	Company 2024 RM
Cash Flows from Operating Activities					
Profit/(loss) before tax		24,186,337	8,458,332	7,840,706	(2,323,488)
Adjustments for:					
Depreciation of property, plant and equipment	10(viii)	1,564,745	1,333,188	2,424	-
Net (reversal)/addition of impairment losses on trade receivables		(5,000)	96,985	-	-
Gain on disposal of property, plant and equipment		(12,618)	-	-	-
Impairment loss on other receivables		-	97,000	-	-
Interest expense		18,406,589	9,836,651	-	64,423
Interest income		(1,012,245)	(961,837)	(2,874,874)	(1,172,017)
Operating profit/(loss) before working capital changes		43,127,808	18,860,319	4,968,256	(3,431,082)
Contract assets/liabilities		(64,978,440)	(59,098,828)	-	-
Inventories		(70,533,992)	(98,961,286)	-	-
Receivables		(56,570,514)	(54,610,374)	257,856	876,577
Payables		36,984,982	85,380,430	(45,676)	(120,848)
Cash (used in)/from operations		(111,970,156)	(108,429,739)	5,180,436	(2,675,353)
Interest received		1,012,245	961,837	124,052	190,233
Interest paid		(25,114,231)	(10,591,268)	-	-
Tax paid		(7,607,738)	(5,765,248)	(168,059)	(23,000)
Tax refund		58,863	-	-	-
Net cash (used in)/from operating activities		(143,621,017)	(123,824,418)	5,136,429	(2,508,120)
Cash Flows from Investing Activities					
Advances to subsidiaries		-	-	(20,448,784)	(23,451,610)
Purchase of property, plant and equipment	10(vii)	(55,597,054)	(61,000,544)	(48,470)	-
Proceed from disposal of property, plant and equipment		17,989	-	-	-
Net cash used in investing activities		(55,579,065)	(61,000,544)	(20,497,254)	(23,451,610)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

		Group		Company	
		2025	2024	2025	2024
	Note	RM	RM	RM	RM
Cash Flows from Financing Activities					
Proceeds from issuance of ordinary shares, net of shares issuance expenses		-	46,040,564	-	46,040,564
Repayment to a subsidiary		-	-	-	(1,635,268)
(Uplift)/Withdrawal in plegded fixed deposits with licensed bank		(347,813)	583,793	-	-
Dividend paid	27	(2,400,000)	(15,000,000)	(2,400,000)	-
Drawdown of:					
- bankers' acceptance		2,882,929	31,344,000	-	-
- revolving credit ("RC-i")		499,931	7,752,654	-	-
- term loans		117,274,753	30,727,771	-	-
- bridging loan		106,342,926	120,151,564	-	-
- Commoditidy Murabahah Term Financing-I ("CMTF-i")		3,195,141	-	-	-
- Commodity Murabahah Cashline-I ("CMCL-i")		27,750,381	12,564,557	-	-
- Commodity Murabahah Revolving Credit-I ("CMRC-i")		-	10,000,000	-	-
Repayment of:					
- bankers' acceptance		-	(27,851,000)	-	-
- trust receipts		(195,825)	(585,586)	-	-
- RC-i		-	(3,884,196)	-	-
- CMCL-i		(2,680,192)	(1,229,821)	-	-
- term loans		(36,614,632)	(3,490,397)	-	-
- bridging loan		(31,413,699)	-	-	-
Repayment of lease liabilities	(ii)(iii)	(1,470,159)	(2,645,774)	-	-
Net cash from financing activities		182,823,741	204,478,129	(2,400,000)	44,405,296
Net (decrease)/increase in cash and cash		(16,376,341)	19,653,167	(17,760,825)	18,445,566
Cash and cash equivalents at beginning of the financial year		39,468,398	19,815,231	18,445,569	3
Cash and cash equivalents at end of the financial year	(i)	23,092,057	39,468,398	684,744	18,445,569

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

(i) Cash and cash equivalents comprise of:

	Note	Group 2025 RM	Group 2024 RM	Company 2025 RM	Company 2024 RM
Fixed deposits with licensed banks		16,845,213	34,393,409	-	18,002,121
Cash and bank balances		37,444,153	31,659,492	684,744	443,448
		54,289,366	66,052,901	684,744	18,445,569
Less: Fixed deposits pledged	18	(13,951,450)	(13,603,637)	-	-
Bank overdraft	23	(17,245,859)	(12,980,866)	-	-
		23,092,057	39,468,398	684,744	18,445,569

(ii) Cash outflows for leases as a lessee are as follows:

	Group 2025 RM	Group 2024 RM
Included in net cash used in operating activities:		
- Payment relating to short-term leases	55,220	67,858
- Interest paid in relation to lease liabilities	947,811	547,656
Included in net cash from financing activities:		
- Payment for the principal portion of lease liabilities	1,470,159	2,645,774
Total cash outflows for leases	2,473,190	3,261,288

(iii) Reconciliation of movement of liabilities to cash flows arising from financing activities:

	Group 2025 RM	Group 2024 RM
Lease liabilities		
At beginning of the year	10,386,945	7,115,986
Acquisition of new leases during the year	7,654,676	5,380,505
Lease modification	-	536,228
Repayment of principal during the year, representing net changes from financing cash flows	(1,470,159)	(2,645,774)
At end of the year	16,571,462	10,386,945

The annexed notes form an integral part of, and should be read in conjunction with, these financial statements.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

1. CORPORATE INFORMATION

The Company is a public limited liability company, incorporate and domiciled in Malaysia and is listed on the ACE market of Bursa Malaysia Securities Berhad.

The registered office of the Company is located at Lot 221 & 222, Taman Nelly 9, Phase 4 Shoplot, Lorong Nelly Plaza, Jalan Nountun, Kolombong, 88844 Kota Kinabalu, Sabah.

The principal place of business of the Company is located at Lot 220 (Ground Floor), 221 (Ground Floor and 1st Floor) and 222 (Ground Floor to 3rd Floor), Taman Nelly 9, Phase 4 Shoplot, Lorong Nelly Plaza, Jalan Nountun, Kolombong, 88844 Kota Kinabalu, Sabah.

The principal activity of the Company is investment holding. The principal activities of the subsidiaries are described in Note 11.

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

The financial statements were authorised for issue in accordance with a Board of Directors' resolution dated 24 April 2026.

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") issued by the Malaysian Accounting Standards Board ("MASB"), International Financial Reporting Standards and complied with the requirements of the Companies Act 2016 in Malaysia.

The Group and the Company have also considered the new accounting pronouncements in the preparation of the financial statements.

(i) Accounting pronouncements that is effective and adopted during the financial year

Amendments to MFRS 121	Lack of Exchangeability

The adoption of the above accounting pronouncement did not have any significant effect on the financial statements of the Group and the Company.

2. **BASIS OF PREPARATION** (cont'd)

(a) **Statement of compliance** (cont'd)

(ii) **Accounting pronouncements that are issued but not yet effective and have not been early adopted**

The Group and the Company have not adopted the following accounting pronouncements that have been issued as at the date of authorisation of these financial statements but are not yet effective for the Group and the Company:

Effective for financial periods beginning on or after 1 January 2026

Amendments to MFRS 9 and MFRS 7	Classification and Measurement of Financial Instruments
Amendments to MFRS 1, MFRS 7, MFRS 9, MFRS 10 and MFRS 107	Annual Improvement to MFRS Accounting Standards – Volume 11
Amendments to MFRS 9 and MFRS 7	Contracts Referencing Nature-dependent Electricity

Effective for financial periods beginning on or after 1 January 2027

MFRS 18	Presentation and Disclosure in Financial Statements
MFRS 19 and Amendments to MFRS 19	Subsidiaries without Public Accountability: Disclosures
Amendments to MFRS 121	Translation to a Hyperinflationary Presentation Currency

Effective date to be announced

Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

The Group and the Company will adopt the above accounting pronouncements when they become effective in the respective financial periods. These accounting pronouncements are not expected to have material effect to the financial statements of the Group and of the Company upon their initial applications, except as described below:

MFRS 18 Presentation and Disclosure in Financial Statements

MFRS 18 will replace MFRS 101, *Presentation of Financial Statements* and applies for annual periods beginning on or after 1 January 2027. The new accounting standard introduces the following key requirements:

- Entities are required to classify all income and expenses into five categories in the statement of profit or loss, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to present a newly-defined operating profit subtotal.

- Management-defined performance measures are disclosed in a single note in the financial statements.

- Enhanced guidance is provided on how to group information in the financial statements.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

2. BASIS OF PREPARATION (cont'd)

(a) Statement of compliance (cont'd)

(ii) Accounting pronouncements that are issued but not yet effective and have not been early adopted (cont'd)

MFRS 18 Presentation and Disclosure in Financial Statements (cont'd)

In addition, all entities are required to use the operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method.

The Group and the Company are currently assessing the impact of adopting MFRS 18.

(b) Basis of measurement

The financial statements of the Group and of the Company have been prepared on the historical cost basis.

(c) Functional and presentation currency

The financial statements are presented in Ringgit Malaysia ("RM"), which is the Group's and the Company's functional currency.

(d) Significant accounting estimates and judgements

The summary of accounting policies as described in Note 3 are essential to understand the Group's and the Company's results of operations, financial position, cash flows and other disclosures. Certain of these accounting policies require critical accounting estimates that involve complex and subjective judgements and the use of assumptions, some of which may be for matters that are inherently uncertain and susceptible to change. Directors exercise their judgement in the process of applying the Group's and the Company's accounting policies.

Estimates, assumptions concerning the future and judgements are made in the preparation of the financial statements. They affect the application of the Group's and of the Company's accounting policies and reported amounts of assets, liabilities, income and expenses, and disclosures made. Estimates and underlying assumptions are assessed on an ongoing basis and are based on experience and relevant factors, including expectations of future events that are believed to be reasonable under the circumstances. The actual results may differ from the judgements, estimates and assumptions made by management, and will seldom equal the estimated results.

The key assumptions concerning the future and other key sources of estimation or 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 financial year are set out below:

(i) *Property development revenue*

Revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that performance obligation.

The progress towards complete satisfaction of the performance obligation is measured based on the Group's efforts or inputs to the satisfaction of the performance obligation (i.e. by reference to the property development costs incurred to date as a percentage of the estimated total costs of the contract). In making the estimate, management relies on opinion/service of experts, past experience and a continuous monitoring mechanism.

2. **BASIS OF PREPARATION** (cont'd)

(d) **Significant accounting estimates and judgements** (cont'd)

(ii) *Construction contracts revenue*

The Group measures the performance of construction work done by comparing the actual costs incurred with the estimated total costs required to complete the construction. Significant judgements are required to estimate the total costs to complete. In making estimates, management relies on professionals' estimates and also on past experience of completed projects. A change in estimates will directly affect the revenue to be recognised.

(iii) *Deferred tax assets and liabilities*

Deferred tax implications arising from the changes in corporate income tax rates are measured with reference to the estimated realisation and settlement of temporary differences in the future periods in which the tax rates are expected to apply, based on the tax rates enacted or substantively enacted at the reporting date. While management's estimates on the realisation and settlement of temporary differences are based on the available information at the reporting date, changes in business strategy, future operating performance and other factors could potentially impact on the actual timing and amount of temporary differences realised and settled. Any difference between the actual amount and the estimated amount would be recognised in the profit or loss in the period in which actual realisation and settlement occurs.

3. **MATERIAL ACCOUNTING POLICIES**

The accounting policies set out below have been applied consistently to the periods presented in these financial statements.

(a) **Basis of consolidation**

(i) Subsidiaries

Subsidiaries are entities, including structured entities, controlled by the Company. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

The Group controls an entity when it is exposed, or has rights, to variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Potential voting rights are considered when assessing control only when such rights are substantive, The Group also considers it has de facto power over an investee when, despite not having the majority of voting rights, if it has the current ability to direct the activities of the investee that significantly affect the investee's return.

Investments in subsidiaries are measured in the Company's statement of financial position at cost less any impairment losses, unless the investment is classified as held for sale or distribution. The cost of investment includes transaction costs.

3. **MATERIAL ACCOUNTING POLICIES** (cont'd)

(a) **Basis of consolidation** (cont'd)

(ii) *Business Combinations*

Business combinations are accounted for using the acquisition method from the acquisition date, which is the date on which control is transferred to the Group.

For new acquisitions, the Group measures the cost of goodwill at the acquisition date as:

- the fair value of the consideration transferred; plus
- the recognised amount of any non-controlling interests in the acquiree; plus
- if the business combination is achieved in stages, the fair value of the existing equity interest in the acquiree; less
- the net recognised amount (generally fair value) of the identifiable assets acquired and liabilities assumed.

When the excess is negative, a bargain purchase gain is recognised immediately in profit or loss.

For each business combination, the Group elects whether it measures the non-controlling interests in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets at the acquisition date.

Transaction costs, other than those associated with the issue of debt or equity securities, that the Group incurs in connection with a business combination are expensed as incurred.

(iii) *Entities under common control*

For acquisition of entities under a reorganisation scheme that does not result in any change in economic substance, the consolidated financial statements of the Company is a continuation of the acquired entities and is accounted for as follows:

- The results of entities are presented as if the reorganisation occurred from the beginning or the earliest period presented in the financial statements;

- The Company will consolidate the assets and liabilities of the acquired entities at their pre-combination carrying amounts. No adjustments are made to reflect fair values, or recognise any new assets or liabilities, at the date of the reorganisation that would otherwise be done under the acquisition method; and

- No new goodwill is recognised as a result of the reorganisation. The only goodwill that is recognised is the existing goodwill relating to the combining entities. Any difference between the consideration paid/transferred and the equity acquired is reflected within equity as reorganisation reserve or deficit.

(iv) *Transactions eliminated on consolidation*

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements.

3. **MATERIAL ACCOUNTING POLICIES** (cont'd)

(b) Revenue and other income recognition

Revenue from contracts with customers

The details of the performance obligations in contracts with customers are disclosed in Note 4.

Incremental costs of obtaining a contract with a customer

The Group pays sales commissions to external sales agent and employees as an incentive for sales of each unit of ongoing property development to the customers. Sales commissions have been determined to be an incremental cost of obtaining a contract and are capitalised as contract costs when the Group expects these costs to be recovered over a period of more than one year.

Contract costs are amortised over the revenue recognition by reference to the progress towards complete satisfaction of the performance obligation. For contract costs with an amortisation period of less than one year, the Group has elected to apply the practical expedient to recognise as an expense when incurred. Amortisation of contract costs are included as part of selling and marketing expenses in the profit or loss, based on the nature of commission costs, and not under amortisation expenses.

Contract assets and contract liabilities

Contract asset is the right to consideration in exchange for goods or services transferred to the customers. The Group's contract asset is the excess of cumulative revenue earned over the billings to-date.

When there is objective evidence of impairment, the amount of impairment losses is determined by comparing the contract asset's carrying amount and the present value of estimated future cash flows to be generated by the contract asset.

Contract asset is reclassified to trade receivables at the point at which invoices have been billed to customers.

Contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration or have billed the customer. The Group's contract liability is the excess of the billings to-date over the cumulative revenue earned. Contract liabilities are recognised as revenue when the Group performs their obligation under the contract.

(c) Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset are capitalised as part of the cost of the assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale. All other borrowing costs are recognised in profit or loss in the period in which they are incurred. Borrowing costs consist of interest and other costs that the Group and the Company incurred in connection with the borrowing of funds.

The capitalisation of borrowing costs as part of the cost of a qualifying asset commences when expenditure for the asset is being incurred, borrowing costs are being incurred and activities that are necessary to prepare the asset for its intended use or sale are in progress. Capitalisation of borrowing costs is suspended or ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are interrupted or completed.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

3. **MATERIAL ACCOUNTING POLICIES** (cont'd)

(d) **Earnings per share**

Basic earnings per share ("EPS") is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares outstanding during the year (excluding treasury shares held by the Company). Diluted EPS is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding, adjusted for the effects of all dilutive potential ordinary shares.

(e) **Leases**

As a lessee

The Group recognises a right-of-use asset ("ROU") and a lease liability at the lease commencement date. The right-of-use 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.

The ROU assets are presented as part of the property, plant and equipment in the statements of financial position.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of the right-of-use assets are determined on the same basis as those of property, plant and equipment, other than lease of premises over 2 years to 13 years, based on the lease term period.

In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurement of the lease liability. The Group applies MFRS 136 to determine whether a right-of-use asset is impaired and account for any identified impairment loss as described in Note 3(k)(ii).

The lease liability is initially measured at the present value of future lease payments at the commencement date, discounted using the Group's 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 is 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 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. Low value assets are those assets valued at less than RM20,000 each when purchased new.

3. **MATERIAL ACCOUNTING POLICIES** (cont'd)

(f) Property, plant and equipment

Property, plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses. The policy of recognition and measurement of impairment losses in accordance with Note 3(k)(ii).

Depreciation is recognised in the profit or loss on straight line basis over its estimated useful lives of each component of an item of property, plant and equipment. Leased assets are depreciated over the shorter of the lease term and their useful lives unless it is reasonably certain that the Group will obtain ownership by the end of the lease term.

The estimated useful lives for the current and comparative periods are as follows:

Leasehold land and buildings	50 years
Furniture, fittings and office equipment	10 years
Information technology ("IT") equipment	5 years
Motor vehicles	5 years
Plant and machineries	5 – 10 years
Renovation	5 years

Freehold land is not depreciated.

Construction work-in-progress is stated at cost less any accumulated impairment losses and includes borrowings cost incurred during the period of construction. No depreciation is provided on construction work-in-progress and upon completion of construction, the cost will be depreciated accordingly.

Depreciation methods, useful lives and residual values are reviewed at end of the reporting period, and adjusted as appropriate.

Fully depreciated property, plant and equipment are retained in the financial statements until they are no longer in use and no further charge for depreciation is made in respect of these property, plant and equipment.

(g) Inventories

Inventories are measured at the lower of cost and net realisable value. The inventories of the Group is made up of land held for property development, property development cost, construction materials and unsold completed properties.

Property development costs

Property development costs comprise all costs that are directly attributable to development activities or that can be allocated on a reasonable basis to such activities.

When the financial outcome of a development activity can be reliably estimated, property development revenue and expenses are recognised in profit or loss by using the stage of completion method. The stage of completion is determined by the proportion that property development costs incurred for work performed to date bear to the estimated total property development costs.

Where the financial outcome of a development activity cannot be reliably estimated, property development revenue is recognised only to the extent of property development costs incurred that is probable will be recoverable, and property development costs on properties sold are recognised as an expense in the period in which they are incurred.

Any expected loss on a development project, including costs to be incurred over the defects liability period, is recognised as an expense immediately.

Property development costs not recognised as an expense are recognised as an asset, which is measured at the lower of cost and net realisable value.

3. **MATERIAL ACCOUNTING POLICIES** (cont'd)

(g) **Inventories** (cont'd)

Land held for property development

Land held for property development consists of land where no development activities have been carried out or when development activities are not expected to be completed within the normal operating cycle.

Land held for property development is reclassified as property development costs (classified within current assets) when development activities have commenced and where it can be demonstrated that the development activities can be completed within the normal operating cycle.

Land held for property development comprises costs associated with the acquisition of land and all costs incurred subsequent to the acquisition but prior to the transfer to property development costs on activities necessary to prepare the land for its intended use.

Costs associated with the acquisition of land include the purchase price of the land, professional fees, stamp duties, commissions, conversion fees and other relevant levies.

Construction materials

The cost of construction materials is determined using the weighted average basis, and includes expenditure incurred in acquiring the inventories and other costs incurred in bringing them to their existing location and condition.

Unsold completed properties

The cost of unsold properties is stated at the lower of cost and net realisable value. Cost includes the relevant cost of land and development expenditure.

Net realisable value is the estimated selling price in the ordinary course of business less estimated costs of completion and the estimated costs necessary to make the sale.

(h) **Operating segments**

An operating segment is a component of the Group that engages in business activities from which it may earn revenue and incur expenses, including revenue and expenses that relate to transactions with any of the Group's other components. An operating segment's operating results are reviewed regularly by the chief operating decision maker to make decisions about resources to be allocated to the segment and to assess its performance, and for which discrete financial information is available.

3. MATERIAL ACCOUNTING POLICIES (cont'd)

(i) Financial instruments

(i) Initial recognition and measurement

A financial asset or a financial liability is recognised in the statement of financial position when, and only when, the Group or the Company becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without significant financing component) or a financial liability is initially measured at fair value plus or minus, for an item not at fair value through profit or loss, transaction costs that are directly attributable to its acquisition or issuance. A trade receivable without a significant financing component is initially measured at the transaction price.

An embedded derivative is recognised separately from the host contract where the host contract is not a financial asset, and accounted for separately if, and only if, the derivative is not closely related to the economic characteristics and risks of the host contract and the host contract is not measured at fair value through profit or loss. The host contract, in the event an embedded derivative is recognised separately, is accounted for in accordance with policy applicable to the nature of the host contract.

The Group and the Company categorise financial instruments as follows:

Financial assets

Categories of financial assets are determined on initial recognition and are not reclassified subsequent to their initial recognition unless the Group and the Company change their business model for managing financial assets in which case all affected financial assets are reclassified on the first day of the first reporting period following the change of the business model.

<u>Amortised cost</u>

Amortised cost category comprises financial assets that are held within a business model whose objective is to hold assets to collect contractual cash flows and its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The financial assets are not designated as fair value through profit or loss. Subsequent to initial recognition, these financial assets are measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss. Interest income is recognised by applying effective interest rate to the gross carrying amount except for credit impaired financial assets (see note 3(k)(i)) where the effective interest rate is applied to the amortised cost.

3. MATERIAL ACCOUNTING POLICIES (cont'd)

(i) Financial instruments (cont'd)

(i) Initial recognition and measurement (cont'd)

Financial liabilities

Amortised cost

The financial liabilities of the Group and the Company are initially recognised at amortised cost.

Financial liabilities not categorised as fair value through profit or loss are subsequently measured at amortised cost using the effective interest method.

Interest expense and foreign exchange gains and losses are recognised in the profit or loss. Any gains or losses on derecognition are also recognised in the profit or loss.

(ii) Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statements of financial position if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

(iii) Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payment when due in accordance with the original or modified terms of a debt instrument.

Financial guarantees issued are initially measured at fair value. Subsequently, they are measured at higher of:

(a) the amount of the loss allowance; and

(b) the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance to the principles of MFRS 15 *Revenue from Contracts with Customers*.

Liabilities arising from financial guarantees are presented together with other provisions.

(iv) Regular way purchase or sale of financial assets

A regular way purchase or sale is a purchase or sale of a financial asset under a contract whose terms require delivery of the asset within the time frame established generally by regulation or convention in the marketplace concerned.

A regular way purchase or sale of financial assets is recognised and derecognised, as applicable, using trade date accounting. Trade date accounting refers to:

(a) the recognition of an asset to be received and the liability to pay for it on the trade date; and

(b) derecognition of an asset that is sold, recognition of any gain or loss on disposal and the recognition of a receivable from the buyer for payment on the trade date.

3. MATERIAL ACCOUNTING POLICIES (cont'd)

(i) Financial instruments (cont'd)

(v) Derecognition

A financial asset or part of it is derecognised when, and only when the contractual rights to the cash flows from the financial asset expire or the financial asset is transferred to another party without retaining control or substantially all risks and rewards of the asset. On derecognition of a financial asset, the difference between the carrying amount and the sum of the consideration received (including any new asset obtained less any new liability assumed) and any cumulative gain or loss that had been recognised in equity is recognised in profit or loss.

A financial liability or a part of it is derecognised when, and only when, the obligation specified in the contract is discharged or cancelled or expires. On derecognition of a financial liability, the difference between the carrying amount of the financial liability extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in profit or loss.

(j) Provisions

Provisions are recognised when there is a present legal or constructive obligation that can be estimated reliably, as a result of a past event, when it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and the amount of the obligation can be estimated reliably.

Provisions are reviewed at each end of the reporting period and adjusted to reflect the current best estimate. If it is no longer probable that an outflow of economic resources will be required to settle the obligation, the provision is reversed. If the effect of the time value of money is material, provisions are discounted using a current pre tax rate that reflects, where appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance cost.

Any reimbursement that the Group and the Company can be virtually certain to collect from a third party with respect to the obligation is recognised as a separate asset. However, this asset may not exceed the amount of the related provision. The expense relating to any provision is presented in the statements of comprehensive income net of any reimbursement.

(k) Impairment

(i) Financial assets

The Group and the Company recognise loss allowances for expected credit losses ("ECLs") on financial assets measured at amortised cost and contract assets. Expected credit losses are a probability-weighted estimate of credit losses.

Loss allowances of the Group and the Company are measured on either of the following bases:

(i) 12-month ECLs - represents the ECLs that result from default events that are possible within the 12 months after the reporting date (or for a shorter period if the expected life of the instrument is less than 12 months); or

(ii) Lifetime ECLs - represents the ECLs that will result from all possible default events over the expected life of a financial instrument or contract asset.

The impairment methodology applied depends on whether there has been a significant increase in credit risk.

3. **MATERIAL ACCOUNTING POLICIES** (cont'd)

(k) **Impairment** (cont'd)

(i) Financial assets (cont'd)

Simplified approach - trade receivables and contract assets

The Group and the Company apply the simplified approach to provide ECL for all trade receivables and contract assets as permitted by MFRS 9. The simplified approach required expected lifetime losses to be recognised from initial recognition of the receivables. The expected credit losses on these financial assets are estimated using a provision matrix based on the Group's and the Company's historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money where applicable.

General approach - other financial instruments and financial guarantee contracts

The Group and the Company apply the general approach to provide for ECLs on all other financial instruments and financial guarantee contracts, which require the loss allowance to be measured at an amount equal to 12-month ECLs at initial recognition.

At each reporting date, the Group and the Company assess whether the credit risk of a financial instrument has increased significantly since initial recognition. When credit risk has increased significantly since initial recognition, loss allowance is measured at an amount equal to lifetime ECLs. In assessing whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group and the Company consider reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's and the Company's historical experience and informed credit assessment and including forward looking information, where available.

If credit risk has not increased significantly since initial recognition or if the credit quality of the financial instruments improves such that there is no longer a significant increase in credit risk since initial recognition, loss allowance is measured at an amount equal to 12-month ECLs.

The Group and the Company consider the following as constituting an event of default for internal credit risk management purposes as historical experience indicates that a financial asset to be in default when:

- The borrower is unlikely to pay its credit obligations to the Group and the Company in full, without recourse by the Group and the Company to action such as realising security (if any is held); or

- The financial asset is significantly past due.

The Group and the Company consider a financial guarantee contract to be in default when the debtor of the loan is unlikely to pay its credit obligations to the creditors and the Group and the Company in full, without recourse by the Group and the Company to action such as realising security (if any is held). The Group and the Company only apply a discount rate if, and to the extent that, the risks are not taken into account by adjusting the expected cash shortfalls.

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group and the Company are exposed to credit risk.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

3. **MATERIAL ACCOUNTING POLICIES** (cont'd)

(k) Impairment (cont'd)

(i) Financial assets (cont'd)

Credit impaired financial assets

At each reporting date, the Group and the Company assess whether financial assets carried at amortised cost is credit impaired. A financial asset is credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit impaired includes the observable data about the following events:

- Significant financial difficulty of the borrower or issuer;
- A breach of contract such as a default or significant past due event;
- The lender of the borrower, for economic or contractual reasons relating to the borrower's financial difficulty, having granted to the borrower a concession that the lender would not otherwise consider (e.g. the restructuring of a loan or advance by the Group and the Company on terms that the Group and the Company would not consider otherwise);
- It is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or
- The disappearance of an active market for security because of financial difficulties.

Write-off policy

The gross carrying amount of a financial asset is written off (either partially or full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group and the Company determine 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. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's and the Company's procedures for recovery of amounts due. Any recoveries made are recognised in profit or loss.

(ii) Non-financial assets

The carrying amounts of non-financial assets (except for inventories) are reviewed at the end of each reporting period to determine whether there is any indication of impairment. If any such indication exists then the asset's recoverable amount is estimated.

An impairment loss is recognised if the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. Impairment losses are recognised immediately in profit or loss, unless the asset is carried at a revalued amount, in which such impairment loss is recognised directly against any revaluation surplus for the asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same asset. A cash-generating unit is the smallest identifiable asset group that generates cash flows that largely are independent from other assets and groups.

The recoverable amount of an asset or cash-generating units is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

3. **MATERIAL ACCOUNTING POLICIES** (cont'd)

(k) **Impairment** (cont'd)

(ii) Non-financial assets (cont'd)

Except for goodwill, assets that were previously impaired are reviewed for possible reversal of the impairment at the end of each reporting period. Any subsequent increase in recoverable amount is recognised in the profit or loss unless it reverses an impairment loss on a revalued asset in which case it is taken to revaluation reserve. Reversal of impairment loss is restricted by the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years.

An impairment loss is recognised for the amount by which the carrying amount of the subsidiary, joint venture or associate exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and present value of the estimated future cash flows expected to be derived from the investment including the proceeds from its disposal. Any subsequent increase in recoverable amount is recognised in profit or loss.

(l) Contingent liabilities/assets

(i) Contingent liabilities

Where it is not probable that an outflow of economic benefits will be required, or the amount cannot be estimated reliably, the obligation is not recognised in the statements of financial position and is disclosed as a contingent liability, unless the probability of outflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent liabilities unless the probability of outflow of economic benefits is remote.

(ii) Contingent assets

Where it is not probable that there is an inflow of economic benefits, or the amount cannot be estimated reliably, the asset is not recognised in the statements of financial position and is disclosed as a contingent asset, unless the probability of inflow of economic benefits is remote. Possible obligations, whose existence will only be confirmed by the occurrence or non-occurrence of one or more future events, are also disclosed as contingent assets unless the probability of inflow of economic benefits is remote.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

4. REVENUE

	Group 2025 RM	Group 2024 RM
Recognised over time:		
Construction revenue	98,591,887	44,359,154
Property development revenue	206,212,024	127,741,409
Project facilitation services	5,270,143	2,506,767
	310,074,054	174,607,330
Recognised point in time:		
Sale of completed properties	1,002,000	749,200
Sale of land held for property development	1,600,000	-
	2,602,000	749,200
	312,676,054	175,356,530

Construction contract revenue

Contract revenue includes the initial amount agreed in the contract plus any variations in contract work and claims. Under the terms of the contracts, the Group has an enforceable right to payment for performance completed to date and that the customer controls the assets during the course of construction by the Group and that the construction services performed does not create an asset with an alternative use to the Group.

Revenue from construction contracts is recognised progressively over time based on the percentage of completion by using the cost-to-cost method ("input method"), based on the proportion of contract costs incurred for work performed to date relative to the estimated total contract costs. The Directors consider that this input method is an appropriate measure of the progress towards complete satisfaction of these performance obligations ("PO") under MFRS 15. Work done is measured based on actual and expected cost incurred for project activities

There is no significant financing component in construction contracts with customers as the period between the recognition of revenue under the percentage of completion and the milestone payment is generally within the normal business operating cycle. Payment is generally due 30 to 120 days from date when PO is satisfied.

Property development revenue

This is in respect of residential and commercial units under construction. The Group has entered into contract with customers for the development of these residential and commercial properties. Revenue recognition is based on stage of completion method. The stage of completion method is determined by the proportion that property development costs incurred for work performed to date bear to the estimated total property development costs.

Each of the obligations are not distinct and is unable to be performed separately. Accordingly, contracts with respective customers are considered as a PO and are not separately identifiable. The PO is satisfied upon the customer simultaneously receives and consumes the benefits provided by the Group's performance. The duration of the contract generally takes 24 to 54 months to complete. Payment is generally due within 14 to 30 days upon issuance of progress billing and tax invoice to customer.

4. **REVENUE** (cont'd)

Property development revenue (cont'd)

Revenue is recognised when the Group's performance does not create an asset with an alternative use and the Group has an enforceable right to payment for performance completed to date. The residential and commercial units sold have generally no alternative use for the Group due to contractual restrictions. The Group has an enforceable right to payment for the certified work performed over the contract period as promised in the Sale and Purchase Agreement. Therefore, revenue is recognised over the period of the contract by reference to the progress towards complete satisfaction of that aforesaid PO.

Project facilitation services - ongoing project

The Government of Malaysia has provided facilitation fund to the Group for the benefit of the qualified purchasers to bridge the difference between the gross development cost and the gross development value for each unit of property constructed under Perumahan Penjawat Awam Malaysia ("PPAM") scheme, which provides affordable housing to civil servants. Performance obligation is satisfied over the period of the contract and payment is generally due upon issuance of drawdown notice to the Government of Malaysia.

Sales of completed properties

Revenue from sales completed properties is recognised in the profit or loss at the point when the control of the properties has been transferred to the buyer. The PO is satisfied upon delivery "Vacant Possession" of the completed unit to buyer and payment is generally due 14 from date of Sale and Purchase Agreement ("SPA").

Sale of land held for property development

Revenue from sale of land held for property development is recognised in profit or loss at the point when the control of the properties has been transferred to the purchaser. The PO is satisfied upon the delivery of "Vacant Possession" of the land to purchaser.

Unsatisfied contractual performance obligation

The following table shows unsatisfied performance obligations resulting from construction contract revenue, property development revenue and project facilitation services.

(a) Construction revenue

	Group 2025 RM	Group 2024 RM
Total construction revenue	303,109,298	207,134,731
Less: Cumulative construction revenue recognised	(144,471,929)	(45,880,042)
Aggregate amount of the transaction price allocated to construction revenue that are partially or fully unsatisfied as at 31 December	158,637,369	161,254,689

4. REVENUE (cont'd)

Unsatisfied contractual performance obligation (cont'd)

The following table shows unsatisfied performance obligations resulting from construction contract revenue, property development revenue and project facilitation services. (cont'd)

(a) Construction revenue (cont'd)

The remaining unsatisfied performance obligations are expected to be recognised as below:

	Group 2025 RM	Group 2024 RM
Within 1 year	118,524,869	133,194,752
Between 1 and 3 years	40,112,500	28,059,937
	158,637,369	161,254,689

(b) Property development revenue

	Group 2025 RM	Group 2024 RM
Total property development revenue, net	899,572,800	717,206,354
Less: Cumulative property development revenue recognised, net	(685,955,965)	(479,743,941)
Aggregate amount of the transaction price allocated to property development revenue that are partially or fully unsatisfied as at 31 December	213,616,835	237,462,413

The remaining unsatisfied performance obligations are expected to be recognised as below:

	Group 2025 RM	Group 2024 RM
Within 1 year	191,666,056	169,824,134
Between 1 and 3 years	21,950,779	67,638,279
	213,616,835	237,462,413

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

4. REVENUE (cont'd)

Unsatisfied contractual performance obligation (cont'd)

The following table shows unsatisfied performance obligations resulting from construction contract revenue, property development revenue and project facilitation services. (cont'd)

(c) Project facilitation services

	Group	
	2025	**2024**
	RM	**RM**
Total on going project facilitation services revenue	19,734,300	10,238,300
Less: Cumulative project facilitation services recognised	(7,776,910)	(2,506,767)
Aggregate amount of the transaction price allocated to project facilitation services that are partially or fully unsatisfied as at 31 December	11,957,390	7,731,533

The remaining unsatisfied performance obligations are expected to be recognised as below:

	Group	
	2025	**2024**
	RM	**RM**
Within 1 year	10,642,077	4,833,601
Between 1 and 3 years	1,315,313	2,897,932
	11,957,390	7,731,533

5. COST OF SALES

		Group	
		2025	**2024**
	Note	**RM**	**RM**
Construction contracts		96,956,118	41,304,174
Property development costs		150,585,069	93,836,101
Costs of completed properties sold		731,075	465,529
Costs of land held for property development sold		191,085	-
Rectification works		465,285	-
Reversal of contingency cost no longer required		(308,799)	(2,500,000)
Recovery of judgement sum	(i)	(3,000,000)	-
		245,619,833	133,105,804

(i) Recovery of judgement sum related to the settlement sum following the successful outcome of a legal suit in favour of the Group as disclosed in Note 32(ii).

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

6. PROFIT/(LOSS) FROM OPERATIONS

Profit/(loss) from operations is arrived at after charging/(crediting):

		Group		Company	
		2025	2024	2025	2024
	Note	RM	RM	RM	RM
Auditors' remuneration					
- Statutory audit		238,000	194,000	50,000	22,000
- underprovision in prior year		44,000	-	28,000	-
Service rendered by Auditors' affiliate					
- Tax agent fee		53,300	53,300	1,800	1,800
- Other service		31,446	9,000	-	9,000
Depreciation of property, plant and equipment					
- Administrative expenses	10(viii)	1,564,745	1,333,188	2,424	-
Directors' remuneration	(a)	3,057,344	2,612,046	247,500	112,500
Employee benefit expenses					
- Administrative expenses	(b)	8,096,016	6,419,878	-	-
(Reversal)/addition on impairment loss of trade receivables		(5,000)	96,985	-	-
Impairment loss on other receivables		-	97,000	-	-
Gain on disposal of property, plant and equipment		(12,618)	-	-	-
Initial public offering (“IPO”) expenses		-	2,653,745	-	2,653,745
Interest income		(1,012,245)	(961,837)	(2,874,874)	(1,172,017)
Hiring incentives		-	(23,869)	-	-
Rental income		(777,943)	(37,974)	-	-
Short-term lease		55,220	67,858	-	-

(a) Directors' remuneration

	Group		Company	
	2025	2024	2025	2024
	RM	RM	RM	RM
Fees	238,000	112,500	238,000	112,500
Meeting allowances	9,500	-	9,500	-
Salaries and bonus	2,384,456	2,127,500	-	-
Contributions to defined contribution plan	411,704	359,660	-	-
Social security contributions	12,738	10,685	-	-
Others	946	1,701	-	-
	3,057,344	2,612,046	247,500	112,500

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

6. PROFIT/(LOSS) FROM OPERATIONS (cont'd)

(b) Employee benefit expenses

	Group 2025 RM	Group 2024 RM
Salaries, overtime, allowances and bonus	17,306,405	12,123,243
Contributions to defined contribution	1,875,731	1,364,321
Social security contributions	239,208	156,460
Others	723,088	401,766
	20,144,432	14,045,790
Less:		
Capitalised in inventories	(7,592,036)	(5,339,268)
Capitalised in contract assets	(4,456,380)	(2,286,644)
	8,096,016	6,419,878

7. FINANCE COSTS

	Group 2025 RM	Group 2024 RM	Company 2025 RM	Company 2024 RM
Interest expense on:				
- Bank guarantee	190,858	141,823	-	-
- Bankers' acceptance, trust receipts and revolving credit	992,878	611,220	-	-
- Bank overdraft	905,787	529,513	-	-
- Commoditidy Murabahah Flexi Term Financing-I ("CMFTF-I")	4,194,460	4,012,466	-	-
- CMCL-i	1,747,496	562,380	-	-
- CMRC-i	1,501,721	1,861,610	-	-
- Lease liabilities	947,811	547,656	-	-
- Term loans	6,917,970	4,656,860	-	-
- Bridging loan	12,885,839	5,022,475	-	-
- Amount due to subsidiary	-	-	-	64,423
- Accretion of interest on deferred landowners' entitlement	1,425,992	-	-	-
- Others	-	25,201	-	-
	31,710,812	17,971,204	-	64,423
Less:				
Capitalised in property, plant and equipment	(5,734,047)	(1,873,771)	-	-
Capitalised in inventories	(7,570,176)	(6,260,782)	-	-
	18,406,589	9,836,651	-	64,423

FINANCIAL STATEMENT

8. TAX EXPENSE/(CREDIT)

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Income tax				
- Current year	7,176,237	4,722,056	645,608	-
- (Over)/underprovision in prior years	(128,469)	1,517,784	155,221	-
	7,047,768	6,239,840	800,829	-
Deferred tax (Note 13)				
- Reversal of temporary differences	(1,818,574)	(4,813,604)	-	-
- Over/(under)provision in prior years	228,287	(1,486,578)	-	-
	(1,590,287)	(6,300,182)	-	-
Tax expense/(credit) for the financial year	5,457,481	(60,342)	800,829	-

Domestic income tax is calculated at the Malaysia statutory rate of 24% (2024: 24%) of the estimated assessable profit for the year.

The reconciliation of the tax amount at statutory income tax rate to the Group's and to the Company's tax expense is as follows:

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Profit before tax	24,186,337	8,458,332	7,840,706	(2,323,488)
Tax at the Malaysian statutory income tax rate of 24%	5,804,721	2,030,000	1,881,769	(557,637)
Income not subject to tax	(1,266,034)	-	(1,440,000)	-
Non-deductible expenses	818,976	1,227,892	203,839	557,637
Utilisation of deferred tax assets previously not recognised	-	(3,349,440)	-	-
(Over)/underprovision of income tax in prior years	(128,469)	1,517,784	155,221	-
Over/(under)provision of deferred tax in prior years	228,287	(1,486,578)	-	-
Tax expense/(credit) for the financial year	5,457,481	(60,342)	800,829	-

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

8. TAX EXPENSE/(CREDIT) (cont'd)

The Group has the following estimated unabsorbed capital allowances and unutilised tax losses to be carried forward to offset against future taxable profit:

	Group	
		Restated
	2025	2024
	RM	RM
Unabsorbed capital allowances	209,127	169,382
Unutilised tax losses	12,848,471	12,791,059
	13,057,598	12,960,441

The comparative figures have been restated to reflect the actual losses and capital allowances available to the Group for set-off against future taxable profits.

The availability of the unutilised tax losses will be subject to Inland Revenue Board discretion and approval to offset against future taxable profit. The unutilised tax losses will be allowed to be carried forward for 10 consecutive years of assessment ("YA") deemed to be effective from YA 2019. Unutilised tax losses of the Group can be carried forward until the following YAs:

	Group	
	2025	2024
	RM	RM
YA 2031	3,448,111	4,584,227
YA 2032	6,609,238	6,609,238
YA 2033	-	-
YA 2034	1,597,594	1,597,594
YA 2035	1,193,528	-
	12,848,471	12,791,059

9. EARNINGS PER ORDINARY SHARE

Basic earnings per share ("EPS") is calculated by dividing the profit attributable to Owners of the Company by the weighted average number of ordinary shares issued.

For the purpose of illustration, the number of ordinary shares for the respective financial year represents the weighted average number of ordinary shares issued of the Group.

	Group	
	2025	2024
Basic earnings per share:		
Profit after tax attributable to Owners of the Company (RM)	18,728,856	8,518,674
Weighted average number of ordinary shares:		
Number of ordinary shares at beginning of the financial year	800,000,000	3
Effect of IPO reorganisaction [1]	-	639,999,997
Public Issue [2]	-	85,245,902
	800,000,000	725,245,902
Basic earnings per share (sen)	2.34	1.17

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

9. EARNINGS PER ORDINARY SHARE (cont'd)

(1) Based on the issued share capital of 639,999,997 ordinary shares after the completion of the IPO reorganisation but before the Public Issue.

(2) Based on weighted average number of shares pursuant to the Public Issue of 160,000,000 ordinary shares on 19 June 2024.

The basis and diluted EPS are equal as the Group has no potential dilutive ordinary shares at the end of each financial year.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

10. PROPERTY, PLANT AND EQUIPMENT

	Leasehold lands and buildings RM	Freehold land RM	Furniture, fittings and office equipment RM	IT equipment RM	Motor vehicles RM	Plant and machineries RM	Renovation RM	Lease of premises and land RM	Construction work-in-progress RM	Total RM
2025										
Group										
Cost										
At 1 January	5,572,534	527,084	2,996,572	913,136	6,348,178	34,925,196	2,235,121	2,886,431	105,150,728	161,554,980
Additions	-	-	240,984	375,457	438,833	8,868,483	95,207	137,676	54,067,230	64,223,870
Transferred from inventories [Note 12]	2,512,815	-	-	-	-	-	-	-	-	2,512,815
Reclassification	-	-	-	-	-	4,197,461	-	-	(4,197,461)	-
Disposals	-	-	(15,795)	-	(30,000)	-	-	-	-	(45,795)
At 31 December	8,085,349	527,084	3,221,761	1,288,593	6,757,011	47,991,140	2,330,328	3,024,107	155,020,497	228,245,870
Accumulated depreciation										
At 1 January	1,258,407	-	2,162,847	363,864	4,629,324	20,056,890	1,142,563	531,652	-	30,145,547
Charge for the financial year	108,883	-	155,927	193,339	461,435	6,111,672	251,306	544,546	-	7,827,108
Disposals	-	-	(10,425)	-	(29,999)	-	-	-	-	(40,424)
At 31 December	1,367,290	-	2,308,349	557,203	5,060,760	26,168,562	1,393,869	1,076,198	-	37,932,231
Net carrying amount										
At 31 December	6,718,059	527,084	913,412	731,390	1,696,251	21,822,578	936,459	1,947,909	155,020,497	190,313,639

10. PROPERTY, PLANT AND EQUIPMENT (cont'd)

	Leasehold lands and buildings RM	Freehold land RM	Furniture, fittings and office equipment RM	IT equipment RM	Motor vehicles RM	Plant and machineries RM	Renovation RM	Lease of premises and land RM	Construction work-in-progress RM	Total RM
2024										
Group										
Cost										
At 1 January	5,572,534	356,084	2,707,465	608,415	4,960,977	27,248,392	1,478,046	2,270,154	48,557,205	93,759,272
Additions	-	171,000	289,107	304,721	1,387,201	7,676,804	757,075	259,738	56,593,523	67,439,169
Lease modification	-	-	-	-	-	-	-	536,228	-	536,228
Termination	-	-	-	-	-	-	-	(179,689)	-	(179,689)
At 31 December	5,572,534	527,084	2,996,572	913,136	6,348,178	34,925,196	2,235,121	2,886,431	105,150,728	161,554,980
Accumulated depreciation										
At 1 January	1,194,965	-	2,006,414	222,581	4,249,536	16,104,820	933,159	176,299	-	24,887,774
Charge for the financial year	63,442	-	156,433	141,283	379,788	3,952,070	209,404	475,118	-	5,377,538
Termination	-	-	-	-	-	-	-	(119,765)	-	(119,765)
At 31 December	1,258,407	-	2,162,847	363,864	4,629,324	20,056,890	1,142,563	531,652	-	30,145,547
Net carrying amount										
At 31 December	4,314,127	527,084	833,725	549,272	1,718,854	14,868,306	1,092,558	2,354,779	105,150,728	131,409,433

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

10. PROPERTY, PLANT AND EQUIPMENT (cont'd)

	IT equipment RM
2025	
Company	
Cost	
At 1 January	-
Additions	48,470
At 31 December	48,470
Accumulated depreciation	
At 1 January	-
Charge for the financial year	2,424
At 31 December	2,424
Net carrying amount	
At 31 December	46,046

(i) The long-term leasehold lands of the Group have remaining lease period ranging from 74 to 899 (2024: 887 to 900) years.

(ii) Leasehold lands and buildings, freehold land and construction-in-progress of the Group with total net carrying amount of RM162,265,640 (2024: RM105,951,383) are charged to licensed banks for banking facilities granted to the Group as disclosed in Note 23.

(iii) Leasehold land and building of the Group with a net carrying amount of RM94,507 (2024: RM103,510) represent 1/3 share of a land title registered in the names of third parties.

(iv) The right-of-use of assets recognised by the Group is as follows:

	Motor vehicles RM	Plant and machineries RM	Lease of premise - office RM	Lease of land RM	Total RM
Group					
2025					
Cost					
At 1 January	1,936,933	13,619,038	778,188	2,108,243	18,442,402
Additions	-	8,773,046	137,676	240,864	9,151,586
Derecognition of ROU asset*	(567,688)	(1,335,000)	-	-	(1,902,688)
At 31 December	1,369,245	21,057,084	915,864	2,349,107	25,691,300

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

10. PROPERTY, PLANT AND EQUIPMENT (cont'd)

(iv) The right-of-use of assets recognised by the Group and the Company is as follows: (cont'd)

	Motor vehicles RM	Plant and machineries RM	Lease of premise - office RM	Lease of land RM	Total RM
Group					
2025					
Accumulated depreciation					
At 1 January	1,048,703	3,828,900	203,122	328,530	5,409,255
Charge for the financial year	214,504	3,814,027	193,162	351,384	4,573,077
Derecognition of ROU asset*	(567,686)	(987,166)	-	-	(1,554,852)
At 31 December	695,521	6,655,761	396,284	679,914	8,427,480
Net carrying amount					
At 31 December	673,724	14,401,323	519,580	1,669,193	17,263,820
2024					
Cost					
At 1 January	1,349,412	8,405,536	698,139	1,572,015	12,025,102
Additions	737,521	6,157,743	259,738	-	7,155,002
Lease modification	-	-	-	536,228	536,228
Transfer from property, plant and equipment	-	589,759	-	-	589,759
Termination	-	-	(179,689)	-	(179,689)
Derecognition of ROU asset*	(150,000)	(1,534,000)	-	-	(1,684,000)
At 31 December	1,936,933	13,619,038	778,188	2,108,243	18,442,402
Accumulated depreciation					
At 1 January	1,031,301	2,824,772	154,465	21,834	4,032,372
Charge for the financial year	167,398	2,299,064	168,422	306,696	2,941,580
Transfer from property, plant and equipment	-	9,830	-	-	9,830
Termination	-	-	(119,765)	-	(119,765)
Derecognition of ROU asset*	(149,996)	(1,304,766)	-	-	(1,454,762)
At 31 December	1,048,703	3,828,900	203,122	328,530	5,409,255
Net carrying amount					
At 31 December	888,230	9,790,138	575,066	1,779,713	13,033,147

* Derecognition of ROU asset resulted from full settlement of lease liabilities.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

10. PROPERTY, PLANT AND EQUIPMENT (cont'd)

(v) Extension option

The Group has leases of office and land that run from 1 to 5 years (2024:1 to 3 years). Certain leases of office contain extension option exercisable by the Group ranging from 1 to 5 years (2024: 1 to 5 years).

(vi) Additions of property, plant and equipment

During the financial year, the Group acquired property, plant and equipment with an aggregate cost of RM64,223,870 (2024: RM67,439,169) which are satisfied by the following arrangements:

	Group	
	2025 **RM**	**2024** **RM**
Financed through lease arrangements	7,654,676	5,440,429
Capitalised of depreciation for construction work - in-progress	972,140	998,196
Cash payments*	55,597,054	61,000,544
	64,223,870	67,439,169

**Included in cash payments are the term loan interest capitalised amounting to RM5,734,047 (2024: RM1,873,771).*

(vii) Depreciation during the financial year

	Group		Company	
	2025 **RM**	**2024** **RM**	**2025** **RM**	**2024** **RM**
Charged to administrative expenses	1,564,745	1,333,188	2,424	-
Capitalised in inventories	5,060,591	2,987,855	-	-
Capitalised in construction work-in-progress	972,140	998,196	-	-
Capitalised in contract asset	229,632	58,299	-	-
	7,827,108	5,377,538	2,424	-

11. INVESTMENT IN SUBSIDIARIES

		Company	
	Note	**2025** **RM**	**2024** **RM**
Unquoted shares, at cost			
At 1 January		107,584,000	-
Effect of IPO Reorganisation	35	-	107,584,000
At 31 December		107,584,000	107,584,000

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

11. INVESTMENT IN SUBSIDIARIES (cont'd)

Details of the subsidiaries are as follows:

Name of subsidiaries	Principal place of business/ Country of incorporation	Effective equity interest 2025 %	2024 %	Principal activity
Held by the Company				
K.T.I. Sdn. Bhd. ("KTISB")	Malaysia	100	100	Property development and investment holding
K.T.I Development Sdn. Bhd. ("KTID")	Malaysia	100	100	Property development and investment holding
Subsidiaries of KTISB				
K.T.I. Industrial Sdn. Bhd.	Malaysia	100	100	Property development
Dataran Jayamakmur Sdn. Bhd.	Malaysia	100	100	Property development
Subsidiary of KTID				
Landmark Property Sdn. Bhd. ("LPSB")	Malaysia	100	100	Property development
Subsidiary of LPSB				
KTI Hotel & Resort Sdn. Bhd. ("KTIHR")	Malaysia	100	100	Property investment and hotel owner/operator

12. INVENTORIES

	Note	Group 2025 RM	2024 RM
Non-current assets			
Land held for property development		851,071	851,071
Current assets			
Property development costs	(a)	415,615,766	337,185,137
Completed properties		947,702	584,540
Construction materials		1,858,153	-
		418,421,621	337,769,677
		419,272,692	338,620,748

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

12. INVENTORIES (cont'd)

(a) Property development costs

	Group 2025 RM	Group 2024 RM
Cumulative property development costs		
At 1 January		
Land costs	163,965,504	135,942,335
Development costs	524,631,435	357,016,351
	688,596,939	492,958,686
Costs incurred during the financial year		
Land costs	4,542,897	28,071,951
Development costs	228,270,937	168,178,820
Transferred to unsold completed properties	(1,094,237)	(612,518)
Transferred to property, plant and equipment [Note 10]	(2,512,815)	-
Disposal of land	(191,084)	-
At 31 December	917,612,637	688,596,939
Cumulative costs recognised in statements of comprehensive income		
At 1 January	(351,411,802)	(257,575,701)
Recognised during the financial year	(150,585,069)	(93,836,101)
At 31 December	(501,996,871)	(351,411,802)
Property development costs at 31 December	415,615,766	337,185,137

(i) The titles to certain lands under property development are in the name of third parties with full power of attorney obtained by the Group. The properties under development amounting to RM415,615,766 (2024: RM337,185,137) are charged to licensed bank for the banking facilities granted to the Group as disclosed in Note 23.

(ii) Included in the property development costs, is an amount of RM5,060,591 (2024: RM2,987,855), being capitalised depreciation of property, plant and equipment during the financial year.

(iii) Included in the property development costs, is an amount of RM7,570,176 (2024: RM6,260,782), being capitalised finance costs during the financial year.

13. DEFERRED TAX (ASSETS)/LIABILITIES

	Group 2025 RM	Group 2024 RM
At beginning of the financial year	(5,821,853)	478,329
Recognised in profit or loss (Note 8)	(1,590,287)	(6,300,182)
At end of the financial year	(7,412,140)	(5,821,853)
Presented as:		
Deferred tax assets	(7,965,950)	(5,821,853)
Deferred tax liabilities	553,810	-
	(7,412,140)	(5,821,853)

13. DEFERRED TAX (ASSETS)/LIABILITIES (cont'd)

The components and movements of deferred tax (assets)/liabilities during the financial year prior to offsetting are as follows:

	Property, plant and equipment RM	Lease liabilities RM	Provision for contingency RM	Impairment RM	Unutilised tax losses RM	Unrealised profit RM	Unutilised capital allowances RM	Borrowing cost RM	Others RM	Total RM
Group										
Deferred tax (assets)/ liabilities										
2025										
At beginning of the financial year	1,721,415	(521,831)	(112,819)	(107,361)	(3,767,828)	(1,379,124)	(40,764)	(1,584,356)	(29,185)	(5,821,853)
Recognised in profit or loss	(262,606)	54,333	112,819	-	684,195	(2,140,524)	(9,426)	(32,019)	2,941	(1,590,287)
At end of the financial year	1,458,809	(467,498)	-	(107,361)	(3,083,633)	(3,519,648)	(50,190)	(1,616,375)	(26,244)	(7,412,140)
2024										
At beginning of the financial year	1,632,808	(509,265)	(13,151)	(107,361)	-	(454,353)	-	-	(70,349)	478,329
Recognised in profit or loss	88,607	(12,566)	(99,668)	-	(3,767,828)	(924,771)	(40,764)	(1,584,356)	41,164	(6,300,182)
At end of the financial year	1,721,415	(521,831)	(112,819)	(107,361)	(3,767,828)	(1,379,124)	(40,764)	(1,584,356)	(29,185)	(5,821,853)

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

14. TRADE RECEIVABLES

		Group	
		2025	2024
	Note	RM	RM
Trade receivables	(i)(ii)	59,232,040	41,498,225
Retention sums	(i)	6,868,293	1,760,968
		66,100,333	43,259,193

(i) The normal credit terms of trade receivables are ranging from 14 to 90 days (2024: 14 to 90 days). Other credit terms are assessed and approved on case-by-case basis. The retention sums are unsecured, interest free and are expected to be collectible upon expiry of the defect liability period.

(ii) Movement in the allowance for impairment losses is as follows:

	Group	
	2025	2024
	RM	RM
Trade receivables, gross	59,324,025	41,595,210
Less: Allowance for impairment loss		
At beginning of the financial year	(96,985)	-
Reversal/(Addition)	5,000	(96,985)
At end of the financial year	(91,985)	(96,985)
Trade receivables, net	59,232,040	41,498,225

15. NON-TRADE RECEIVABLES, DEPOSITS AND PREPAYMENTS

		Group		Company	
		2025	2024	2025	2024
	Note	RM	RM	RM	RM
Non-trade receivables	(i)	33,625,241	2,337,148	3,733,811	1,240,845
Deposits	(ii)(iii)	14,221,320	15,237,326	-	-
Prepayments		5,930,761	4,687,750	-	-
Contract costs	(iv)	6,772,461	4,553,185	-	-
		60,549,783	26,815,409	3,733,811	1,240,845

(i) Included in non-trade receivables of the Group is an amount of RM27,188,760 (2024: RM1,377,219) which relates to advance payment to external sub-contractors for purchasing construction materials on behalf. These advances are unsecured, interest free and will subsequently be backcharged to the respective sub-contractors upon certification of works completed or deduction from future billings in the ordinary course of business.

Included in non-trade receivables of the Group is an outstanding amount of RM3,000,000 (2024: Nil) which relates to settlement sum following the successful outcome of a legal suit in favour of the Group as disclosed in Note 32(ii).

15. NON-TRADE RECEIVABLES, DEPOSITS AND PREPAYMENTS (cont'd)

(ii) Included in deposits is an amount RM11,168,769 (2024: RM 11,168,769), representing tender deposits paid for submission of tenders for prospective construction projects.

(iii) Movement in the allowance for impairment losses is as follows:

	Group 2025 RM	Group 2024 RM
Deposits, gross	14,318,320	15,334,326
Less: Allowance for impairment loss		
At beginning of the financial year	(97,000)	-
Addition	-	(97,000)
At end of the financial year	(97,000)	(97,000)
Deposits, net	14,221,320	15,237,326

(iv) Contract costs represent costs to obtain contracts relate to incremental sales personnel and agent commission for obtaining property sales contracts which are expected to be recovered through revenue recognition by reference to progress towards complete satisfaction of performance obligation with customers. These costs are subsequently expensed off as "selling and marketing expenses" by reference to the performance completed to date, consistent with the revenue recognition pattern.

During the financial year, the total costs to obtain contracts recognised by the Group as "selling and marketing expenses" in profit or loss amounted to RM5,569,547 (2024: RM2,026,295).

16. CONTRACT ASSETS/(LIABILITIES)

Contract assets primarily relate to the Group's right to consideration for work completed on property development, project facilitation services and construction contracts but not yet billed at the reporting date, whereas contract liabilities primarily relate to the consideration for work completed on property development and sales of completed properties, being billed by the Group, but yet to recognise revenue at the reporting date.

	Note	Group 2025 RM	Group 2024 RM
Property development revenue	(i)	85,167,955	44,205,043
Project facilitation services	(i)	2,373,540	1,140,647
Sales of completed properties	(ii)	-	(60,301)
Construction contract	(iii)	40,075,122	17,123,156
		127,616,617	62,408,545
Represented as:			
Contract assets		129,486,074	63,692,503
Contract liabilities		(1,869,457)	(1,283,958)
		127,616,617	62,408,545

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

16. CONTRACT ASSETS/(LIABILITIES) (cont'd)

(i) Property development and project facilitation services

	Property development RM	Project facilitation RM	Total RM
Group			
2025			
At 1 January	44,205,043	1,726,127	45,931,170
Revenue recognised during the year (Note 4)	206,212,024	5,270,143	211,482,167
Progress billing during the year	(179,973,259)	(4,622,730)	(184,595,989)
Consideration payable/paid on behalf	19,172,767	-	19,172,767
At 31 December	89,616,575	2,373,540	91,990,115
Less: Refundable sales rebate	(4,448,620)	-	(4,448,620)
At 31 December	85,167,955	2,373,540	87,541,495
Presented as:			
Contract assets	87,037,412	2,373,540	89,410,952
Contract liabilities	(1,869,457)	-	(1,869,457)
	85,167,955	2,373,540	87,541,495
Group			
2024			
At 1 January	1,865,354	-	1,865,354
Revenue recognised during the year (Note 4)	127,741,409	2,506,767	130,248,176
Progress billing during the year	(98,822,320)	(780,640)	(99,602,960)
Consideration payable/paid on behalf	20,424,033	-	20,424,033
At 31 December	51,208,476	1,726,127	52,934,603
Less: Refundable sales rebate	(7,003,433)	-	(7,003,433)
Less: Advance collection	-	(585,480)	(585,480)
	44,205,043	1,140,647	45,345,690
Presented as:			
Contract assets	45,428,700	1,140,647	46,569,347
Contract liabilities	(1,223,657)	-	(1,223,657)
	44,205,043	1,140,647	45,345,690

Included in net contract asset is an amount of RM4,448,620 (2024: RM7,003,433), representing sales rebates provided by the Group to the purchasers which will be refunded to the purchasers upon subsequent issuance of progress billing.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

16. CONTRACT ASSETS/(LIABILITIES) (cont'd)

(ii) Sales of completed properties

	Group 2025 RM	Group 2024 RM
At 1 January	(60,301)	-
Revenue recognised during the year (Note 4)	1,002,000	749,200
Progress billing during the year	(941,699)	(809,501)
At 31 December	-	(60,301)

(iii) Construction contract

	Group 2025 RM	Group 2024 RM
Construction costs incurred	139,818,519	42,862,401
Attributable profit	4,653,410	3,017,641
	144,471,929	45,880,042
Less: Progress billing	(103,949,470)	(28,309,549)
	40,522,459	17,570,493
Less: Impairment loss	(447,337)	(447,337)
	40,075,122	17,123,156

17. AMOUNTS DUE FROM A SUBSIDIARIES

These amounts are non-trade in nature, unsecured, collectible on demand and are subject to interest rate of 7.20 % (2024: 7.30%) per annum.

18. FIXED DEPOSITS WITH LICENSED BANKS

The fixed deposits placed with licensed banks bore weighted average effective interest rates at the range of 1.28% to 2.85% (2024: 1.60% to 3.35%) per annum, and had maturity period range from 1 to 24 months (2024: 1 to 24 months).

Included in fixed deposits of the Group is an amount of RM13,951,450 (2024: RM13,603,637) being pledged to licensed banks as security for bank guarantee and banking facilities granted to the Group as disclosed in Note 23.

19. CASH AND BANK BALANCES

Included in bank balances of the Group is an amount of RM15,188,894 (2024: RM5,876,013) respectively held under Housing Development Account pursuant to Section 8A of the Sabah Housing Development (Control and Licensing) Enactment, 1978.

20. SHARE CAPITAL AND INVESTED EQUITY

	Group and Company			
	Number of ordinary shares		Amount	
	2025 Units	2024 Units	2025 RM	2024 RM
Ordinary shares				
Issued and fully paid:				
At 1 January	800,000,000	3	153,624,567	3
Effect of IPO reorganisation (Note 35)	-	639,999,997	-	107,584,000
Shares issued by the Company for the Public Issue	-	160,000,000	-	48,000,000
Shares issuance expenses for the Public Issue	-	-	-	(1,959,436)
At 31 December	800,000,000	800,000,000	153,624,567	153,624,567

In prior financial year, the Company has increased its issued and paid-up capital by way of:

(i) Issuance of 639,999,997 new ordinary shares at an issue price of RM0.1681 per ordinary share, for a total consideration of RM107,584,000 for the acquisition of subsidiaries as disclosed in Note 35 to the financial statement; and

(ii) Issuance of 160,000,000 new ordinary shares at an issue price of RM0.30 per ordinary share in conjunction with the Company's Initial Public Offering on the ACE market of Bursa Malaysia Securities Berhad, for a total cash consideration of RM48,000,000. The listing expenses arising from the issuance of new ordinary shares amounting to RM1,959,436 were offset against share capital.

The new ordinary shares issued during prior financial year rank pari passu in all respects with the existing ordinary shares of the Company.

The ordinary shares have no par value. The holder of ordinary shares is entitled to receive dividends as and when declared by the Company. All ordinary shares carry one vote per share without restriction and rank equally with regard to the Company's residual interest.

21. REORGANISATION RESERVE

The reorganisation reserve comprises the difference between the cost of investment recorded in the Company and the share capital of KTISB and KTID arising from the IPO reorganisation as disclosed in Note 35.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

22. TRADE PAYABLES

		Group	
	Note	2025 RM	2024 RM
Non-current liabilities			
Accrued land costs	(iii)	7,027,321	12,118,153
Current liabilities			
Trade payables	(i)	22,749,213	33,497,363
Retention sum	(i)	33,022,144	19,133,715
Accrued construction costs	(ii)	90,097,778	53,588,385
Accrued land costs	(iii)	10,079,276	9,352,225
		155,948,411	115,571,688

(i) The normal trade credit terms granted to the Group range from 30 to 90 (2024: 30 to 90) days. Other credit terms are assessed and approved on a case-by-case basis. The retention sums are unsecured, interest free and are expected to be payable upon expiry of the defect liability period.

(ii) These amounts represent accrued construction costs for ongoing construction works and development projects which are pending billing from its contractors.

(iii) Included in the accrual is landowners' entitlement payable in accordance to three joint venture agreements entered into with the landowners for a total consideration of RM81,168,903 under a deferred payment term of which RM57,207,153 being settled by cash, and the remaining balance of RM23,961,750 of the total consideration expected to be paid over three (3) to five (5) years. The deferred payment is measured at amortised costs at an imputed interest rate range from 7.65% to 8.25% per annum.

Pursuant to the said agreement, the entitlements are to be paid via fixed cash payment which shall be payable in accordance with the deferred payment term as stipulated in the agreement.

	Group	
	2025 RM	2024 RM
Remaining balance payable		
Within 1 year	11,045,084	10,778,217
More than 1 year but less than 2 years	3,789,003	6,056,640
More than 2 years but less than 5 years	4,252,890	8,041,893
	19,086,977	24,876,750
Less: Unexpired finance charges	(1,980,380)	(3,406,372)
Present value of remaining balance payable	17,106,597	21,470,378
Present value of balance payable		
Within 1 year	10,079,276	9,352,225
More than 1 year but less than 2 years	3,238,152	5,090,833
More than 2 years but less than 5 years	3,789,169	7,027,320
	17,106,597	21,470,378
Analysed as:		
Current liabilities	10,079,276	9,352,225
Non-current liabilities	7,027,321	12,118,153
	17,106,597	21,470,378

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

23. BORROWINGS

	Note	Group 2025 RM	Group 2024 RM
Current			
Bankers' acceptance	(a)	12,051,929	9,169,000
Trust receipts	(a)	1,527,775	1,723,600
RC-i	(a)	4,859,394	4,359,463
Bank overdraft	(a)	17,245,859	12,980,866
Term loans	(b)	9,598,578	36,624,633
Bridging loan	(c)	210,086,750	135,157,523
CMTF-i	(d)	3,195,141	-
CMFTF-i	(d)	54,000,000	54,000,000
CMCL-i	(d)	40,207,220	15,137,031
CMRC-i	(d)	30,000,000	30,000,000
		382,772,646	299,152,116
Non-current			
Term loans	(b)	161,930,585	54,244,409
Total borrowings			
Bankers' acceptance	(a)	12,051,929	9,169,000
Trust receipts	(a)	1,527,775	1,723,600
RC-i	(a)	4,859,394	4,359,463
Bank overdraft	(a)	17,245,859	12,980,866
Term loans	(b)	171,529,163	90,869,042
Bridging loan	(c)	210,086,750	135,157,523
CMTF-i	(d)	3,195,141	-
CMFTF-i	(d)	54,000,000	54,000,000
CMCL-i	(d)	40,207,220	15,137,031
CMRC-i	(d)	30,000,000	30,000,000
		544,703,231	353,396,525

Included in total borrowings amounting to RM213,281,891 and RM94,207,220 (2024: RM171,645,892 and RM66,564,557), of which the first repayment for the borrowings shall be payable together with the interest commencing of the first day of 24 months and 120 months, respectively, after the first disbursement, or by way of redemption of the titles of its projects, whichever is earlier.

Given that the Group is required to repay the borrowings, either in full or partially, upon receiving the redemption sums from units sold or titles redeemed from its projects, and in accordance with MFRS 101 *Presentation of Financial Statements*, the borrowings are classified as current liabilities. Nevertheless, the Group is not obligated to repay the borrowings in full within 12 months from the reporting date, and repayment will occur as and when redemption sums are received.

23. BORROWINGS (cont'd)

The effective interest rates per annum of the borrowings are as follows:

	Group	
	2025	**2024**
	%	**%**
Bankers' acceptance	3.44 - 4.63	3.75 - 4.68
Trust receipts	7.15 - 7.65	6.95 - 7.40
RC-i	6.75	7.00
Bank overdraft	4.60 - 8.32	6.85 - 7.00
Term loans	5.00 - 8.25	4.85 - 8.32
Bridging loan	7.25	8.25
CMTF-i	7.40 - 7.65	-
CMFTF-i	7.14	6.82 - 8.65
CMCL-i	7.14 - 7.74	7.39
CMRC-i	5.81 - 6.23	7.39 - 7.99

(a) Bankers' acceptance, trust receipts, RC-i and bank overdrafts

These bank borrowings are secured by:-

(i) Leasehold lands and buildings as disclosed in Note 10(ii);

(ii) Fixed deposits as disclosed in Note 18;

(iii) Joint and several guaranteed by the certain Directors of the Group;

(iv) Third party first legal charge over a parcel of leasehold vacant land held under CL045115919, District of Tuaran, Sabah as disclosed in Note 12;

(v) Cash collateral or Commodity Murabahah Deposit of placement of 10% security margin to be collected proportionately prior to every utilisation for the RC-I Line; and

(vi) Guarantee by Syarikat Jaminan Pembiayaan Perniagaan Berhad ("SJPP") of 80% from the approved amount under the Pemulih Government Guarantee Scheme ("PGGS").

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

23. BORROWINGS (cont'd)

(b) Term loans

	Group 2025 RM	Group 2024 RM
Term loans		
Repayable within one year (current)	9,598,578	36,624,633
Repayable between one and two years	11,986,312	8,609,763
Repayable between two and five years	39,474,610	29,769,354
Repayable more than five years	110,469,663	15,865,292
Repayable after one year (non-current)	161,930,585	54,244,409
	171,529,163	90,869,042

The term loans are secured by:

(i) Freehold land and leasehold lands and buildings as disclosed in Note 10(ii);

(ii) Guaranteed by certain Directors of the Group in their personal capacities;

(iii) Memorandum of charge over existing Fixed Return Account-i ("FRIA-I") principal amount of not less than RM1,000,000.

(iv) Third party first legal charge over the project Land, being part of the Development Land held under Master Title Deed No. CL 015721276, situated in Luyang, Kota Kinabalu as disclosed in Note 12;

(v) Assignment over sales/end-finance proceed of the property development project. The Logg;

(vi) Assignment of rental proceeds of the commercial components of property, development project;

(vii) Assignment of all rights, title, interest and benefits of the Group under the insurance policies related to property development project;

(viii) Assignment of all rights, title, interest and benefits of the Group under the construction contract executed between the Group and the appointed contractor;

(ix) Debenture by way of fixed and floating charge on all the present and future fixed and floating assets of the Group;

(x) A deed of subordination of all present and future shareholders and Director advances to the Credit Facilities; and

(xi) Assignment and charge over debt service reserve account and project account.

23. BORROWINGS (cont'd)

(c) Bridging loans

The bridging loans are secured by:

(i) Third party first legal charge over the project Land, being part of the Development Land held under Master Title Deed No. CL 015721276, situated in Luyang, Kota Kinabalu as disclosed in Note 12;

(ii) Assignment over sales/end-finance proceed of the property development project. The Logg;

(iii) Assignment of rental proceeds of the commercial components of property, development project;

(iv) Assignment of all rights, title, interest and benefits of the Group under the insurance policies related to property development project;

(v) Assignment of all rights, title, interest and benefits of the Group under the construction contract executed between the Group and the appointed contractor;

(vi) Debenture by way of fixed and floating charge on all the present and future fixed and floating assets of the Group;

(vii) A deed of subordination of all present and future shareholders and Director advances to the Credit Facilities;

(viii) Assignment and charge over debt service reserve account and project account; and

(ix) Guaranteed by certain Directors of the Group in their personal capacities.

(d) CMFTF-I, CMCL-I, CMRC-I and CMTF-i

The CMFTF-I, CMCL-I, CMRC-i and CMTF-I are secured by:-

(i) Freehold land and leasehold lands and buildings as disclosed in Note 10(ii);

(ii) Third party first legal charge over a parcel of leasehold vacant land held under CL045115919, District of Tuaran, Sabah;

(iii) First party legal charge over a leasehold residential land of the Group held under Country Lease 015719874 and infrastructure lots of the Group under Country Lease 015719918, Country Lease 015719909, Country Lease 015719892, all in Locality Alamesra, District of Kota Kinabalu, Sabah as disclosed in Note 12;

(iv) First party Letter of Set-off in the form and substance acceptable to the Bank over the cash deposit of RM4,000,000 together with all profits (if any) generated to be treated and form part of the Security placed with the Bank; and

(v) Joint and several guaranteed by certain Directors of the Group;

(vi) Fixed deposits as disclosed in Note 18; and

(vii) Third party registered charge over a parcel of leasehold land held under CL075428027, District of Sandakan, Sabah as disclosed in Note 12.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

24. LEASE LIABILITIES

	Group 2025 RM	Group 2024 RM
Minimum lease payments:		
Repayable within one year	7,051,023	3,302,856
Repayable between one and two years	7,779,571	2,772,116
Repayable between two and five years	2,985,689	5,421,161
Repayable more than five years	221,589	208,157
	18,037,872	11,704,290
Less: Future finance charges	(1,466,410)	(1,317,345)
Present value of lease liabilities	16,571,462	10,386,945
Present value of lease liabilities:		
Repayable within one year (current)	6,225,166	2,743,961
Repayable between one and two years	7,337,061	2,401,710
Repayable between two and five years	2,807,737	5,036,710
Repayable more than five years	201,498	204,564
Repayable after one year (non-current)	10,346,296	7,642,984
	16,571,462	10,386,945

The lease liabilities of the Group bear effective interest rates ranging from 3.91% to 6.88% (2024: 4.28% to 6.88%) per annum.

25. NON-TRADE PAYABLES AND ACCRUALS

	Group 2025 RM	Group 2024 RM	Company 2025 RM	Company 2024 RM
Non-trade payables	2,477,971	2,314,383	31,491	99,667
Accruals	6,379,550	4,205,023	53,600	31,100
Deposits received	283,850	100,704	-	-
	9,141,371	6,620,110	85,091	130,767

26. AMOUNT DUE TO A RELATED COMPANY

This amount is trade in nature, unsecured and is subject to the normal trade credit terms granted to the Group of 30 days (2024: 30) days.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

27. DIVIDEND

	Per ordinary share RM	Total amount RM	Date of payment
2025			
Recognised during the financial year:			
Interim single tier dividend for the financial year ended 31 December 2024 of approximately RM0.003 per ordinary share by the Company	0.003	2,400,000	27 March 2025
2024			
Recognised during the financial year:			
Interim single tier dividend for the financial year ended 31 December 2024 of approximately RM15.00 per ordinary share declared by KTID	15.00	15,000,000	1 February 2024

28. SEGMENT INFORMATION

(a) Reporting format

For management purposes, the Group is organised into the following three (3) operating segments:

(i) Property development

Property development activities and sales of completed units.

(ii) Construction

Construction activities.

(iii) Others

Non-reportable segment including investment holding, construction-in progress of hotel yet to commence its operation and corporate activities.

Segment revenue and results

Segment results represent profit or loss before finance costs and tax of the segment. Inter-segment transactions are entered in the ordinary course of business based on terms mutually agreed upon by the parties concerned.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

28. SEGMENT INFORMATION (cont'd)

(a) Reporting format (cont'd)

Segment assets

The total of segment asset is measured based on all assets of a segment, as included in the internal management reports that are reviewed by the Chief Operating Decision Maker ("CODM"). Segment total asset is used to measure the return on assets of each segment.

Segment liabilities

Segment liabilities information is neither included in the internal management reports nor provided regularly to the CODM. Hence, no disclosure is made on segment liability.

Segment capital expenditure

Segment capital expenditure is the total cost incurred during the financial year to acquire property, plant and equipment, and intangible assets other than goodwill. Segment capital expenditure information is neither included in the internal management reports nor provided regularly to the CODM. Hence, no disclosure is made on segment liability.

(b) Allocation basis and transfers

Segment results and assets include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly corporate assets, liabilities and expenses.

Segment revenue, expenses and results include transfers between business segments. These transfers are eliminated on consolidation.

(c) Geographical information

No geographical segment is presented as the Group is principally involved in the property development and construction activities that are based in Malaysia.

(d) Major customers

There is 1 major customer (2024: 1) from the construction segment with revenue more than 10% of the Group's total revenue.

28. SEGMENT INFORMATION (cont'd)

Segment revenue and results (cont'd)

Information regarding the Group's reportable segments is presented below:

	Property development RM	Construction RM	Total reportable segment RM	Non-reportable segment RM	Elimination RM	Total RM
2025						
Revenue						
Sale to external customers	211,239,722	115,677,601	326,917,323	-	(14,241,269)	312,676,054
Inter-segment revenue	-	51,380,601	51,380,601	-	(51,380,601)	-
Total revenue	211,239,722	167,058,202	378,297,924	-	(65,621,870)	312,676,054
Segment profit before tax	27,308,275	5,215,482	32,523,757	6,581,430	(14,918,850)	24,186,337
Included in the measure of segment profit are:						
Cost of sales	146,922,634	157,879,484	304,802,118	-	(59,182,285)	245,619,833
Interest income	(2,926,899)	(27,974)	(2,954,873)	(2,879,021)	4,821,649	(1,012,245)
Interest expenses	20,513,565	2,045,148	22,558,713	669,525	(4,821,649)	18,406,589
Depreciation of property, plant and equipment	1,452,329	104,277	1,556,606	8,139	-	1,564,745
Tax expenses	6,005,172	791,513	6,796,685	801,320	(2,140,524)	5,457,481
Assets						
Segment assets	727,197,289	121,473,783	848,671,072	382,576,625	(311,235,810)	920,011,887
Deferred tax assets	4,446,302	-	4,446,302	-	3,519,648	7,965,950
Current tax assets	3,466,035	-	3,466,035	14,627	-	3,480,662
Consolidated assets	735,109,626	121,473,783	856,583,409	382,591,252	(307,716,162)	931,458,499

28. **SEGMENT INFORMATION** (cont'd)

Segment revenue and results (cont'd)

Information regarding the Group's reportable segments is presented below:

	Property development RM	Construction RM	Total reportable segment RM	Non-reportable segment RM	Elimination RM	Total RM
2024						
Revenue						
Sale to external customers	130,968,814	44,416,278	175,385,092	-	(28,562)	175,356,530
Inter-segment revenue	-	53,368,643	53,368,643	-	(53,368,643)	-
Total revenue	130,968,814	97,784,921	228,753,735	-	(53,397,205)	175,356,530
Segment profit before tax	12,695,137	3,471,060	16,166,197	(3,227,212)	(4,480,653)	8,458,332
Included in the measure of segment profit are:						
Cost of sales	91,801,630	91,866,667	183,668,297	-	(50,562,493)	133,105,804
Interest income	(2,797,245)	(41,085)	(2,838,330)	(1,174,218)	3,050,711	(961,837)
Interest expenses	11,248,046	1,228,651	12,476,697	410,665	(3,050,711)	9,836,651
Depreciation of property, plant and equipment	1,221,999	115,356	1,337,355	-	(4,167)	1,333,188
Tax expenses	244,800	618,573	863,373	1,056	(924,771)	(60,342)
Assets						
Segment assets	541,839,642	83,048,644	624,888,286	252,423,106	(207,461,205)	669,850,187
Deferred tax assets	4,442,729	-	4,442,729	-	1,379,124	5,821,853
Current tax assets	1,913,214	-	1,913,214	35,990	-	1,949,204
Consolidated assets	548,195,585	83,048,644	631,244,229	252,459,096	(206,082,081)	677,621,244

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

28. SEGMENT INFORMATION (cont'd)

(a) Inter-segment revenues are eliminated on consolidation.

(b) Reconciliations of Group's reportable segment profit or loss and assets are presented as below:

	Group	
	2025 RM	2024 RM
Segment profit	32,523,757	16,166,197
Inter-segment loss	(6,439,585)	(2,777,588)
Other non-reporting segments	(1,897,835)	(4,930,277)
Profit before tax	24,186,337	8,458,332
Segment assets	1,083,095,206	732,849,481
Elimination of inter-segment transactions	(70,308,027)	(4,355,933)
Elimination of inter-segment balances	(127,090,475)	(69,773,177)
Other non-reportable segments	45,761,795	18,900,873
Total assets	931,458,499	677,621,244

29. RELATED PARTY DISCLOSURES

Identity of related parties

For the purposes of these financial statements, parties are considered to be related to the Group and to the Company if the Group and the Company have the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the Company and the party are subject to common control or common significant influence. Related parties may be individuals or other entities.

The Group and the Company have related party relationships with their subsidiaries, Director, key management personnel, related party and related companies. Related companies refer to companies in which certain Directors of the Company have substantial financial interests and/or are also Directors of the companies. Related party refer to individual who is connected to certain Directors of the Company.

Related party transactions

The related party transactions of the Group and of the Company are shown below. The related party balances are shown in Notes 17 and 26.

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Transactions with subsidiaries				
Accrued interest income	-	-	(2,750,822)	(981,784)
Accrued interest expense	-	-	-	64,423
Advances to	-	-	(20,448,784)	(23,451,610)
Repayment to	-	-	-	(1,635,268)

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

29. RELATED PARTY DISCLOSURES (cont'd)

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Transactions with Related Companies				
Motor vehicle repair and maintenance	786,943	530,724	-	-
Purchase of motor vehicles	-	297,800	-	-
Advances from	(746,579)	(804,073)	-	-
Transactions with a Related Party				
Short-term lease payment	40,500	36,000	-	-
Repayment from	(40,500)	(36,000)	-	-
Transactions with a Director				
Short-term lease payment	48,000	48,000	-	-
Repayment from	(48,000)	(48,000)	-	-

<u>Compensation of key management personnel</u>

Key management personnel are defined as those persons having authority and responsibility for planning, directing and controlling the activities of the Group and of the Company either directly or indirectly. The key management personnel includes all the Directors of the Group and of the Company, and certain members of senior management of the Group and of the Company.

The remuneration of the Directors are disclosed in Note 6(a). The remuneration of other members of key management personnel (other than the Directors) of the Group during the financial year are as follows:

	Group	
	2025 RM	2024 RM
Salaries, allowances and bonus	791,932	530,790
Contributions to defined contribution plan	94,063	63,759
Social security contributions	3,029	2,034
Other benefit	21,775	7,644
	910,799	604,227

30. CAPITAL COMMITMENTS

	Group	
	2025 RM	2024 RM
Approved and contracted for:		
Acquisition of project development land	22,547,879	22,547,879

31. FINANCIAL INSTRUMENTS

Categories of financial instruments

The Group's and the Company's financial assets and financial liabilities are all categorised at amortised cost respectively.

Financial Risk Management Objectives and Policies

The Group's and the Company's risk management policy is to ensure that adequate financial resources are available for the development of the Group's and the Company's operations whilst managing their financial risks, including credit risk, interest rate risk and liquidity risk. 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.

(a) Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments should a counterparty default on its obligations. The Group's and the Company's exposure to credit risk arises primarily from their receivables (which consist of trade receivables, contract assets and other receivables). For other financial assets (including cash and cash equivalent), the Group and the company minimise credit risk by dealing exclusively with high credit rating counterparties.

The Group's and the Company's objectives are to seek continual revenue growth while minimising losses incurred due to increased credit risk exposure. The Group and the Company trade only with recognised and creditworthy third parties. It is the Group's and the Company's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis to minimise the Group's and the Company's exposure to bad debts.

<u>Trade receivables and contract assets</u>

<u>Risk management objectives, policies and processes for managing the risk</u>

Management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. Credit risk is minimised and monitored via strictly limiting the Group's association to business partners with good credit rating. Credit evaluations are performed on all customers requiring credit over a certain amount.

At each reporting date, the Group assesses whether any of the trade receivables and contract assets are credit impaired.

The gross carrying amounts of credit impaired trade receivables and contract assets are written off (either partially or full) when there is no realistic prospect of recovery. This is generally the case when the Group determine that the debtor does not have assets or sources of income that could generate sufficient cashflows to repay the amounts subject to write-off. Nevertheless, trade receivables and contract assets that are written off could still be subject to enforcement activities.

31. FINANCIAL INSTRUMENTS (cont'd)

Financial Risk Management Objectives and Policies (cont'd)

(a) Credit risk (cont'd)

Trade receivables and contract assets (cont'd)

Concentration of credit risk

The Group determines concentration of credit risk by monitoring the profiles of its receivables on an ongoing basis.

At the reporting date, the Group has significant concentration of credit risk arising from the amounts owing by 2 customers (2024: 1) which constitutes 34% (2024: 37%) of gross trade receivables of the Group.

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk arising from receivables is represented by the carrying amounts in the statements of financial position.

Recognition and measurement of impairment loss

Property development segment

The Group recognises a loss allowance for expected credit losses on a financial asset that is measured as receivable and a contract asset if the credit risk on that financial instrument has increased significantly since initial recognition. The Group assumes that the credit risk on a financial instrument has not increased significantly since initial recognition as the trade receivable and contract asset are determined to have low credit risk at the reporting date.

For the purposes of measuring expected credit losses, the estimate of expected cash shortfalls shall reflect the cash flows expected from collateral and other credit enhancements that are part of the contractual terms and are not recognised separately by the Group. The estimate of expected cash shortfalls on a collateralised financial instrument reflect the amount and timing of cash flows that are expected from foreclosure on the collateral less the costs of obtaining and selling the collateral, irrespective of whether foreclosure is probable (i.e. the estimate of expected cash flows considers the probability of a foreclosure and the cash flows that would result from it).

The Group has possession of the legal rights to the properties sold and this deemed as a collateral and in the event of defaults by the purchaser, the expected cash shortfall from selling the deemed collateral less the cost of obtaining and selling the collateral is immaterial.

Construction segment

In managing credit risk of trade receivables and contract assets, the Group manages its debtors and take appropriate actions (including but not limited to legal actions) to recover long overdue balances and to ensure that receivables that are neither past due nor impaired are stated at their realisable values. Any receivables having significant balances past due of more than 1 year are deemed to have higher credit risk.

The Group applied the simplified approach to provide for expected credit losses for all their trade receivables and contract assets. The Group assesses impairment of trade receivables and contract assets on individual basis. Individual assessment is used due to these debtors can be individually managed by the Group in an effective and efficient manner. The Group has reasonable and supportable information available to assess the impairment risk individually. All these customers have low risk of default.

31. FINANCIAL INSTRUMENTS (cont'd)

Financial Risk Management Objectives and Policies (cont'd)

(a) Credit risk (cont'd)

Trade receivables and contract assets (cont'd)

Recognition and measurement of impairment loss (cont'd)

Construction segment (cont'd)

Loss rates are determined based on actual credit loss experienced over the prior years. The Group also considers differences between (a) economic conditions during the period over which the historical data has been collected, (b) current conditions and (c) the Group's view of economic conditions over the expected lives of the receivables and contract assets. Nevertheless, the Group believes that these factors are immaterial for the purpose of impairment calculation for the year.

Impairment losses

The following table provides information about the exposure to credit risk and ECLs for trade receivables and contract assets as at the reporting date which are grouped together as they are expected to have similar risk nature.

Property development segment

	Group	
	2025	**2024**
	RM	**RM**
Trade receivables		
Neither past due nor impaired	3,068,529	15,393,836
Past due but not impaired:		
1 to 30 days	3,373,396	2,527,391
31 to 60 days	1,185,375	759,538
61 to 90 days	4,452,008	951,769
More than 90 days	27,768,337	7,651,187
	36,779,116	11,889,885
	39,847,645	27,283,721
Credit impaired	91,985	96,985
Less: Impairment loss	(91,985)	(96,985)
	-	-
	39,847,645	27,283,721
Contract assets		
Neither past due nor impaired	89,410,952	46,569,347
Total	129,258,597	73,853,068

Receivables that are neither past due nor impaired

Trade receivables and contract assets that are neither past due nor impaired comprise property purchasers mostly with end financing facilities from reputable end-financiers whilst the others are creditworthy debtors with good payment records.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

31. FINANCIAL INSTRUMENTS (cont'd)

Financial Risk Management Objectives and Policies (cont'd)

(a) Credit risk (cont'd)

Trade receivables and contract assets (cont'd)

Impairment losses (cont'd)

Property development segment (cont'd)

Receivables that are past due but not impaired

Trade receivables that are past due but not impaired are secured in nature. The Directors are of the opinion that these debts should be realisable in full without material losses in the ordinary course of business.

Credit impaired

Trade receivables and contract assets that are determined to be impaired at the reporting date relate to debtors that are in significant financial difficulties. These receivables are not secured by any collateral or credit enhancements.

Construction segment

	Group	
	2025	**2024**
	RM	**RM**
Trade receivables		
Neither past due nor impaired	12,209,224	5,878,872
Past due but not impaired:		
31 to 60 days	3,692,877	1,129,174
61 to 90 days	2,474,607	3,317,196
More than 90 days	1,007,687	3,889,262
	7,175,171	8,335,632
Retention sum held by contract customer	6,868,293	1,760,968
	26,252,688	15,975,472
Contract assets		
Neither past due nor impaired	40,075,122	17,123,156
Credit impaired	447,337	447,337
Less: Impairment loss	(447,337)	(447,337)
	-	-
	40,075,122	17,123,156
Total	66,327,810	33,098,628

Receivables that are neither past due nor impaired

Trade receivables and contract assets that are neither past nor impaired are not secured in nature.

FINANCIAL STATEMENT

31. FINANCIAL INSTRUMENTS (cont'd)

Financial Risk Management Objectives and Policies (cont'd)

(a) Credit risk (cont'd)

Trade receivables and contract assets (cont'd)

Impairment losses (cont'd)

Construction segment (cont'd)

Receivables that are past due but not impaired

The Group has not provided for impairment loss for trade receivables as there has been no significant changes in their credit risk quality and the amounts are still considered recoverable. The Group does not hold any collateral or other credit enhancement over these balances.

As at reporting date, these trade receivables that are past due have not been impaired as these receivables relate to customers with good payment track records. The Group has assessed that there has been no significant increase in credit risk and is confident of their full recoverability based on historical collection trends and ongoing business relationships. Accordingly, no impairment loss has been recognised in respect of these balances.

Credit impaired

Contract assets that are collectively determined to be impaired at the reporting date relate to receivables that are in significant financial difficulties. These contract assets are not secured by any collateral or credit enhancements.

Non-trade receivables and deposits

Other receivables and deposits are neither past due nor impaired. The Group believes that generally no allowance for doubtful debts is necessary in respect of other receivables and deposits that are neither past due nor impaired as these receivables and deposits are mainly arising from debtors that have good records of payment in the past.

Cash and cash equivalents

The cash and cash equivalents are held with banks and financial institutions. As at the reporting date, the maximum exposure to credit risk is represented by their carrying amounts in the statements of financial position. These banks and financial institutions have low credit risks. Hence, a loss allowance is not necessary.

Inter-company loans and advances

Risk management objectives, policies and processes for managing the risk

The Company provides unsecured loans and advances to a subsidiary. The Company monitors the ability of the subsidiary to repay the loans and advances on an individual basis.

Exposure to credit risk, credit quality and collateral

As at the end of the reporting period, the maximum exposure to credit risk is represented by its carrying amount in the statement of financial position. Loans and advances provided are not secured by any collateral or supported by any other credit enhancements.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

31. FINANCIAL INSTRUMENTS (cont'd)

Financial Risk Management Objectives and Policies (cont'd)

(a) Credit risk (cont'd)

Inter-company loans and advances

Recognition and measurement of impairment loss

Amount due from a subsidiary are collectible on demand. For loans that are collectible on demand, expected credit losses are assessed based on the assumption that repayment of the loan is demanded at the reporting date.

Generally, the Company considers loans and advances to a subsidiary have low credit risk. The Company assumes that there is a significant increase in credit risk when the subsidiary's financial position deteriorates significantly. As the Company is able to determines the timing of payments of the subsidiary's loans and advances when they are payable, the Company considers the loans and advances to be in default when the subsidiary is not able to pay when demanded.

The Company determines the probability of default for these loans and advances individually using internal information available.

At the reporting date, there were no indications of impairment loss in respect of amount due from subsidiary.

(b) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to interest rate risk arises mainly from interest-bearing financial assets and liabilities.

Exposure in interest rate risk

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 are as follows:

	Group	
	2025 RM	**2024 RM**
Floating rate interest		
Fixed deposits with licensed banks	16,845,213	34,050,415
Borrowings	(544,703,231)	(353,396,525)
Net financial liabilities	(527,858,018)	(319,346,110)

The Group is exposed to interest rate risk through the impact of rate changes in floating rate investments and borrowings. The interest rates of deposits and borrowings are disclosed in Notes 18 and 23.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

31. FINANCIAL INSTRUMENTS (cont'd)

Financial Risk Management Objectives and Policies (cont'd)

(b) Interest rate risk (cont'd)

Interest rate risk sensitivity analysis

The following table detailed the sensitivity analysis to a reasonable possible change in the interest rates as the end of the reporting period, with all other variables held constant:

	Group 2025 RM	Group 2024 RM
	Increase/(Decrease)	
Effect on profit after tax		
Increase of 100 basis points	(4,011,721)	(2,427,030)
Decrease of 100 basis points	4,011,721	2,427,030
Effect on equity		
Increase of 100 basis points	(4,011,721)	(2,427,030)
Decrease of 100 basis points	4,011,721	2,427,030

(c) Liquidity risk

Liquidity risk is the risk that the Group and the Company will encounter difficulty in meeting financial obligations due to shortage of funds. The Group's and the Company's exposures to liquidity risk arise primarily from mismatches of financial assets and liabilities.

The Group's and the Company's liquidity risk management policy is to manage its debt maturity profile, operating cash flows and the availability of funding so as to ensure that repayment and funding needs are met. In addition, the Group and the Company maintain sufficient levels of funds at a reasonable level to its overall debt position to meet its working capital requirement.

All of the Company's liabilities at the reporting date mature within one year or repayable on demand.

31. **FINANCIAL INSTRUMENTS** (cont'd)

Financial Risk Management Objectives and Policies (cont'd)

(c) Liquidity risk (cont'd)

The following table sets out the maturity profile of the Group's financial liabilities as at the end of the reporting period based on contractual undiscounted cash flows: -

		<------- Contractual Cash Flows				------->
	Carrying amount RM	**Contractual cash flows RM**	**Within 1 year RM**	**Between 1 and 2 years RM**	**Between 2 and 5 years RM**	**More than 5 years RM**
Group						
2025						
Trade payables	162,975,732	164,956,112	156,914,219	3,789,003	4,252,890	-
Non-trade payables and accruals	9,141,371	9,141,371	9,141,371	-	-	-
Amounts due to related companies	105,878	105,878	105,878	-	-	-
Borrowings:-						
- Bankers' acceptance	12,051,929	12,538,827	12,538,827	-	-	-
- Trust receipts	1,527,775	1,640,830	1,640,830	-	-	-
- RC-i	4,859,394	5,187,403	5,187,403	-	-	-
- Bank overdraft	17,245,859	18,359,941	18,359,941	-	-	-
- Term loans	171,529,163	232,782,346	18,602,614	20,264,886	68,728,985	125,185,861
- Bridging Loan	210,086,750	227,183,429	121,108,595	106,074,834	-	-
- CMTF-i	3,195,141	4,068,536	4,068,536	-	-	-
- CMFTF-i	54,000,000	57,855,600	6,005,601	3,855,601	11,566,803	36,427,595
- CMCL-i	40,207,220	43,078,016	43,078,016	-	-	-
- CMRC-i	30,000,000	30,887,425	30,887,425	-	-	-
Lease liabilities	16,571,462	18,037,872	7,051,023	7,779,571	2,985,689	221,589
	733,497,674	825,823,586	434,690,279	141,763,895	87,534,367	161,835,045

31. **FINANCIAL INSTRUMENTS** (cont'd)

Financial Risk Management Objectives and Policies (cont'd)

(c) **Liquidity risk** (cont'd)

The following table sets out the maturity profile of the Group's financial liabilities as at the end of the reporting period based on contractual undiscounted cash flows: (cont'd)

		<--- Contractual Cash Flows				--->
	Carrying amount RM	**Contractual cash flows RM**	**Within 1 year RM**	**Between 1 and 2 years RM**	**Between 2 and 5 years RM**	**More than 5 years RM**
Group						
2024						
Trade payables	127,689,841	131,096,213	116,997,680	6,056,640	8,041,893	-
Non-trade payables and accruals	6,620,110	6,620,110	6,620,110	-	-	-
Amounts due to related companies	65,514	65,514	65,514	-	-	-
Borrowings:-						
- Bankers' acceptance	9,169,000	9,290,345	9,290,345	-	-	-
- Trust receipts	1,723,600	1,765,185	1,765,185	-	-	-
- RC-i	4,359,463	4,664,625	4,664,625	-	-	-
- Bank overdraft	12,980,866	13,880,440	13,880,440	-	-	-
- Term loans	90,869,042	103,004,462	39,389,469	11,877,810	34,796,138	16,941,045
- Bridging Loan	135,157,523	144,157,304	86,576,843	57,580,461	-	-
- CMFTF-i	54,000,000	58,179,600	4,490,600	3,990,600	11,971,800	37,726,600
- CMCL-i	15,137,031	16,255,658	16,255,658	-	-	-
- CMRC-i	30,000,000	30,912,658	30,912,658	-	-	-
Lease liabilities	10,386,945	11,704,290	3,302,856	2,772,116	5,421,161	208,157
	498,158,935	531,596,404	334,211,983	82,277,627	60,230,992	54,875,802

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

32. MATERIAL LITIGATIONS

Potential contingent liabilities which may arise from the ongoing litigation as further disclosed below:

(i) *Landmark Property Sdn Bhd ("LPSB") vs Inland Revenue Board ("LHDN")*

LPSB filed a Judicial Review application on 25 November 2020 seeking for a declaration that the following notices are ultra vires the Income Tax (Exemption) (No.22) Order 2006 ("the Exemption Order"), section 127(3)(b) of the Income Tax Act 1967 ("the Act") and accordingly null and void in law:

(i) the Notice of Assessment for the Year of Assessment 2016;

(ii) the Notice of Assessment for the Year of Assessment 2017; and

(iii) the Notice of Additional Assessment for the Year of Assessment 2018.

(collectively, "the Impugned Assessments").

On 23 December 2020, the High Court granted LPSB leave to commence the said Judicial Review, subsequently on 9 July 2021, the Judicial Review application was allowed by the High Court. Following that, in August 2021, LHDN filed a Notice of Appeal to the Court of Appeal against the decision of the High Court ("Substantive Appeal") and the Substantive Appeal was stayed pending LPSB's appeal against the dismissal of their representing solicitor's ad hoc admission application ("the Ad Hoc Admission Appeal"). The Ad Hoc Admission Appeal was dismissed by the Court of Appeal, and LPSB applied to the Federal Court for leave to appeal against the Decision of the Court of Appeal but this was dismissed on 25 February 2025.

The Court of Appeal allowed the Substantive Appeal on 13 March 2025.

LPSB has made payment to LHDN up till July 2021 amounting to RM1,337,041 in accordance with an Impugned Assessments instalment scheme that was proposed for the settlement of the tax liabilities ("Amount Paid"), and LPSB has since ceased subsequent payments to be made in accordance with the abovementioned instalment scheme following the High Court's decision to allow the Judicial Review application. In light of the Substantive Appeal being allowed, the balance amount of the impugned Assessments due is RM14,670,037.27.

LPSB has on 25 March 2025 filed a Notice of Motion to Stay the Decision of the Court of Appeal. Further, LPSB has on 11 April 2025 filed (i) a Notice of Motion for Leave to Appeal to the Federal Court against the Decision of the Court of Appeal; and (ii) a Notice of Motion to Recall and Vary the Judgment of the Court of Appeal.

The representing solicitors were of the view that LPSB has a reasonable prospect of success in both Motions, given that on the same day the Court of Appeal delivered its decision in the Substantive Appeal, the Federal Court, in *Ketua Pengarah Hasil Dalan Negeri v. Kind Action (M) Sdn Bhd* (Civil Appeal No. 01(f)-18-05/2024(J)), issued a conflicting judgement which, if applied to the Substantive Appeal, would favour LPSB. Therefore, the representing solicitors were of the opinion that the LHDN has no reasonable basis to issue the impugned assessments.

On 25 July 2025, Mr. Thangaraj Balasundram filed an originating summons ("Ad Hoc Admission Application") seeking permission to practice and appear as Senior and Lead Counsel for LPSB in Federal Court Civil Application to seek Motion for Leave to Appeal against the Decision of the Court of Appeal, and if leave is granted, in the LPSB's intended appeal to the Federal Court, including in any related interlocutory proceedings.

32. MATERIAL LITIGATIONS (cont'd)

(i) *Landmark Property Sdn Bhd ("LPSB") vs Inland Revenue Board ("LHDN")* (cont'd)

On 8 September 2025, the High Court granted the Ad Hoc Admission Application with no order as to costs on the basis that: (i) it is the Company's last chance to overturn the decision of the Court of Appeal; and (ii) there is room to say that the subject matter before the Federal Court would benefit from the assistance of a Senior Counsel.

Both the Motion to Stay the Decision of the Court of Appeal and the Motion to Recall and Vary the Judgment of the Court of Appeal were dismissed by the Court of Appeal on 11 November 2025.

On 10 December 2025, LPSB filed a Notice of Motion for Leave to Appeal to the Federal Court against the Decision of the Court of Appeal in dismissing the Recall and Vary Motion.

The Recall and Vary Leave Motion and the Substantive Leave Motion were dismissed by the Federal Court on 11 March 2026 and now reverted to the Special Commissioners of Income Tax ("SCIT").

As the Mention before SCIT on 31 March 2026, the SCIT has fixed a further Mention on 28 April 2026 for the parties to update the court on the status of the court papers and to fix hearing date.

The representing solicitors are of the matter before the SCIT carries good prospects of success from a legal standpoint, subject to the availability and production of contemporaneous documentary evidence and the credibility of witnesses at trial.

(ii) *Landmark Property Sdn Bhd ("LPSB") vs GC Architect ("GC")*

LPSB and GC entered into a Memorandum of Agreement/Condition of Engagement dated 3 November 2010 ("Contract") for the provision of professional services by GC for LPSB's project called "Proposed Commercial & Housing Development on Country Lease No. 025341940 at Kinarut South, Papar, Sabah" ("Project"). The Project is divided into Phases 1 – 3 and Phase 4.

In respect of Phases 1 – 3, GC claims an alleged total sum of RM2,490,342 as at 30 June 2021 for work done. In respect of Phase 4, GC claims an alleged total sum of RM7,659,460 as at 30 June 2021 for work done.

LPSB counterclaimed against GC for the following reliefs:

(i) a declaration that the suspension by GC's professional services in failing or refusing to issue the Perumahan Penjawat Awam Malaysia ("PPAM") Certification for Phase 4 of the Project was unlawful and a repudiation of the Contract;
(ii) a declaration that LPSB has lawfully terminated the Contract; and
(iii) that GC is to pay to LPSB the sum of RM3,825,461 (excluding interest and cost) as at 19 August 2021 comprising of financing costs/ interest charges, additional cost to carry out valuation/quantity surveying works, additional cost incurred to appoint another prime consultant and two other consultant; interest; and costs.

32. MATERIAL LITIGATIONS (cont'd)

(ii) *Landmark Property Sdn Bhd ("LPSB") vs GC Architect ("GC")* (cont'd)

On 2 June 2022, the final arbitration award was handed down. The final award was entered against LPSB in the following terms:

(i) the outstanding professional fees and 6% SST amounting to RM2,092,777 for Phase 1 – 3 was awarded to GC and the amount of RM2,192,523 for phase 4 was awarded to GC;
(ii) the simple interest at the rate of 5% per annum on the amounts awarded to GC calculated from the date the award was handed down to the date of full realisation;
(iii) LPSB will pay GC's cost and the cost of GC's solicitor on a client-solicitor basis taxed by the court, including all costs and expenses and payments already incurred and/or disbursed for this arbitration;
(iv) LPSB shall pay the arbitrator's costs, including the cost of the award, arbitrator's fees, administrative and other relevant costs incurred by Pertubuhan Akitek Malaysia ("PAM");
(v) LPSB shall pay its own cost and the cost of its solicitors for this arbitration; and
(vi) that the costs of this application and of any judgement or order which may be entered hereunder be borne by LPSB.

On 7 July 2022, the High Court registered the final award as a court order. LPSB's application to set aside the final award ("Main Suit") was dismissed on 16 January 2023. Subsequent thereto, LPSB fully paid the sums due, amounting to RM4,644,062 pursuant to the court order to GC in early 2023. Despite having lost in the High Court in respect of the Main Suit, LPSB has filed a notice of appeal to the Court of Appeal. The parties received the grounds of judgment of the High Court on 3 October 2023, and the Court of Appeal has fixed the hearing on 21 May 2025

On 3 September 2025, the Court of Appeal rendered Judgment in favour of the LPSB and allowed the final award to be set aside. As such, LPSB is entitled to now commence execution/enforcement proceedings to recover the RM4,644,063 earlier paid by LPSB to GC, and to claim RM20,000 (being the costs awarded to LPSB by the Court of Appeal) and RM800 (being allocator fees paid by LPSB to the Court of Appeal) from GC.

GC has since filed a Motion for Leave to Appeal to the Federal Court against the Order of the Court of Appeal date 3 September 2025 and Motion for Stay of execution of the Order of the Court of Appeal date 3 September 2025.

On 12 January 2026, LPSB filed an Ex Parte Notice of Application against George Chong Ket Choi, the principal of GC (as Judgment Debtor) and two applications to the High Court to have a Prohibitory Order lodged against GC's properties. The two applications were allowed by the High Court on 19 January 2026 and 6 February 2026 respectively.

On 12 February 2026, the Garnishee Order to Show Cause was granted and the High Court has fixed the Hearing of the Garnishee Order to Show Cause on 13 March 2026.

On 11 March 2026, the Federal Court has dismissed GC's Motion for Leave to Appeal to Federal Court against the Order of the Court of Appeal and a Motion for Stay of execution of the Order of the Court of Appeal, which was filed on 2 October 2025. Therefore, the end of the matter in the Federal Court. LPSB has successfully defended this motion. LPSB has commenced bankruptcy proceedings against George Chong Ket Choi and the Bankruptcy Notice has been issued on 19 March 2026.

Garnishee Order Absolute has been obtained by the LPSB at the Hearing of the Garnishee Order to Show Cause on 16 April 2026.

The representing lawyers are in the view that LPSB have strong chances of obtaining a Bankruptcy Order against George Chong Ket Choi.

32. MATERIAL LITIGATIONS (cont'd)

(iii) *Albert Maria Lim and Dorothy Lim vs K.T.I. Sdn Bhd ("KTISB")*

On 10 March 2026, KTISB received a Statutory Notice dated 10 March 2026 demanding payment of RM19,194,000 in relation to High Court Civil Suit No. BKI-22-46/3-2012 ("Suit 46/3")

The demand relates to a High Court judgment dated 10 March 2014 in which KTISB (as the 1st Defendant) through its servants and/or agents was found to have trespassed on the property of Albert Maria Lim and Dorothy Lim ("collectively known as Plaintiffs"). The judgment was partially varied by the Court of Appeal on 18 July 2016, with an order for damages of RM20,000 to be paid by KTISB to Plaintiff and reinstate the damaged part of the Plaintiffs' property to its original condition within 30 days.

By letter date 22 November 2016, KTISB's former solicitors forwarded a cheque amounting to RM130,000 to the former solicitors of Plaintiffs. As such, the orders requiring payments have been fully satisfied in 2016.

The judgment was subsequently varied by a Supplemental Order in the High Court dated 21 February 2018, which also imposed a 30-day compliance period for the reinstatement works and included a penal notice for failure to execution.

Despite the KTISB's earnest efforts attempted to settle the reinstatement works as varied by the Supplemental Order, such attempts were unsuccessful and the Plaintiffs have remained silent since December 2019.

On 26 March 2026, KTISB has commenced a new Suit vide an Originating Summons to restrain Albert Maria Lim and Dorothy Lim from presenting a winding-up petition against KTISB. On 1 April 2026, the High Court granted an Ex Parte Fortuna Injunction Order restraining Albert Maria Lim and Dorothy Lim for presenting a winding-up petition against KTISB. The said Ex Parte Order was effective until 21 April 2026.

On 21 April 2026, the High Court granted an Ad Interim Fortuna Injunction Order on the same terms as the said Ex Parte Order. The said Ad Interim Order shall be effective until the disposal of the Originating Summons and Ex Parte Notice of application.

The representing solicitors are of the view that Statutory Notice is without merit, given that the Statutory Notice relies on part of the High Court Order which consists of non-monetary orders which are reinstatement of the damaged portion of the plaintiffs' property to its original condition and replacement of the damaged fencing. The alleged debt of RM19,194,000 is not substantiated in any manner whatsoever, not within the High Cour Order, Court of Appeal Order and Supplemental Order.

33. FAIR VALUES INFORMATION

In respect of the fair value hierarchy, there were no material transfers between Level 1, Level 2 and Level 3 during the financial year.

<u>Financial instrument other than those carried at fair value</u>

Financial instruments that are not carried at fair value and whose carrying amounts are reasonable approximation of fair values

The carrying amounts of the financial assets and financial liabilities maturing within the next twelve (12) months approximated their fair values due to the relatively short-term maturity of the financial instruments and insignificant impact of discounting.

The carrying amounts of long-term floating rate loans approximate their fair values as the loans will be re-priced to market interest rate on or near reporting date.

The carrying amounts of long-term trade payables approximate its fair value due to insignificant changes in fair value.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

34. CAPITAL MANAGEMENT

The Group and the Company manage their capital to ensure that the Group and the Company will be able to maintain an optimal capital structure so as to support their business and maximise shareholder value. To achieve this objective, the Group and the Company may make adjustments to the capital structure in view of changes in economic conditions, such as adjusting the amount of dividend payment, returning of capital to shareholders or issuing new shares.

The Group and the Company manage their capital based on debt-to-equity ratio. The Group's and the Company's strategies were unchanged from the previous financial year. The debt-to-equity ratio is calculated as total borrowings and lease liabilities divided by total equity.

The debt-to-equity ratios of the Group and of the Company as at the end of the reporting period were as follows:

	Group		Company	
	2025 RM	2024 RM	2025 RM	2024 RM
Borrowings	544,703,231	353,396,525	-	-
Lease liabilities	16,571,462	10,386,945	-	-
Total debts	561,274,693	363,783,470	-	-
Total equity	192,494,881	176,166,025	155,254,134	150,614,257
Debt-to-equity ratio (%)	292%	207%	*	*

**Not meaningful*

There were no changes in the Group's and the Company's approach to capital management during the financial year.

The Group and the Company are in compliance with all externally imposed capital requirements as below:

(i) LPSB shall keep and maintain its present paid up share capital and any increases thereof;

(ii) Subordination of advances of RM20,000,000 from related parties (director/shareholders/related company) throughout the tenure with the financier;

(iii) Paid-up capital of KTIHR and has been increased to at least RM10,000,000;

(iv) KTID and KTISB must not declare and/or pay dividend in excess of 50% of its corresponding annual net income after tax or such other threshold without consent; and

(v) KTISB shall not reduce its share capital or permit changes in its ownership structure.

35. IPO REORGANISATION

In conjunction with, and as integral part of the listing of the Company's shares on ACE Market of Bursa Malaysia Securities Berhad, the Company has undertaken the IPO reorganisation.

On 19 June 2023, the Company entered into conditional share sale agreements ("SSA") to acquire the entire issued share capital of KTISB (including KTISB's subsidiaries) and KTID (including KTID's subsidiaries) for a consideration of RM51,864,230 and RM55,719,770 by way of issuance of 308,532,000 and 331,467,997 new ordinary shares respectively at an issue price of RM0.1681 each share (herein referred to as the "Internal Reorganisation"). The Internal Reorganisation was completed on 2 April 2024. Consequent thereon, KTISB and KTID become the wholly-owned subsidiaries of the Company.

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

35. IPO REORGANISATION (cont'd)

The Group is regarded as a continuing entity resulting from the IPO reorganisation exercise as set out above because the Directors of all the entities within the Group, which took part in the IPO reorganisation exercise, was under the common control before and immediately after the IPO reorganisation exercise. The combined entities refer to KTISB (including KTISB' subsidiaries) and KTID (including its subsidiaries).

For the purpose of accounting for the IPO reorganisation, the Group has applied merger method of accounting on the basis that the IPO reorganisation does not constitute a business combination to which acquisition accounting can be applied. Under merger method of accounting, the difference between cost of investment recorded by the Company and the share capitals of KTISB and KTID is accounted for as reorganisation reserve (Note 21) as follow:

	Number of new shares unit	RM
New shares issued by the Company as consideration for the acquisition of subsidiaries		
- KTISB	308,532,000	51,864,230
- KTID	331,467,997	55,719,770
	639,999,997	107,584,000
Reversal of issued and paid-up share capital (Invested equity):		
- KTISB		(1,000,000)
- KTID		(1,000,000)
		(2,000,000)
Reorganisation reserve		105,584,000

The additions in investments in subsidiaries of the Company (Note 11) from IPO reorganisation is satisfied by issuance of new shares amounted to RM107,584,090.

36. EVENT SUBSEQUENT TO THE END OF THE FINANCIAL YEAR

Dividend

On 27 February 2026, the Directors of the Company has declared an interim single tier dividend of RM0.004 per ordinary share for the financial year ended 31 December 2025 amounting to RM3,200,000 which is payable on 26 May 2026. This dividend will be accounted for in the equity as an appropriation of retained earnings in the financial year ending 31 December 2026.

37. COMPARATIVE FIGURES

	As previously reported RM	As reclassified RM
Group		
2024		
Statement of Cash Flows		
Cash Flows from Investing Activities		
Increase in housing development account	(5,769,609)	-
Net increase in cash and cash equivalents	13,883,558	19,653,167
Cash and cash equivalents at beginning of the year	19,708,827	19,815,231
Cash and cash equivalents at end the year	33,592,385	39,468,398

FINANCIAL STATEMENT

NOTES TO THE FINANCIAL STATEMENTS – 31 DECEMBER 2025

37. COMPARATIVE FIGURES (cont'd)

	As previously reported RM	As reclassified RM
Group		
2024		
Fixed deposits with licensed banks	34,393,409	34,393,409
Cash and bank balances	31,659,492	31,659,492
	66,052,901	66,052,901
Less: Fixed deposits pledged	(13,603,637)	(13,603,637)
Housing development account	(5,876,013)	-
Bank overdraft	(12,980,866)	(12,980,866)
	33,592,385	39,468,398

LIST OF PROPERTIES

Properties owned by the Group

The properties mentioned below are from the remaining units from our completed projects, ongoing projects as well as land held for development. Save as disclosed below, the completed units are currently vacant. Our strategy for investment properties is to dispose them in the secondary market or to deploy them for our own use such as for staff accommodation, if suitable. The timing for the disposal of these properties will depend on the market value of the investment properties, impact of real properties gain tax and whether we are able to identify suitable purchasers for these properties. Pending the disposal of such properties, we may rent those properties out to suitable tenants.

The summary of the material properties owned by our Group as at FY2025 are set out below:

No.	Address/ Location/ Title No.	Description of property/Existing use/Expiry of lease (if any)/Category of land use (if any)	Owner/ Developer	Land area/ Built-up area (Sq Ft) sq ft	Date of Acquisition/ CCC	Encumbrance	Audited NBV as at 31 December 2025 RM'000
1.	Lot 201, Taman Lavender Off Jalan Lintas 88300 Kota Kinabalu Sabah Title no.: CL015654743	A detached house plot forming part of 4 adjoining detached house plots / Vacant / Leasehold of 99 years / For the purpose of erecting thereon for use as such one dwelling house	K.T.I Development Sdn Bhd	22,390/ Not applicable	Not applicable/ Not applicable	Nil	596
2.	Lot 204, Taman Lavender Off Jalan Lintas 88300 Kota Kinabalu Sabah Title no.: CL015654770	A detached house plot forming part of 4 adjoining detached house plots/ Vacant / Leasehold of 99 years / For the purpose of erecting thereon for use as such one dwelling house	K.T.I Development Sdn Bhd	9,599/ Not applicable	Not applicable/ Not applicable	Nil	255
3.	Lot 223 (Building No. 32A) Lorong Nelly 9/2 Taman Nelly 9 (Sub-Phase 1) Kampung Nountun Inanam 88844 Kota Kinabalu Sabah Title no.: CL015646867	Double-storey office / showroom with double volume storage space / Storage of documents / Leasehold of 99 years / For the purpose of erecting thereon for use as such one 2-storey showroom	K.T.I Development Sdn Bhd / Edward S Jaip	65,787/ 48,583	Nil/ 7 March 2018	Nil	1,315

OTHER INFORMATION

LIST OF PROPERTIES

Properties owned by the Group (Cont'd)

No.	Address/ Location/ Title No.	Description of property/Existing use/Expiry of lease (if any)/Category of land use (if any)	Owner/ Developer	Land area/ Built-up area (Sq Ft) sq ft	Date of Acquisition/ CCC	Encumbrance	Audited NBV as at 31 December 2025 RM'000
4.	Lot No. 69 Lorong Buah Pala 3 Wisma LTF Taman Nelly 88450 Kota Kinabalu Sabah Title no.: CL015479204	1st and 2nd floor of a 3-storey corner shopoffice / Leasehold of 999 years / For the purpose of erecting thereon for use as such one 3-storey shop house	KTISB, Chong Nyuk Oi, Kong En Leong, Kong En Phin	1,587/ 3,174	2 June 2003 / March 1987	Charged to United Overseas Bank (Malaysia) Berhad	95
5.	Lot No. 68 Lorong Buah Pala 3 Wisma LTF, Taman Nelly 88450 Kota Kinabalu Sabah Title no.: CL015479197	A corner 3-storey shopoffice / Vacant / Leasehold of 999 years / For the purpose of erecting thereon for use as such one 3-storey shop house	KTISB	1,174/ 3,702	16 December 1997 / March 1987	Charged to United Overseas Bank (Malaysia) Bhd	154
6.	Lot 222, Taman Nelly 9 Phase 4 Shoplot Lorong Nelly Plaza Jalan Nountun, Kolombong 88444 Kota Kinabalu Sabah Title no.: CL015682130	A corner 4-storey corporate office building / Our headquarters / Leasehold of 99 years / For the purpose of erecting thereon for use as such one 4-storey shop office	Landmark Property Sdn Bhd	3,607/ 14,072	Not applicable/ 10 September 2012	Charged to Hong Leong Islamic Bank Berhad	1,239

LIST OF PROPERTIES

Properties owned by the Group (Cont'd)

No.	Address/ Location/ Title No.	Description of property/Existing use/Expiry of lease (if any)/Category of land use (if any)	Owner/ Developer	Land area/ Built-up area (Sq Ft) sq ft	Date of Acquisition/ CCC	Encumbrance	Audited NBV as at 31 December 2025 RM'000
7.	D-2-26 / D-2-28 / D-2-08 / D-3-05 / D-3-12, Taman Nelly Phase 8D Jalan Nountun Kolombong 88450 Kota Kinabalu Sabah Title no.: CL015605419 (11)	5 units of studio apartment in an establish locality / Rented out to non-related parties for residential use / Leasehold of 99 years / 4-storey medium cost walk-up flats / shop	Edward S Jaip and Landmark Property	500,940 / 1,225	Not applicable/ 17 May 2013	Nil	438
8.	Along Jalan Tuaran – Kota Belud 89208 Tuaran Sabah Title no.: CL045115919	Ongoing development of 9 phases 1A to 1I comprising 811 units of double storey terraced house known as "Taman Seri Lemawang" / Ongoing development / Leasehold of 999 years / Nil	KTISB/ LPPB	2,279,495 / Not applicable	Not applicable/ Not applicable	Charged to Hong Leong Islamic Bank Berhad	-
9.		Ongoing development of 3 phases comprising 480 units in 6 blocks of 5-storey apartment known as "Residensi Seri Akasia" / Ongoing development / Leasehold of 999 years / Nil	KTISB/ LPPB	737,289 / Not applicable	Not applicable/ Not applicable	Charged to Hong Leong Islamic Bank Berhad	2,896

LIST OF PROPERTIES

Properties owned by the Group (Cont'd)

No.	Address/ Location/Title No.	Description of property/Existing use/Expiry of lease (if any)/Category of land use (if any)	Owner/ Developer	Land area/ Built-up area (Sq Ft) sq ft	Date of Acquisition/ CCC	Encumbrance	Audited NBV as at 31 December 2025 RM'000
10.		Ongoing development of 2 - 5 blocks comprising 41 units of 2-storey shop houses known as "Plaza Lemawang 2" / Ongoing development / Leasehold of 999 years / Nil	KTISB/ LPPB	204,265 / Not applicable	Not applicable/ Not applicable	Charged to Hong Leong Islamic Bank Berhad	2,270
11.		Vacant land for future and proposed developments along Jalan Tuaran, Sabah / Vacant / Leasehold of 999 years / Nil	KTISB/ LPPB	3,566,257 (81 acres)/ Not applicable	Not applicable/ Not applicable	Charged to Hong Leong Islamic Bank Berhad	19,478
12.	Lintas Commercial Area Luyang 88300 Kota Kinabalu Sabah Title no.: CL015721276	Ongoing mixed commercial / residential development known as The Logg comprising 1 block of 28 levels affordable homes (250 units), 2 levels of commercial lots, 9 levels of carparks cum 3 levels of offices, 1 level of basement carpark, 2 blocks of serviced suites (542 units) and 1 block of hotel suites (370 rooms) / Ongoing mixed development / Leasehold of 99 years / For the purpose of housing and commercial development	KTISB and KTI Hotel & Resort/ LPPB	190,357/ Not applicable	Nil/ Not applicable	Charged to Hong Leong Bank Berhad, Sabah Development Bank Berhad and caveat by CIMB Bank Berhad	419,155

LIST OF PROPERTIES

Properties owned by the Group (Cont'd)

No.	Address/ Location/Title No.	Description of property/Existing use/ Expiry of lease (if any)/ Category of land use (if any)	Owner/ Developer	Land area/ Built-up area (Sq Ft) sq ft	Date of Acquisition/ CCC	Encumbrance	Audited NBV as at 31 December 2025 RM'000
13.	Off Jalan Airport 90000 Sandakan Sabah Title no.: CL075428027	A land parcel proposed for a landed housing scheme for 310 units of double-storey terraced houses / Proposed development / Leasehold of 99 years / For the purpose of erecting thereon for use as such one dwelling house	Landmark Property Sdn Bhd/ LPPB	876,427 / Not applicable	Nil/ Not applicable	Charged to Maybank Islamic Bank Berhad and caveat by Borneo Housing Mortgage Finance Sdn Bhd	6,923
14.	Alamesra, Off Jalan Sulaiman Coastal highway, Kota Kinabalu, Sabah Title no: One (1) residential lot under CL015719874 with infrastructure lot, CL015719909, CL015719892, CL015719918	A land parcel proposed for a landed housing scheme of 42 units of super link house, 4 units of double storey shophouses, 5 tower block comprise of 2,195 units in which comprise 439 units per block / Proposed development / Leasehold of 99 years / CL015719874 (for the purpose of undertaking the development of residential buildings in accordance with such plans and specifications as may be approved by the local authority under the Local Government Ordinance 1961, the City of Kota Kinabalu Enactment 1966 and the Town and Country Planning Ordinance Cap 141), CL015719909 (for the purpose of road reserve, CL015719892 (for the purpose of power point unit), CL015719918 (for the purpose of sewerage treatment plant reserve)	CL015719874, CL015719909, CL015719892, CL015719918 K.T.I Development Sdn Bhd	887,497.3 sq. ft / Not applicable	9 January 2023/ Not applicable	CL015719874– Charged to Hong Leong Islamic Bank Berhad, CL015719909, CL015719892, CL015719918 – Caveat by Hong Leong Islamic Bank Berhad	127,357
						Total	**582,171**

ANALYSIS OF SHAREHOLDINGS
AS AT 31 MARCH 2026

Total Number of Issued Shares : 800,000,000
Class of Shares : Ordinary Shares
Voting Rights : One (1) Vote Per Ordinary Share

Distribution of Shareholders

Size of Holdings	No. of Holders	% of Holders	No. of Holders	% of Holders
1 - 99	2	0.205	6	0.000
100 - 1,000	273	28.086	104,700	0.013
1,001 - 10,000	359	36.934	2,136,194	0.267
10,001 - 100,000	220	22.633	6,718,200	0.839
100,001 – 39,999,999 (*)	116	11.934	196,040,900	24.505
40,000,000 and above (**)	2	0.205	595,000,000	74.375
Total	972	100.000	800,000,000	100.000

Remarks:
(*) Less than 5% of issued shares
(**) 5% and above of issued shares

Substantial Shareholders (Based on the Register of Substantial Shareholders)

		Direct Interest		Indirect Interest*	
No.	Name	No. of Shares	%	No. of Shares	%
1.	Datuk Dr Loke Theen Fatt	369,359,500	46.170	225,640,500	28.205
2.	Datin Chin Mee Leen	225,640,500	28.205	369,359,500	46.170

*Remarks: Deemed interested by virtue of his/her spouse's shareholdings in our company.

Directors' Shareholdings (Based on the Register of Directors' Shareholding)

		Direct Interest		Indirect Interest*	
No.	Name	No. of Shares	%	No. of Shares	%
1.	Chua Chai Hua	350,000	0.043	-	-
2.	Datuk Dr Loke Theen Fatt	369,359,500	46.170	225,640,500	28.205
3.	Dato' Haji Hamzah bin Haji Ghazalli	1,250,000	0.156	-	-
4.	Lim Guik Moi	-	-	-	-
5.	Loke Pei Lee	-	-	-	-
6.	Stella Loke Pei Wen	-	-	-	-
7.	Datuk Dr Tan Kok Liang	450,000	0.056	-	-
8.	Wilson Loke Choo Syn	-	-	-	-

*Remarks: Deemed interested by virtue of his/her spouse's shareholdings in our company.

ANALYSIS OF SHAREHOLDINGS
AS AT 31 MARCH 2026

List of Top Thirty (30) Largest Shareholders (Based on Record of Depositors)

No.	Name of Shareholders	No. of Shares Held	%
1.	Maybank Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Loke Theen Fatt	369,359,500	46.170
2.	Chin Mee Leen	225,640,500	28.205
3.	Alliancegroup Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Lim Cheng Ling	38,399,998	4.799
4.	CGS International Nominees Malaysia (Tempatan) Sdn Bhd – Pledged Securities Account for Sam Yin Thing (MY4178)	22,750,000	2.843
5.	CGS International Nominees Malaysia (Tempatan) Sdn Bhd – Pledged Securities Account for Sam Yin Thing (MY4369)	13,500,000	1.687
6.	Maybank Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Kang Ket Hung	11,085,000	1.385
7.	Alliancegroup Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Kang Ket Hung	9,650,000	1.206
8.	Alliancegroup Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Kang Ah Hin	6,850,000	0.856
9.	HLIB Nominees (Asing) Sdn Bhd – Pledged Securities Account for Wang, Shiyang (CCTS)	5,693,300	0.711
10.	Chan Kong Hong	4,750,000	0.593
11.	Pearly Saw Chew Hong	4,750,000	0.593
12.	Oon Lay Kim	3,600,000	0.450
13.	Alliancegroup Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Yap Ze Ming @ Elton	3,588,600	0.448
14.	TA Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Mohd Rezal bin Abdullah	3,333,400	0.416
15.	Phillip Nominees (Tempatan) Sdn Bhd – Exempt AN for Phillip Securities Pte Ltd (Client Account)	3,323,200	0.415
16.	TA Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Teoh Zi Yi	3,250,000	0.406
17.	Alliancegroup Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Yap Kim Leng	3,166,700	0.395
18.	Maybank Nominees (Tempatan) Sdn Bhd – Lee Hon Liong	3,111,200	0.388
19.	CGS International Nominees Malaysia (Tempatan) Sdn Bhd – Pledged Securities Account for Tan Huey Ling (ML00243)	1,833,334	0.229
20.	Harrisons Holdings (Malaysia) Berhad	1,666,700	0.208
21.	CGS International Nominees Malaysia (Tempatan) Sdn Bhd – Pledged Securities Account for Chan See Theng (ML00250)	1,633,334	0.204
22.	Hoh Ngee Khi @ Hoh Yu Choi	1,630,000	0.203
23.	TA Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Yap Kim Leng	1,600,000	0.200
24.	Alliancegroup Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Mohd Rezal bin Abdullah	1,598,000	0.199
25.	CGS International Nominees Malaysia (Tempatan) Sdn Bhd – Pledged Securities Account for Tan Yee Thien (ML00302)	1,545,000	0.193
26.	Public Nominees (Tempatan) Sdn Bhd – Pledged Securities Account for Colform Sdn Bhd (E-SDK)	1,500,000	0.187
27.	Goh Siew Im	1,420,700	0.177

ANALYSIS OF SHAREHOLDINGS
AS AT 31 MARCH 2026

List of Top Thirty (30) Largest Shareholders (Based on Record of Depositors) (Cont'd)

No.	Name of Shareholders	No. of Shares Held	%
28.	Public Nominees (Tempatan) Sdn Bhd - Pledged Securities Account For Kang Ket Hung (E-SDK/PSE)	1,350,000	0.168
29.	HSBC Nominees (Asing) Sdn Bhd – J.P. Morgan Securities PLC	1,267,300	0.158
30.	Dato' Haji Hamzah Bin Haji Ghazalli	1,250,000	0.156

NOTICE OF 2026 ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the 2026 Annual General Meeting ("AGM") of the Company will be held at Vista Ballroom, Level 1, Hilton Kota Kinabalu, Jalan Tunku Abdul Rahman, Asia City, 88000 Kota Kinabalu, Sabah, Malaysia on Thursday, 11 June 2026 at 10.00 a.m. to transact the following businesses:-

AGENDA

Ordinary Business

1. To receive the Audited Financial Statements for the financial year ended 31 December 2025 together with the Reports of the Directors and Auditors thereon. (Please refer to Explanatory Note)

2. To re-elect the following Directors who retire pursuant to Clause 76(3) of the Company's Constitution, as Directors of the Company:-

   (i) Lim Guik Moi (Resolution 1)
   (ii) Chua Chai Hua (Resolution 2)
   (iii) Wilson Loke Choon Syn (Resolution 3)

3. To re-elect Loke Pei Lee who retires pursuant to Clause 78 of the Company's Constitution, as Director of the Company. (Resolution 4)

4. To approve the payment of Directors' fees to each of the following Non-Executive Directors for the period from 2026 AGM until the next 2027 AGM of the Company:-

   (i) Dato' Haji Hamzah Bin Haji Ghazalli – RM60,000 (Resolution 5)
   (ii) Datuk Tan Kok Liang – RM36,000 (Resolution 6)
   (iii) Lim Guik Moi – RM36,000 (Resolution 7)
   (iv) Chua Chai Hua – RM36,000 (Resolution 8)

5. To approve the payment of Directors' benefits up to an amount of RM42,000 to the Non-Executive Directors for the period from 2026 AGM until the next 2027 AGM of the Company. (Resolution 9)

6. To re-appoint Messrs Moore Stephens Associates PLT as Auditors of the Company and to authorise the Directors to fix their remuneration. (Resolution 10)

Special Business

To consider and if thought fit, to pass the following resolutions with or without modifications:-

7. **ORDINARY RESOLUTION** (Resolution 11)
   AUTHORITY TO ALLOT SHARES OF THE COMPANY PURSUANT TO SECTIONS 75 AND 76 OF THE COMPANIES ACT 2016

   "THAT pursuant to Sections 75 and 76 of the Companies Act 2016 and subject to the Constitution of the Company, the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities") and the approval of the relevant governmental/regulatory authorities, where such approval is required, the Directors of the Company be and are hereby authorised to allot shares in the Company at any 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 allotted pursuant to this resolution does not exceed ten per cent (10%) of the total number of issued shares (excluding treasury shares) of the Company for the time being AND THAT the Directors be and are also empowered to obtain approval for the listing of and quotation for the additional shares so issued from Bursa Securities.

NOTICE OF 2026 ANNUAL GENERAL MEETING

7. **ORDINARY RESOLUTION**
   AUTHORITY TO ALLOT SHARES OF THE COMPANY PURSUANT TO SECTIONS 75 AND 76 OF THE COMPANIES ACT 2016 (CONT'D)

   AND THAT such authority shall continue to be in force until the conclusion of the next Annual General Meeting ("AGM") of the Company after the approval was given or at the expiry of the period within which the next AGM is required to be held after the approval was given, whichever is earlier, unless such approval is revoked or varied by the Company at a general meeting."

8. To consider any other business of which due notice shall be given in accordance with the Companies Act 2016.

By Order of the Board
HARJEET SINGH A/L DAYA SINGH (MIA 21886) (SSM PC NO. 202508000242)
LAU YEN HOON (MAICSA 7061368) (SSM PC NO. 202008002143)
FOO JIA YEE (MAICSA 7071771) (SSM PC NO. 202108000268)
Company Secretaries

Kuala Lumpur

29 April 2026

NOTICE OF 2026 ANNUAL GENERAL MEETING

Notes:-

1. For the purpose of determining who shall be entitled to attend this General Meeting, the Company shall be requesting Bursa Malaysia Depository Sdn Bhd to make available to the Company, a Record of Depositors as at **4 June 2026**. Only a member whose name appears on this Record of Depositors shall be entitled to attend in this General Meeting or appoint a proxy to attend, speak and vote on his/her/its behalf.

2. A member entitled to attend and vote at this General Meeting is entitled to appoint a proxy or attorney or in the case of a corporation, to appoint a duly authorised representative to attend, participate, speak and vote in his place. A proxy may but need not be a member of the Company.

3. A member of the Company who is entitled to attend and vote at a General Meeting of the Company may appoint not more than two (2) proxies to attend, participate, speak and vote instead of the member at the General Meeting.

4. If two (2) proxies are appointed, the entitlement of those proxies to vote on a show of hands shall be in accordance with the listing requirements of the stock exchange.

5. Where a member of the Company is an authorised nominee as defined in the Securities Industry (Central Depositories) Act 1991 ("Central Depositories Act"), it may appoint not more than two (2) proxies in respect of each securities account it holds in ordinary shares of the Company standing to the credit of the said securities account.

6. Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. An exempt authorised nominee refers to an authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provisions of Section 25A(1) of the Central Depositories Act.

7. Where a member appoints more than one (1) proxy, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies.

8. The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner and must be received by the Company not less than forty-eight (48) hours before the time appointed for holding the General Meeting or adjourned General Meeting at which the person named in the appointment proposes to vote:

   (i) In hard copy form

   In the case of an appointment made in hard copy form, this proxy form must be deposited at the Share Registrar of the Company at Tricor Investor & Issuing House Services Sdn Bhd at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, deposited in its drop-in box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia.

   (ii) By electronic means

   The proxy form can be electronically lodged with the Share Registrar of the Company via Vistra Share Registry and IPO (MY) Portal ("The Portal") at https://srmy.vistra.com. Please refer to the Administrative Guide for the 2026 AGM on the procedures for electronic lodgement of proxy form via The Portal.

NOTICE OF 2026 ANNUAL GENERAL MEETING

Notes (Cont'd):-

9. Any authority pursuant to which such an appointment is made by a power of attorney must be deposited at the Share Registrar of the Company at Tricor Investor & Issuing House Services Sdn Bhd at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, deposited in its drop-in box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia not less than forty-eight (48) hours before the time appointed for holding the General Meeting or adjourned General Meeting at which the person named in the appointment proposes to vote. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.

10. Please ensure ALL the particulars as required in the proxy form are completed, signed and dated accordingly.

11. Last date and time for lodging proxy forms is on **Tuesday, 9 June 2026 at 10.00 a.m.**

12. Please bring an **ORIGINAL** of the following identification papers (where applicable) and present it to the registration staff for verification:-

    (i) Identity card (NRIC) (Malaysian), or
    (ii) Police report (for loss of NRIC)/ Temporary NRIC (Malaysian), or
    (iii) Passport (Foreigner).

13. For a corporate member who has appointed a representative instead of a proxy to attend this meeting, please deposit the **ORIGINAL** certificate of appointment of authorised representative executed in the manner as stated in the proxy form with the Share Registrar of the Company at Tricor Investor & Issuing House Services Sdn Bhd at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, deposited in its drop-in box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia. Alternatively, please bring the **ORIGINAL** certificate of appointment of authorised representative if it has not been deposited with the Company's Share Registrar earlier.

EXPLANATORY NOTES TO THE AGENDA

1. Audited Financial Statements for the financial year ended 31 December 2025

This agenda item is meant for discussion only as the provision of Sections 248(2) and 340(1)(a) of the Companies Act 2016 ("the Act") does not require a formal approval of shareholders for the Audited Financial Statements. Hence, this agenda item is not put forward for voting by shareholders.

2. Resolutions 1 to 4 – Re-election of Directors

Lim Guik Moi, Chua Chai Hua, Wilson Loke Choon Syn and Loke Pei Lee ("Retiring Directors") are standing for re-election as Directors of the Company and being eligible, have offered themselves for re-election at the 2026 Annual General Meeting ("AGM").

The Retiring Directors had provided the fit and proper declarations and the Board had through the Nominating and Remuneration Committee carried out the assessment on the Retiring Directors and agreed that they met the criteria as prescribed by Rule 2.20A of the ACE Market Listing Requirements ("AMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities") on character, experience, integrity, competence and time to effectively discharge their roles as Directors.

3. Resolutions 5 to 9 – Non-Executive Directors' Fees and Benefits

Pursuant to Section 230(1) of the Act, the fees of the Directors and any benefits payable to the Directors of a listed company and its subsidiaries shall be approved at a general meeting.

Resolutions 5 to 9 are to seek shareholders' approval to facilitate the payment of the Directors' fees to the Non-Executive Directors from the 2026 AGM until the next 2027 AGM of the Company.

NOTICE OF 2026 ANNUAL GENERAL MEETING

EXPLANATORY NOTES TO THE AGENDA

3. Resolutions 5 to 9 – Non-Executive Directors' Fees and Benefits (Cont'd)

The proposed Directors' benefits under Resolution 9 are calculated based on the current Board size and the estimated number of scheduled Board and Committee meetings from 2026 AGM until the next 2027 AGM. In the event the proposed amount is insufficient (e.g. due to more meetings or enlarged Board size), approval will be sought at the next 2027 AGM for the shortfall.

4. Resolution 10 – Re-appointment of Auditors

The Board had through the Audit and Risk Management Committee, assessed the suitability, objectivity and independence of the External Auditors, Messrs Moore Stephens Associates PLT and recommended the re-appointment of Messrs Moore Stephens Associates PLT as Auditors of the Company.

5. Resolution 11 – Authority to Allot Shares pursuant to Sections 75 and 76 of the Companies Act 2016

This resolution, if passed, will empower the Directors to issue and allot up to a maximum of ten per cent (10%) of the total number of issued shares (excluding treasury shares) of the Company for the time being for such purposes as the Directors consider would be in the best interest of the Company. This authority will, unless revoked or varied by the Company in a general meeting, expire at the conclusion of the next AGM or the expiration of the period within which the next AGM is required by law to be held, whichever is the earlier.

This mandate is to provide flexibility to the Company to issue new securities without the need to convene separate general meeting to obtain its shareholders' approval so as to avoid incurring additional costs and time.

The purpose of the proposed general mandate, if passed, will enable the Directors to take swift action in case of a need to issue and allot new shares in the Company for any possible fund raising activities including but not limited to further placement of shares for purpose of funding current and/or future investment projects, working capital, repayment of bank borrowings, acquisitions and/or issuance of shares as settlement of purchase consideration, or other circumstances arise which involve grant of rights to subscribe for shares, conversion of any securities into shares, or allotment of shares under an agreement or option or offer, or such other application as the Directors may deem fit in the best interest of the Company.

As at the date of this Notice, the Company did not allot any shares pursuant to the shareholders' mandate granted to the Directors at the previous AGM of the Company.

STATEMENT ACCOMPANYING NOTICE OF ANNUAL GENERAL MEETING

Pursuant to Rule 8.29(2) of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad

1. There is no individual standing for election as a director of the Company at the forthcoming Annual General Meeting.

2. Authority for Directors to allot Shares pursuant to Sections 75 and 76 of the Companies Act 2016.

   Kindly refer to item (5) of Explanatory Notes on Special Business on page 162.

ADMINISTRATIVE GUIDE FOR THE 2026 ANNUAL GENERAL MEETING ("AGM") OF KTI LANDMARK BERHAD

Day and Date : Thursday, 11 June 2026
Time : 10.00 a.m.
Venue of Meeting : Vista Ballroom, Level 1, Hilton Kota Kinabalu, Jalan Tunku Abdul Rahman, Asia City, 88000 Kota Kinabalu, Sabah, Malaysia

1. CORPORATE MEMBERS

a. Corporate members who wish to appoint corporate representatives instead of a proxy, must deposit their original or duly certified certificate of appointment of authorised representative to Tricor Investor & Issuing House Services Sdn. Bhd. (**"Tricor"**) on or before the AGM.

b. Attorneys appointed by power of attorney are required to deposit their power of attorney with Tricor not later than **Tuesday, 9 June 2026 at 10.00 a.m.** to attend and vote at the AGM.

2. GENERAL MEETING RECORD OF DEPOSITORS ("ROD")

Only a member whose name appears on the ROD as at 4 June 2026 shall be entitled to attend or appoint proxy(ies) to attend, speak and vote on his/her/its behalf.

3. PROXY

The appointment of proxy may be made in hard copy form or by electronic form in the following manner and must be received by the Company at least forty-eight (48) hours before the time appointed for holding the AGM or any adjournment thereof, otherwise the Proxy Form shall not be treated as valid:-

a. <u>In hard copy form</u>

In the case of an appointment made in hard copy form, the Proxy Form must be deposited at the Share Registrar of the Company at Tricor Investor & Issuing House Services Sdn Bhd at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, deposited in its drop-in box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia.

b. <u>By electronic means</u>

You may also submit the Proxy Form electronically via Vistra Share Registry and IPO (MY) Portal ("The Portal") at https://srmy.vistra.com not later than **Tuesday, 9 June 2026 at 10.00 a.m.** Please do read and follow the procedures below to submit Proxy Form electronically.

ADMINISTRATIVE GUIDE FOR THE 2026 ANNUAL GENERAL MEETING ("AGM") OF KTI LANDMARK BERHAD

4. ELECTRONIC LODGEMENT OF PROXY FORM

The procedures to lodge your Proxy Form electronically via The Portal are summarised below:

Procedure	Action
i. <u>Steps for Individual Shareholders</u>	
Register as a User at The Portal	• Visit the website at https://srmy.vistra.com. • Click "Register" and select "Individual Holder" and complete the New User Registration Form. • For guidance, you may refer to the tutorial guide available on the homepage. • Once registration is completed, you will receive an email notification to verify your registered email address. • After verification, your registration will be reviewed and approved within one (1) working day. A confirmation email will be sent once approved. • Once you receive the confirmation, activate your account by creating your password. *If you are an existing user with The Portal or our TIIH Online portal previously, you are not required to register again.*
Proceed with submission of Proxy Form	• After the release of the Notice of 2026 Annual General Meeting by the Company, login with your username (i.e. email address) and password. • Select the corporate event: "**KTI LANDMARK BERHAD AGM 2026**". • Navigate to the 3 dots at the end of the corporate event and choose "SUBMISSION OF PROXY FORM". • Read and agree to the terms and conditions and confirm the Declaration. • Insert your CDS account number and indicate the number of shares for your proxy(s) to vote on your behalf. • Appoint your proxy(s) and insert the required details of your proxy(s) or appoint Chairman as your proxy. • Indicate your voting instructions – FOR or AGAINST, otherwise your proxy will decide on your votes. • Review and confirm your proxy(s) appointment. • Print Proxy Form for your record.
ii. <u>Steps for corporate or institutional shareholders</u>	
Register as a User at The Portal	• Visit the website at https://srmy.vistra.com. • Click "Register" and select "Representative or Corporate Holder" and complete the New User Registration Form. • Complete the registration form with your personal details. • Once registration is completed, you will receive an email notification to verify your registered email address. • After verification, your registration will be reviewed and approval within two (2) working days. A confirmation email will be sent once approved. • Once you receive the confirmation, activate your account by creating your password. (Note: The authorised representative of a corporation or institutional member must register as a user in accordance with the above steps before he/she can subscribe to this corporate member electronic proxy submission. Please contact our Share Registrar if you need clarifications on the user registration.)
Proceed with submission of Proxy Form	• Login to https://srmy.vistra.com with your email address and password. • Select the corporate event: "**KTI LANDMARK BERHAD AGM 2026**". • Navigate to the icon ">" at the end of the corporate event. • Read and agree to the terms and conditions and confirm the Declaration. • Select the corporate holder's name. • Proceed to download the submission file. • Prepare the file for the appointment of proxies by inserting the required data. • Proceed to upload the duly completed proxy appointment file. • Select "Confirm" to complete your submission. • Print the confirmation report of your submission for your record

ADMINISTRATIVE GUIDE FOR THE 2026 ANNUAL GENERAL MEETING ("AGM") OF KTI LANDMARK BERHAD

5. POLL VOTING

a. The voting at the AGM will be conducted by poll in accordance with Rule 8.31A of the ACE Market Listing Requirements of Bursa Malaysia Securities Berhad. The Company has appointed Tricor as Poll Administrator to conduct the polling process.

b. During the AGM, the Chairman will invite the Poll Administrator to brief on the voting procedures. The voting session will commence as soon as the Chairman calls for the poll to be opened.

c. Upon completion of the voting session for the AGM, the Scrutineers will verify and announce the poll results followed by the Chairman's declaration whether the resolutions are duly passed.

6. ANNUAL REPORT 2025

a. The Company's Annual Report 2025 is available at the Company's website at https://ktilandmark.com.

b. Should you require a printed copy of the Annual Report 2025, please request at our Share Registrar's website at https://srmy.vistra.com by selecting "Request for Annual Report/Circular" under the "Investor Services" or kindly contact Tricor. Nevertheless, we hope that you would consider the environment before you decide to request for the printed copy.

7. REGISTRATION

a. The registration will commence at 9.00 a.m. on Thursday, 11 June 2026 and will remain open until the conclusion of the AGM or such time as may be determined by the Chairman of the meeting.

b. Please present your original National Registration Identity Card ("NRIC") or passport (for non-Malaysian) to the registration staff for verification.

c. Upon verification, you are required to write your name and sign the attendance list placed on the registration table. You will be given a wristband with passcode for electronic voting purpose.

d. No person will be allowed to register on behalf of another person even with the original NRIC or passport of the other person.

8. RECORDING OR PHOTOGRAPHY

Strictly **NO** unauthorised recording or photography of the AGM proceedings is allowed.

9. ENQUIRY

If you have any enquiries on the above, please contact our Share Registrar during office hours on Mondays to Fridays from 9.00 a.m. to 5.30 p.m. (except on public holidays):

Tricor Investor & Issuing House Services Sdn. Bhd.
General Line : +603-2783 9299
Email : *is.enquiry@vistra.com*

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KTI LANDMARK BERHAD
[Registration No. 201601008159 (1179087-X)]
(Incorporated in Malaysia)

CDS Account No.

No. of Shares held

PROXY FORM

*I/We ______________________________________ NRIC No./ Passport No.____________________
[Full name in block and as per NRIC/Passport/Registration No.]
of ____
[Address]
being member(s) of **KTI Landmark Berhad**, hereby appoint:--

Full Name (in block capitals and as per NRIC/Passport)	**NRIC/Passport No.**	**Proportion of Shareholdings**	
Address:		**No. of Shares**	**%**
Email Address:	**Mobile Phone No.:**		

^and/or

Full Name (in block capitals and as per NRIC/Passport)	**NRIC/Passport No.**	**Proportion of Shareholdings**	
Address:		**No. of Shares**	**%**
Email Address:	**Mobile Phone No.:**		

or failing him/her, the Chairperson of the Meeting, as ^my/our proxy/proxies to vote for ^me/us and on ^my/our behalf at the 2026 Annual General Meeting of the Company, which will be held at Vista Ballroom, Level 1, Hilton Kota Kinabalu, Jalan Tunku Abdul Rahman, Asia City, 88000 Kota Kinabalu, Sabah, Malaysia on Thursday, 11 June 2026 at 10.00 a.m. or any adjournment thereof, and to vote as indicated below:

Resolution no.	Description of Resolution	For	Against
1	Re-election of Lim Guik Moi as Director of the Company.		
2	Re-election of Chua Chai Hua as Director of the Company.		
3	Re-election of Wilson Loke Choon Syn as Director of the Company.		
4	Re-election of Loke Pei Lee as Director of the Company.		
5	Approval on payment of Director's fees to Dato' Haji Hamzah Bin Haji Ghazalli amounting to RM60,000 for the period from 2026 Annual General Meeting until the next 2027 Annual General Meeting of the Company.		
6	Approval on payment of Director's fees to Datuk Tan Kok Liang amounting to RM36,000 for the period from 2026 Annual General Meeting until the next 2027 Annual General Meeting of the Company.		
7	Approval on payment of Director's fees to Lim Guik Moi amounting to RM36,000 for the period from 2026 Annual General Meeting until the next 2027 Annual General Meeting of the Company.		
8	Approval on payment of Director's fees to Chua Chai Hua amounting to RM36,000 for the period from 2026 Annual General Meeting until the next 2027 Annual General Meeting of the Company.		
9	Approval on payment of Directors' benefits up to an amount of RM42,000 to the Non-Executive Directors for the period from 2026 Annual General Meeting until the next 2027 Annual General Meeting of the Company.		
10	Re-appointment of Messrs Moore Stephens Associates PLT as Auditors of the Company.		
11	Authority to allot shares pursuant to Sections 75 and 76 of the Companies Act 2016.		

Please indicate with an "X" in the space provided whether you wish your votes to be cast for or against the resolutions. In the absence of specific directions, your proxy will vote or abstain as he/she thinks fit.

Signed this .... day of 2026

____
Signature*
Member

^ *Delete whichever is inapplicable*
* *Manner of execution:*
(a) If you are an individual member, please sign where indicated.
(b) If you are a corporate member which has a common seal, this proxy form should be executed under seal in accordance with the constitution of your corporation.
(c) If you are a corporate member which does not have a common seal, this proxy form should be affixed with the rubber stamp of your company (if any) and executed by:
(i) at least two (2) authorised officers, of whom one shall be a director; or
(ii) any director and/or authorised officers in accordance with the laws of the country under which your corporation is incorporated.

NOTES:-

1. For the purpose of determining who shall be entitled to attend this General Meeting, the Company shall be requesting Bursa Malaysia Depository Sdn Bhd to make available to the Company, a Record of Depositors as at **4 June 2026**. Only a member whose name appears on this Record of Depositors shall be entitled to attend in this General Meeting or appoint a proxy to attend, speak and vote on his/her/its behalf.

2. A member entitled to attend and vote at this General Meeting is entitled to appoint a proxy or attorney or in the case of a corporation, to appoint a duly authorised representative to attend, participate, speak and vote in his place. A proxy may but need not be a member of the Company.

3. A member of the Company who is entitled to attend and vote at a General Meeting of the Company may appoint not more than two (2) proxies to attend, participate, speak and vote instead of the member at the General Meeting.

4. If two (2) proxies are appointed, the entitlement of those proxies to vote on a show of hands shall be in accordance with the listing requirements of the stock exchange.

5. Where a member of the Company is an authorised nominee as defined in the Securities Industry (Central Depositories) Act 1991 ("Central Depositories Act"), it may appoint not more than two (2) proxies in respect of each securities account it holds in ordinary shares of the Company standing to the credit of the said securities account.

6. Where a member of the Company is an exempt authorised nominee which holds ordinary shares in the Company for multiple beneficial owners in one securities account ("omnibus account"), there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds. An exempt authorised nominee refers to an authorised nominee defined under the Central Depositories Act which is exempted from compliance with the provisions of Section 25A(1) of the Central Depositories Act.

7. Where a member appoints more than one (1) proxy, the proportion of shareholdings to be represented by each proxy must be specified in the instrument appointing the proxies.

8. The appointment of a proxy may be made in a hard copy form or by electronic means in the following manner and must be received by the Company not less than forty-eight (48) hours before the time appointed for holding the General Meeting or adjourned General Meeting at which the person named in the appointment proposes to vote:

   (i) In hard copy form

   In the case of an appointment made in hard copy form, this proxy form must be deposited at the Share Registrar of the Company at Tricor Investor & Issuing House Services Sdn Bhd at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, deposited in its drop-in box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia.

   (ii) By electronic means

   The proxy form can be electronically lodged with the Share Registrar of the Company via Vistra Share Registry and IPO (MY) Portal ("The Portal") at https://srmy.vistra.com. Please refer to the Administrative Guide for the 2026 AGM on the procedures for electronic lodgement of proxy form via The Portal.

9. Any authority pursuant to which such an appointment is made by a power of attorney must be deposited at the Share Registrar of the Company at Tricor Investor & Issuing House Services Sdn Bhd at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, deposited in its drop-in box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia not less than forty-eight (48) hours before the time appointed for holding the General Meeting or adjourned General Meeting at which the person named in the appointment proposes to vote. A copy of the power of attorney may be accepted provided that it is certified notarially and/or in accordance with the applicable legal requirements in the relevant jurisdiction in which it is executed.

10. Please ensure ALL the particulars as required in the proxy form are completed, signed and dated accordingly.

11. Last date and time for lodging proxy forms is on **Tuesday, 9 June 2026 at 10.00 a.m**.

12. Please bring an **ORIGINAL** of the following identification papers (where applicable) and present it to the registration staff for verification:-

   (i) Identity card (NRIC) (Malaysian), or
   (ii) Police report (for loss of NRIC)/ Temporary NRIC (Malaysian), or
   (iii) Passport (Foreigner).

13. For a corporate member who has appointed a representative instead of a proxy to attend this meeting, please deposit the **ORIGINAL** certificate of appointment of authorised representative executed in the manner as stated in the proxy form with the Share Registrar of the Company at Tricor Investor & Issuing House Services Sdn Bhd at Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia or alternatively, deposited in its drop-in box located at Unit G-3, Ground Floor, Vertical Podium, Avenue 3, Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur, Malaysia. Alternatively, please bring the **ORIGINAL** certificate of appointment of authorised representative if it has not been deposited with the Company's Share Registrar earlier.

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AFFIX STAMP

The Share Registrar
KTI LANDMARK BERHAD
Registration No. 201601008159 (1179087-X)
Tricor Investor & Issuing House Services Sdn Bhd
Unit 32-01, Level 32, Tower A, Vertical Business Suite, Avenue 3,
Bangsar South, No. 8, Jalan Kerinchi, 59200 Kuala Lumpur.

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www.ktilandmark.com

Lot 220 (Ground Floor), 221 (Ground Floor and 1st Floor) and 222 (Ground Floor to 3rd Floor), Taman Nelly 9, Phase 4 Shoplot, Lorong Nelly Plaza, Jalan Nountun, Kolombong, 88844 Kota Kinabalu, Sabah

+60 88 431 366

hello@kti.com.my