Meta Bright
正源 Group 集团

Annual Report 2026

Energy and Property
Built Around People



Magnificent | Efficiency | Team Work | Astute

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Form of Proxy



26th ANNUAL GENERAL MEETING

Tuesday | 1 December 2026 | 10.00 a.m.

Platinum 2, Level 6, Renai Hotel Kota Bharu, Kota Sri Mutiara, Jalan Sultan Yahya Petra, 15150 Kota Bharu, Kelantan, Malaysia

View our Annual Report online and on-the-go. Our reports, accounts and other information about Meta Bright Group Berhad can be found at https://ir2.chartnexus.com/mbright/investor-relation/annual-reports.php

Navigation Icons

OUR STRATEGIC PILLARS

- **M** — Magnificent
- **E** — Efficiency
- **T** — Teamwork
- **A** — Astute

MATERIAL MATTERS

ENVIRONMENT

- M1 Water
- M2 Energy Management
- M3 Emission
- M4 Waste Management

SOCIAL

- M5 Community and Society
- M6 Diversity
- M7 Health and Safety
- M8 Labour Practices and Standards

GOVERNANCE

- M9 Anti-Corruption
- M10 Supply Chain Management
- M11 Data Privacy and Security

OUR BUSINESS SEGMENTS

- Hospitality
- Investment Properties
- Properties Development
- Energy Related Business
- Leasing and Financing Business
- Building Material

OUR KEY STAKEHOLDER GROUPS

- S1 Shareholders and Investors
- S2 Board of Directors
- S3 Employees
- S4 Business Partners
- S5 Customers
- S6 Local Communities and NGOs
- S7 Suppliers
- S8 Local Government Authorities and Agencies
- S9 Consultants

RELATED UNSDGS



Section 01 ABOUT US



Renai Hotel Kota Bharu

3 Overview of Meta Bright Group Berhad | 4 Five-Year Financial Highlights | 5 Financial at a Glance
6 Corporate Information | 7 Corporate Structure

OVERVIEW OF META BRIGHT GROUP BERHAD

About Us

META BRIGHT GROUP BERHAD (“MBGB”) IS A MALAYSIAN BASED INVESTMENT HOLDING COMPANY LISTED ON THE MAIN MARKET OF BURSA MALAYSIA.

META features the corporate cultures of



Magnificent **E**fficiency **T**eamwork **A**stute

OUR BUSINESS

The change of name is to better reflect the Group’s growth direction and for the expansion of the Group’s product and service offering. META carries the meaning such that the company is an organisation features the corporate cultures of Magnificent, Efficiency, Team Work and Astute.

Our team is driven by a passion for the industry and a commitment to excellence. We have a proven track record of success and are always exploring new opportunities to expand and diversify our portfolio. Whether it’s developing new properties, managing existing assets, or pursuing innovative business ventures, we strive to create value for our investors, partners and communities.

Join us on our journey as we create value for our stakeholders, build a better future and contribute to the growth of the communities we serve.

FIVE-YEAR FINANCIAL HIGHLIGHTS

		FINANCIAL YEAR ENDED 30 JUNE				
		2026	**2025**	**2024**	**2023**	**2022**
Revenue	RM	**275,529,105**	240,038,495	103,143,910	34,066,551	25,704,534
EBITDA	RM	**51,731,209**	49,723,272	30,537,435	16,207,779	12,047,513
Profit before tax	RM	**25,725,201**	21,979,617	15,613,698	10,966,410	6,469,570
Net profit for the financial year	RM	**18,876,056**	15,945,083	10,827,851	8,709,081	4,074,512
Net profit attributable to:						
Owners of the Company	RM	**15,925,371**	12,325,999	10,622,381	8,709,081	4,074,512
Non-controlling interest	RM	**2,950,685**	3,619,084	205,470	-	-
Total Assets	RM	**595,667,923**	547,067,978	505,432,203	319,403,047	243,966,269
Total Liabilities	RM	**248,891,081**	243,441,353	220,597,457	80,664,969	82,385,085
Total Net Assets/ Total Equity	RM	**346,776,842**	303,626,625	284,834,746	238,738,078	161,581,184
Return on Equity (ROE)	%	**5.44**	5.25	3.80	3.65	2.52
Return on Total Assets (ROTA)	%	**3.17**	2.91	2.14	2.73	1.67
Total Liabilities / Total Equity Ratio	Times	**0.72**	0.80	0.77	0.34	0.51
Interest Coverage Ratio	Times	**3.97**	3.53	4.36	7.22	3.19
Earnings per share (EPS)	SEN	**0.59**	0.49	0.44	0.42	0.49
Net Tangible Asset per share	RM	**0.13**	0.12	0.12	0.12	0.19
Price Earning (PE) Ratio	Times	**23.79**	24.49	35.85	40.24	14.27
Share Price as at the Financial Year End	RM	**0.14**	0.12	0.16	0.17	0.07

FINANCIAL AT A GLANCE

REVENUE

RM275,529,105
(FY2025: RM240,038,495)

EBITDA

RM51,731,209
(FY2025: RM49,723,272)

PROFIT BEFORE TAX

RM25,725,201
(FY2025: RM21,979,617)

TOTAL ASSETS

RM595,667,923
(FY2025: RM547,067,978)

GEARING RATIO

0.72
(FY2025: 0.80)

EARNINGS PER SHARE

0.59 sen
(FY2025: 0.49 sen)



CORPORATE INFORMATION

BOARD OF DIRECTORS

1. **Mohamed Akwal Bin Sultan Mohamad**
   (Chairman and Independent Non-Executive Director)
2. **Lee Chee Kiang**
   (Managing Director)
3. **Dato' Lee Wai Mun, D.I.M.P., JMK., JP.**
   (Executive Director)
4. **Phang Kiew Lim**
   (Executive Director)
5. **Tan Chin Hong**
   (Executive Director)
6. **Masleena Binti Zaid**
   (Independent Non-Executive Director)
7. **Ong Lu Yuan**
   (Independent Non-Executive Director)

AUDIT AND RISK MANAGEMENT COMMITTEE

Ong Lu Yuan (Chairman)
Mohamed Akwal Bin Sultan Mohamad
Masleena Binti Zaid

REMUNERATION COMMITTEE

Mohamed Akwal Bin Sultan Mohamad (Chairman)
Masleena Binti Zaid
Ong Lu Yuan

NOMINATING COMMITTEE

Masleena Binti Zaid (Chairman)
Mohamed Akwal Bin Sultan Mohamad
Ong Lu Yuan

KEY SENIOR MANAGEMENT

San Tuck Hoe (Financial Controller)
Chang Ket Keong (Chief Executive Officer and Executive Director of Expogaya Sdn. Bhd.)
Teo Hin Wee (Chief Executive Officer of TTOP Industrial & Engineering Sdn. Bhd.)

COMPANY SECRETARY

Wong Youn Kim (MAICSA 7018778)
(SSM PC No. 201908000410)

PRINCIPAL PLACE OF BUSINESS

V06-07-03A, Signature 2
Lingkaran SV, Sunway Velocity
55100 Kuala Lumpur
Malaysia
Tel: +603-9201 2893
Fax: +603-9201 3982
Website: https://www.mbgb.my

REGISTERED OFFICE

Unit 11.07, Amcorp Tower Amcorp
Trade Centre 18, Persiaran Barat
46050 Petaling Jaya
Selangor, Malaysia
Tel: +6017-622 9303
Email: synergyprofgroup@gmail.com

SHARE REGISTRAR

Boardroom Share Registrars Sdn. Bhd.
11th Floor, Menara Symphony
No. 5, Jalan Prof. Khoo Kay Kim
Seksyen 13 46200 Petaling Jaya
Selangor, Malaysia
Tel: +603-7890 4700
Fax: +603-7890 4670
Email: bsr.helpdesk@boardroomlimited.com

AUDITORS

Baker Tilly Monteiro Heng PLT
Baker Tilly Tower
Level 10, Tower 1
Avenue 5, Bangsar South City
59200 Kuala Lumpur
Malaysia
Tel: +603-2297 1000
Fax: +603-2282 9980

PRINCIPAL BANKER

Hong Leong Bank Berhad
AmBank (M) Berhad

STOCK EXCHANGE LISTING

Bursa Malaysia Securities Berhad
- Main Market (Consumer Products & Services)

Stock Name : MBRIGHT
Stock Code : 2097

CORPORATE STRUCTURE

Meta Bright 正源 Group 集团

- 100% FBO LAND (SETAPAK) SDN BHD
- 100% EBF LAND SDN BHD
- 100% META BRIGHT SDN BHD
- 100% META BRIGHT ENERGY SDN BHD
  - 55% META BRIGHT SOLUTIONS SDN BHD
  - 51% META BRIGHT CHARGESINI SDN BHD
  - 51% BUMIDOTEARTH SDN BHD
- 100% PERFECT DIAMOND CAPITAL SDN BHD
  - 100% META BRIGHT CAPITAL SDN BHD
- 100% META BRIGHT HOSPITALITY SDN BHD
  - 100% META BRIGHT ASSETS SDN BHD (fka FBO LAND (SERENDAH) SDN BHD)
    - 49% DOOPLE META SDN BHD
- 70% TTOP INDUSTRIAL & ENGINEERING SDN BHD
  - 100% GREEN CORE CONSORTIUM SDN BHD
  - 100% FLEXITOP INDUSTRIAL & ENGINEERING SDN BHD
  - 51% SANGGA TIGA (KL) SDN BHD
  - 49% SANGGA TIGA (SARAWAK) SDN BHD
- 70% EXPOGAYA SDN BHD
  - 100% JESSELTON CONCRETE SDN BHD
  - 100% CCF DEVELOPMENT SDN BHD
  - 99.67% OPTIMISE GAIN SDN BHD
  - 65% S.T. LOGISTIC & TRANSPORTATION SDN BHD
  - 53% EXPO QUARRY RESOURCES SDN BHD
  - 40% MINDA HORIZON SDN BHD
  - 30% SUNNY WISE SDN BHD
  - 29% EXPO BRICKS SDN BHD



Section 02 LEADERSHIP AND PEOPLE

9 Profile of the Board of Directors | 16 Key Senior Management Profile

PROFILE OF THE BOARD OF DIRECTORS



Age: 72

Gender: ♂

Nationality: Malaysia

Date of Appointment:
20 August 2015

Attendance of Board Meeting
100% (5/5)

MOHAMED AKWAL BIN SULTAN MOHAMAD

Board Chairman and Independent Non-Executive Director

Mohamed Akwal Bin Sultan Mohamad ("Encik Akwal") was appointed as an Independent Non-Executive Director of the Company on 20 August 2015. He was re-designated as the Board Chairman on 17 September 2020.

Encik Akwal has extensive experience in corporate banking and debt recovery, with expertise in SME lending, debt management and personal financial literacy, providing advisory services to corporates, SMEs and individuals.

He started his career with Citibank and has over thirty (30) years of experience in the financial sector, with significant experience in debt resolution. He served the National Debt Management Agency (Danaharta), which was established by the Government during the 1997 financial crisis, as its Deputy General Manager. In 2003, he was seconded to the Development Finance and Enterprise Department of Bank Negara Malaysia, where he assisted in setting up the SME Special Unit and was instrumental in the establishment of the Small Debt Resolution Scheme.

He was formerly the founding Chief Executive Officer of the Credit Counselling and Debt Management Agency (AKPK), a company owned by Bank Negara Malaysia.

He is a member of the Audit and Risk Management Committee and Chairman of the Remuneration Committee and a member of the Nominating Committee.

Encik Akwal does not have any direct or indirect interest in the securities of the Company. He does not hold any directorship in any other public companies and listed issuers, and does not have any family relationship with any director and/or major shareholder of the Group. He does not have any conflict of interest or potential conflict of interest, including any interest in any competing business with the Company or its subsidiaries. Other than traffic offences, he has not been convicted of any offences within the past five (5) years, nor has any public sanction or penalty been imposed on him by the relevant regulatory bodies during the financial year ended 30 June 2026.

He attended all five (5) Board Meetings held during the financial year ended 30 June 2026.

PROFILE OF THE BOARD OF DIRECTORS



LEE CHEE KIANG
Managing Director

Age:	Gender:	Nationality:
52	♂	

Date of Appointment:
23 January 2018

Attendance of Board Meeting
80% (4/5)

Lee Chee Kiang ("Mr Lee") was appointed as Chief Executive Officer (CEO) of the Company on 23 January 2018 and re-designated as Managing Director on 1 July 2018.

He has completed the Real Estate CEO's Advanced Course with Tsinghua University in Beijing and has more than twenty (20) years of experience in the real estate industry.

Particulars of his other directorship in a public company:

- HS Global Development Berhad

He has a direct interest in 106,609,500 ordinary shares in the Company. The details of the conflict of interest or potential conflict of interest involving Mr Lee are disclosed in the Audit and Risk Management Committee Report of this Annual Report 2026.

Mr Lee does not have any family relationship with any director and/or major shareholder of the Group. Other than traffic offences, he has not been convicted of any offences within the past five (5) years, nor has any public sanction or penalty been imposed on him by the relevant regulatory bodies during the financial year ended 30 June 2026.

He attended four out of five (4/5) Board Meetings held in the financial year ended 30 June 2026.

PROFILE OF THE BOARD OF DIRECTORS



DATO' LEE WAI MUN, DIMP., JMK., JP.
Executive Director

Age:	Gender:	Nationality:
53	♂	

Date of Appointment:
9 August 2021

Attendance of Board Meeting
100% (5/5)

Dato' Lee Wai Mun, DIMP., JMK., JP. ("Dato' Lee") was appointed as an Executive Director of the Company on 9 August 2021.

Dato' Lee obtained an Executive Master's Degree in Project Management from Universiti Malaysia Pahang in 2022. He has been the Chief Executive Officer of Edubest Resources Sdn. Bhd. since November 2005. He is also a Director and Chief Executive Officer of YGL iBay International Group of companies. Dato' Lee has more than 30 years of experience as a businessman with diverse expertise in mining, construction, property development, trading, plantation and logistics.

Dato' Lee is instrumental in marketing Malaysian iron ore to China-based steel manufacturers. Dato' Lee is an active member of the Pahang Iron Ore Association and the Malaysian Chamber of Mines.

Dato' Lee was awarded the title of Dato' by the Sultan of Pahang in 2012. In 2017, he was appointed as a Jaksa Pendamai (JP) by the Sultan of Kelantan. In 2023, he was awarded Jiwa Mahkota Kelantan (JMK) by the Sultan of Kelantan.

Dato' Lee has a direct interest in 2,968,100 ordinary shares and an indirect interest in 1,316,654,026 ordinary shares in the Company held through his wholly-owned company, Leading Ventures Sdn. Bhd.

He does not hold any directorship in any other public companies and listed issuers and does not have any family relationship with any director and/or major shareholder of the Group. The details of the conflict of interest/potential conflict of interest involving Dato' Lee are disclosed in the Audit and Risk Management Committee Report of this Annual Report 2026. Other than traffic offences, he has not been convicted of any offences within the past five (5) years, nor has any public sanction or penalty been imposed on him by the relevant regulatory bodies during the financial year ended 30 June 2026.

He attended all five (5) Board Meetings held during the financial year ended 30 June 2026.

PROFILE OF THE BOARD OF DIRECTORS



PHANG KIEW LIM
Executive Director

Age:	Gender:	Nationality:
44	♂	

Date of Appointment:
20 February 2020

Attendance of Board Meeting
100% (5/5)

Derek Phang holds a Bachelor's Degree in Commerce with a major in Accounting and Finance from the University of Sydney, Australia. He is a Fellow of CPA Australia ("FCPA") and a member of the Malaysian Institute of Accountants ("MIA"), and is registered as an ASEAN Chartered Professional Accountant. He previously held a Capital Markets Services Representative's Licence ("CMSRL") for advising on corporate finance issued by the Securities Commission Malaysia.

Prior to joining the Company, he held senior corporate finance and strategic positions across various industries, with experience spanning business expansion, strategic investments and corporate development initiatives, particularly in the data centre and energy sectors. He was part of the professional team involved in the listing of a former UK-listed data centre company, where he subsequently served as its Vice President of Corporate Finance. He also previously served as Senior Manager of Corporate Finance at a local independent power producer with a diversified portfolio of energy-related investments across Southeast Asia.

Derek Phang has over twenty (20) years of experience in corporate finance, strategic investments and business advisory, with extensive experience in corporate transactions including cross-border mergers and acquisitions, initial public offerings, capital raising, financing and corporate restructuring. Throughout his career, he has gained broad exposure across various industries and jurisdictions, including Southeast Asia, China and Hong Kong, providing him with a comprehensive understanding of diverse business environments, cultures and commercial practices.

He has a direct interest in 21,419,600 ordinary shares in the Company. He does not hold any directorship in any other public companies and listed issuers, and does not have any family relationship with any director and/or major shareholder of the Group. He does not have any conflict of interest or potential conflict of interest, including any interest in any competing business with the Company or its subsidiaries. Other than traffic offences, he has not been convicted of any offences within the past five (5) years, nor has any public sanction or penalty been imposed on him by the relevant regulatory bodies during the financial year ended 30 June 2026.

He attended all five (5) Board Meetings held during the financial year ended 30 June 2026.

PROFILE OF THE BOARD OF DIRECTORS



TAN CHIN HONG
Executive Director

Age:	Gender:	Nationality:
50	♂	

Date of Appointment:
17 July 2013

Attendance of Board Meeting
100% (5/5)

Tan Chin Hong ("Mr Tan") was appointed as an Executive Director of the Company on 17 July 2013.

He holds a Bachelor of Social Science with a major in Economics and Accounting from The Queen's University of Belfast. He joined the Company in 2004. Throughout his tenure with the Group, he has been primarily based in the Finance Department. He is a meticulous and strong team member who is proficient in a wide range of accounting functions and operations. He readily adapts to new professional settings, acquiring and applying new knowledge toward supporting the Company's goals. Being versatile and possessing multi-tasking skills, he has also been assigned to various duties involving internal audit, administrative as well as operational functions in various subsidiaries within the Group during his tenure of service.

He has an indirect interest in 17,670,000 ordinary shares and 488,700 ordinary shares in the Company via Prestige Pavilion Sdn. Bhd. and Danhwa Holding Sdn. Bhd., respectively. He also has an indirect interest in 91,228 ordinary shares via his sister, Adeline Tan Wan Chen, and 84,000 ordinary shares via his brother, Tan Chin Hao, by virtue of Section 8 of the Companies Act 2016.

He does not hold any directorship in any other public companies and listed issuers. Save as disclosed above, Mr Tan does not have any family relationship with any director and/or major shareholder of the Group. The details of the conflict of interest/potential conflict of interest involving Mr Tan are disclosed in the Audit and Risk Management Committee Report of this Annual Report 2026. Other than traffic offences, he has not been convicted of any offences within the past five (5) years, nor has any public sanction or penalty been imposed on him by the relevant regulatory bodies during the financial year ended 30 June 2026.

He attended all five (5) Board Meetings held during the financial year ended 30 June 2026.

PROFILE OF THE BOARD OF DIRECTORS



MASLEENA BINTI ZAID
Independent Non-Executive Director

Age:	Gender:	Nationality:
51	♀	

Date of Appointment:
15 July 2019

Attendance of Board Meeting
100% (5/5)

Masleena Binti Zaid ("Puan Masleena") was appointed as an Independent Non-Executive Director of the Company on 15 July 2019.

She is an L.L.B. (Hons) graduate from Sheffield Hallam University, United Kingdom. She was admitted to the High Court of Malaya as an advocate and solicitor in 2001 and is also a registered Trade Mark Agent. Her principal areas of practice are corporate, commercial and company law. Her portfolio includes advising corporate clients on matters ranging from liaising with regulatory authorities and handling human resource management issues to conveyancing matters and drafting agreements on a case-by-case basis.

Prior to founding Masleena, Yee & Partners, Puan Masleena was with the Securities Commission Malaysia and subsequently with the Companies Commission of Malaysia ("SSM").

She was appointed as a member of the Audit and Risk Management Committee, Remuneration Committee and Nominating Committee on 15 July 2019. She was re-designated as Chairman of the Nominating Committee on 20 February 2020.

Particulars of her other directorships in public companies:

- Rivertree STF Synergies Berhad (formerly known as Sinmah Capital Berhad)
- Gabungan AQRS Berhad
- ECA Integrated Solution Berhad
- Springate Holdings Berhad

She does not have any direct or indirect interest in the securities of the Company. The details of the conflict of interest/potential conflict of interest involving Puan Masleena are disclosed in the Audit and Risk Management Committee Report of this Annual Report 2026. She does not have any family relationship with any director and/or major shareholder of the Company. Other than traffic offences, she has not been convicted of any offences within the past five (5) years, nor has any public sanction or penalty been imposed on her by the relevant regulatory bodies during the financial year ended 30 June 2026.

Puan Masleena attended all five (5) Board Meetings held during the financial year ended 30 June 2026.

PROFILE OF THE BOARD OF DIRECTORS



ONG LU YUAN
Independent Non-Executive Director

Age:	Gender:	Nationality:
51	♂	

Date of Appointment:
17 September 2020

Attendance of Board Meeting
100% (5/5)

Ong Lu Yuan ("Mr Ong") was appointed as an Independent Non-Executive Director of the Company on 17 September 2020. He graduated with a Bachelor of Science (BSc) in Accountancy from the University of East Anglia, Norwich, in 1996 and was admitted as an Associate of the Institute of Chartered Accountants in England and Wales ("ICAEW") in January 2000. He is now a Fellow Member of ICAEW and holds the Business Finance Professional qualification.

He joined the Sunway TES lecturing team in 2004 and specialises in the subjects of Audit and Assurance, Corporate Reporting (formerly known as Business Reporting) and Case Study. He was also involved in both the ACCA Fundamental and Professional levels with F8 (Audit and Assurance), P1 (Corporate Governance, Risk and Ethics) and P7 (Advanced Audit and Assurance), as well as the MICPA-CAANZ Audit and Assurance paper.

His passion for teaching and mentoring has resulted in numerous groups achieving 100% pass rates, alongside ICAEW World Prize Winners for the Audit and Assurance paper (Watts Prize) on numerous occasions. In addition, he has produced a MICPA-CAANZ World Prize Winner for the Audit and Assurance paper and an ACCA Malaysian Prize Winner for the Advanced Audit and Assurance paper.

As an accredited trainer from HRDF, he has conducted training sessions for Universiti Malaya, Universiti Sains Malaysia and Multimedia University on data analytics software and its impact on next-generation auditors.

He concurrently manages his own business, which is predominantly involved in the property development industry in Melaka, and has to date completed approximately 1,000 units of medium-cost and medium- to high-cost residential and commercial properties.

He was appointed as Chairman of the Audit and Risk Management Committee and a Member of the Remuneration Committee and Nominating Committee on 17 September 2020.

He has a direct interest in 1,300,000 ordinary shares in the Company. He does not hold any directorship in any other public companies and listed issuers, and does not have any family relationship with any director and/or major shareholder of the Group. The details of the conflict of interest/potential conflict of interest involving Mr Ong are disclosed in the Audit and Risk Management Committee Report of this Annual Report 2026. Other than traffic offences, he has not been convicted of any offences within the past five (5) years, nor has any public sanction or penalty been imposed on him by the relevant regulatory bodies during the financial year ended 30 June 2026.

He attended all five (5) Board Meetings held during the financial year ended 30 June 2026.

KEY SENIOR MANAGEMENT PROFILE



CHANG KET KEONG
Chief Executive Officer and Executive Director of Expogaya Sdn. Bhd.

Age:	Gender:	Nationality:
56	♂	

Date of Appointment:
1 February 2024

Chang Ket Keong ("CKK") is the founder of Expogaya Group ("EXPO") and has been the Chief Executive Officer and Executive Director of EXPO since 2006. He is currently responsible for the overall strategy, corporate performance and growth planning of EXPO.

CKK graduated from the University of Montana, United States of America with a Bachelor's Degree in Business Administration.

CKK has over 20 years of experience in the construction industry. Prior to joining EXPO, he was the Purchasing Manager of China Borneo Builders Sdn. Bhd., a company principally involved in industrial building construction, from 1996 to 2006, where he had gained extensive experience in private funding construction projects as well as government-funding construction projects.

CKK had since expanded EXPO's geographical presence by venturing into the East Coast of Sabah.

He has a direct interest in 43,320,276 ordinary shares in the Company. He does not hold any directorship in any other public companies and listed issuers and does not have any family relationship with any director and/or major shareholder of the Group. He does not have any conflict of interest or potential conflict of interest, including any interest in any competing business with the Company or its subsidiaries. Other than traffic offences, he has not been convicted of any offences within the past five (5) years, nor has any public sanction or penalty been imposed on him by the relevant regulatory bodies during the financial year ended 30 June 2026.

KEY SENIOR MANAGEMENT PROFILE



SAN TUCK HOE
Financial Controller

Age:	Gender:	Nationality:
57	♂	

Date of Appointment:
1 January 2014

San Tuck Hoe was appointed as a Financial Controller of the Company on 1 January 2014.

He was trained under the Malaysian Institute of Certified Public Accountants ("MICPA") professional accountant articleship programme with a Big Four accounting firm, obtained his MICPA professional qualification in 1998 and registered with the Malaysian Institute of Accountants in 2003.

In his more than thirty (30) years of working experience, Tuck Hoe is exposed to various industries during his career development with a Big Four accounting firm. Prior to joining the Company, he was a part of the finance and accounting team of one of the world's leading producers of high purity stevia ingredients which has offices, plants and other facilities in Asia Pacific, North America, South America, Europe and Africa regions.

He does not hold any directorship in public companies and listed issuers, and does not have any family relationship with any director and/or major shareholder of the Group. He does not have any conflict of interest or potential conflict of interest, including interest in any competing business with the Company or its subsidiaries. Other than traffic offences (if any), he has not been convicted for any offences within the past five (5) years, nor any public sanction or penalty imposed by the relevant regulatory bodies during the financial year ended 30 June 2026.

KEY SENIOR MANAGEMENT PROFILE



TEO HIN WEE
Chief Executive Officer of TTOP Industrial & Engineering Sdn. Bhd.

Age:	Gender:	Nationality:
50	♂	

Date of Appointment:
9 July 2026

Teo Hin Wee ("Henry Teo") is the Chief Executive Officer of TTOP Industrial & Engineering Sdn. Bhd. ("TTOP"), a company established in 2010. He has over 20 years of professional experience in the engineering industry, with expertise in business development, project management and strategic leadership.

His professional experience spans various industries, including oil and gas, petrochemicals, engineering and renewable energy, providing him with a broad understanding of industry dynamics and business opportunities.

As Chief Executive Officer, Henry Teo provides strategic direction and leadership in driving TTOP's business development initiatives, overseeing project activities and advancing the Company's overall growth and long-term business objectives.

He has a direct interest in 52,028,125 ordinary shares in the Company. He does not hold any directorship in any other public companies and listed issuers and does not have any family relationship with any director and/or major shareholder of the Group. He does not have any conflict of interest or potential conflict of interest, including any interest in any competing business with the Company or its subsidiaries. Other than traffic offences, he has not been convicted of any offences within the past five (5) years, nor has any public sanction or penalty been imposed on him by the relevant regulatory bodies during the financial year ended 30 June 2026.



Section 03 PERFORMANCE REVIEW

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL HIGHLIGHTS

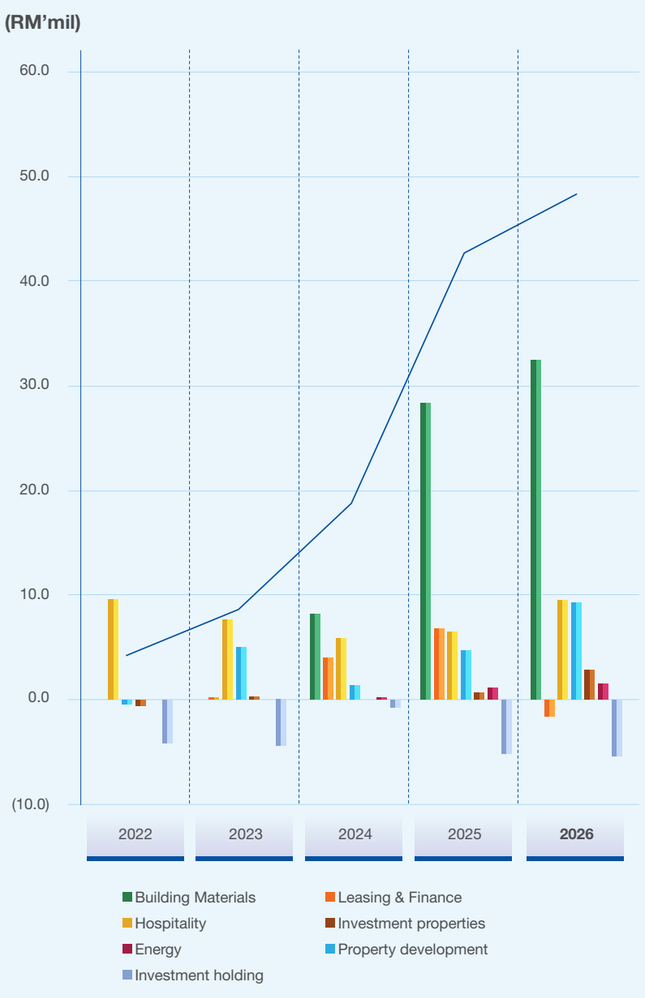
Revenue
RM275,529,105
(FY2025: RM240,038,495)

PBT
RM25,725,201
(FY2025: RM21,979,617)

EBITDA
RM51,731,209
(FY2025: RM49,723,272)

Adjusted EBITDA
RM48,341,078
(FY2025: RM42,877,808)

Group operating results over five financial years ("FYE")



The chart presents earnings before interest, tax, depreciation and amortisation, excluding one-off items (for example impairment reversals of property, plant and equipment ("PPE") and fair value gains on investment properties) ("adjusted EBITDA") of Meta Bright Group Berhad ("the Group" or "MBGB") by its business segments over the five financial years ended 30 June 2026. The Group's adjusted EBITDA rose to RM48.3 million in FYE2026, reflecting stronger contributions from property development, building materials and hospitality.

Review of operating activities in FYE2026

MBGB recorded revenue of RM275.5 million and profit after tax of RM18.9 million in FYE2026, representing year-on-year increases of 14.8% and 18.4%, respectively. The Group continued to develop its building materials, hospitality, property and energy businesses in FYE2026. Growth across the Group's continuing businesses more than offset the decline in leasing revenue following the disposal of the Australian business.

Building Materials

The building materials segment remained the Group's largest revenue contributor, supported by customer demand from construction and infrastructure projects in Sabah. Revenue increased by RM13.3 million (6.9%) to RM205.8 million, representing 74.7% of Group revenue.

Profit before tax ("PBT") increased by RM1.9 million (13.9%) to RM16.1 million. Better performance in FYE2026 principally stems from higher customer orders from construction activities during the year.

Revenue increased by RM13.3 million (6.9%) to RM205.8 million.

Hospitality

The Group continued to upgrade the hotel building and facilities to enhance the guest experience and to remain competitive. Hospitality revenue increased by RM3.9 million (15.9%) to RM28.8 million, supported by higher occupancy and room rates and revenue from hotel functions. Room revenue and food and beverage revenue increased by RM1.8 million and RM1.9 million, respectively.

Operating profit improved by RM2.5 million. However, a smaller hotel valuation gain on hotel PPE offset this improvement, resulting in a 9.4% decrease in PBT to RM6.7 million compared with FYE2025.

Operating profit increased by RM2.5 million, but a smaller hotel valuation gain reduced PBT to RM6.7 million.

Leasing and financing

Following the disposal of the Australian business in July 2025, leasing and financing revenue fell by RM8.9 million (94.3%) to RM0.5 million. PBT fell by RM3.7 million (239.0%), resulting in a loss before tax of RM2.1 million.

MANAGEMENT DISCUSSION AND ANALYSIS

Review of operating activities in FYE2026 (Cont'd)

Property development

Property development revenue and PBT rose by RM25.0 million and RM5.0 million to RM32.3 million and RM7.4 million respectively. The improvement reflected progress on ongoing projects and sales of completed properties.

Growth came mainly from progress on ongoing projects and sales of completed properties.

Energy related business

Energy revenue and PBT increased by RM0.8 million and RM0.1 million to RM2.6 million and RM0.7 million, respectively, as more projects were completed during the year. This was partly offset by the mutually agreed termination of an energy consultancy engagement in the fourth quarter of FYE2026.

Investment properties

Revenue and PBT from investment properties rose by RM1.4 million and RM1.1 million to RM5.5 million and RM2.7 million respectively. The increase was primarily attributable to the inclusion of a one-off lease payment arising from the early settlement of a lease agreement.



MANAGEMENT DISCUSSION AND ANALYSIS

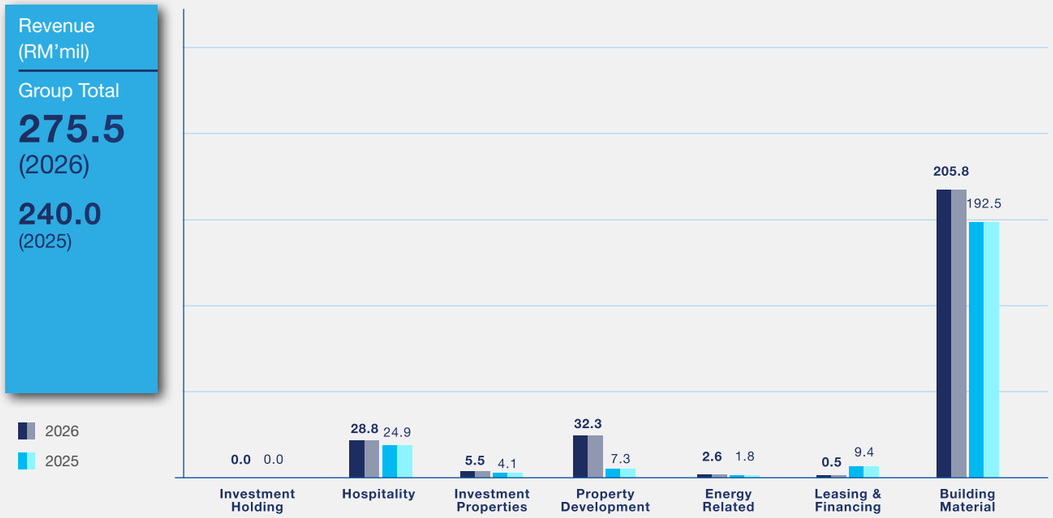
Financial Performance

Revenue (RM'mil)

Group Total

275.5 (2026)

240.0 (2025)



Group revenue increased by RM35.5 million to RM275.5 million. Property development contributed to the largest increase, followed by building materials, hospitality, investment properties and energy. Building materials which accounted for 74.7% of Group revenue, declined from 80.2%. Property development contributed 11.7%, increased from 3.0%, while hospitality and energy accounted for 10.5% and 0.9% of group revenue respectively.

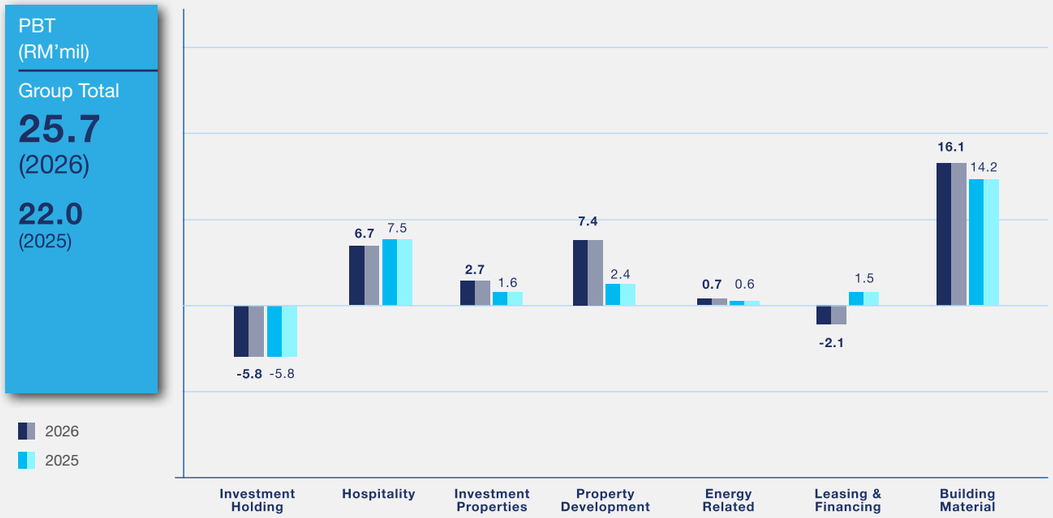
Profitability

PBT (RM'mil)

Group Total

25.7 (2026)

22.0 (2025)

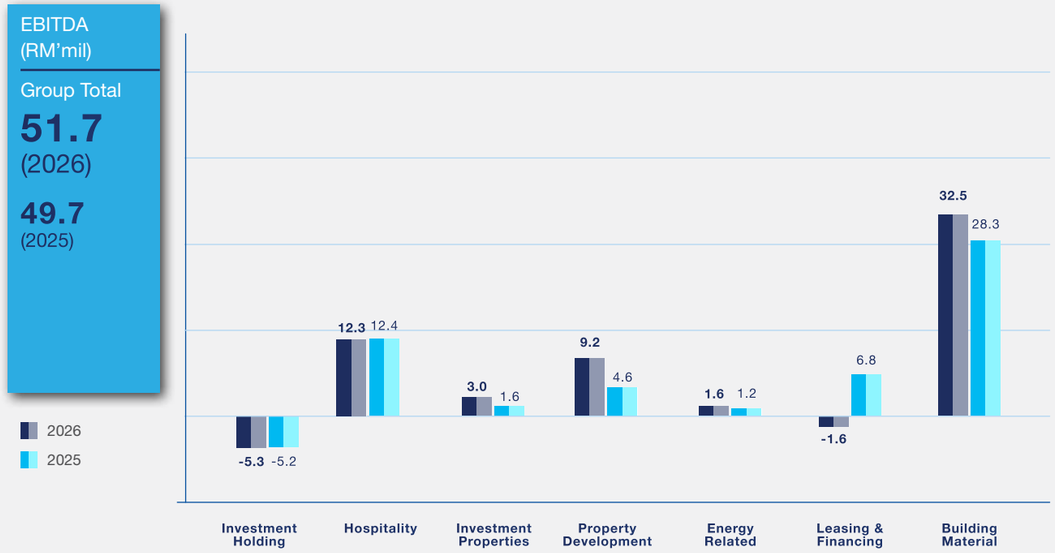


The figures presented in the above chart represent the PBT of each segment after the elimination of inter-company transactions.

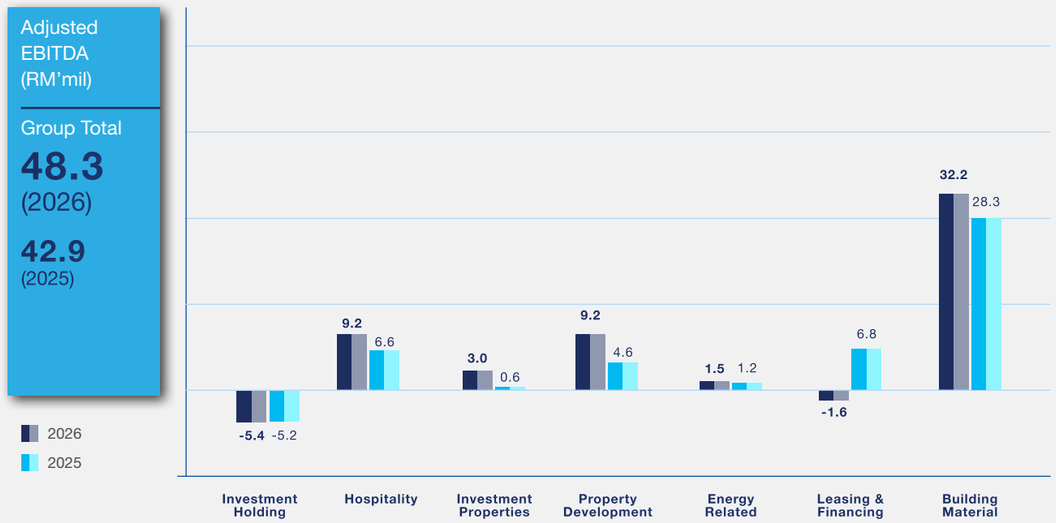
PBT rose by RM3.7 million (17.0%) to RM25.7 million. Property development, supported by ongoing projects and sales of completed properties, recorded the largest increase of about RM5.0 million. Building materials, investment properties and energy contributed RM1.9 million, RM1.1 million and RM0.1 million, respectively, to the increase.

MANAGEMENT DISCUSSION AND ANALYSIS

EBITDA and adjusted EBITDA



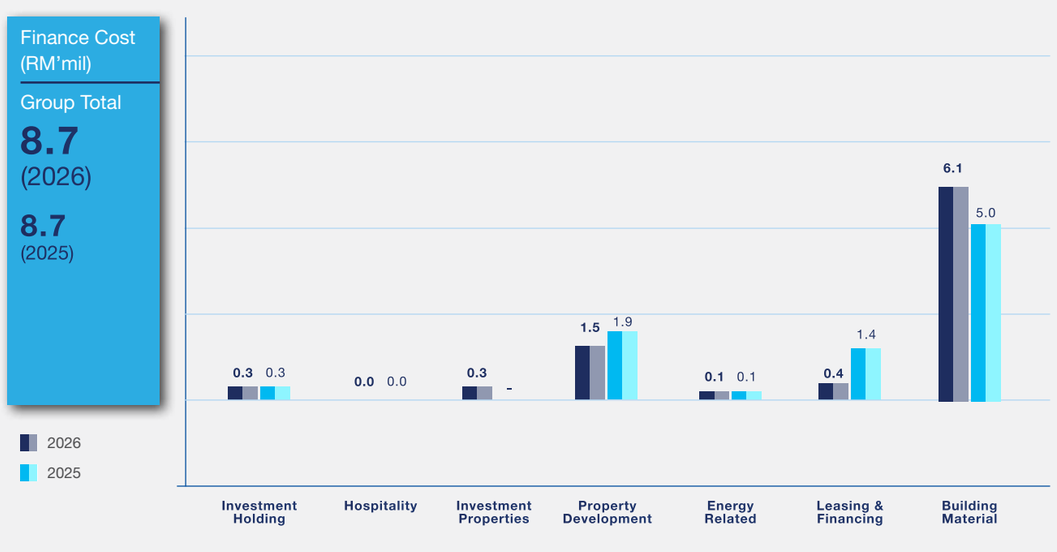
EBITDA, defined here as PBT plus finance costs, depreciation and amortisation, increased by RM2.0 million to RM51.7 million. The increase was mainly attributable to property development and building materials.



Adjusted EBITDA excludes PPE impairment reversals and fair value gains on investment properties. It increased by RM5.4 million (12.7%) year on year to RM48.3 million in FYE2026. Property development, building materials and hospitality were the main contributors to the increase.

MANAGEMENT DISCUSSION AND ANALYSIS

Finance costs



Finance costs were broadly unchanged at RM8.7 million, with building materials and property development accounting for 70.2% and 16.7% of the total, respectively. Building materials recorded the largest year-on-year increase, rising by RM1.1 million to RM6.1 million.



MANAGEMENT DISCUSSION AND ANALYSIS

MANAGEMENT DISCUSSION AND ANALYSIS

Property Plant and Equipment

PPE increased by RM9.7 million to RM233.6 million. Spending on hotel upgrades and capacity expansion in building materials and energy drove the increase. The disposal of the Australian business partly offset these additions.

Investment properties

The carrying value of investment properties increased by RM4.0 million to RM120.1 million, reflecting additions and fair value gains during the year.

Capital Requirement, Structure and Resources

The Group financed its operations and business growth through internally generated cash, private placement proceeds, warrant exercises and borrowings. Additional short-term financing supported growth and working capital requirements for building materials and property development. Higher equity helped limit gearing despite the increase in borrowings.

Liquidity

Cash and bank balances at 30 June 2026 were 31.6% higher than a year earlier, mainly supported by private placement proceeds, and internally generated cash.



Deposits Placed with Licensed Banks

Bank deposits decreased by RM2.8 million to RM15.4 million mainly reflecting the net release of deposits under refinancing arrangements.

Investment Properties

The carrying value of investment properties increased by RM4.0 million to RM120.1 million, reflecting additions and fair value gains during the year.

Inventories

Inventories rose by RM1.5 million to RM79.2 million, mainly from spending on ongoing property development projects in FYE2026.

Trade and Other Receivables

Trade and other receivables (current and non current) increased by RM29.6 million (38.6%) to RM106.4 million. The increase mainly related to higher receivables in building materials and the outstanding consideration from the disposal of the Australian subsidiary.

Contract Assets

Contract assets decreased by RM0.3 million to RM1.4 million. They represent amounts for property development work performed and services provided but not yet billed.

KNOWN TRENDS AND MOVING FORWARD

The Group will continue to grow its building materials, hospitality and energy businesses while continuing its property development and investment properties operations. Subsequent to FYE2026, the Group completed two energy-related acquisitions to pursue opportunities under the National Energy Action Plan 2.0, launched by the government in August 2026 to support green energy and energy conservation over the next decade. With these acquisitions, the Group has broadened its revenue streams to avoid over reliance on any of its business segments. The Group will remain cautious given geopolitical uncertainty and the global economic outlook.

DIVIDEND

On 26 May 2026, the Board declared an interim dividend of 0.0367 sen per ordinary share for FYE2026, totalling about RM1 million. It was paid on 30 June 2026. The Board does not recommend any additional dividend for the year.

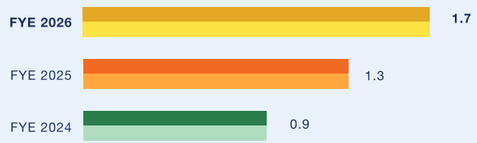
SUSTAINABILITY STATEMENT

Our Business

Historically rooted in property development, the company has successfully expanded into a diversified investment holding entity. The core businesses of MBGB and its subsidiaries (collectively, the "Group") are Hospitality, Investment Properties, Property Development, Leasing & Financing, Energy and Building Material. In January 2024, the Group marked a significant expansion into the Building Material business via a strategic acquisition.

In recent years, the Group has expanded its investments in the energy sector, with a focus on renewable energy, energy efficiency and related infrastructure solutions. As illustrated below, solar energy capacity across the Group's portfolio has increased progressively over the past three years to a total of about 4.0MWp in 2026. Solar energy capacity increased by approximately 40% from FYE 2024 to FYE 2025, followed by approximately 31% from FYE 2025 to FYE 2026.

Increase in Solar Energy Capacity (MWp)



During the reporting period, the Group continued to develop its capabilities towards a more integrated energy solutions model through strategic investments in energy efficiency and engineering, procurement, construction and commissioning ("EPCC") capabilities. These initiatives include:

- **Acquisition of a 51% equity interest in Bumidotearth Sdn Bhd**, which is expected to enhance the Group's capabilities in energy efficiency and building optimisation, with a focus on improving the energy performance of HVAC systems in commercial and industrial buildings.

- **Acquisition of a 70% equity interest in TTOP Industrial & Engineering Sdn Bhd**, which is expected to broaden the Group's capabilities in electrical engineering, electric vehicle (EV) infrastructure and related energy infrastructure solutions.

- **Memorandum of Understanding ("MOU") with Best Fresh Mart Sdn Bhd**, to explore energy efficiency initiatives across its properties, under which the Group will undertake the evaluation, financing, design, installation and operation of energy-efficient systems.

These developments reflect the Group's evolving energy business, from investments in renewable energy assets towards a more integrated platform encompassing renewable energy, energy efficiency and energy infrastructure solutions. Looking ahead, the Group will continue to explore opportunities across these areas, with a focus on supporting more efficient energy use and the broader transition towards lower-carbon energy solutions.

SUSTAINABILITY STATEMENT

Our Presence

THE MAP BELOW ILLUSTRATES THE GEOGRAPHICAL DISTRIBUTION OF THE GROUP'S BUSINESSES.



SUSTAINABILITY STATEMENT

About This Statement

This Sustainability Statement provides an overview of the Group's sustainability performance for financial year ended (FYE) 2026, covering the period of 1 July 2025 to 30 June 2026.

Reporting Scope and Boundaries

All subsidiaries under the Group have been included in the reporting boundary (refer to 'Subsidiaries' under 'Financial Statements' in this Report).



Meta Bright Australia Pty Ltd was divested in July 2025. As the majority of the Group's operations are based in Malaysia, previous sustainability disclosures excluded this entity, which was principally engaged in machinery leasing. Accordingly, its operations have not been included in the Group's sustainability performance for this reporting period.

In this Sustainability Statement, the following terms have been used to reflect the various business segments.

Kuala Lumpur (KL)

Consists of operations for the Investment Properties, Energy as well as Leasing and Financing business segments

Kota Kinabalu (KK)

Consists of operations for the Property Development business segment in Sabah

Kota Bharu (KB)*

Consists of operations for the Investment Properties and Property Development business segments in Kelantan

* In FYE 2024, referenced as Eastern Biscuit Factory Sdn Bhd

The Building Material business segment consists of the headquarters and all the production related sites across the state of Sabah while the Hospitality business segment consists of the Renai Hotel in Kota Bharu, Kelantan.

SUSTAINABILITY STATEMENT

Reporting Framework

At MBGB, we strive to lead by example in advancing sustainability across our operations. This Sustainability Statement has been prepared in accordance with the sustainability reporting requirements set out by Bursa Malaysia's Main Market Listing Requirements.

The Group also recognises the National Sustainability Reporting Framework ("NSRF") and the progressive adoption of the IFRS Sustainability Disclosure Standards in Malaysia. While the Group has not adopted the NSRF requirements for the current reporting period, we recognise the importance of these evolving requirements and are taking steps towards strengthening our sustainability reporting practices in preparation for the transition.

Beyond compliance, our sustainability efforts are deeply rooted in and driven by our long-standing Core Values, which continue to shape our approach and commitment to responsible business practices.

OUR CORE VALUES

ACCESSIBILITY **SUSTAINABILITY** **GOVERNANCE** **ENVIRONMENTAL**

Feedback

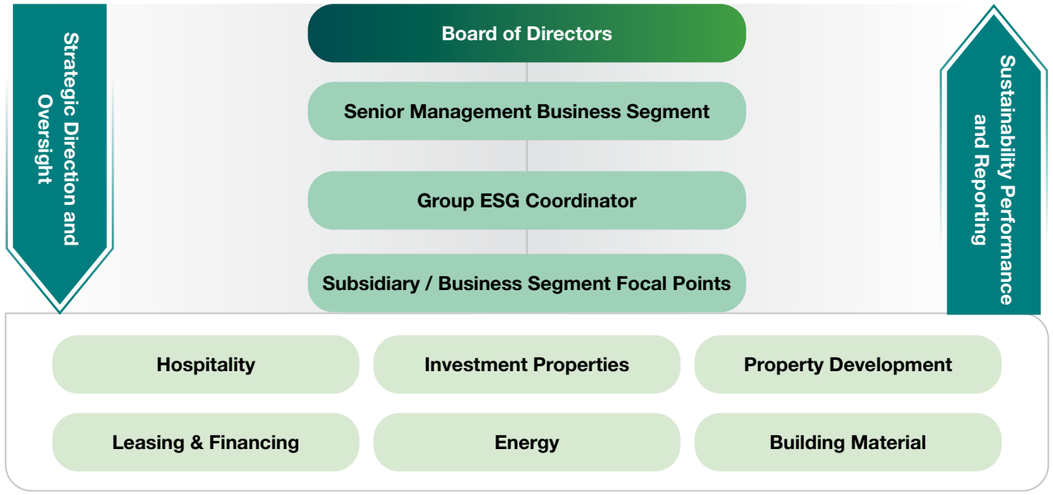
The Group values and welcomes feedback from stakeholders regarding the contents of this Sustainability Statement, as such input supports the continuous enhancement of our sustainability practices and disclosures. Stakeholders who wish to provide suggestions, raise enquiries, or provide relevant information may contact us at esg@mbgb.my. All feedback will be carefully reviewed and considered as part of our commitment to continuous improvement and transparency in sustainability reporting.

SUSTAINABILITY STATEMENT

SUSTAINABILITY GOVERNANCE

Recognising the broader impact of its decisions and actions, the Group remains firmly committed to the long-term resilience and effectiveness of its sustainability approach. The Group's sustainability governance structure is illustrated below.

SUSTAINABILITY GOVERNANCE STRUCTURE



KEY ROLES AND RESPONSIBILITIES

Board of Directors
Provides strategic leadership and oversight. Oversees sustainability priorities, strategies, targets, periodic reviews and resources. Integrates material risks and opportunities into business strategy.

Senior Management Business Segment
Leads day-to-day implementation of sustainability initiatives within each business segment, aligned with the Board's strategic direction.

Group ESG Coordinator
Receives subsidiary data for Group-level consolidation and analysis for inclusion in the Sustainability Statement.

Subsidiary / Business Segment Focal Points
Collect and compile sustainability data at subsidiary level and report to Group ESG Coordinator.

At the Group level, sustainability is supported by a robust governance framework that has been established to uphold accountability, integrity and transparency across all levels of the organisation. This framework includes, but is not limited to, the Anti-Bribery and Corruption Policy, Conflict of Interest Policy, Corporate Code of Conduct and Ethics, Whistleblowing Policy and Procedure, and Data Privacy Policy

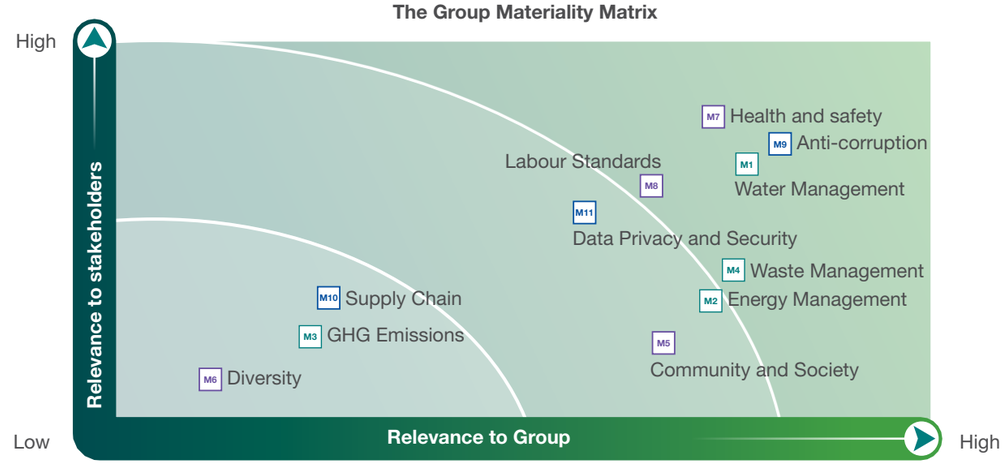
SUSTAINABILITY STATEMENT

MATERIALITY ASSESSMENT

The Group integrates consideration of material economic, environmental and social ("EES") risks and opportunities into its business strategy. For FYE 2026, the Group retained the 11 material matters identified in the FYE 2024 materiality assessment. These matters were reviewed and confirmed to remain relevant to the Group's business activities and stakeholder expectations.

The Group materiality matrix is illustrated below.

The Group Materiality Matrix



Looking ahead, in preparation for the implementation of the NSRF and IFRS S1 and S2, the Group will progressively enhance its assessment of these material matters from a sustainability-related risks and opportunities perspective, including consideration of their potential implications for the Group's prospects over the short, medium and long term.

In support of global initiatives, the Group has also aligned its material matters with the United Nations Sustainable Development Goals ("SDGs"), reflecting how its sustainability priorities contribute to broader global sustainability objectives.

The mapping of the Group's material matters against the SDGs is shown below.

ENVIRONMENT

- M1 Water Management
- M2 Energy Management
- M3 GHG Emissions
- M4 Waste Management

SOCIAL

- M5 Community and Society
- M6 Diversity
- M7 Health and Safety
- M8 Labour Standards

GOVERNANCE

- M9 Anti-Corruption
- M10 Supply Chain
- M11 Data Privacy and Security

Material Matters Alignment with the Sustainable Development Goals (SDGs)

STAKEHOLDER ENGAGEMENT

At MBGB, we recognise that meaningful and ongoing engagement with our stakeholders is fundamental to understanding the evolving expectations, concerns and perspectives that may inform our business and sustainability priorities. Through regular engagement, the Group seeks to foster open dialogue, strengthen stakeholder relationships and incorporate relevant insights into its decision-making processes.

The Group has identified a total of nine key stakeholder groups including shareholders and investors, employees, business partners, customers, local communities and NGOs, suppliers, local government authorities and agencies, and consultants. The Group engages with these stakeholders through various channels and activities, taking into consideration their respective interests, needs and relationship with the Group.

Whether it's developing new properties, managing existing assets, or pursuing innovative business ventures, we strive to create value for our investors, partners and communities. The Group aims to generate long-term value creation for the benefit of stakeholders while operating in an environmentally and socially responsible manner.

S1 Shareholders and Investors

Engagement Methods	Frequency	Stakeholder Interests	How We Convey our Value Creation
• Annual General Meeting • Extraordinary General Meeting	• Annually • When required	• Higher financial return	• Financial performance • Return on Investment (ROI)

S2 Board of Directors

Engagement Methods	Frequency	Stakeholder Interests	How We Convey our Value Creation
• Board meetings	• Quarterly • When required	• Corporate governance • Regulatory compliance • Sustainability-related risks and opportunities	• Corporate Governance Policy • Sustainability Report

S3 Employees

Engagement Methods	Frequency	Stakeholder Interests	How We Convey our Value Creation
• Employee engagement programmes • Training • Townhall sessions • Orientation • Feedback forms	• Throughout the year	• Career progression and remuneration packages	• Training programmes • Townhall sessions • Annual reviews

S4 Business Partners | JV Partners, Financiers

Engagement Methods	Frequency	Stakeholder Interests	How We Convey our Value Creation
• Meetings & discussions • Periodic reviews as required	• As specified in agreements	• Transparency	• Ethical and fair Management policies and practices

S5 Customers

Engagement Methods	Frequency	Stakeholder Interests	How We Convey our Value Creation
• Roadshows • Events and activities • Social media • Courtesy calls • Sales visits • Feedback forms	• Throughout the year	• Value for money • Quality product • Up to date information • Effective complaints resolution	• Ethical pricing • Exceptional service • Quality assurance and quality control measures • Online and offline communication channels

STAKEHOLDER ENGAGEMENT (CONT'D)

S6 Local Communities and NGOs

Engagement Methods	Frequency	Stakeholder Interests	How We Convey our Value Creation
• Community engagement • Social activities • Social media • Complaints platform	• Throughout the year	• Community care and support • Good corporate governance	• CSR activities

S7 Suppliers | Contractors, Material suppliers

Engagement Methods	Frequency	Stakeholder Interests	How We Convey our Value Creation
• Tender and bidding • Request for quotation • Request for proposal • Tender briefing • Meeting • Emails	• Throughout the year	• Ethical management and procurement	• Online and offline communication channels • Clear and fair procurement policies and practices

SUSTAINABILITY STATEMENT (CONT'D)

S8 Local Government Authorities and Agencies

Engagement Methods	Frequency	Stakeholder Interests	How We Convey our Value Creation
• Compliance with the government legislative framework	• Annually • As required on an activity basis	• Transparency • Regulatory compliance and disclosure • Accountability	• Annual Report • Certifications and Registrations • Public disclosure • Compliance - related reporting • Sustainability Statement

S9 Consultants

Engagement Methods	Frequency	Stakeholder Interests	How We Convey our Value Creation
• Project development and execution	• As required on project basis	• Regulatory compliance • Ethical management	• Clear specification and project briefs • Ethical and fair management policies and practices



SUSTAINABILITY PERFORMANCE

The Group is pleased to present its sustainability performance for the third consecutive year, continuing its commitment to transparent and meaningful reporting. Building upon the disclosures established in the previous years, the Group continues to strengthen the consistency, completeness and clarity of its sustainability reporting.

In FYE 2026, two new disclosures have been introduced under environmental performance: greenhouse gas ("GHG") emissions, reflecting the Group's efforts to enhance its climate-related disclosures, and waste.



ENVIRONMENTAL PERFORMANCE

Water Management — M1

The Group recorded total water consumption of 205.34 ML in FYE 2026, representing an increase of approximately 43% compared to FYE 2025.

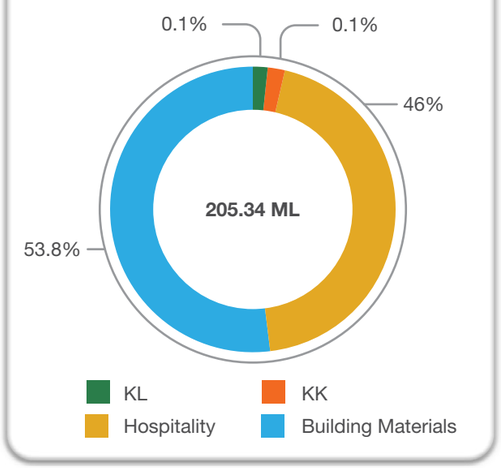
Total Water Consumption (ML) (Group)

Source	FYE 2024*	FYE 2025	FYE 2026
Municipal water supply	124.85	143.75	**205.34**

* Building Material business segment based on data from February to June 2024

The Building Material business segment was the largest contributor to the Group's total water consumption, accounting for approximately 53.8%, followed by the Hospitality business segment at approximately 46%. The distribution of water consumption across the Group's business segments is presented in the figure below.

Total Water Consumption (%) (Business Segment)



Total Water Consumption (ML) (Business Segment)

Source	FYE 2024*	FYE 2025	FYE 2026
KL	0.12	0.21	**0.21**
KK	0.41	0.04	**0.19**
Hospitality	79.75	85.50	**94.54**
Building Material	44.57	58.00	**110.40**
Total	124.85	143.75	**205.34**

* Building Material business segment based on data from February to June 2024

Water consumption increased compared to the previous reporting year, primarily due to improvements in data collection, which enhanced the completeness and accuracy of reported water usage, as well as an increase in production activities. The increase therefore reflects both improved data coverage and higher operational demand for water.

Water consumption within the Hospitality business segment also increased during the reporting period, attributed to higher occupancy levels. The business segment recorded an increase in occupancy of 11%, contributing to higher water consumption associated with guest rooms and related operations.

Energy Management M2

The Group recorded a total energy consumption of approximately 40,681 MWh, with diesel being the primary energy source, accounting for approximately 84% of total consumption. Electricity consumption accounted for approximately 14%, while the remaining energy consumption was from use of liquefied petroleum gas (LPG) and petrol. Compared with FYE 2025, the Group's total energy consumption increased by approximately 17%.

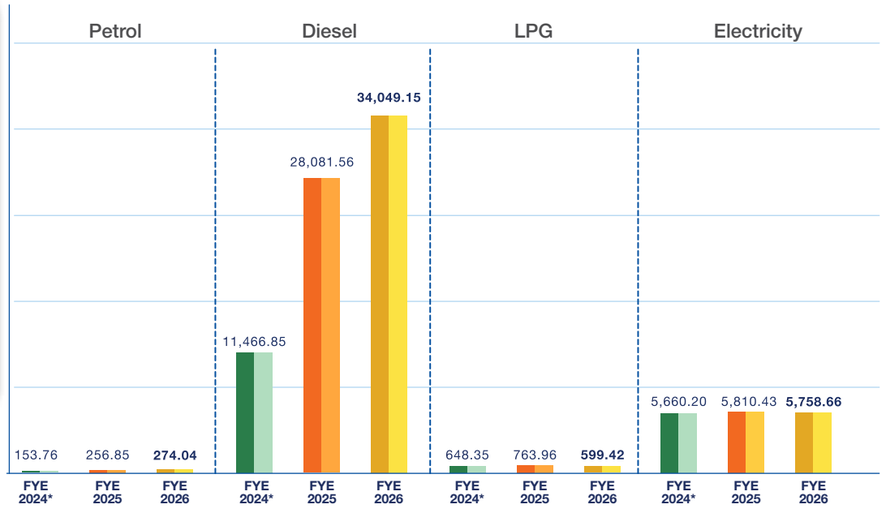
Total Energy Consumption (MWh) (Group)

Total Energy Consumption (MWh) (Group)

40,681.27 (2026)

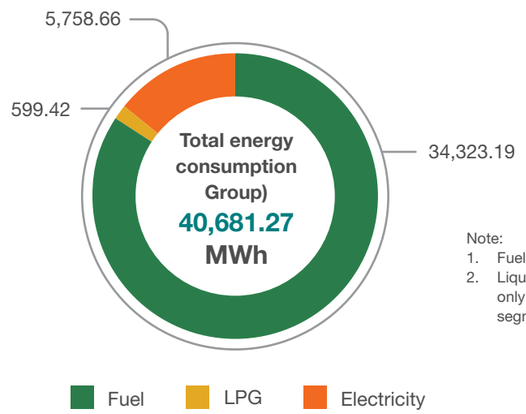
34,912.80 (2025)

17,929.14 (2024*)



* Building material business segment based on data from February to June 2024

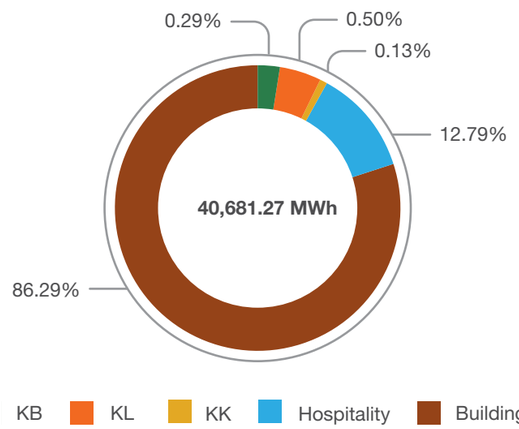
Total Energy Consumption (MWh)



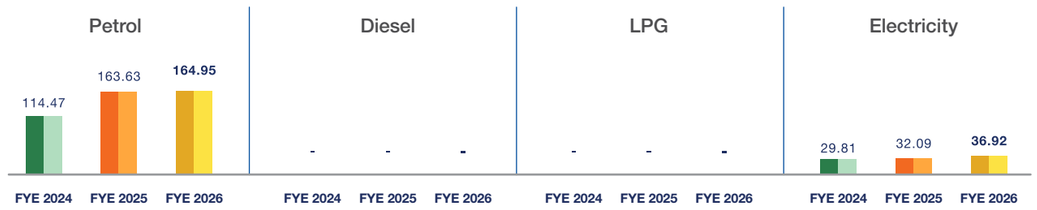
Note:
1. Fuel reflects petrol and diesel.
2. Liquefied petroleum gas, LPG only for the hospitality business segment.

The figure below illustrates the distribution of energy consumption across the Group's business segments. The Building Material business segment represented the largest share of total energy consumption at approximately 86%, followed by the Hospitality business segment at approximately 13%.

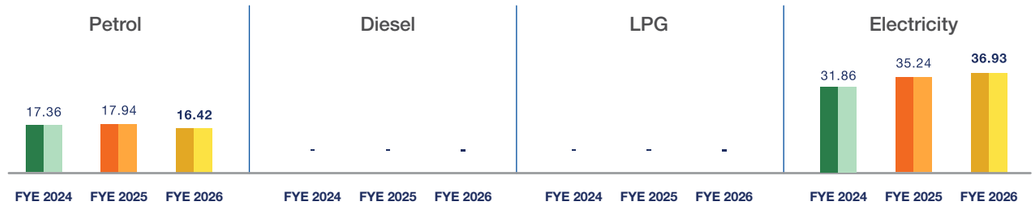
Total Energy Consumption (%) (Business Segment)



Total Energy Consumption (MWh) (Business Segment: KL)



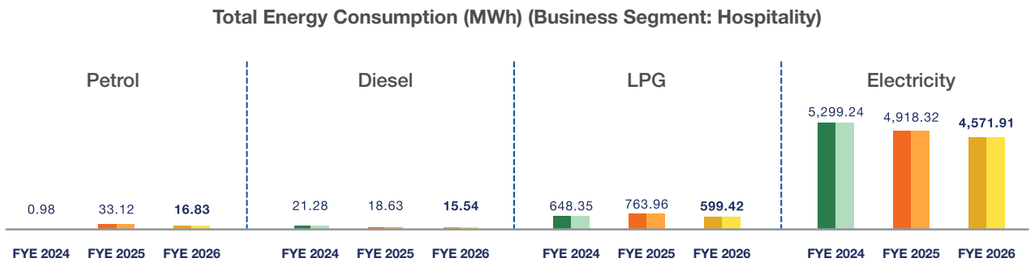
Total Energy Consumption (MWh) (Business Segment: KK)

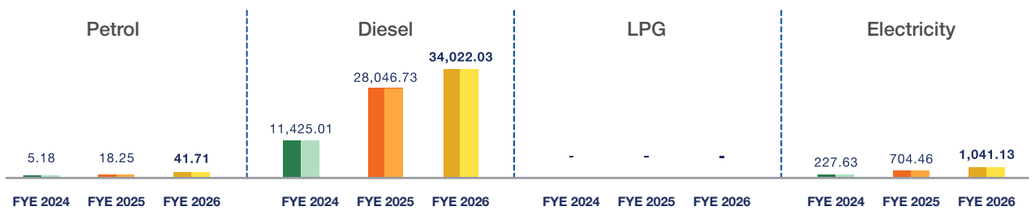


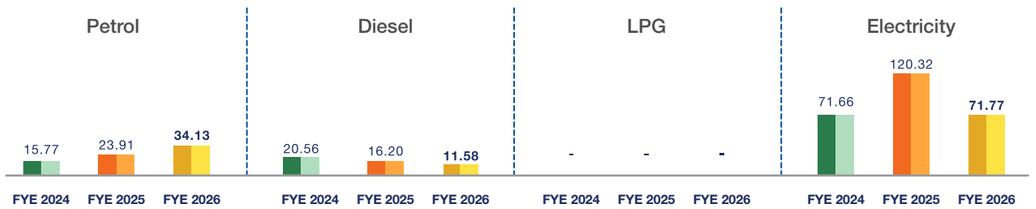
SUSTAINABILITY STATEMENT

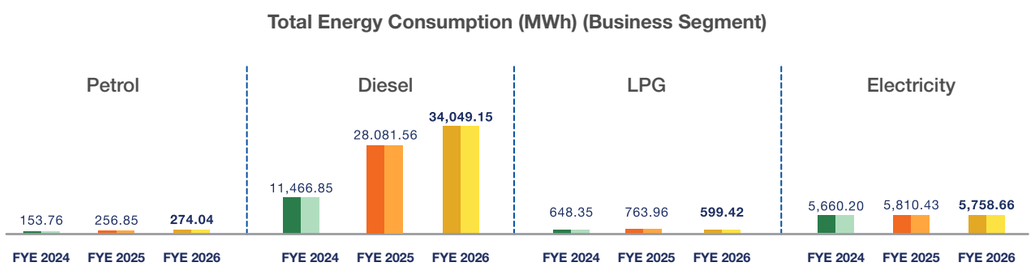
Energy Management (Cont'd)

M2







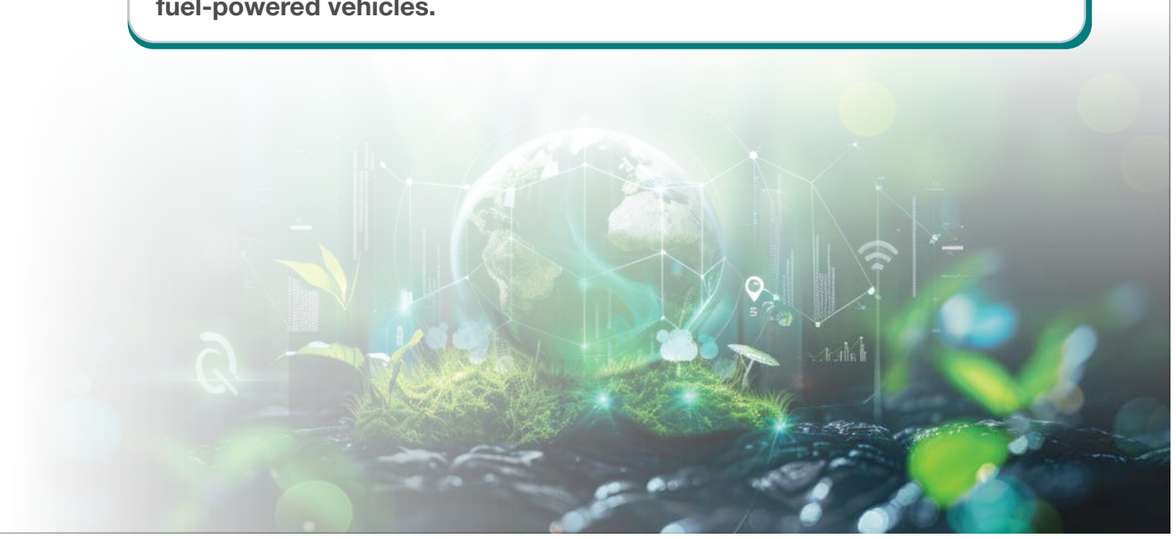


Energy consumption in the Building Material business segment increased compared with FYE 2025, primarily driven by higher production activity with diesel remaining the primary energy source. Diesel consumption, primarily associated with the use of operational equipment, vehicles and other machinery, increased by approximately 21%, while electricity consumption increased by approximately 48%. Petrol consumption also increased significantly by approximately 125%, from 18.25 MWh in FYE 2025 to 41.71 MWh in FYE 2026. This increase was partly attributable to improvement in data collection processes and tracking of petrol consumption by company vehicles, which enhanced data completeness and accuracy.

Meanwhile, energy consumption in the Hospitality business segment, decreased when compared with FYE 2025, with petrol consumption reducing by approximately 49%. This reduction was primarily attributed to the introduction of an electric vehicle (EV) for hotel operations, reducing reliance on fossil fuel-powered vehicles. Electricity consumption decreased by 7% during the reporting period, following the implementation of additional energy-saving measures by the maintenance team. These measures included optimising the use of air-conditioning units, lighting and other electrical equipment based on actual usage and occupancy levels across guest rooms, halls, offices and other areas. Electrical equipment was switched off when areas were unoccupied or not in use to minimise unnecessary electricity consumption and improve energy efficiency. LPG consumption associated with kitchen operations was also lower during the reporting period. The reduction in LPG consumption was mainly attributable to the repair and replacement of old and deteriorated piping and kitchen equipment that had caused LPG leaks. The upgraded kitchen equipment further contributed to the reduction through improved thermal efficiency.

Energy management remains an important aspect of the Group's sustainability efforts due to its implications for operational efficiency, costs and greenhouse gas ("GHG") emissions. The Group continues to monitor its energy consumption and identify opportunities to improve energy efficiency and optimise energy use, particularly across its more energy-intensive operations.

This reduction was primarily attributed to the introduction of an electric vehicle (EV) for hotel operations, reducing reliance on fossil fuel-powered vehicles.



GHG Emissions

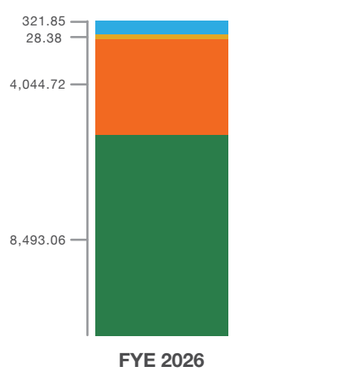
M3

FYE 2026 marks the first year in which the Group is reporting its GHG emissions: Scope 1, Scope 2 and selected Scope 3 emissions categories, namely business travel (category 6) and employee commuting (category 7).

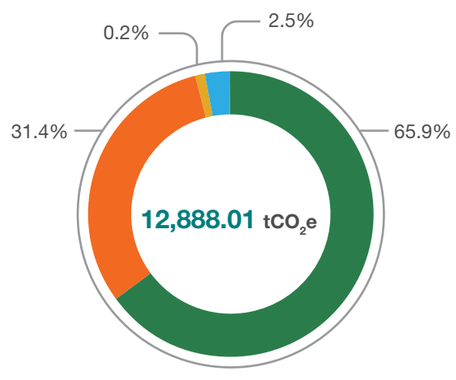
Scope 1 emissions comprise direct emissions from fuel consumption, i.e. petrol, diesel and LPG used in the Group's operations, as well as fugitive emissions from refrigerant use. Scope 2 emissions arise from the consumption of purchased electricity across the Group's operations.

The Group's total GHG emissions are approximately 12,888 tCO_2e. Scope 1 emissions accounted for approximately 66% of total emissions (8,493.06 tCO_2e), while Scope 2 emissions at 4,044.72 tCO2e, contributed approximately 31%. Selected Scope 3 emissions totalled 350.23 tCO_2e, accounting for the remaining 3% of the Group's overall carbon footprint.

Total GHG Emissions (tCO_2e) (Group)



GHG Emissions by Scope



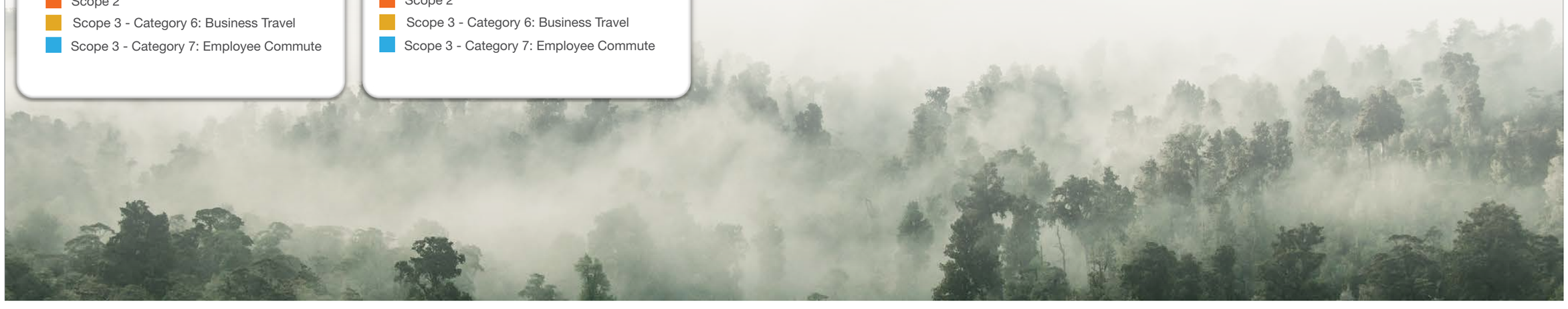
SUSTAINABILITY STATEMENT

Total GHG Emissions (tCO2e) (Business Segment)

	Scope 1	Scope 2	Scope 3	
			Category 6. Business Travel	Category 7. Employee Commuting
KL	35.15	27.32	26.88	14.91
KK	33.75	19.91	0.81	8.73
Hospitality	141.57	3,383.21	0.61	73.43
Building Material	8,272.24	561.17	-	223.99*
KB	10.35	53.11	0.08	0.79
Total	**8,493.06**	**4,044.72**	**28.38**	**321.85**

* Category 7 emissions for the Building Material business segment are estimates based on assumptions on the number of employees, average commuting distance, average working days and the major modes of transportation used.

The Building Material business segment was the largest contributor to the Group's total GHG emissions, accounting for approximately 70% of total emissions. This was primarily driven by its Scope 1 emissions, from fuel use in its operations. The Hospitality business segment was the second-largest contributor, accounting for approximately 28% of total GHG emissions, with its emissions mainly arising from Scope 2 emissions associated with purchased electricity. The remaining business segments accounted for approximately 2% of the Group's total GHG emissions.



Waste Management

M4

FYE 2026 marks the first year in which the Group is reporting its waste data. The Group generated a total of 11.29 tonnes of waste, with 89% (10.02 tonnes) disposed of and 1.27 tonnes diverted for recycling. As the Group's first year of waste reporting, these figures establish a baseline against which future waste management performance can be monitored and progressively improved.

Most of the waste generated was food waste, 86% of total generation, primarily arising from the Group's Hospitality business segment. Other waste streams included paper, plastic and cardboard, of which almost all were segregated and sent to third-party recycling companies for recycling.

The Group recognises the importance of responsible waste management and continues to explore opportunities to improve waste segregation, increase recycling and reduce waste generation across its operations.

Total Waste Generated (Group)

Waste Type	Waste Generated (tonnes)	
	Disposal	Recycled
Food waste	9.69	-
Paper	0.004	1.11
Plastic	-	0.16
General waste	0.33	-
Total	**10.024**	**1.27**



SUSTAINABILITY STATEMENT

SOCIAL PERFORMANCE

Community and Society

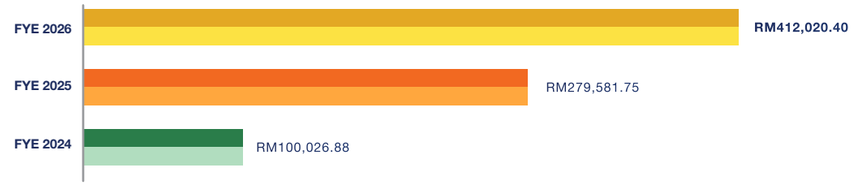
M5

The Group recognises the importance of maintaining positive relationships with the communities in which it operates. During the reporting period, the Group contributed approximately RM412,000 through its Building Material, Hospitality and Kota Kinabalu business segments towards various community programmes, donations and sponsorships. These included initiatives relating to the provision of food and essential supplies, community and festive programmes, educational development, and sports and recreation.

The contributions supported local communities, schools, organisations and participants in sports and recreational activities. Depending on the nature of the programme or activity, support was provided through financial contributions, sponsorships or in-kind assistance.

Amount of Contribution (Group)

Total amount invested in the community



Some of the initiatives are described below:

Food distribution to underprivileged families and local orphanage (February 2026)

Food pack distribution to the road users during the road safety campaign (March 2026)

Royal Ramadhan charity program and *majlis berbuka puasa* for *Rumah Anak Yatim & Asnaf*, (February and March 2026)

Diversity

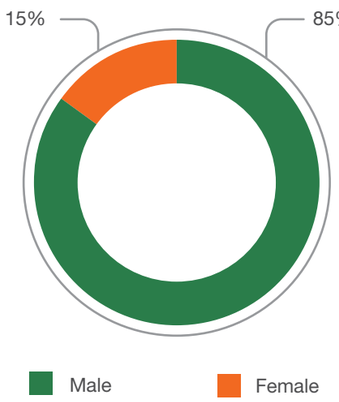
M6

The Group recognises that a diverse and inclusive workforce contributes to a positive working environment and supports the Group's ability to draw on different perspectives, experiences and skills. The Group is committed to providing equal opportunities to employees and fostering a workplace where individuals are treated fairly and with respect.

As at the end of FYE 2026, the Group employed a total of 705 employees, of whom approximately 85% were male and 15% were female.

The breakdowns by gender are provided below.

Total Number of Employees by Gender (%)



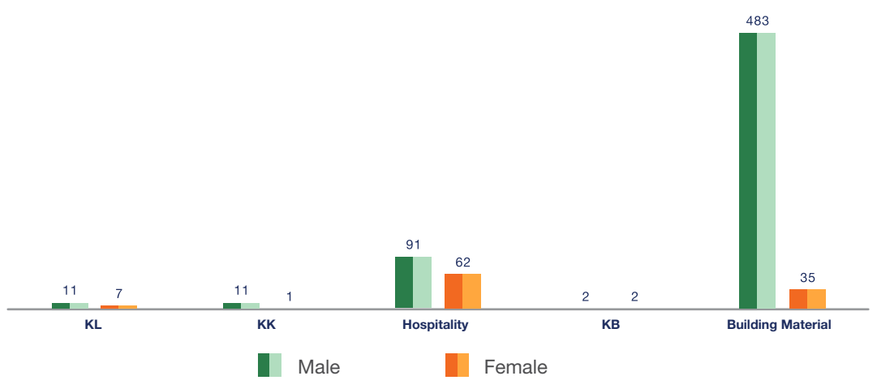
Total number of employees (Group) 705 employees

Gender Diversity

Male: 85%

Female: 15%

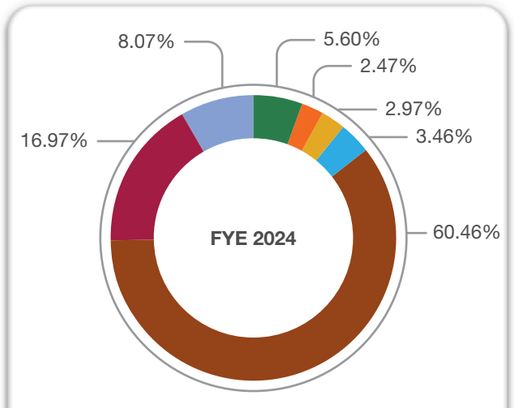
Total Number of Employees by Gender (Business Segment)

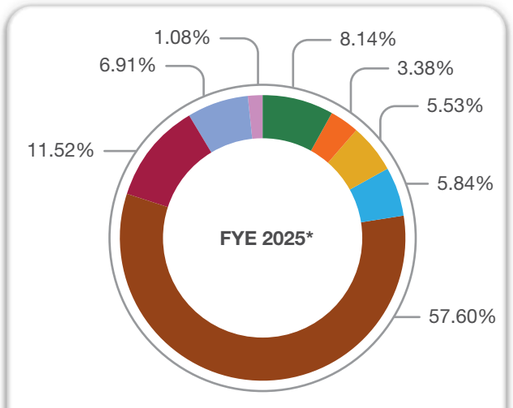


Note:
The employee headcount for KL reported for FYE 2025 has been restated from the previously reported figure of 29 employees to 17 employees, there was an error in the headcount for FYE 2025 as it also included employees from the KK business segment which was reported separately.

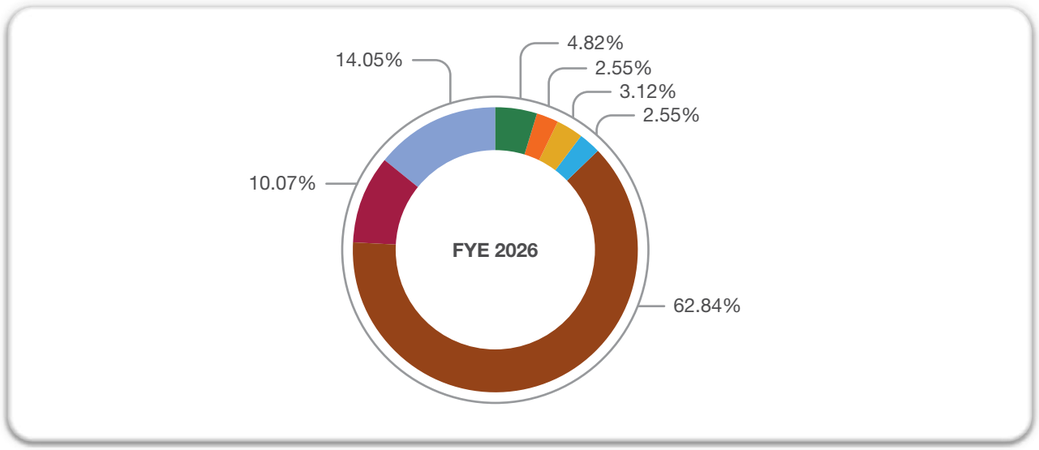
SUSTAINABILITY STATEMENT

Percentage of Employees by Gender for each Employee Category (Group)





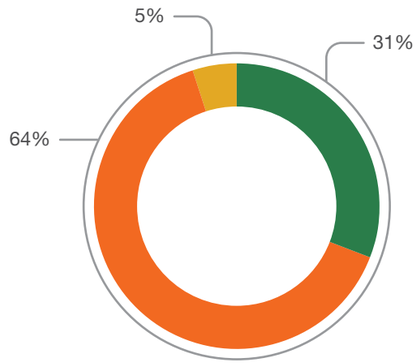
* FYE 2025 data being restated for KL business segment.



Diversity (Cont'd) — M6

In terms of age distribution, 31% of employees were below 30 years old, 64% were between 30 and 50 years old, and 5% were above 50 years old. A detailed breakdown by age group and employee category is presented below.

Total Number of Employees by Age Group (%)



Total number of employees (Group) — **705 employees**

Age Group

Under 30	31%
30 - 50	64%
Above 50	5%

Percentage of Employees by Age for each Employee Category (Group)

Employee Category	FYE 2024	FYE 2025*	FYE 2026
		Percentage (%)	
Management Under 30	0.33	0.00	**0.28**
Management Between 30-50	4.78	6.30	**4.96**
Management Above 50	2.96	5.22	**2.13**
Executive Under 30	1.0	2.61	**1.70**
Executive Between 30-50	4.61	7.07	**3.26**
Executive Above 50	0.82	1.69	**0.71**
Non-executive/Technical Staff Under 30	24.71	10.29	**26.52**
Non-executive/Technical Staff Between 30-50	44.65	57.45	**44.96**
Non-executive/Technical Staff Above 50	8.07	1.38	**1.42**
General Workers Under 30	3.95	1.84	**2.0**
General Workers Between 30-50	3.95	5.84	**11.21**
General Workers Above 50	0.17	0.31	**0.85**

* FYE 2025 data being restated for KL business segment.

SUSTAINABILITY STATEMENT

Health and Safety — M7

The Group is committed to providing a safe and healthy working environment for its employees and contractors and to minimising workplace health and safety risks across its operations. The Group promotes safe working practices through employee induction, training, and competency development as well as implementing occupational health and safety standard operating procedures and provision of personal protective equipment (PPE) where relevant.

For FYE 2026, the Group recorded zero work-related fatalities but two lost time incidents (LTIs) within the Hospitality business segment, resulting in a Lost Time Injury Rate (LTIR) of 0.30 per 200,000 hours worked. The two LTIs involved a fall and a hand injury.

Following the incidents, the Hospitality business segment implemented corrective and preventive measures to address the identified causes and reduce the likelihood of recurrence. These measures included conducting workplace safety briefing at the affected outlet, sharing safety reminders with all associates, strengthening standard operating procedures (SOPs) for handling sharp items, and providing refresher briefing to all kitchen staff on safe handling procedures.

During the reporting period, employees across the Group received health and safety-related training, covering topics such as workplace safety, emergency preparedness and safety competency. The initiatives conducted by the business segments included:

- The Hospitality business segment conducted First Aid, Cardiopulmonary Resuscitation (CPR) and Automated External Defibrillator (AED) training for frontliners and supervisors working in critical areas aimed to strengthen employees' preparedness to respond effectively to medical emergencies in the workplace.

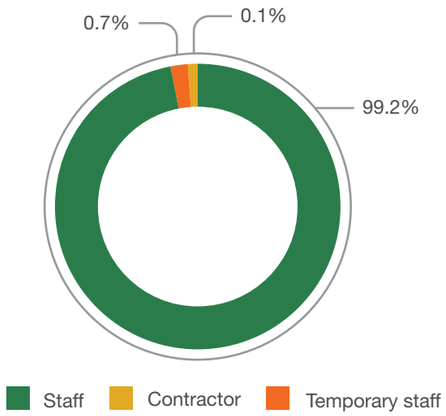
- The Building Material business segment conducted First Aid, CPR and AED training. In addition, a designated safety focal point successfully completed the Site Safety Supervisor ("SSS") course and was recognised as a competent SSS.



Labour Standards

M8

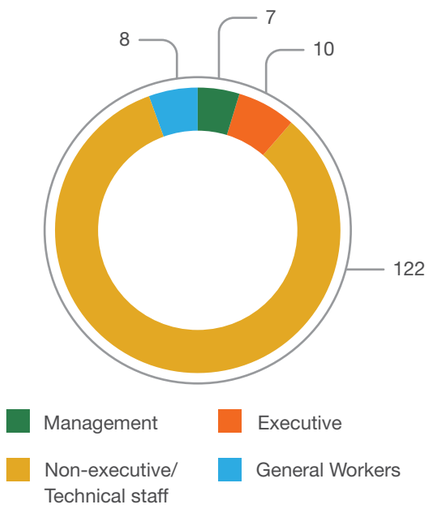
In terms of employment category, the majority of the Group's workforce consists of permanent employees, accounting for 99% of the total workforce, while contract and temporary staff account for the remaining proportion



Percentage of employees that are

Staff	99.2%
Temporary staff	0.7%
Contract Staff	0.1%

The Group also monitors employee turnover as part of its workforce management practices. During the reporting period, the Group recorded a total of 147 employee departures (approximately 83% is from the non-executive or technical staff category), representing an employee turnover rate of approximately 21%. The Group continues to monitor workforce movements and identify opportunities to strengthen employee development, engagement and retention.

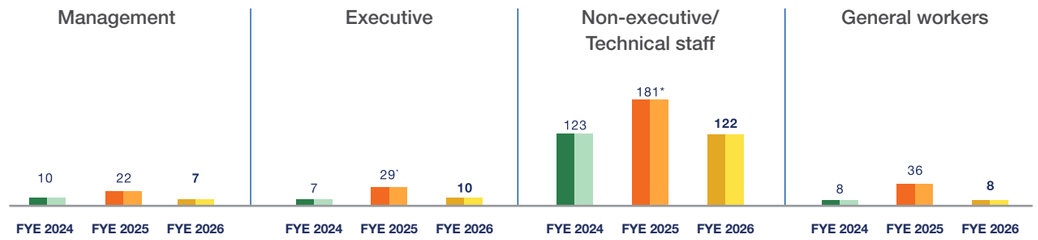


Employee turnover by employee category (Group)

Management	7
Executive	10
Non-executive/ Technical staff	122
General Workers	8

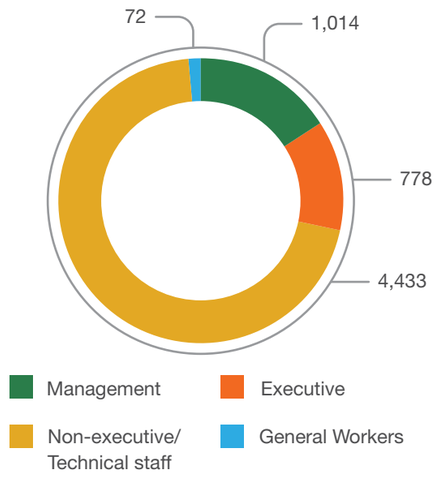
SUSTAINABILITY STATEMENT

Employee Turnover by Employee Category (Group)



* FYE 2025 data being restated for KL business segment.

The Group places emphasis on fostering a culture of continuous learning and development to support employees in building the knowledge, skills and competencies required for their respective roles. During FYE 2026, a total of 6,297 training hours was recorded across all employee categories. These training support the ongoing development of employees across different levels of the organisation and contribute to the Group's operational capabilities



Total hours of training by employee category (Group)

Management	1,014 hours
Executive	778 hours
Non-executive/ Technical staff	4,433 hours
General Workers	72 hours

Total Hours of Training by Employee Category (Group)

Employee Category	FYE 2024	FYE 2025	FYE 2026
Management	1,050	728	**1,014**
Executive	924	681	**778**
Non-executive/ Technical staff	252	5,061	**4,433**
General Workers	0	0	**72**
Total	2,226	6,470	**6,297**

There were no complaints concerning human rights violations during the reporting period.

GOVERNANCE PERFORMANCE

Anti-Corruption

M9

The Group maintains a zero-tolerance approach towards bribery and corruption and is guided by its Anti-Bribery and Corruption (ABC) Policy 2020, which applies across all operations and business associates. The policy sets out the Group's expectations and prohibited practices, including bribery, facilitation payments, conflicts of interest, and improper gifts, donations, or sponsorships. The Group's commitment to ethical conduct is further supported by its Whistleblowing Policy, which provides employees and stakeholders with a confidential channel to raise concerns regarding suspected misconduct.

To strengthen compliance, all staff members and business associates are required to provide declarations of adherence to the ABC Policy, while designated personnel are entrusted with overseeing its implementation and monitoring. During the reporting period, no confirmed incidents of corruption were recorded.

The Group remains committed to continuous improvement in governance by reinforcing policy implementation, conducting periodic reviews, and ensuring alignment with evolving regulatory requirements

Supply Chain

M10

The Group continues to support local sourcing across its operations, with 99% of total procurement spending directed towards domestic suppliers during FYE 2026.

Engaging local suppliers enables the Group to support domestic businesses while maintaining responsive and efficient supply chains.

Data Privacy and Security

M11

The Group recognizes the importance of ensuring and safeguarding data privacy across all its operations. The Group adheres to the Personal Data Protection Act 2010 and demonstrates its commitment to protect and safeguard all personal data by having a Data Privacy Policy in place.

No complaints concerning breaches of customer privacy and losses of customer data were received during the reporting period.

STATEMENT OF ASSURANCE

The Group understands that there is an increased expectation from its stakeholders and the public in providing credible sustainability disclosures. In an effort to strengthen the credibility of our FYE 2026 Sustainability Statement, this statement has been presented to the Board for endorsement. Independent assurance has not been undertaken for the FYE 2026 Sustainability Statement.

CONCLUDING REMARKS

This Sustainability Statement builds upon the foundation established through the Group's previous sustainability disclosures and reflects our continued commitment to responsible business practices, environmental stewardship, employee well-being and development and long-term value creation. During the year, the Group continued to strengthen its sustainability reporting practices by enhancing data quality and coverage, refining internal processes, expanding disclosures and improving the transparency and consistency of information provided to stakeholders.

As sustainability reporting requirements continue to evolve, the Group recognises the increasing importance of the National Sustainability Reporting Framework (NSRF) and the IFRS Sustainability Disclosure Standards. The Group is preparing for the transition towards the enhanced sustainability reporting requirements, taking into consideration the applicable transitional provisions and reliefs available. The Group will continue to monitor evolving requirements and progressively strengthen its processes, systems and disclosures to support a structured transition and enhance the quality, relevance and transparency of its sustainability reporting.



PRESCRIBED CSI PLATFORM TABLE

META BRIGHT GROUP BERHAD
BMLR Transition Period

Date & Time: 2026-10-30_16:48:29
Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Water Management	Total water consumption	ML	143.75	* 205.34	None	No assurance	Internal review conducted
Footnote 2026	Updated following further data validation to ensure accuracy and consistency						
Water Management	Surface water and groundwater consumption	ML	—	* —	None	No assurance	* Internal review conducted
Footnote 2026	Updated following further data validation to ensure accuracy and consistency.						
Footnote Remarks	Updated following further data validation to ensure accuracy and consistency.						
Water Management	Municipal water supply consumption	ML	143.75	205.34	None	No assurance	Internal review conducted
Energy Management	Petrol consumption	MWh	256.85	* 274.04	None	No assurance	Internal review conducted
Footnote 2026	Updated following further data validation to ensure accuracy and consistency.						
Energy Management	Diesel consumption	MWh	28,081.56	34,049.15	None	No assurance	Internal review conducted
Energy Management	LPG consumption	MWh	763.96	* 599.42	None	No assurance	Internal review conducted
Footnote 2026	Updated following further data validation to ensure accuracy and consistency.						
Energy Management	Electricity consumption	MWh	5,810.43	5,758.66	None	No assurance	Internal review conducted
Energy Management	* Total energy consumption	MWh	34,912.80	* 40,681.27	None	No assurance	Internal review conducted
Footnote Metric	Revised the metric to better align with the content.						
Footnote 2026	Updated following further data validation to ensure accuracy and consistency.						
GHG Emissions	Scope 1 emissions	tCO2e	—	* 8,493.06	None	No assurance	-Internal review conducted -GHG Emissions not included in FYE2025

SUSTAINABILITY STATEMENT

META BRIGHT GROUP BERHAD
BMLR Transition Period

Date & Time: 2026-10-30_16:48:29
Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Footnote 2026	Updated following further data validation to ensure accuracy and consistency.						
GHG Emissions	Scope 2 emissions	tCO2e	—	4,044.72	None	No assurance	-Internal review conducted -GHG Emissions not included in FYE2025
GHG Emissions	Scope 3 – Category 6: Business travel	tCO2e	—	28.38	None	No assurance	-Internal review conducted -GHG Emissions not included in FYE2025
GHG Emissions	Scope 3 – Category 7: Employee commuting	tCO2e	—	321.85	None	No assurance	-Internal review conducted -GHG Emissions not included in FYE2025
GHG Emissions	Total GHG emissions	tCO2e	—	* 12,888.01	None	No assurance	-Internal review conducted -GHG Emissions not included in FYE2025
Footnote 2026	Updated following further data validation to ensure accuracy and consistency.						
Waste Management	Waste disposed	tonnes	—	10.024	None	No assurance	-Internal review conducted -Waste Management not included in FYE2025
Waste Management	Waste recycled	tonnes	—	1.27	None	No assurance	-Internal review conducted -Waste Management not included in FYE2025
Waste Management	Total waste generated	tonnes	—	11.29	None	No assurance	-Internal review conducted -Waste Management not included in FYE2025
Community and Society	Total amount invested in the community	MYR	279,581.75	412,020.40	None	No assurance	Internal review conducted

META BRIGHT GROUP BERHAD
BMLR Transition Period

Date & Time: 2026-10-30_16:48:29
Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Diversity and Inclusion	Total employees	employees	651	705	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Male employees	percentage	78	85	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Female employees	percentage	22	15	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Employees under 30	percentage	14.7	31	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Employees aged 30–50	percentage	76.7	64	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Employees above 50	percentage	8.6	5	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by gender: senior management (male)	percentage	8.14	4.82	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.

SUSTAINABILITY STATEMENT

META BRIGHT GROUP BERHAD
BMLR Transition Period

Date & Time: 2026-10-30_16:48:29
Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Diversity and Inclusion	Workforce composition by gender: senior management (female)	percentage	3.38	2.55	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by gender: executive (male)	percentage	5.53	3.12	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by gender: executive (female)	percentage	5.84	2.55	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by gender: non-executive/technical staff (male)	percentage	57.6	62.84	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by gender: non-executive/technical staff (female)	percentage	11.52	10.07	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by gender: general workers (male)	percentage	6.91	14.05	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by gender: general workers (female)	percentage	1.08	0.00	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.

META BRIGHT GROUP BERHAD
BMLR Transition Period

Date & Time: 2026-10-30_16:48:29
Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Diversity and Inclusion	Workforce composition by age group: senior management (< 30)	percentage	0	0.28	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by age group: senior management (30–50)	percentage	6.30	4.96	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by age group: senior management (> 50)	percentage	5.22	2.13	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by age group: executive (< 30)	percentage	2.61	1.70	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by age group: executive (30–50)	percentage	7.07	3.26	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by age group: executive (> 50)	percentage	1.69	0.71	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by age group: non-executive/technical staff (< 30)	percentage	10.29	26.52	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.

META BRIGHT GROUP BERHAD
BMLR Transition Period

Date & Time: 2026-10-30_16:48:29
Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Diversity and Inclusion	Workforce composition by age group: non-executive/technical staff (30–50)	percentage	57.45	44.96	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by age group: non-executive/technical staff (> 50)	percentage	1.38	1.42	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by age group: general workers (< 30)	percentage	1.84	2.0	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by age group: general workers (30–50)	percentage	5.84	11.21	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Diversity and Inclusion	Workforce composition by age group: general workers (> 50)	percentage	0.31	0.85	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Health and Safety	Work-related fatalities	number	0	0	None	No assurance	Internal review conducted
Health and Safety	Lost time incidents	number	2	2	None	No assurance	Internal review conducted
Health and Safety	Lost Time Injury Rate	per 200,000 hours worked	—	0.30	None	No assurance	-Internal review conducted -The Lost Time Incident (LTI) Rate not included in FYE2025
Labour Practices and Standards	Temporary staff	percentage	1.4	0.7	None	No assurance	Internal review conducted

META BRIGHT GROUP BERHAD
BMLR Transition Period

Date & Time: 2026-10-30_16:48:29
Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Labour Practices and Standards	Contract staff	percentage	0	0.1	None	No assurance	Internal review conducted
Labour Practices and Standards	Employee turnover: senior management	number	22	7	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Labour Practices and Standards	Employee turnover: executive	number	29	10	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Labour Practices and Standards	Employee turnover: non-executive/technical staff	number	181	122	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Labour Practices and Standards	Employee turnover: general workers	number	36	8	None	No assurance	-Internal review conducted -FYE 2025 data being restated for KL business segment.
Labour Practices and Standards	Total employee turnover	number	268	147	None	No assurance	Internal review conducted
Labour Practices and Standards	Total hour of training by employee category: management	hours	728	1014	None	No assurance	Internal review conducted
Labour Practices and Standards	Total hour of training by employee category: executive	hours	681	778	None	No assurance	Internal review conducted
Labour Practices and Standards	Total hour of training by employee category: non-executive/Technical staff	hours	5061	4433	None	No assurance	Internal review conducted

SUSTAINABILITY STATEMENT

META BRIGHT GROUP BERHAD
BMLR Transition Period

Date & Time: 2026-10-30_16:48:29
Main Market | Group 2 | FYE 30/06/2026

Sustainability Matter	Metric	Measurement Unit	2025	2026	Target	Assurance	Remarks
Labour Practices and Standards	Total hour of training by employee category: general workers	hours	0	72	None	No assurance	Internal review conducted
Labour Practices and Standards	Total training hours	hours	6470	6297	None	No assurance	Internal review conducted
Human Rights	Human rights complaints	number	0	0	None	No assurance	Internal review conducted
Anti-Corruption	Confirmed incidents of corruption	number	0	0	None	No assurance	Internal review conducted
Supply Chain Management	Proportion spending on local suppliers	percentage	99.00	* 99.00	None	No assurance	Internal review conducted
Footnote 2026	The reported figure was rounded.						
Data Privacy and Security	Customer privacy and data-loss complaints	number	0	0	None	No assurance	Internal review conducted



Section 04 CORPORATE GOVERNANCE

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CORPORATE GOVERNANCE OVERVIEW STATEMENT

This Corporate Governance ("CG") Overview Statement is prepared in compliance with Practice Note 9 of the Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad ("Bursa Securities"). The objective of this CG Overview Statement is to provide an overview of the key corporate governance practices of the Group during the financial year from 1 July 2025 to 30 June 2026 ("FY2026"), with reference to the CG principles on:

Principle A	Principle B	Principle C
Board leadership and effectiveness	Effective audit and risk management	Integrity in corporate reporting and meaningful relationships with stakeholders

Scan to read our Corporate Governance for a comprehensive overview of our corporate governance approach.

It also highlights the key focus areas and future governance priorities of the Board of Directors of Meta Bright Group Berhad (the "Board").

In addition to this CG Overview Statement, the Board has explained point-by-point how each CG Practice is applied in its Corporate Governance Report ("CG Report"), which is issued together with the Company's 2026 Annual Report. Shareholders may also obtain this CG Report from the Company's corporate website at https://www.mbgb.my, and are advised to read this CG Overview Statement together with the CG Report.

PRINCIPLE A BOARD LEADERSHIP AND EFFECTIVENESS

Board Composition and Responsibilities

The Board consists of seven members, including three serving as Independent Directors, which makes up slightly less than half of the Board. Nonetheless, the Board considers its oversight to remain effective and objective, as it is led by an Independent Non-Executive Chairman who also holds a casting vote under the Company's Constitution. This represents a departure from Malaysian Code on Corporate Governance ('MCCG") Practice 5.2, which recommends that at least half of the Board comprise Independent Directors.

The roles of the Chairman and the Managing Director are clearly separated. The Chairman, Mohamed Akwal Bin Sultan Mohamad, ensures the smooth functioning of the Board, while the Managing Director, Lee Chee Kiang, manages the execution of policies and decisions set by the Board.

The Board emphasises gender diversity, with the appointment of Puan Masleena Binti Zaid, an Independent Non-Executive Director, fulfilling the requirement under Paragraph 15.02 of the Main Market Listing Requirements, which mandates at least one female Director. Female representation comprises one of the seven Directors, or approximately 14.3%, and the Company therefore departs from MCCG Practice 5.9, which recommends at least 30% women Directors.

Additionally, the Board, through its Nominating Committee, which comprises entirely Independent Directors, conducted its annual evaluation for FY2026. The NC concluded that the effectiveness of the Board and Board Committees was satisfactory. The Board's composition for the financial year 2026 is as follows:

Mohamed Akwal Bin Sultan Mohamad
Chairman and Independent Non-Executive Director

Lee Chee Kiang
Managing Director

Dato' Lee Wai Mun, DIMP., JMK., JP.
Executive Director

Phang Kiew Lim
Executive Director

Tan Chin Hong
Executive Director

Ong Lu Yuan
Independent Non-Executive Director

Masleena Binti Zaid
Independent Non-Executive Director

PRINCIPLE A BOARD LEADERSHIP AND EFFECTIVENESS

To ensure effective governance, the Board periodically reviews the Group's financial and business performance together with Management. During FY2026, the Board was also supported by the ARMC in overseeing external and internal audit matters, recurrent related party transactions, conflict-of-interest declarations, strategic risk, sustainability materiality and business continuity matters.

The Board has strengthened its governance, risk management, and internal control framework through the Groupwide Oversight Framework, established in accordance with the Securities Commission Malaysia's Guidelines on Conduct of Directors of Listed Corporations and their Subsidiaries. The framework sets out the Board's oversight responsibilities for business strategy, risk management, financial and non-financial performance, and governance practices across the Group, supported by timely and relevant information from respective subsidiaries.

The Company has implemented the Directors' Fit and Proper Policy, which sets out criteria relating to Director's character, experience, qualifications, integrity, competence and time commitment. The Policy is applied when assessing candidates for appointment or reappointment to the Board.

Board Authority and Board Committees

The Board should objectively discharge its duties and responsibilities at all times in the Group's interests and keep abreast of its responsibilities to oversee the conduct and development of the Group's business. The Board has established its Charter and Schedule of Key Matters, which define the roles, responsibilities, authority, and governance principles to be observed.

To assist the Board in discharging its functions, the Board has established three (3) Board Committees, namely the Audit and Risk Management Committee ("ARMC"), Nominating Committee ("NC"), and Remuneration Committee ("RC"), with defined Terms of Reference ("TOR"). The composition of the respective Board Committees is presented on page 6 of this Annual Report, while the TORs of the respective committees are available on the Company's website. The Board Chairman is also a member of the ARMC and NC and chairs the RC. The Company therefore departs from MCCG Practice 1.4. The NC comprises Puan Masleena Binti Zaid as Chairman, Encik Mohamed Akwal Bin Sultan Mohamad and Mr Ong Lu Yuan, all of whom are Independent Non-Executive Directors.

The Board Committees are responsible for reviewing and overseeing the areas outlined in their TORs, and to recommend actions to the Board for decision-making. Despite the existence of the Board Committees, the Board retains ultimate responsibility for their oversight areas and functions. Therefore, the Board stays informed about significant matters and resolutions discussed by each Committee based on the reports they submit and the minutes of meetings and circular resolutions they pass.

Board's Commitment

The Board's commitment to the Group is demonstrated through the time devoted by Directors to their duties and their continuous development of knowledge and skills. During the financial year, five (5) Board meetings were held, and the attendance records of the Directors are set out below.

Mohamed Akwal Bin Sultan Mohamad *Chairman and Independent Non-Executive Director*	5/5
Lee Chee Kiang *Managing Director*	4/5
Dato' Lee Wai Mun, DIMP., JMK., JP. *Executive Director*	5/5
Phang Kiew Lim *Executive Director*	5/5
Tan Chin Hong *Executive Director*	5/5
Masleena Binti Zaid *Independent Non-Executive Director*	5/5
Ong Lu Yuan *Independent Non-Executive Director*	5/5

The Company Secretary and Management regularly update the Board on training programmes offered by regulators and professional bodies. The Nominating Committee also advises Board members to attend relevant training based on their skill set needs.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

During the financial year, the Board members attended the following trainings:

Training Attended	Date	Duration
Mohamed Akwal bin Sultan Mohamad		
• Case Study-Based MFRS Webinar: Audit Evidence under MFRS/IFRS-Case Studies with AI-Supported Research	29 April 2026	7 hours
• Strategic Risk & Sustainability Sectoral Materiality Assessments, and Business Continuity Essentials	10 Nov 2025	7 hours
Lee Chee Kiang		
• Strategic Risk & Sustainability Sectoral Materiality Assessments, and Business Continuity Essentials	10 Nov 2025	7 hours
• Sustainability Reporting - Changes to Bursa Malaysia Disclosure Requirements	6 Nov 2025	2 hours
Dato' Lee Wai Mun, DIMP., JMK., JP.		
• Strategic Risk & Sustainability Sectoral Materiality Assessments, and Business Continuity Essentials	10 Nov 2025	7 hours
• Sustainability Reporting - Changes to Bursa Malaysia Disclosure Requirements	6 Nov 2025	2 hours
• Malaysia Specialized Training Programme on Artificial Intelligence Empowering Enterprise Innovation and Development	16-18 Oct 2025	32 hours
• Mandatory Accreditation Programme Part II: Leading for Impact (LIP)	23-24 July 2025	16 hours
Phang Kiew Lim		
• Strategic Risk & Sustainability Sectoral Materiality Assessments, and Business Continuity Essentials	10 Nov 2025	7 hours
Tan Chin Hong		
• Strategic Risk & Sustainability Sectoral Materiality Assessments, and Business Continuity Essentials	10 Nov 2025	7 hours
• Sustainability Reporting - Changes to Bursa Malaysia Disclosure Requirements	6 Nov 2025	2 hours
• Baker Tilly Tax and Budget Seminar	24 Oct 2025	4 hours
Masleena Binti Zaid		
• The Shift in Boardoom Dynamics : Enhancing governance and strategic leadership	17 April 2026	4 hours
• MIA Webinar Series : Risk-Based Audit Approach: from Risk Assessment to Auditing Accounting Estimates under ISA315, ISA330 & ISA540 (Revised)	9 April 2026	7 hours
• Strategic Risk & Sustainability Sectoral Materiality Assessments, and Business Continuity Essentials	10 Nov 2025	7 hours
• Sustainability Reporting - Changes to Bursa Malaysia Disclosure Requirements	6 Nov 2025	2 hours
• MIA Webinar Series: Taxing Matters: A Legal Perspective	3 July 2025	4 hours
Ong Lu Yuan		
• MIA Webinar Series : Risk-Based Audit Approach: from Risk Assessment to Auditing Accounting Estimates under ISA315, ISA330 & ISA540 (Revised)	9 April 2026	7 hours
• Strategic Risk & Sustainability Sectoral Materiality Assessments, and Business Continuity Essentials	10 Nov 2025	7 hours
• Sustainability Reporting - Changes to Bursa Malaysia Disclosure Requirements	6 Nov 2025	2 hours

The Company Secretary, External Auditors, and Internal Auditors update the Board on new developments and changes to governance, sustainability, regulatory and financial reporting requirements.

PRINCIPLE A BOARD LEADERSHIP AND EFFECTIVENESS

Annual Board Evaluation

The NC conducts annual assessments of the effectiveness of the Board, Board Committees and individual Directors through self-assessment and peer review. For FY2026, the NC concluded that the Board and Board Committees were satisfactory. The NC nevertheless identified areas for further improvement, including formalising the presentation of the Group's strategic and sustainability KPIs for consideration by the Board and Senior Management in the remuneration framework.

In addition, the Board has defined and implemented the Fit and Proper Policy for its members. This Policy outlines the criteria and approach to be undertaken by the NC, RC, and the Board in reviewing and assessing candidates identified for appointment to the Board and existing Directors seeking re-appointment.

The main fit and proper criteria are character and integrity, experience, competence and time commitment. During FY2026, all Directors completed the Fit and Proper Declaration Forms confirming their probity, personal integrity and reputation, and financial integrity. The NC also concluded that the Independent Directors met the independence criteria under the MMLR and discharged their responsibilities independently and objectively.

Following its review, the NC recommended the re-election of the retiring Directors. Puan Masleena Binti Zaid and Mr Phang Kiew Lim were re-elected at the 25th AGM held on 2 December 2025. Shareholders also approved, through a two-tier voting process, the retention of Encik Mohamed Akwal Bin Sultan Mohamad as an Independent Non-Executive Director until the conclusion of the next AGM in 2026. The NC's recommendation was based on his compliance with the independence criteria, experience in corporate banking and debt recovery, understanding of the Group's business, objective contributions and satisfaction of the fit and proper criteria. He abstained from deliberation and voting on his own retention. Any proposal to retain him beyond the 2026 AGM remains subject to the required annual shareholders' approval through two-tier voting.

Remuneration

Following is the attendance record of the RC:

Mohamed Akwal Bin Sultan Mohamad *Chairman*	1/1
Masleena Binti Zaid *Member*	1/1
Ong Lu Yuan *Member*	1/1

The remuneration of Executive and Non-Executive Directors was reviewed and recommended by the RC to the Board for approval. All Directors abstain from discussions and decisions on their own remuneration.

Broadly, the remuneration policy provides that the remuneration of Executive Directors and Senior Management is considered with reference to the complexity of the Group's business, the Group's business strategy and long-term objectives, their performance in managing material sustainability risks and opportunities, operating results and comparable remuneration within the industry. The remuneration of Non-Executive Directors reflects their experience, responsibilities and time commitment. Independent Directors' remuneration and incentives are not linked to the Group's financial performance and do not include bonus or equity schemes, to preserve their objectivity and independent judgement. Directors abstain from deliberations and decisions on their own remuneration.

The roles and functions of the RC are governed by its TOR, which detail its authority, duties, and responsibilities authorised by the Board. The RC's TOR is available for reference on the Company's website.

Under Section 230(1) of the Companies Act 2016, the Directors' fees and any benefits payable to the Directors of a listed company and its subsidiaries shall be approved at a general meeting. The detailed disclosure of the remuneration of Directors for the financial year ended 30 June 2026 is set out in Practice 8.1 of the CG Report. At the 25th AGM on 2 December 2025, shareholders approved Directors' fees and benefits of not more than RM800,000 for the period from that AGM until the next AGM, to be paid monthly in arrears.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

The Company has not disclosed the remuneration of its top five Senior Management personnel by name, in RM50,000 bands and therefore departs from MCCG Practice 8.2. The non-disclosure reflects concerns about the commercial sensitivity of individual remuneration information and its potential implications for the Group's ability to retain key Senior Management personnel in a competitive employment market.

Sustainability

The Group communicates its sustainability values, material matters, initiatives and performance to stakeholders through the Sustainability Statement in the Annual Report. During FY2026, a sectoral sustainability materiality assessment was performed at business-segment level and consolidated into a Group Materiality Matrix. The assessment identified material matters including data privacy and security, anti-corruption, labour standards, community and society, supply chain, water, diversity and energy management.

Sustainability performance evaluation criteria have also been incorporated in the Board and Senior Management performance appraisal.

Code of Conduct and Ethics

The Board has defined its Code of Conduct and Ethics, covering the Board's values and principles to guide stakeholders on the ethical behaviours to be expected from the Group and to enable the Board to convey and instil its expected values into the organisation. In addition, the Board has defined policies on abuse of power, corruption, insider trading, conflicts of interest and money laundering in this Code of Conduct and Ethics.

Anti-Bribery and Corruption Policy

The Group has also defined and implemented the Anti-Bribery and Corruption Policy. The framework and Policy aim to guide employees and business associates in taking appropriate measures and steps to prevent involvement in bribery activities.

Whistle-Blowing Policy and Procedures

The Board has established a whistleblowing policy and reporting channel. The Policy is available on the Company's website at https://www.mbgb.my for public reference.

To protect the confidentiality of information received and the identity of the whistleblowers, the Board has assigned the administration of the whistleblowing reporting channel to the Internal Auditors. Stakeholders who know of or suspect any violation of the Code may report the incident to the ARMC Chairman by emailing mbgb@whistleblower.com.my or by posting their complaints to PO Box #911, L2- 08, Level 2, Cheras Leisure Mall, Jalan Manis 6, Taman Segar, 56100 Kuala Lumpur.

During FY2026, the Board did not receive any complaints of violations through these whistleblowing channels.

PRINCIPLE A BOARD LEADERSHIP AND EFFECTIVENESS

Conflict of Interest

The Group has defined its Conflict of Interest ("COI") Policy in response to the amendments on the listing requirements about COI. This Policy, which was reviewed by the ARMC and approved by the Board, provides a framework for identifying, monitoring and managing COI situations. The Policy applies to all directors and key senior management but excludes related and recurrent related party transactions, governed by Para 10.08 and 10.09 of Chapter 10 of the MMLR.

Directors and key senior management are required to disclose actual or potential conflicts of interest in accordance with the Group's COI Policy. During FY2026, COI disclosure forms were circulated for declaration and reviewed by the ARMC. A summary of the COI situations reviewed, and the relevant mitigation measures, is disclosed in the ARMC Report.

Access to Information

The Board has unrestricted access to information within the Group and may obtain independent professional advice, at the Company's expense, in furtherance of its duties, at the cost of the Company, if needed.

The Board is assisted by a qualified Company Secretary, who is an Associate member of the Malaysian Institute of Chartered Secretaries and Administrators (MAICSA). The Company Secretary supports the Board in carrying out its fiduciary duties and stewardship role and plays an advisory role to the Board, particularly with regard to regulatory compliance, guidelines, legislations and governance practices. The Company Secretary is responsible for ensuring that Board procedures are followed, the applicable rules and regulations for the conduct of the affairs of the Board are complied with, and minutes are duly entered into the books for all resolutions and proceedings of the Board and Board Committees.

The Board may also seek advice from the Management or request further explanation, information or update on any aspect of the Group's operations or business concerns. The Board is supplied with adequate and timely information, enabling them to discharge their responsibilities effectively and efficiently. The agenda for each meeting and Board Papers are delivered beforehand to enable Directors to review and prepare for the discussion and obtain further supplementary information from Management in advance if needed.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE B EFFECTIVE AUDIT AND RISK MANAGEMENT

Audit and Risk Management Committee

The ARMC comprises three (3) members who are Independent Non-Executive Directors and is chaired by Mr Ong Lu Yuan, who is not the Chairman of the Board. The other members are Encik Mohamed Akwal Bin Sultan Mohamad and Puan Masleena Binti Zaid. The terms of office and performance of the ARMC and its individual members are reviewed annually by the Nominating Committee. For FY2026, the NC concluded that the ARMC and its members performed satisfactorily and carried out their duties in accordance with the ARMC Terms of Reference.

During the financial year that ended on 30 June 2026, five (5) ARMC meetings were held and attended by all ARMC members.

During FY2026, the ARMC reviewed the Group's quarterly financial results, external audit planning and key audit matters, internal audit reports and follow-up actions, recurrent related party transactions and conflict-of-interest declarations. The ARMC also considered strategic risk and risk appetite matters, sustainability materiality, business continuity and crisis management matters, and held private sessions with the External and Internal Auditors without Executive Board Members and Management present.

The ARMC continues to play an essential role in ensuring the integrity, clarity and relevance of the information disclosed in the Annual Report. Before finalising the various governance disclosures in the Annual Report, the ARMC and other Board Members, Company Secretary, and Management will review the disclosures and statements in the Annual Report.

Further details of the ARMC's role in overseeing compliance of the financial statements with the applicable financial reporting standards, the relationship with Internal Auditors and External Auditors, and other activities during the financial year are set out in the ARMC Report in this Annual Report.

Risk Management and Internal Control

The Board has established the Group Risk Policy, which outlines the guiding principles of risk management, the responsibilities of the Board and Management and the objectives of the risk management framework. During FY2026, Management conducted structured strategic risk assessments covering Expogaya Group, Renewable Energy, Damai Project, Renai Hotel and KSM. The exercise included SWOT analyses and measurable risk appetite parameters relevant to each business segment. The segment-level parameters provide a basis for risk monitoring, while an overarching Board-approved Group Risk Appetite Framework remains an area for further formalisation.

The principal risk areas identified include financial and credit risk, operational and project risk, business continuity and cybersecurity risk, and geopolitical risk. Business Unit Heads are responsible for monitoring risk exposure, evaluating the effectiveness of mitigation measures and reporting the status of key risks to Management, the Board and ARMC. Business continuity and crisis management arrangements are also being strengthened through the development of the Group's Business Continuity Policy and Crisis Management Procedures. The Board receives Management's assurance on the adequacy and effectiveness of the Group's risk management and internal control systems in all material respects. The risk management and internal control systems are designed to manage risks to a reasonable level and provide reasonable, rather than absolute, assurance against material misstatement, financial losses or fraud. Further details are set out in the Statement on Risk Management and Internal Control ("SORMIC").

The Internal Audit Function is outsourced to IA Essential Sdn. Bhd. The Internal Auditors perform their work with reference to the International Professional Practices Framework of the Institute of Internal Auditors and report functionally to the ARMC.

During FY2026, the ARMC reviewed internal audit work covering recurrent related party transactions, anti-bribery and corruption preventive measures and follow-up work. The Internal Auditors also facilitated and reported on strategic risk assessment, sustainability sectoral materiality assessment and business continuity and resilience planning. The ARMC held private sessions with the Internal Auditors without Executive Board Members and Management present.

Further details regarding the internal audit function can be found in the ARMC Report within this Annual Report.

CORPORATE GOVERNANCE OVERVIEW STATEMENT

PRINCIPLE C INTEGRITY IN CORPORATE REPORTING AND MEANINGFUL RELATIONSHIPS WITH STAKEHOLDERS

Communication with Stakeholders

Communication between the Company, the Board, and stakeholders is crucial because it facilitates the mutual understanding of objectives and expectations that enables stakeholders to make informed decisions concerning the business of the Company and the Board.

At Meta Bright, the corporate development and financial performance information of the Group is communicated to the investors via the Company's annual reports and through various periodic and ongoing disclosures made to Bursa Securities. In addition, the Group maintains a website at https://www.mbgb.my where shareholders or investors may access the corporate information, latest financial results, annual reports, announcements to Bursa Securities, as well as the various governance policies and the Board Committees' terms of reference under "Investor Relations" section. All this information is disseminated in strict adherence to the disclosure requirements of Bursa Malaysia Securities Berhad.

Conduct of General Meetings

The 25th AGM was held physically at Platinum 2, Level 6, Renai Hotel Kota Bharu, Kota Sri Mutiara, Jalan Sultan Yahya Petra, 15150 Kota Bharu, Kelantan, Malaysia on 2 December 2025 at 10.00 a.m. Shareholders were provided with more than 28 days' notice of the AGM. All seven Directors attended, with Puan Masleena Binti Zaid participating by video conference. The Chairmen of the ARMC, NC and RC were in attendance. The Chairman invited shareholders and proxies to raise questions on the audited financial statements for the financial year ended 30 June 2025 and the resolutions tabled. The AGM minutes record that no questions were raised on these agenda items.

Shareholders who are unable to attend the AGM are encouraged to appoint proxies to attend and vote by completing the proxy form enclosed in the Notice of the AGM and depositing it at the Registrar's Office at least forty-eight (48) hours before the time for holding the meeting or any adjournment thereof.

All resolutions at the 25th AGM were voted on by poll. The poll results were validated by GovernAce Advisory & Solutions Sdn. Bhd., the Independent Scrutineer appointed by the Company, and the outcome was announced to Bursa Securities on the same day. The minutes of the 25th AGM were published on the Company's website after the prescribed timeframe due to administrative delays in arranging their publication. Accordingly, the Company has departed from MCCG Practice 13.6.

DIRECTORS' RESPONSIBILITY STATEMENT

The Directors are responsible for ensuring that:

- The annual audited financial statements of the Group and the Company are drawn up in accordance with applicable Malaysian Financial Reporting Standards, the provisions of the Companies Act 2016 and the MMLR so as to give a true and fair view of the financial statements and state of affairs of the Group and the Company for the financial year, and

- Proper accounting and other records are kept, which enable the preparation of the financial statements with reasonable accuracy and take reasonable steps to ensure that appropriate systems are in place to safeguard the assets of the Group and to prevent and detect fraud and other irregularities.

In preparing the financial statements for the financial year ended 30 June 2026, the Directors have adopted appropriate accounting policies and have applied them consistently in the financial statements with reasonable and prudent judgements and estimates. The Directors are also satisfied that all relevant approved accounting standards have been followed in preparing the financial statements. This Corporate Governance Overview Statement was approved by a resolution of the Board on 30 October 2026.



NOMINATING COMMITTEE STATEMENT

The Nominating Committee ("NC") comprises three (3) Independent Non-Executive Directors and is primarily responsible for establishing formal and transparent procedures for the appointment and assessment of Directors and key officers. The current composition of the NC and the attendance record of its members are as follows:

Masleena Binti Zaid *Chairman* *(Independent Non-Executive Director)*	1/1
Mohamed Akwal Bin Sultan Mohamad *Member* *(Independent Non-Executive Director)*	1/1
Ong Lu Yuan *Member* *(Independent Non-Executive Director)*	1/1

The NC supports the Board on its composition, effectiveness, and succession. Its key responsibilities include:

- Reviewing the size, structure, and mix of the Board, and conducting annual evaluations of the Board, its Committees, and individual Directors.
- Applying and reviewing criteria on integrity, character, competence, and time commitment for the appointment, reappointment, and appraisal of Directors.
- Overseeing succession planning and ensuring a diverse pipeline for Board and Senior Management positions.
- Reviewing and recommending candidates for appointment, reappointment, or retention (including Independent Directors beyond nine years) in line with regulatory requirements.
- Identifying training needs and facilitating induction and orientation programmes for Directors.

The Terms of Reference of the NC are available on the Company's website at https://www.mbgb.my.

SUMMARY OF ACTIVITIES

The following matters were deliberated by the NC in discharging its responsibilities:

a) Performance Evaluation of the Board, Board Committees, and Individual Directors

The performance evaluations of the Board, Board Committees and individual Directors are conducted through a self-assessment process and coordinated by the NC. The main criteria used in these performance evaluations are as follows:

- The mix of skills and experience of the Board and Board Committees, the quality of information and decision-making, boardroom activities, and the Board's relationship with Management;
- The character, experience, integrity, competence, time commitment, compliance with the fit and proper criteria, contribution, performance and overall effectiveness of each Director; and
- The independence of the Independent Directors.

Pursuant to Paragraph 15.20 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("MMLR"), the NC annually reviews the term of office and performance of the Audit and Risk Management Committee ("ARMC") and each of its members to determine whether they have discharged their duties in accordance with the ARMC's Terms of Reference.

Given that the composition of the ARMC and the NC is identical, the assessment of the ARMC is conducted through peer and self-evaluations.

NOMINATING COMMITTEE STATEMENT

a) Performance Evaluation of the Board, Board Committees, and Individual Directors (Cont'd)

Based on the annual self-assessment coordinated by the NC, including the assessment of the ARMC and its members, the NC concluded that:

- The skill mix, composition, size, diversity, performance and effectiveness of the Board and Board Committees were satisfactory;
- The Independent Non-Executive Directors, Managing Director and Executive Directors possessed the relevant qualifications, knowledge, experience and abilities to understand the technical requirements, risks and management of the Group's business. They discharged their duties and responsibilities in a commendable manner and demonstrated their commitment by devoting sufficient time and contributing to the affairs of the Company and the Group;
- All Independent Directors met the independence criteria set out in the MMLR of Bursa Malaysia Securities Berhad and discharged their duties and responsibilities independently and objectively. The Board Committees also performed satisfactorily and discharged their duties in accordance with their Terms of Reference; and
- The NC also identified areas for future improvement, including formalising the presentation of the Group's strategic and sustainability key performance indicators ("KPIs") for consideration by the Board and Senior Management in the remuneration framework.

b) Fit and Proper Policy

The Board has established and implemented a Fit and Proper Policy for its members and Senior Management. The Policy outlines the criteria and procedures to be applied by the NC in reviewing and assessing candidates for appointment to the Board and existing Directors seeking reappointment. The main fit and proper criteria are character and integrity, experience and competence, and time commitment.

For the financial year under review, as part of the Directors' assessment procedures, all Directors completed a self-declaration form confirming their probity, personal integrity and reputation, and financial integrity. The NC concluded that all Directors were fit and proper to discharge their duties and responsibilities.

c) Board Nomination Process

Under the Board Charter, in identifying candidates for appointment to the Board and Senior Management, the Board considers recommendations from existing Board members, Management and major shareholders, as well as candidates identified through independent sources for the appointment of Directors and Senior Management positions. The identification and assessment of candidates for directorship are based on the criteria set out in the Fit and Proper Policy and the Group's needs, taking into account the candidates' relevant experience and suitability for the positions.

During the financial year, there were no new appointments to the Board, reflecting continuity and stability in its composition.

NOMINATING COMMITTEE STATEMENT

d) Re-election/Retention of Retiring Directors

Based on the annual assessment of the Directors' performance, the NC recommended to the Board the re-election of Puan Masleena Binti Zaid and Mr Phang Kiew Lim, who were due to retire pursuant to Clause 96 of the Company's Constitution, for approval by shareholders at the Annual General Meeting. The respective Directors abstained from deliberations and voting on their own re-election.

The NC also reviewed and recommended to the Board that Encik Mohamed Akwal Bin Sultan Mohamad, who has served as an Independent Director for more than nine (9) years since 20 August 2015, be retained as an Independent Director until the conclusion of the next Annual General Meeting in 2026, subject to shareholders' approval through a two-tier voting process in accordance with Practice 5.3 of the Malaysian Code on Corporate Governance, based on the following justifications:

- He fulfils the criteria of an Independent Director as set out in the MMLR of Bursa Malaysia Securities Berhad, and is therefore able to exercise independent and objective judgement in Board deliberations and decision-making;
- His experience in corporate banking and debt recovery enables him to contribute diverse experience, expertise, skills and competencies to the Board;
- He has served the Company for more than nine (9) years and has been designated as the Chairman of the Board since 17 September 2020. His in-depth understanding of the Company's business operations enables him to participate actively and contribute effectively while maintaining his objectivity and independence in the deliberations and decision-making of the Board and Board Committees; and
- He has met the fit and proper criteria set out in the Directors' Fit and Proper Policy and possesses the relevant character, integrity, experience and time commitment to contribute to the Board.

The proposal for the retention of Encik Mohamed Akwal Bin Sultan Mohamad as an Independent Director was subsequently reviewed in conjunction with the performance evaluation for the financial year ended 30 June 2026, and he abstained from deliberations and decision-making on this matter.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

The Board of Meta Bright Group Berhad (the "Board") is pleased to present its Statement on Risk Management and Internal Control ("SORMIC") for the financial year ended 30 June 2026. This Statement is presented pursuant to Paragraph 15.26(b) of the Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad.

This Statement is prepared with reference to the 2025 Statement on Risk Management and Internal Control ("SORMIC") Guide. It also addresses Part II of Principle B, Intended Outcome 10.0, and Practices 10.1 and 10.2, read together with Guidance 10.1 and 10.2 as set out in the Malaysian Code on Corporate Governance ("MCCG"), which relate to risk management and the internal control framework.

BOARD RESPONSIBILITIES

The Board acknowledges its overall responsibility for overseeing the Group's risk management and internal control systems and understands the principal business risks associated with the Group's operations. The Board is supported by the Audit and Risk Management Committee ("ARMC") and Management in discharging this oversight responsibility.

To enable the Board and the ARMC to discharge their oversight responsibilities, the following review and monitoring activities form part of the Group's governance and control processes:

- Discussions between the Board of Directors and Management during the Board meetings on the business and operational matters, including risk mitigation measures, operational challenges, and the financial performance based on the quarterly financial results;
- ARMC engages with Management on the integrity of the financial results, annual reports, and audited financial statements;
- External Auditors provide the ARMC with reports on key audit matters, compliance with accounting standards, related party transactions, and feedback on risk and control issues identified during their statutory audit;
- Internal Auditors conduct periodic reviews of the system of internal control and present their findings, together with Management's improvement actions, to the ARMC;
- ARMC reviews related party transactions and control procedures to ensure that these transactions are conducted at arm's length and do not harm the interests of minority shareholders;
- Review of the Group's sustainability reporting and related initiatives;
- Conflict of interest disclosure forms are circulated to Directors for declaration and reviewed by the ARMC;
- Consideration and discussion of corporate exercises, schemes, and progress updates to safeguard the Company's best interests;
- Receipt of Management's assurance on the adequacy and effectiveness of the Group's risk management and internal control systems in all material aspects; and
- The Group-wide Oversight Framework, in line with the Guidelines on Conduct of Directors of Listed Corporations and their Subsidiaries issued by the Securities Commission Malaysia, supports Board oversight through information provided by subsidiaries' management.

RISK MANAGEMENT

The Board has established the Group Risk Policy. This Policy sets out the guiding principles of risk management, outlines the responsibilities of both the Board and Management and defines the objectives of the risk management framework.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

RISK MANAGEMENT

The Board has established the Group Risk Policy. This Policy sets out the guiding principles of risk management, outlines the responsibilities of both the Board and Management and defines the objectives of the risk management framework.

Management periodically assesses business and operational risks, updating existing mitigation strategies and identifying new action plans for emerging threats. The Board reviews and discusses the effectiveness and sufficiency of these risk management efforts during Board and ARMC meetings.

During the financial year, Management conducted a structured strategic risk assessment covering the Expogaya Group, Renewable Energy, Damai Suites Project, Renai Hotel and Kota Sri Mutiara. The exercise included strengths, weaknesses, opportunities and threats ("SWOT") analysis and measurable risk appetite parameters relevant to each business segment. Business Unit Heads are responsible for monitoring the risk exposures, evaluating the effectiveness of mitigation measures and reporting the status of key risks to Management, the Board and the ARMC.

The key risks identified and the corresponding mitigation measures include:

Financial and Credit Risk

Credit and liquidity risks may arise from overdue receivables and the funding requirements of the Group's operations and projects. Management monitors receivables, cash flow positions and financial exposure against established risk parameters, with appropriate follow-up actions taken where necessary.

Operational and Project Risk

Effective project execution is important to manage potential delays, cost overruns and operational disruptions. Project progress, costs and operational performance are monitored against established parameters, while existing controls and further action plans are evaluated to address identified risks.

Business Continuity and Cybersecurity Risk

Supply chain interruptions, equipment or system failures and cyber threats may disrupt business operations. To strengthen operational resilience, Management has identified responsible action owners and preventive measures covering backup arrangements, cybersecurity controls, disaster recovery, business impact assessment and crisis response.

Geopolitical and Global Risk

Trade restrictions, tariffs, sanctions, political instability and changes in foreign regulations or taxation may disrupt supply chains and business operations. Management has identified responsible action owners and proposed preventive measures covering flexible logistics and supplier networks, monitoring of global risk indicators, country-level business continuity plans, and engagement with local legal advisers and government liaison channels.

INTERNAL CONTROLS

Complementing the above risk management oversights and procedures, the following are the key control procedures in the Group. These fundamental controls are embedded in the Management operation and control framework.

- Organisational structure outlining the lines of responsibilities and hierarchical structure within each business operation;
- Documented standard operating guidelines and procedures for operating departments. These guidelines and procedures are subject to review and update by the operational units and Management;
- Limits of Authority are defined to facilitate the delegation of authority and approval limit threshold;
- Periodic monitoring of the Group's financial and business performance, including key operational matters and risks, to facilitate timely Management actions where necessary
- Business continuity and crisis management arrangements are being strengthened through the development of the Group's Business Continuity Policy and Crisis Management Procedures.
- The Anti-Bribery and Corruption Framework and Policy guide employees and business associates on taking appropriate measures, such as due diligence reviews, to prevent involvement in bribery activities;
- Whistleblowing reporting channel administered by the Internal Auditors;
- The Staff Handbook provides information on employment terms and conditions, leave entitlements, health benefits, staff claims, group hospitalisation insurance, overtime and conflicts of interest;
- The Group's Code of Conduct and Business Ethics provides an ethical framework to guide the actions and behaviours of its directors and employees.

INTERNAL AUDIT FUNCTION

The Group has outsourced its internal audit function to IA Essential Sdn Bhd. The internal audit function is led by Mr Chong Kian Soon and supported by an audit team. The Internal Auditors have performed their work with reference to the International Professional Practices Framework of the Institute of Internal Auditors.

During the financial year, the ARMC reviewed internal audit reports and assessed the impact of findings and Management's responses. The internal audit matters included an anti-corruption review and follow-up audit, recurrent related party transaction matters, and updates relating to strategic risk, sustainability materiality, and business continuity. The ARMC also held private sessions with the Internal Auditors without Executive Board Members and Management present.

Further details of the Internal Audit Function are reported in Practices 11.1 and 11.2 of the Corporate Governance Report.

SUSTAINABILITY REPORTING

The 2025 SORMIC Guide also refers to the disclosure requirements in IFRS S1 and IFRS S2, which form the basis of Malaysia's National Sustainability Reporting Framework (NSRF). These requirements are organised around four pillars: Governance, Strategy, Risk Management, and Metrics & Targets.

In the current reporting period, the Group continued to provide Management-reviewed disclosures in its Sustainability Statement on pages 28 to 63. These cover board oversight, stakeholder engagement, the identification and prioritisation of material matters, and sustainability performance metrics.

The Group will continue to develop its reporting in line with the applicable Bursa Malaysia Listing Requirements. As it transitions to IFRS S1 and IFRS S2 under Malaysia's National Sustainability Reporting Framework (NSRF), it will consider the transition reliefs available under Practice Note 9A.

STATEMENT ON RISK MANAGEMENT AND INTERNAL CONTROL

BOARD ASSURANCE AND LIMITATION

This Statement covers the risk management and internal control systems of the Company and its subsidiaries. It excludes the risk management and internal control systems of the Group's joint venture company, over which the Group shares control with its joint venture partner and does not exercise unilateral control.

The Board did not note any significant weaknesses in the Group's risk management and internal control systems that materially affected its operations. The Board has received assurances from the Managing Director, Executive Director and Financial Controller that the Group's risk management and internal control systems are operating adequately and effectively in all material aspects. The Board collectively believes the current risk management and internal control systems are adequate and satisfactory for the financial year under review.

The Board reiterates that, due to the limitations inherent in any internal control and risk management systems, such systems can only manage and mitigate risk within tolerable levels, rather than eliminating every possible risk the Group encounters. Therefore, these systems can provide only reasonable, not absolute, assurance against the possibility of material errors, misstatements, fraud, or losses.

REVIEW OF SORMIC BY EXTERNAL AUDITORS

The External Auditors have reviewed this SORMIC pursuant to the scope set out in the Audit and Assurance Practice Guide 3 ("AAPG 3"), Guidance for Auditors on Engagements to Report on the Statement on Risk Management and Internal Control included in the Annual Report, issued by the Malaysian Institute of Accountants ("MIA") for inclusion in the Annual Report of the Group for the year ended 30 June 2026, and reported to the Board that nothing has come to their attention that caused them to believe that this Statement, in all material respects:

a. has not been prepared in accordance with the disclosures required by Section 7 of the 2025 SORMIC Guide, or

b. is factually inaccurate.

AAPG 3 does not require the External Auditors to consider whether the Directors' Statement on Risk Management and Internal Control covers all risks and controls, or to form an opinion on the adequacy and effectiveness of the Group's risk management and internal control system, including the assessment and opinion by the Board of Directors and Management thereon. The Auditors are also not required to consider whether the processes described to address material internal control aspects of any significant problems disclosed in the annual report will, in fact, remedy those problems.

This Statement is made with the approval of the Board.

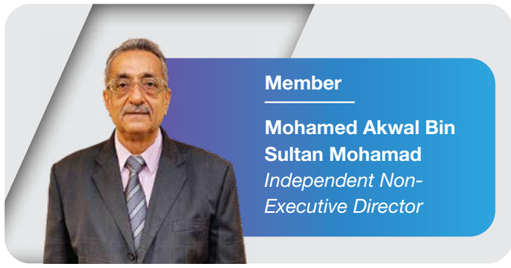
AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

COMPOSITION AND ATTENDANCE OF MEETINGS



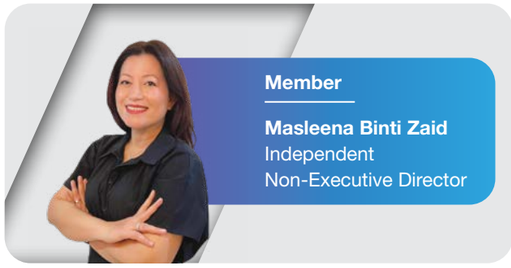
Chairman

Ong Lu Yuan
Independent
Non-Executive Director



Member

Mohamed Akwal Bin Sultan Mohamad
Independent Non-Executive Director



Member

Masleena Binti Zaid
Independent
Non-Executive Director

The Audit and Risk Management Committee ("ARMC") comprises of three (3) Independent Non-Executive Directors. None of the ARMC members has any family relationship with any of the Company's Executive Directors, officers or major shareholders and meet the other criteria for an Independent Director defined in the Main Market Listing Requirements ("MMLR") of Bursa Malaysia Securities Berhad.

The ARMC Chairman, Mr Ong Lu Yuan, is a fellow member of the Institute of Chartered Accountants in England and Wales ("ICAEW") and an ICAEW business and finance professional. In compliance with Practice 9.1 of the Malaysian Code on Corporate Governance 2021 ("MCCG 2021"), the Chairman of the ARMC is not the Chairman of the Board.

All ARMC members are financially literate and possess diverse backgrounds and experience in accountancy, corporate banking and legal practice. None of the ARMC members was a partner of the current audit firm engaged by the Group.

During the financial year ended 30 June 2026, five (5) ARMC Meetings were held. Details of attendance by the members are as follows:

Ong Lu Yuan *Chairman* *Independent Non-Executive Director*	5/5
Mohamed Akwal Bin Sultan Mohamad *Member* *Independent Non-Executive Director*	5/5
Masleena Binti Zaid *Member* *Independent Non-Executive Director*	5/5

Since the members of the ARMC are also members of the Nominating Committee ("NC") and the Board of Meta Bright Group Berhad ("the Board"), the NC oversees the conduct of peer performance reviews on the ARMC and its members.

For the financial year ended 30 June 2026, the Board is satisfied that the ARMC and its members have discharged their functions, duties and responsibilities according to the ARMC's Terms of Reference.

TERMS OF REFERENCE

The ARMC's terms of reference are published on the corporate website of Meta Bright Group Berhad ("the Company") at https://www.mbgb.my.

AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

SUMMARY OF ACTIVITIES

During the financial year, the ARMC undertook the following activities in discharging its duties and responsibilities:

a. Financial Reporting and Quarterly Results

The Executive Directors and the Financial Controller were invited to ARMC meetings to present and respond to questions on the Group's quarterly financial performance and financial statements. The ARMC reviewed the statements of financial position, comprehensive income, changes in equity and cash flows, together with the explanatory notes and significant matters affecting the Group's results, before recommending the quarterly financial reports to the Board for approval and release to Bursa Malaysia Securities Berhad.

In reviewing the quarterly results, the ARMC considered significant movements in assets, receivables, inventories, borrowings, contract balances, cash flows and segmental performance, as well as the Group's business prospects and relevant financial reporting matters.

The ARMC also reviewed the audited financial statements for the financial year ended 30 June 2026 together with the External Auditors, including significant accounting judgments and estimates, key audit matters, and other financial matters, before recommending the audited financial statements to the Board for approval.

b. External Auditors, Independence and Performance

The ARMC reviewed the External Auditors' audit findings for the financial year ended 30 June 2026 and discussed significant audit matters including impairment reviews, valuation of investment properties and property, plant and equipment, inventories, revenue and corresponding cost recognition for property development activities, recoverability of receivables and investments in subsidiaries.

During the financial year, the ARMC held private sessions with the External Auditors without the presence of Executive Board Members and Management to enable matters to be raised independently and objectively.

The ARMC evaluated the performance, suitability and independence of External Auditors based on the External Auditors' Performance Assessment Policy.

For the financial year ended 30 June 2026, the ARMC reviewed the Audit Planning Memorandum presented by the External Auditors, including their independence, audit approach, consideration of fraud, related party disclosures, statutory audit timeline, use of internal audit work and external experts, key audit matters, going concern considerations, climate-related financial reporting considerations, accounting developments and the review of the Statement on Risk Management and Internal Control under AAPG 3 (Revised March 2026).

The audit fees and non-audit fees for services provided by the External Auditors to the Group and the Company, respectively, for the financial year ended 30 June 2026, are as follows:

Fees incurred	Audit Fees RM'000	Non-Audit Service Fees RM'000
The Company	135	10
The Group	458	10

Based on the confirmation of the External Auditors, the ARMC concurred that the provision of non-audit services covering the Statement on Risk Management and Internal Control to the Group neither impaired nor was perceived to impair, the independence and objectivity of the External Auditors. The ARMC also reviewed the external audit fees based on job scope, material trend, and quality of services. The ARMC acknowledged that the audit fees charged was reasonable.

AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

c. Internal Audit, Risk Management and Internal Control

The ARMC reviewed and approved the internal auditors' scope of work before the internal audit commenced to ensure the audit direction was appropriate and relevant to changes in the Group's current operating environment.

The ARMC reviewed the Internal Auditors' work and considered the impact of audit findings, Management's responses and the adequacy of the related risk management and internal control processes. Management representatives were invited, where relevant, to clarify and update the matters raised.

The internal audit and risk-related matters presented to the ARMC during the financial year included:

- Strategic risk assessment, including SWOT analysis and risk appetite assessment for the Group's key business segments;
- Sustainability sectoral materiality assessment, including development of the FY2026 Group Materiality Matrix;
- Business continuity and resilience planning, including identification of critical business continuity risks and action owners;
- Recurrent Related Party Transactions ("RRPTs") review;
- Anti-bribery and corruption preventive measures review and follow-up; and
- Follow-up audits to ascertain the status of Management's actions on past audit findings.

The ARMC also reviewed the Business Continuity Policy, Crisis Management Procedures and the progress of the SORMIC gap assessment during the financial year.

The ARMC conducted an annual review of the Internal Auditors' performance based on their scope of work, competency, staff resources, authority to carry out their work, independence, due professional care, and ongoing engagements with the ARMC Chairman. Overall, the performance of the Internal Auditors was satisfactory.

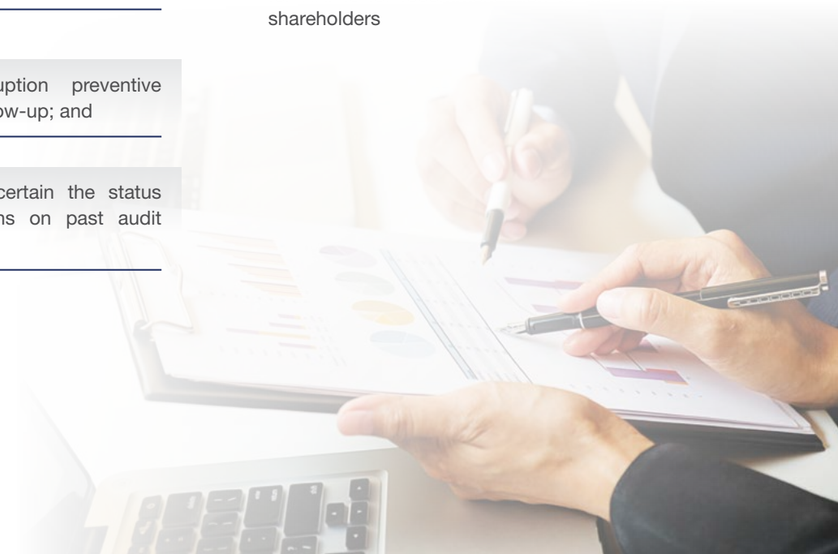
The ARMC also holds private sessions with the Internal Auditors without the Executive Board Members and Management present.

d. Related Party Transaction Review

The ARMC reviewed the related and RRPT involving the interest of the directors, major shareholders of the Company, and persons connected to the Directors, as well as the Group's associates or joint venture companies.

The ARMC deliberated the rationale, the benefits of these transactions to the Company and minority shareholders, the arm's length value of the transactions, and the terms of the transactions.

During the financial year, the ARMC reviewed the actual value of RRPTs reported for the relevant quarters and noted that the transactions were within the approved shareholders' mandate and complied with the MMLR. The ARMC also reviewed the proposed renewal of the shareholders' mandate for RRPTs for recommendation to the Board and shareholders



e. Conflict of Interest Review

The Group's Conflict of Interest ("COI") Policy provides a framework for identification, disclosure, monitoring, and management of actual or potential COI situations involving Directors and Senior Management, excluding related party transactions and RRPTs governed under Paragraphs 10.08 and 10.09 of Chapter 10 of the MMLR.

During the financial year, COI disclosure forms were circulated to the Directors for declaration and were reviewed by the ARMC as part of its quarterly governance oversight process.

Where an actual or potential COI arises, the measures available under the Policy include abstention or recusal from deliberation and voting, confidentiality safeguards, restrictions on participation in competing businesses, reassignment of duties or responsibilities, and, where necessary, divestment of the conflicting interest or resignation

The ARMC conducted an annual COI review based on the information declared by all Directors and Senior Management. The following is a summary of the potential COI situations disclosed and their nature:

Director/Senior Management	No. of Company	Nature of Business	Remark
Lee Chee Kiang	3	Property Development	Equity interests were declared in property development entities. The ongoing project is a different product compared to project undertaken by MBGB.
Dato' Lee Wai Mun, DIMP., JMK., JP.	3	Property Development and Construction and Money Lending Company	Equity interests were declared in investment entities with interests in a resort development project. The Investment in money lending company pre-dated the appointment to the Group; the individual is not involved in daily operations or business direction, and business opportunities are to be offered to MBGB's Management first. The ongoing project for the property development and construction business predated the appointment and was declared unrelated to the Group's business activities.
Tan Chin Hong	2	Property Development	Equity interests were declared in property development entities. The development projects are in Kelantan and were described as not competing with the Group's current property-related businesses
Ong Lu Yuan	2	Property Development	Outside interests were declared in entities with property-related activities. Although the entities have similar activities as MBGB, the developments differ in size, nature, or geographical location.
Masleena Binti Zaid	3	Consultancy, Energy and Property Development	Outside directorships, shareholdings and professional positions were declared in multiple entities. The declaration states that these entities' activities do not conflict with the Group's businesses, and that certain appointments are held in an independent non-executive capacity.

AUDIT AND RISK MANAGEMENT COMMITTEE REPORT

f. Governance, Sustainability, and Other Oversight Matters

The ARMC reviewed the Group's governance and annual reporting disclosures including the Corporate Governance ("CG") Report, CG Overview Statement, ARMC Report, Statement on Risk Management and Internal Control, Management Discussion and Analysis, Sustainability Statement and Directors' Responsibility Statement, and considered whether the disclosures were adequate, relevant and appropriately supported.

The ARMC also considered sustainability reporting developments and the Group's readiness for enhanced reporting requirements, including materiality assessment, Sustainability Accounting Standards Board metrics, data compilation priorities and the transition towards International Financial Reporting Standards S1 and S2 under the National Sustainability Reporting Framework.

In addition, the ARMC reviewed the draft Business Continuity Policy and draft Crisis Management Procedures and recommended both documents for Board approval. The ARMC also reviewed the SORMIC gap analysis presented by the Internal Auditors.

INTERNAL AUDIT FUNCTION

Functionally, the Internal Auditors report directly to the ARMC. Their primary responsibility is to assist the Board and the ARMC in reviewing and assessing the governance, risk management, and internal control frameworks and systems and the measures taken to strengthen them.

The Company has outsourced its internal audit function to IA Essential Sdn. Bhd., an internal audit consulting firm. The Internal Audit Function is headed by a director and supported by a manager and audit executives. The Director in charge is Mr Chong Kian Soon, a member of the Malaysian Institute of Certified Public Accountants, the Chartered Accountants Australia and New Zealand, and the Institute of Internal Auditors Malaysia, while the team members are accounting graduates.

The Internal Auditors perform their work with reference to the key principles of the International Professional Practice Framework of the Institute of Internal Auditors. These key principles include audit planning, execution, documentation, communication of findings, and consultation with key stakeholders on audit concerns.

In developing the internal audit plan, the Internal Auditors consulted the ARMC and Management and considered the Group's structure, key risks, ongoing and upcoming businesses and projects, and relevant operating developments. The Plan is presented to the ARMC for review and approval and may be adjusted where emerging business or risk areas warrant additional coverage.

During the financial year, the Internal Auditors presented work covering RRPTs control, strategic risk and risk appetite assessments, sustainability materiality, business continuity and resilience planning, anti-corruption and follow-up matters, and the SORMIC gap analysis.

The ARMC deliberated on the Internal Auditors' fee and assessed their independence and objectivity. The cost incurred for the internal audit function for the financial year ended 30 June 2026 was RM68,000 (2025: RM90,000).

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

1. UTILISATION OF PROCEEDS

(a) Private Placement

On 21 July 2025, the Company successfully completed a private placement of 182,608,600 new ordinary shares at issue price of RM0.1150 per share which raised RM20,999,989.

The utilisation of the proceeds raised is as follows: -

Details of Utilisation	Proposed utilisation of proceeds RM'000	Actual utilisation as at 01.10.2026 RM'000	Variation RM'000	Balance to be utilised RM'000	Estimated timeframe for utilisation of Private Placement Proceeds ("First Extension of Time")	Revised timeframe for the utilisation of Private Placement Proceeds
Business development for on-going projects for Energy Related Business	8,750	3,710	-	5,040	Within 24 months	No change
Repayment of bank borrowings	2,000	2,000	-	-	Within 6 months	No change
Working capital and other day-to-day expenses	8,000	7,630	82	452	Within 18 months	Additional 6 months from the Initial Timeframe i.e 20 January 2027
Business development for money lending business	2,000	2,000	-	-	Within 12 months	Additional 6 months from the Initial Timeframe i.e 20 January 2027
Estimated expenses for the Proposed Private Placement	250	168	(82)	-	Within 1 month	No change
	21,000	**15,508**	**-**	**5,492**		

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

2. AUDIT AND NON-AUDIT FEES

Audit and non-audit fees paid by the Group and the Company for the financial year ended 30 June 2026 are as follows

	Group RM'000	Company RM'000
Audit fees	458	135
Non-audit fees (*)	10	10
	468	145

(*) Non-audit fees consist of review of the Statement on Risk Management and Internal Control.

3. MATERIAL CONTRACTS

There were no material contracts entered into by the Company and its subsidiary companies, involving the interest of the Directors and major shareholders up to the date of this report.

4. RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE

At the last Annual General Meeting held on 2 December 2025, the Company had obtained a general mandate from its shareholders for the Company and its subsidiaries to enter into recurrent related party transactions of a revenue or trading nature ("RRPT Mandate").

The details of the recurrent related party transactions conducted during the financial year ended 30 June 2026 pursuant to the RRPT Mandate are disclosed in pages 181 to 184 , Note 30 to the financial statements in this Annual Report.

At the forthcoming Annual General Meeting to be held on 1 December 2026, the Company will seek the approval of its shareholders for the proposed renewal of the shareholders' mandate for the recurrent related party transactions of a revenue or trading nature.

5. EMPLOYEES' SHARES SCHEME (ESS)

There was no ESS share or option that has been granted during the financial year

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING

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

(A) Group Total Income and Total Assets

		Group	
		2026	2025
Total Income	**Remarks**	**(RM)**	**(RM)**
Revenue		275,529,105	240,038,495
Other income		10,456,063	14,783,077
Finance income		3,287,677	1,601,488
Share of result of associates		623,572	443
Total		**289,896,417**	**256,423,503**
Total Assets		**595,667,923**	**547,067,978**

(B) Business Activities

		Group	
		2026	2025
Shariah Non-Compliant Activities	**Remarks**	**(RM)**	**(RM)**
Conventional banking & finance and related services		212,515	90,671
Interest income		3,046,620	1,487,644
Total		**3,259,135**	**1,578,315**

(C) Business Activities

(I) Cash Component

		Group	
		2026	2025
Islamic Account/Instruments	**Remarks**	**(RM)**	**(RM)**
Cash at bank (exclude cash in hand)		11,564,660	4,276,689
Deposits with licensed bank		4,548,239	5,535,209
Cash in hand		120,517	124,412
Total		**16,233,416**	**9,936,310**
Conventional Account/Instruments			
Cash at bank (exclude cash in hand)		19,198,995	19,011,080
Cash held under Conventional Housing Development Accounts		258,674	256,719
Deposits with licensed bank		10,836,273	12,602,065
		30,293,942	**31,869,864**

ADDITIONAL INFORMATION REQUIRED BY THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

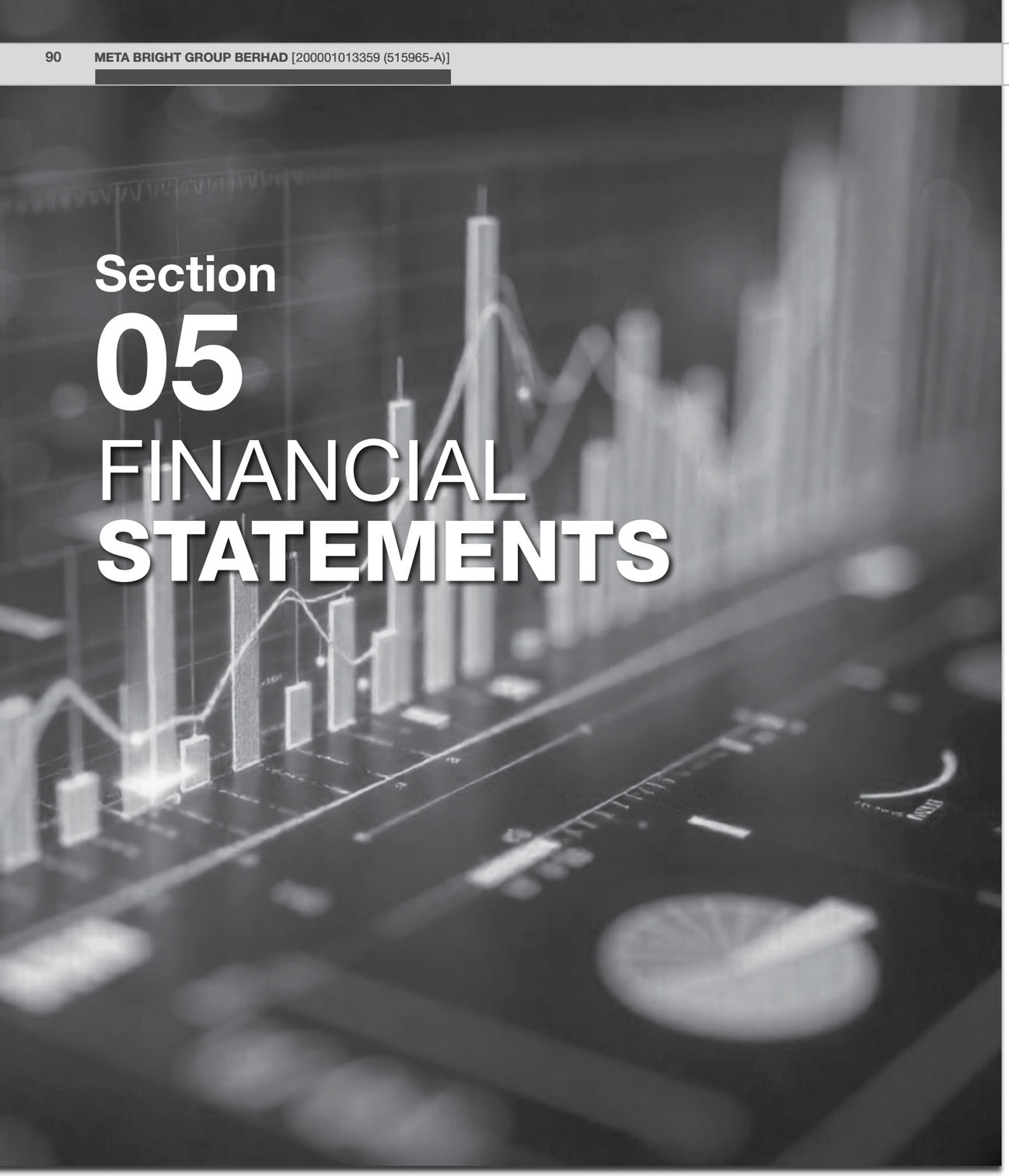
DISCLOSURE OF FINANCIAL DATA FOR SHARIAH SCREENING (CONT'D)

(C) Business Activities (Cont'd)

(II) Debt Component

		Group	
		2026	2025
Islamic Financing	**Remarks**	**(RM)**	**(RM)**
Current			
Bank overdrafts		-	4,909,490
Banker's acceptances		26,505,092	9,114,088
Islamic Hire purchase payables		6,072,172	6,859,972
Term financing		172,755	165,810
Non-current			
Islamic Hire purchase payables		71,866	34,977
Term financing		1,437,552	1,611,819
Total		**34,259,437**	**22,696,156**

		Group	
		2026	2025
Conventional Borrowing	**Remarks**	**(RM)**	**(RM)**
Current			
Bank overdrafts		616,948	6,191,872
Banker's acceptances		43,722,746	39,270,271
Hire purchase payables		2,291,810	277,111
Term loans		5,780,796	9,976,564
Revolving credit and loans		12,099,100	12,189,634
Non-current			
Hire purchase payables		17,711,083	17,507,752
Term loans		40,237,562	42,098,046
Total		**122,460,045**	**127,511,250**



Section 05 FINANCIAL STATEMENTS

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DIRECTORS' REPORT

The directors hereby submit their report together with the audited financial statements of the Group and of the Company for the financial year ended 30 June 2026.

PRINCIPAL ACTIVITIES

The principal activity of the Company is investment holding. The principal activities of its subsidiaries include property development, investment in properties and hotel operations, supply of ready-mixed concrete, building materials and cement, production, sales and marketing of quarry products, investment holding, property investment, money lending, the leasing of machinery and equipment, including short-term rentals and any ancillary business activities, transportation services, investment advisory services, renewable energy, energy efficiency related technology and businesses, operation of generation facilities that produce electric energy and services related to electric vehicle ("EV") and EV charging equipment, EV charging solutions and the operation of EV charging stations.

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

RESULTS

	Group RM	Company RM
Profit for the financial year, net of tax	18,876,056	45,870,128
Attributable to:		
Owners of the Company	15,925,371	45,870,128
Non-controlling interests	2,950,685	-
	18,876,056	45,870,128

DIVIDEND

The amount of dividend declared and paid by the Company since the end of the previous financial year was as follows:

	RM
Single-tier interim dividend of 0.0367 sen per ordinary share in respect of the financial year ended 30 June 2026, paid on 30 June 2026	1,000,593

The directors do not recommend the payment of a final dividend in respect of the financial year ended 30 June 2026.

RESERVES OR PROVISIONS

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

BAD AND DOUBTFUL DEBTS

Before the financial statements of the Group and of the Company were prepared, the directors took reasonable steps to ascertain that action had been taken in relation to the writing off of bad debts and the making of allowance for doubtful debts and had satisfied themselves that all known bad debts had been written off and that adequate allowance had been made for doubtful debts.

At the date of this report, the directors are not aware of any circumstances which would render it necessary to write off any bad debts or render the amount of allowance for doubtful debts in the financial statements of the Group and of the Company inadequate to any substantial extent.

CURRENT ASSETS

Before the financial statements of the Group and of the Company were prepared, the directors took reasonable steps to ensure that any current assets which were unlikely to be realised in the ordinary course of business including their values as shown in the accounting records of the Group and of the Company had been written down to an amount which they might be expected so to realise.

At the date of this report, the directors are not aware of any circumstances which would render the values attributed to the current assets in the financial statements of the Group and of the Company misleading.

VALUATION METHODS

At the date of this report, the directors are not aware of any circumstances 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.

CONTINGENT AND OTHER LIABILITIES

At the date of this report, there does not exist:

(i) any charge on the assets of the Group or of the Company which has arisen since the end of the financial year which secures the liabilities of any other person; and

(ii) any contingent liabilities in respect of the Group or of the Company which has arisen since the end of the financial year.

In the opinion of the directors, no contingent or other liability of the Group or of the Company has become enforceable, or is 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 or of the Company to meet their obligations as and when they fall due.

DIRECTORS' REPORT

CHANGE OF CIRCUMSTANCES

At the date of this report, the directors are not aware of any circumstances not otherwise dealt with in this report or the financial statements of the Group and of the Company which would render any amount stated in the financial statements misleading.

ITEMS OF MATERIAL AND UNUSUAL NATURE

In the opinion of the directors,

(i) the results of the operations of the Group and of the Company for the financial year were not substantially affected by any item, transaction or event of a material and unusual nature; and

(ii) 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.

AUDITORS' REMUNERATION AND INDEMNITY

The auditors' remuneration of the Group and of the Company during the financial year were RM468,000 and RM145,000 respectively.

The Company has agreed to indemnify the auditors of the Company as permitted under Section 289 of the Companies Act 2016 in Malaysia.

ISSUE OF SHARES AND DEBENTURES

During the financial year, the Company:

(i) issued 182,608,600 new ordinary shares pursuant to private placement exercise at the exercise price of RM0.115 per ordinary share for working capital purpose.

(ii) issued 16,116,900 new ordinary shares arising from the exercise of Warrants B at the exercise price of RM0.085 per warrant.

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

There was no issue of debentures during the financial year.

OPTIONS GRANTED OVER UNISSUED SHARES

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

WARRANTS

On 3 January 2022, the Company executed a Deed Poll pertaining to the issuance of 782,901,982 free detachable warrants ("the Warrants").

The Company issued 782,901,982 Warrants to the shareholders of the Company on the basis of 13 Warrants for every 19 Rights Shares subscribed for. The Warrants are listed on the Main Market of the Bursa Malaysia Securities Berhad.

The salient features of the Warrants 2022/2032 are as follows:

(i) Each warrant shall entitle the registered holder of the warrants to subscribe for one (1) new share at any time during the exercise period at the exercise price of RM0.085 subject to adjustments in accordance with the provisions of the Deed Poll;

(ii) The exercise period of the warrants is ten (10) years from and including the date of issuance of the warrants and ending on the date preceding the 10th anniversary of the date of issuance, or if such is not a market day, then it shall be the market day immediately preceding the said non-market day;

(iii) The warrants may be exercised at any time on or before the expiry date falling ten (10) years (2022/2032) from the date of issue of the warrants on 14 February 2022. Warrants which have not been exercised by the Maturity Date will lapse and cease to be valid for any purpose;

(iv) The warrants shall as between the warrant holders rank pari passu and rateably in all aspects amongst themselves;

(v) The new shares to be issued arising from the exercise of the warrants, shall upon allotment and issuance rank equally in all respects with the existing ordinary shares, save and except that the new shares shall not be entitled to any dividends, rights, allotments and/or any other forms of distribution that may be declared, made or paid for which the entitlement date precedes the date of allotment and issuance of such new shares;

(vi) The holders of the warrants are not entitled to any voting rights or to participate in any form of distribution and/or offer of further securities in the Company other than winding up, compromise or arrangement of the Company as set out in the Deed Poll governing the warrants until and unless such holders of the warrants exercise their warrants into new shares; and

(vii) The warrants are quoted on the Main Market of Bursa Securities on 18 February 2022. The movements in the Group's and the Company's number of shares under warrants during the financial year are as follows:

	2022/2032			
	Number of warrants of RM0.085 each			
	1.7.2025 Unit	Issued Unit	Exercised Unit	30.6.2026 Unit
Number of unexercised warrants	686,880,968	-	(16,116,900)	670,764,068

DIRECTORS' REPORT

DIRECTORS

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

Dato' Lee Wai Mun, DIMP., JMK., JP. *
Lee Chee Kiang *
Mohamed Akwal Bin Sultan Mohamad
Ong Lu Yuan
Masleena Binti Zaid
Tan Chin Hong *
Phang Kiew Lim *

* Directors of the Company and certain subsidiaries

Other than as stated above, the names of the directors of the subsidiaries of the Company in office during the financial year and during the period from the end of the financial year to the date of this report are:

Chang Ket Keong
Goh Chiang Lock
Josephine Binti Longik
Lim Wen Yeh
Stanley Tan Tze Bing
Tan Chin Hao
Voon Boo Hon
Yong Fook Loong
Yang Lei (Appointed on 1 November 2025)

DIRECTORS' INTERESTS

According to the Register of Directors' Shareholdings required to be kept by the Company under Section 59 of the Companies Act 2016 in Malaysia, the interests of directors in office at the end of the financial year in shares in the Company and its related corporations during the financial year were as follows:

Interests in the Company

	Number of ordinary shares			
	At 1.7.2025	Bought	Sold	At 30.6.2026
Direct interests:				
Lee Chee Kiang	106,609,500	-	-	106,609,500
Ong Lu Yuan	1,300,000	-	-	1,300,000
Phang Kiew Lim	21,419,600	-	-	21,419,600
Indirect interests:				
Dato' Lee Wai Mun, DIMP., JMK., JP. #	1,303,636,126	12,717,900	-	1,316,354,026
Tan Chin Hong *	18,333,928	-	-	18,333,928

DIRECTORS' INTERESTS (Cont'd)

According to the Register of Directors' Shareholdings required to be kept by the Company under Section 59 of the Companies Act 2016 in Malaysia, the interests of directors in office at the end of the financial year in shares in the Company and its related corporations during the financial year were as follows: (Cont'd)

Interests in the Company (Cont'd)

	Number of Warrants			
	At 1.7.2025	Bought	Sold	At 30.6.2026
Direct interests:				
Ong Lu Yuan	620,442	-	-	620,442
Lee Chee Kiang	21,868,831	-	-	21,868,831
Indirect interests:				
Dato' Lee Wai Mun, DIMP., JMK., JP. #	157,301,092	-	-	157,301,092

\# Shares held through a company in which the director has substantial financial interests.
* Shares held through corporations and siblings.

By virtue of his interests in the ordinary shares of the Company and pursuant to Section 8 of the Companies Act 2016 in Malaysia, Dato' Lee Wai Mun, DIMP., JMK., JP. is deemed to have an interest in the ordinary shares of the subsidiaries to the extent that the Company has an interest.

Other than as stated above, none of the other directors in office at the end of the financial year had any interest in ordinary shares or debentures of the Company and its related corporations during the financial year.

DIRECTORS' BENEFITS

Since the end of the previous financial year, no director of the Company has received or become entitled to receive any benefit (other than benefits included in the aggregate amount of emoluments received or due and receivable, by the directors as shown below) 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.

DIRECTORS' REPORT

DIRECTORS' BENEFITS (Cont'd)

The directors' benefits of the Group and of the Company were as follows:

	Group RM	Company RM
Directors of the Company		
Executive directors		
- Fees	312,000	-
- Salaries and allowances	1,247,600	1,247,600
- Other emoluments	151,682	151,682
	1,711,282	1,399,282
Non-executive directors		
- Fees	276,000	276,000
- Allowances	42,000	42,000
	318,000	318,000
	2,029,282	1,717,282

Neither during, nor at the end of the financial year, was the Company a party to any arrangements where the object is to enable the directors to acquire benefits by means of the acquisition of shares in, or debentures of the Company or any other body corporate.

INDEMNITY TO DIRECTORS AND OFFICERS

During the financial year, the total amount of indemnity coverage and insurance premium paid for the directors and officers of the Company were RM5,000,000 and RM17,200 respectively.

SUBSIDIARIES

The details of the Company's subsidiaries are as follows:

Name of Company	Country of incorporation	Ownership Interest 2026 %	Ownership Interest 2025 %	Principal activities
Direct subsidiaries				
Meta Bright Hospitality Sdn. Bhd.	Malaysia	100	100	Property development, investment in properties and hotel operations
FBO Land (Setapak) Sdn. Bhd.	Malaysia	100	100	Property investment, property development, renewable energy and energy efficiency related technology and businesses
Expogaya Sdn. Bhd.	Malaysia	70	70	Supply of ready-mixed concrete
Perfect Diamond Capital Sdn. Bhd.	Malaysia	100	100	Investment holding
EBF Land Sdn. Bhd.	Malaysia	100	100	Investment holding
Meta Bright Sdn. Bhd.	Malaysia	100	100	Investment advisory services and leasing
Meta Bright Energy Sdn. Bhd.	Malaysia	100	100	Investment holding and operation of generation facilities that produce electric energy
MBCP Land Sdn. Bhd.	Malaysia	-	51	Investment holding and property development
Indirect subsidiaries				
Subsidiary of Meta Bright Hospitality Sdn. Bhd.				
Meta Bright Assets Sdn. Bhd. (f.k.a FBO Land (Serendah) Sdn. Bhd.)	Malaysia	100	100	Property investment, renewable energy and energy efficiency related technology and businesses
Subsidiaries of Perfect Diamond Capital Sdn. Bhd.				
Meta Bright Capital Sdn. Bhd.	Malaysia	100	100	Money lending
Subsidiary of Meta Bright Sdn. Bhd.				
Meta Bright Australia Pty Ltd	Australia	-	100	Involved in the business of leasing machineries and equipment, including short term rental and its any ancillary business activities

DIRECTORS' REPORT

SUBSIDIARIES (Cont'd)

The details of the Company's subsidiaries are as follows: (Cont'd)

Name of Company	Country of incorporation	Ownership Interest 2026 %	Ownership Interest 2025 %	Principal activities
Indirect subsidiaries (Cont'd)				
Subsidiaries of Expogaya Sdn. Bhd.				
CCF Development Sdn. Bhd.	Malaysia	100	100	Investment holding
Jesselton Concrete Sdn. Bhd.	Malaysia	100	100	Supply of ready-mixed concrete
Optimise Gain Sdn. Bhd.	Malaysia	99.67	99.67	Supply of building materials and cement
S.T. Logistic & Transportation Sdn. Bhd.	Malaysia	65	65	Transportation services
Expo Quarry Resources Sdn. Bhd.	Malaysia	53	53	Production, sales and marketing of quarry products
Subsidiaries of Meta Bright Energy Sdn. Bhd.				
Meta Bright Solutions Sdn. Bhd.	Malaysia	55	55	Investment holding and operation of generation facilities that produce electric energy
Meta Bright Chargesini Sdn. Bhd.	Malaysia	51	51	Electric vehicle ("EV") and EV charging equipment, EV solutions and the operation of EV charging stations

SIGNIFICANT EVENTS DURING AND SUBSEQUENT TO THE END OF THE FINANCIAL YEAR

(a) On 11 July 2025, the wholly-owned subsidiary of the Company, namely Meta Bright Sdn. Bhd. entered into a share sale agreement with Amber International Sdn. Bhd. for the disposal of its entire equity interest in Meta Bright Australia Pty Ltd. On 21 July 2025, the disposal of the Company's entire equity interest in Meta Bright Australia Pty Ltd was completed for a total consideration of RM25,370,000, satisfied entirely by cash.

(b) On 21 July 2025, the Company issued 182,608,600 new ordinary shares at a price of RM0.115 each through private placement for a total consideration of RM20,999,989.

(c) On 20 May 2026, the Company had entered into a share sale agreement ("SSA") with Teo Hin Wee ("the Vendor") to acquire 1,400,000 ordinary shares in TTOP Industrial & Engineering Sdn. Bhd. ("TIESB"), representing 70% of the issued share capital of TIESB, for a purchase consideration of RM9,292,500, which shall be satisfied via cash consideration of RM1,000,000 and issuance of 51,828,125 new ordinary shares in the Company ("Consideration Shares") at an issue price of RM0.16 per Consideration Share, subject to the terms and conditions of the SSA.

The acquisition had been completed on 8 July 2026 in accordance with the terms and conditions of the SSA.

Following the completion of the Proposed Acquisition, the balance Cash Consideration of RM500,000 had been paid to the Vendor and 51,828,125 Consideration Shares had been allotted to the Vendor and Escrow Agent on even date. The said Consideration Shares have been listed on the Main Market of Bursa Securities on 9 July 2026.

(d) On 8 May 2026, Meta Bright Energy Sdn. Bhd. ("MBESB"), a wholly-owned subsidiary of the Company had entered into a conditional Subscription Agreement for the subscription of 105 new ordinary shares, representing approximately 51% of the enlarged issued share capital of Bumidotearth Sdn. Bhd. for a cash consideration of RM1,020,075.00 ("Proposed Subscription").

On 31 July 2026, the Proposed Subscription had been completed and Bumidotearth has become a 51%-owned indirect subsidiary of the Company held through Meta Bright Energy Sdn. Bhd.

HOLDING COMPANY

In the previous financial year, the directors regard Leading Ventures Sdn. Bhd., a company incorporated and domiciled in Malaysia, as the holding company of the Company.

During the financial year, the allotment of new ordinary shares under the Private Placement exercise resulted in a dilution of Leading Ventures Sdn. Bhd.'s shareholding in the Company. Accordingly, Leading Ventures Sdn. Bhd. ceased to be the holding company of the Company.

DIRECTORS' REPORT

AUDITORS

The auditors, Messrs Baker Tilly Monteiro Heng PLT, have expressed their willingness to continue in office.

This report was approved and signed on behalf of the Board of Directors in accordance with a resolution of the directors:

LEE CHEE KIANG
Director

TAN CHIN HONG
Director

Date: 30 October 2026

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	Note	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
Revenue	5	275,529,105	240,038,495	680,000	830,000
Other operating income		5,660,567	7,408,545	-	-
Bad debts written off		(16,990)	-	-	-
Consumables used	13(a)	(5,385,018)	(4,198,470)	-	-
Cost of sales of building materials	13(a)	(117,007,363)	(111,369,357)	-	-
Cost of sales of energy solutions		(599,517)	(144,924)	-	-
Cost of sales of property development units	13(a)	(20,110,319)	(3,676,918)	-	-
Depreciation of property, plant and equipment	11	(17,334,832)	(19,068,181)	(218,769)	(218,799)
Directors' remuneration	30(c)	(3,844,778)	(3,791,651)	(1,717,282)	(1,697,968)
Employees benefits expenses		(25,296,772)	(22,851,763)	(1,492,564)	(1,511,056)
Fair value gain on investment properties	12	358,000	1,026,739	-	-
Gain on lease modification		42,953	392	-	-
Impairment losses on:					
- amounts owing by subsidiaries	19(c)	-	-	(741,792)	(21,568)
- investment in subsidiaries	14	-	-	(5,241)	-
- trade receivables	19(a)	(611,068)	(712,956)	-	-
- other receivables	19(b)	(6,788)	-	(6,788)	-
Net gain/(loss) on disposal of a subsidiary		311,519	-	(51)	-
Net finance (costs)/income	7	(5,383,499)	(7,073,986)	3,100,940	2,522,834
Net gain/(loss) on disposal of property, plant and equipment		375,132	(189,613)	-	-
Net realised foreign exchange gain/(loss)		73,330	(427,472)	-	-
Net unrealised foreign exchange loss		(30,960)	(1,469,686)	-	(23,624)
Net present value adjustment on receivables carried at amortised cost		(3,753,994)	(1,021,416)	-	-
Property, plant and equipment written off	11	(119,036)	(5,051)	-	-
Reversal of foreseeable losses on completed properties sold		255,667	-	-	-
Reversal of impairment losses on:					
- financing receivables	18	-	137,333	-	-
- investment in subsidiaries	14	-	-	47,906,543	-
- trade receivables	19(a)	183,212	34,530	-	-
- other receivables	19(b)	-	117,700	-	-
- amounts owing by subsidiaries	19(c)	-	-	399,654	6,007,731
- property, plant and equipment	11	3,032,131	6,057,838	-	-
Share of results of associates, net of tax		623,572	443	-	-
Share of results of joint venture, net of tax		(19,796)	(4,900)	-	-
Unwinding discount on payable carried at amortised cost		(103,207)	(95,050)	-	-
Unwinding discount on receivables carried at amortised cost		163,552	-	-	-
Other operating expenses		(61,259,602)	(56,741,004)	(2,034,522)	(2,047,774)
Profit before tax	8	25,725,201	21,979,617	45,870,128	3,839,776
Income tax expense	9	(6,849,145)	(6,034,534)	-	-
Profit for the financial year		18,876,056	15,945,083	45,870,128	3,839,776
Other comprehensive income/ (loss), net of tax					
Items that will not be reclassified subsequently to profit or loss					
Arising from revaluation of property, plant and equipment		1,524,688	-	-	-
Fair value income/(loss) on equity instrument designated at fair value through other comprehensive income		31,728	(233,118)	31,728	(233,118)
Item that may be reclassified subsequently to profit or loss					
Foreign currency translation		(22,450)	(72,693)	-	-
Reclassification adjustments of exchange translation reserve		75,877	-	-	-
Other comprehensive income/(loss) for the financial year		1,609,843	(305,811)	31,728	(233,118)
Total comprehensive income for the financial year		20,485,899	15,639,272	45,901,856	3,606,658

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	Note	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
Profit attributable to:					
Owners of the Company		15,925,371	12,325,999	45,870,128	3,839,776
Non-controlling interests		2,950,685	3,619,084	-	-
		18,876,056	15,945,083	45,870,128	3,839,776
Total comprehensive income attributable to:					
Owners of the Company		17,535,214	12,020,188	45,901,856	3,606,658
Non-controlling interests		2,950,685	3,619,084	-	-
		20,485,899	15,639,272	45,901,856	3,606,658
Earnings per share attributable to ordinary equity holders of the Company (sen)					
Basic earnings per share	10	0.59	0.49		
Diluted earnings per share	10	0.54	0.44		

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

STATEMENTS OF FINANCIAL POSITION

AS AT 30 JUNE 2026

	Note	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
ASSETS					
Non-current assets					
Property, plant and equipment	11	233,619,008	223,911,200	530,007	744,563
Investment properties	12	120,101,643	116,081,670	-	-
Inventories	13	701,605	701,605	-	-
Investment in subsidiaries	14	-	-	214,126,966	166,225,715
Investment in associates	15	2,021,705	1,358,133	-	-
Investment in joint venture	16	220,304	-	-	-
Other investments	17	3,718,614	3,686,886	1,718,614	1,686,886
Other receivables	19	17,954,820	3,672,644	-	-
Total non-current assets		378,337,699	349,412,138	216,375,587	168,657,164
Current assets					
Inventories	13	78,547,018	77,062,629	-	-
Tax assets		84,537	1,677,797	-	-
Financing receivables	18	2,154,055	2,030,000	-	-
Trade and other receivables	19	88,412,601	73,090,737	81,053,187	68,218,692
Contract assets	20	1,406,829	1,720,056	-	-
Contract costs	21	197,826	268,447	-	-
Deposits placed with licensed banks	22	15,384,512	18,137,274	-	-
Cash and bank balances	23	31,142,846	23,668,900	10,458,948	4,065,855
Total current assets		217,330,224	197,655,840	91,512,135	72,284,547
TOTAL ASSETS		595,667,923	547,067,978	307,887,722	240,941,711

STATEMENTS OF FINANCIAL POSITION

AS AT 30 JUNE 2026

	Note	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
EQUITY AND LIABILITIES					
Equity attributable to owners of the Company					
Share capital	24	236,896,102	213,898,242	236,896,102	213,898,242
Other reserves	25	35,855,632	35,027,459	33,790,761	34,540,703
Retained earnings/ (Accumulated losses)		52,931,475	38,006,697	36,251,180	(8,618,355)
		325,683,209	286,932,398	306,938,043	239,820,590
Non-controlling interests		21,093,633	16,694,227	-	-
TOTAL EQUITY		346,776,842	303,626,625	306,938,043	239,820,590
Non-current liabilities					
Loans and borrowings	26	64,524,243	66,934,400	548,665	630,866
Deferred tax liabilities	27	19,522,192	18,121,934	-	-
Trade and other payables	28	-	2,896,037	-	-
Total non-current liabilities		84,046,435	87,952,371	548,665	630,866
Current liabilities					
Loans and borrowings	26	98,910,999	90,165,004	82,201	77,531
Provision for liabilities	29	989,795	1,990,217	-	-
Trade and other payables	28	54,620,374	46,043,264	318,813	412,724
Tax liabilities		364,508	952,401	-	-
Contract liabilities	20	9,958,970	16,338,096	-	-
Total current liabilities		164,844,646	155,488,982	401,014	490,255
TOTAL LIABILITIES		248,891,081	243,441,353	949,679	1,121,121
TOTAL EQUITY AND LIABILITIES		595,667,923	547,067,978	307,887,722	240,941,711

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

STATEMENTS OF CHANGES IN EQUITY

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	Note	Attributable to Owners of the Company: Share Capital RM	Revaluation Reserve RM	Warrant Reserve RM	Fair Value Reserve of Financial Assets at FVOCI RM	Foreign Currency Translation Reserve RM	Retained Earnings RM	Sub-total RM	Non-Controlling Interests RM	Total Equity RM
Group										
At 1 July 2025		213,898,242	540,183	33,313,727	1,226,976	(53,427)	38,006,697	286,932,398	16,694,227	303,626,625
Total comprehensive income for the financial year										
Profit for the financial year		-	-	-	-	-	15,925,371	15,925,371	2,950,685	18,876,056
Other comprehensive income for the financial year		-	1,524,688	-	31,728	53,427	-	1,609,843	-	1,609,843
Total comprehensive income		-	1,524,688	-	31,728	53,427	15,925,371	17,535,214	2,950,685	20,485,899
Transactions with owners										
Issue of ordinary shares pursuant to:										
- private placement	24	20,999,989	-	-	-	-	-	20,999,989	-	20,999,989
- conversion of warrants B	24	2,151,606	-	(781,670)	-	-	-	1,369,936	-	1,369,936
Transaction costs of shares issue		(153,735)	-	-	-	-	-	(153,735)	-	(153,735)
Changes in ownership interests in subsidiaries	14	-	-	-	-	-	-	-	1,448,721	1,448,721
Dividend paid on shares	34	-	-	-	-	-	(1,000,593)	(1,000,593)	-	(1,000,593)
Total transactions with owners		22,997,860	-	(781,670)	-	-	(1,000,593)	21,215,597	1,448,721	22,664,318
At 30 June 2026		236,896,102	2,064,871	32,532,057	1,258,704	-	52,931,475	325,683,209	21,093,633	346,776,842

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

		Attributable to Owners of the Company						
	Note	Share Capital RM	Revaluation Reserve RM	Warrant Reserve RM	Fair Value Reserve of Financial Assets at FVOCI RM	Foreign Currency Translation Reserve RM	Retained Earnings RM	Sub-total RM
Group								
At 1 July 2024		210,442,934	540,183	34,569,026	1,460,094	19,266	25,680,698	272,712,201
Total comprehensive (loss)/ income for the financial year								
Profit for the financial year		-	-	-	-	-	12,325,999	12,325,999
Other comprehensive loss for the financial year		-	-	-	(233,118)	(72,693)	-	(305,811)
Total comprehensive (loss)/ income		-	-	-	(233,118)	(72,693)	12,325,999	12,020,188
Transactions with owners								
Issue of ordinary shares pursuant to conversion of warrants B	24	3,455,308	-	(1,255,299)	-	-	-	2,200,009
Non-controlling interest arising from incorporation of new subsidiaries	14	-	-	-	-	-	-	-
Total transactions with owners		3,455,308	-	(1,255,299)	-	-	-	2,200,009
At 30 June 2025		213,898,242	540,183	33,313,727	1,226,976	(53,427)	38,006,697	286,932,398

	Non-Controlling Interests RM	Total Equity RM
Group		
At 1 July 2024	12,122,545	284,834,746
Total comprehensive (loss)/ income for the financial year		
Profit for the financial year	3,619,084	15,945,083
Other comprehensive loss for the financial year	-	(305,811)
Total comprehensive (loss)/ income	3,619,084	15,639,272
Transactions with owners		
Issue of ordinary shares pursuant to conversion of warrants B	-	2,200,009
Non-controlling interest arising from incorporation of new subsidiaries	952,598	952,598
Total transactions with owners	952,598	3,152,607
At 30 June 2025	16,694,227	303,626,625

STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

		Attributable to Owners of the Company				
	Note	Share Capital RM	Warrant Reserve RM	Fair Value Reserve of Financial Assets at FVOCI RM	(Accumulated Losses)/ Retained Earnings RM	Total Equity RM
Company						
At 1 July 2025		213,898,242	33,313,727	1,226,976	(8,618,355)	239,820,590
Total comprehensive income for the financial year						
Profit for the financial year		-	-	-	45,870,128	45,870,128
Other comprehensive income for the financial year		-	-	31,728	-	31,728
Total comprehensive income		-	-	31,728	45,870,128	45,901,856
Transactions with owners						
Issue of ordinary shares pursuant to:						
- private placement	24	20,999,989	-	-	-	20,999,989
- conversion of warrants B	24	2,151,606	(781,670)	-	-	1,369,936
Transaction costs of shares issue	24	(153,735)	-	-	-	(153,735)
Dividend paid on shares	34	-	-	-	(1,000,593)	(1,000,593)
Total transactions with owners		22,997,860	(781,670)	-	(1,000,593)	21,215,597
At 30 June 2026		236,896,102	32,532,057	1,258,704	36,251,180	306,938,043
At 1 July 2024		210,442,934	34,569,026	1,460,094	(12,458,131)	234,013,923
Total comprehensive income for the financial year						
Profit for the financial year		-	-	-	3,839,776	3,839,776
Other comprehensive loss for the financial year		-	-	(233,118)	-	(233,118)
Total comprehensive income		-	-	(233,118)	3,839,776	3,606,658
Transaction with owners						
Issue of ordinary shares pursuant to conversion of warrants B, representing total transaction with owners	24	3,455,308	(1,255,299)	-	-	2,200,009
At 30 June 2025		213,898,242	33,313,727	1,226,976	(8,618,355)	239,820,590

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

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	Note	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
Cash flows from operating activities:					
Profit before tax		25,725,201	21,979,617	45,870,128	3,839,776
Adjustments for:					
Bad debts written off		16,990	-	-	-
Depreciation of property, plant and equipment	11	17,334,832	19,068,181	218,769	218,799
Fair value gain on investment properties	12	(358,000)	(1,026,739)	-	-
Finance costs	7	8,671,176	8,675,474	325,642	331,815
Finance income	7	(3,287,677)	(1,601,488)	(3,426,582)	(2,854,649)
Gain on lease modification		(42,953)	(392)	-	-
Impairment losses on:					
- amounts owing by subsidiaries	19(c)	-	-	741,792	21,568
- investment in subsidiaries	14	-	-	5,241	-
- trade receivables	19(a)	611,068	712,956	-	-
- other receivables	19(b)	6,788	-	6,788	-
Net (gain)/loss on disposal of investment in subsidiaries	14	(311,519)	-	51	-
Net (gain)/loss on disposal of property, plant and equipment		(375,132)	189,613	-	-
Net present value adjustment on receivables carried at amortised cost		3,753,994	1,021,416	-	-
Property, plant and equipment written off	11	119,036	5,051	-	-
Reversal of foreseeable losses		(255,667)	-	-	-
Reversal of impairment losses on:					
- financing receivables	18	-	(137,333)	-	-
- amounts owing by subsidiaries	19(c)	-	-	(399,654)	(6,007,731)
- trade receivables	19(a)	(183,212)	(34,530)	-	-
- other receivables	19(b)	-	(117,700)	-	-
- property, plant and equipment	11	(3,032,131)	(6,057,838)	-	-
- investment in a subsidiaries	14	-	-	(47,906,543)	-
Net unrealised foreign exchange loss		30,960	1,469,686	-	23,624
Share of results of an associate		(623,572)	(443)	-	-
Share of results of a joint venture		19,796	4,900	-	-
Unwinding discount on payable carried at amortised cost		103,207	95,050	-	-
Unwinding discount on receivables carried at amortised cost		(163,552)	-	-	-
Operating profit/(loss) before working capital changes, balances carried forward		47,759,633	44,245,481	(4,564,368)	(4,426,798)

STATEMENTS OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	Note	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
Cash flows from operating activities: (Cont'd)					
Operating profit/(loss) before working capital changes, balances brought forward		47,759,633	44,245,481	(4,564,368)	(4,426,798)
Changes in working capital:					
Contract assets		313,227	219,625	-	-
Contract liabilities		(6,379,126)	(4,032,447)	-	-
Contract costs		70,621	(217,325)	-	-
Inventories		(1,228,722)	(5,228,357)	-	-
Trade and other receivables		(35,043,632)	(26,262,713)	(574,704)	(9,545)
Trade and other payables		5,688,344	9,026,321	(93,911)	29,293
Provision for liabilities		85,739	-	-	-
Net cash generated from/ (used in) operations		11,266,084	17,750,585	(5,232,983)	(4,407,050)
Interest paid		(877,521)	(1,165,231)	-	-
Provision for liabilities paid		(1,086,161)	-	-	-
Interest received		3,127,677	1,534,693	306,631	229,963
Income tax paid		(4,165,871)	(3,579,624)	-	-
Net cash from/(used in) operating activities		8,264,208	14,540,423	(4,926,352)	(4,177,087)
Cash flows from investing activities:					
Investment in associate	15	(40,000)	-	-	-
Investment in joint venture		(240,100)	-	-	-
Advances to subsidiaries		-	-	(12,608,717)	(4,260,287)
Advances to related parties		(3,898,335)	(10,536)	-	-
Advances to joint venture company		(80,000)	(68,428)	-	-
Change in pledged deposits		1,683,358	(4,589,486)	-	-
Interest received		160,000	66,795	3,119,951	2,624,686
Proceeds from disposal of a subsidiary		24,046,717	-	-	-
Proceeds from disposal of property, plant and equipment		3,425,492	980,244	-	-
Purchase of investment properties		(3,661,973)	(1,915,528)	-	-
Purchase of property, plant and equipment	(b)	(33,867,527)	(16,281,772)	(4,213)	(14,229)
Subscription of redeemable non-convertible perference shares		-	(2,000,000)	-	-
Subscription of shares by non-controlling interests in subsidiaries		1,445,451	952,598	-	-
Net cash used in investing activities		(11,026,917)	(22,866,113)	(9,492,979)	(1,649,830)

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

	Note	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
Cash flows from financing activities:	(b)				
Repayment to a subsidiary		-	-	-	(73,126)
Advances from a corporate shareholder of a subsidiary		304,048	-	-	-
Advances from/(Repayment to) a director of a subsidiary		52,951	(7,905)	-	-
Drawdown of term loans		13,553,292	3,081,466	-	-
Dividend paid		(1,000,593)	-	(1,000,593)	-
Interest paid		(7,793,655)	(7,510,243)	(325,642)	(331,815)
Net drawdown of bankers' acceptance		21,843,479	12,223,195	-	-
Net repayment of revolving credits		(90,534)	7,059,736	-	-
Payment of share issuance expenses		(153,735)	-	(153,735)	-
Proceeds from issuance of shares pursuant to conversion of warrants B	24	1,369,936	2,200,009	1,369,936	2,200,009
Proceeds from issuance of shares pursuant to private placement	24	20,999,989	-	20,999,989	-
Repayments of term loans		(19,726,419)	(10,370,325)	-	-
Repayments of hire purchase payables		(8,155,523)	(6,697,366)	(77,531)	(72,861)
Repayments of lease liabilities		(1,488,373)	(1,507,379)	-	-
Net cash from/(used in) financing activities		19,714,863	(1,528,812)	20,812,424	1,722,207
Net increase/(decrease) in cash and cash equivalents		16,952,154	(9,854,502)	6,393,093	(4,104,710)
Cash and cash equivalents at the beginning of the financial year		13,788,046	24,074,256	4,065,855	8,170,565
Effects of exchange rate changes on cash and cash equivalents		(63,198)	(431,708)	-	-
Cash and cash equivalents at the end of the financial year		30,677,002	13,788,046	10,458,948	4,065,855
Analysis of cash and cash equivalents:					
Cash and bank balances	23	30,884,172	23,412,181	10,458,948	4,065,855
Cash held under Housing Development Account	23	258,674	256,719	-	-
Deposits placed with licensed banks	22	15,384,512	18,137,274	-	-
		46,527,358	41,806,174	10,458,948	4,065,855
Bank overdrafts	26	(616,948)	(11,101,362)	-	-
		45,910,410	30,704,812	10,458,948	4,065,855
Less: Deposits pledged	22	(15,233,408)	(16,916,766)	-	-
		30,677,002	13,788,046	10,458,948	4,065,855

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

(a) Reconciliation of changes in liabilities arising from financing activities are as follows:

	1 July 2025 RM	Cash Flows RM	Non-cash Acquisition RM	Non-cash Others RM	30 June 2026 RM
Group					
Amount owing to a corporate shareholder of a subsidiary	-	304,048	-	-	304,048
Amount owing to a director of a subsidiary	1,240,021	52,951	-	-	1,292,972
Term loans	53,852,239	(6,173,127)	-	(50,447)	47,628,665
Hire purchase payables	24,679,812	(8,155,523)	9,622,642	-	26,146,931
Lease liabilities	6,891,998	(1,488,373)	2,292,390	(980,255)	6,715,760
Bankers' acceptance	48,384,359	21,843,479	-	-	70,227,838
Revolving credit	12,189,634	(90,534)	-	-	12,099,100
	147,238,063	6,292,921	11,915,032	(1,030,702)	164,415,314
Company					
Hire purchase payables	708,397	(77,531)	-	-	630,866

	1 July 2024 RM	Cash Flows RM	Non-cash Acquisition RM	Non-cash Others RM	30 June 2025 RM
Group					
Amount owing to a director of a subsidiary	1,247,926	(7,905)	-	-	1,240,021
Term loans	63,450,179	(7,288,859)	-	(2,309,081)	53,852,239
Hire purchase payables	16,803,514	(6,697,366)	14,573,664	-	24,679,812
Lease liabilities	5,839,802	(1,507,379)	1,304,028	1,255,547	6,891,998
Bankers' acceptance	36,161,164	12,223,195	-	-	48,384,359
Revolving credit	5,129,898	7,059,736	-	-	12,189,634
	128,632,483	3,781,422	15,877,692	(1,053,534)	147,238,063
Company					
Amount owing to a subsidiary	73,126	(73,126)	-	-	-
Hire purchase payables	781,258	(72,861)	-	-	708,397
	854,384	(145,987)	-	-	708,397

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

STATEMENTS OF CASH FLOWS
FOR THE FINANCIAL YEAR ENDED 30 JUNE 2026

(b) Purchase of property, plant and equipment:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Purchase of property, plant and equipment	45,782,559	32,159,464	4,213	14,229
Financed by way of hire purchase arrangements	(9,622,642)	(14,573,664)	-	-
Financed through lease arrangements	(2,292,390)	(1,304,028)	-	-
Cash payments on purchase of property, plant and equipment	33,867,527	16,281,772	4,213	14,229

(c) Total cash outflows for leases

During the financial year, the Group and the Company had total cash outflows for leases of RM3,060,964 (2025: RM2,799,044) and RM14,430 (2025: RM16,900) respectively.

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

NOTES TO THE FINANCIAL STATEMENTS

1. CORPORATE INFORMATION

Meta Bright Group Berhad ("the Company") is a public limited liability company, incorporated and domiciled in Malaysia and is listed on the Main Market of the Bursa Malaysia Securities Berhad. The registered office of the Company is located at Unit 11.07, Amcorp Tower, Amcorp Trade Centre 18, Persiaran Barat, 46050 Petaling Jaya, Selangor, Malaysia. The principal place of business of the Company is located at V06-07-03A, Signature 2, Lingkaran SV, Sunway Velocity, 55100, W.P Kuala Lumpur, Malaysia.

The principal activity of the Company is investment holding. The principal activities of its subsidiaries are disclosed in Note 14.

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

In the previous financial year, the directors regard Leading Ventures Sdn. Bhd., a company incorporated and domiciled in Malaysia, as the holding company of the Company.

During the financial year, the allotment of new ordinary shares under the Private Placement exercise resulted in a dilution of Leading Ventures Sdn. Bhd.'s shareholding in the Company. Accordingly, Leading Ventures Sdn. Bhd. ceased to be the holding company of the Company.

The financial statements were authorised for issue by the Board of Directors in accordance with a resolution of the directors on 30 October 2026.

2. BASIS OF PREPARATION

2.1 Statement of compliance

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

2.2 Adoption of amendments to MFRS

The Group and the Company have adopted the following applicable amendments to MFRSs for the current financial year:

Amendments to MFRS

MFRS 121 The Effects of Changes in Foreign Exchange Rates

The adoption of the above amendments to MFRS did not have any significant effect on the financial statements of the Group and of the Company and did not result in significant changes to the Group's and the Company's existing accounting policies.

2. BASIS OF PREPARATION (Cont'd)

2.3 New MFRSs and amendments to MFRSs that have been issued, but yet to be effective

The Group and the Company have not adopted the following new MFRSs and amendments to MFRSs that have been issued, but yet to be effective:

		Effective for financial periods beginning on or after
New MFRSs		
MFRS 18	Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 20	Regulatory Assets and Regulatory Liabilities	1 January 2029
Amendments to MFRSs		
MFRS 1	First-time Adoption of Malaysian Financial Reporting Standards	1 January 2026
MFRS 7	Financial Instruments: Disclosures	1 January 2026
MFRS 9	Financial Instruments	1 January 2026
MFRS 10	Consolidated Financial Statements	1 January 2026/ Deferred
MFRS 107	Statement of Cash Flows	1 January 2026
MFRS 121	The Effects of Changes in Foreign Exchange Rates	1 January 2027
MFRS 128	Investments in Associates and Joint Ventures	1 January 2027[#]/ Deferred

[#] Amendments to MFRS 128 shall apply when an entity first applies MFRS 18 *Presentation and Disclosure in Financial Statements*.

The Group and the Company plan to adopt the above applicable new MFRS and amendments to MFRSs when they become effective. A brief discussion on the above significant new MFRSs and amendments to MFRSs that may be applicable to the Group and the Company are summarised below.

MFRS 18 Presentation and Disclosure in Financial Statements

MFRS 18 replaces MFRS 101 *Presentation of Financial Statements*. It retains many requirements from MFRS 101 without modification.

MFRS 18 introduces two subtotals which are to be presented in the statement of profit or loss – including "operating profit", which has been specifically defined. Income and expenses shall be presented in five categories: operating, investing, financing, income taxes and discontinued operations.

NOTES TO THE FINANCIAL STATEMENTS

2. BASIS OF PREPARATION (Cont'd)

2.3 New MFRSs and amendments to MFRSs that have been issued, but yet to be effective

The Group and the Company plan to adopt the above applicable new MFRS and amendments to MFRSs when they become effective. A brief discussion on the above significant new MFRSs and amendments to MFRSs that may be applicable to the Group and the Company are summarised below. (continued)

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

MFRS 18 requires disclosure of explanations of the entity's company-specific measures that are related to the statement of profit or loss, referred to as management-defined performance measures ("MPMs"). The entity is required to reconcile MPMs to a total or subtotal required by MFRS 18 or another MFRS Accounting Standards. MFRS 18 also requires other disclosures, including how each MPM is calculated, what the MPM communicates about the entity's financial performance, and any changes made to the MPMs in the year.

MFRS 18 adds new principles for aggregation and disaggregation of information. It requires the entity to classify the expenses in the "operating" category in the profit or loss by nature or function, or both. The entity that classifies operating expenses by functions are required to disclose in the notes to the financial statements, the amount of depreciation, amortisation, employee benefits, impairment losses and write-downs of inventories included in each line in the operating category. Subject to materiality, MFRS 18 requires items presented or disclosed as "other" to be labelled and/or described in as faithfully representative and precise a way as possible.

2.3.1 The Group and the Company are currently assessing the impact of initial application of the above applicable new MFRSs and amendments to MFRSs. Nevertheless, the Group and the Company expect that the initial application is unlikely to have material financial impacts to the current period and prior period financial statements of the Group and of the Company.

2.4 Functional and presentation currency

The individual financial statements of each entity in the Group are measured using the currency of the primary economic environment in which they operate ("the functional currency"). The consolidated financial statements are presented in Ringgit Malaysia ("RM"), which is also the Company's functional currency.

2.5 Basis of measurement

The financial statements of the Group and of the Company have been prepared on the historical cost basis, except as otherwise disclosed.

3. MATERIAL ACCOUNTING POLICY INFORMATION

Unless otherwise stated, the following material accounting policy information have been applied consistently to all the financial years presented in the financial statements of the Group and of the Company.

3.1 Basis of consolidation

(a) Subsidiaries and business combination

The Group applies the acquisition method to account for business combinations from the acquisition date. When the acquired set of activities meets the definition of a business and control is transferred to the Group.

(b) Non-controlling interests

At the acquisition date, components of non-controlling interests of the Group are measured at their acquisition-date fair values.

(c) Associates

Investment in associates is accounted for in the consolidated financial statements of the Group using the equity method.

(d) Joint arrangements

The Group classifies its joint arrangements as disclosed as follows:

- a joint venture and accounts its interest using equity method as the Group has rights to the net assets of the arrangements.
- joint operation as the Group accounts for its share of the gross development profit from the joint operation.

3.2 Separate financial statements

In the Company's statement of financial position, investment in subsidiaries is measured at cost less any accumulated impairment losses.

3.3 Revenue and other income

(a) Sale of goods

The Group sells a range of building materials to local customers. Revenue from sale of goods is recognised at a point in time when control of the goods has been transferred, being when the customer accepts the delivery of the goods.

Sales are made with a credit term ranges from 30 to 90 days, which is consistent with market practice, therefore, no element of financing is deemed present.

NOTES TO THE FINANCIAL STATEMENTS

3. MATERIAL ACCOUNTING POLICY INFORMATION (Cont'd)

3.3 Revenue and other income (Cont'd)

(b) Revenue from hotel operations

Hotel room revenue is recognised over time when the services are rendered to the customer over their stay at the hotel. The transaction price is the net amount collected from the customer. Advance deposits on hotel rooms are recorded as customer deposits until services are provided to the customer.

Revenue from the sale of goods or services is recognised point in time when the food and beverage, entertainment and retail goods is delivered, rendered or control transferred to the customer. Payment of the transaction price is due immediately when the customer purchases the food and beverage or retail goods.

(c) Property development

The Group develops and sell commercial properties. Contracts with customers may include multiple distinct promises to customers and therefore are accounted for as separate performance obligations. In the contract with customer contains more than one performance obligation, when the stand-alone selling price are not directly observable, they are estimated based on expected cost plus margin approach.

For practical expediency, the Group applies revenue recognition to a portfolio of contracts (or performance obligations) with similar characteristics in the property development business if the Group reasonably expect that the effects on the financial statements would not differ materially from recognising revenue on each individual contracts (or performance obligations) within that portfolio.

Revenue from commercial properties are recognised as and when the control of the asset is transferred to the customer. Based on the terms of the contract and the laws that apply to the contract, control of the asset is transferred over time as the Group's performance do not create an asset with an alternative use to the Group and the Group has an enforceable right to payment for performance completed to date. The progress towards complete satisfaction of a performance obligation is determined by the proportion of property development costs incurred for work performed to date bear to the estimated total property development costs (an input method).

The consideration is due based on the scheduled payments in the contract, therefore, no element of financing is deemed present. When a particular milestone is reached in excess of the scheduled payments, a contract asset will be recognised for the excess of revenue recognised to date under the input method over the progress billings to-date and include deposits or advances received from customers. When the progress billings to-date and include deposits or advances received from customers exceeds revenue recognised to date then the Group recognises a contract liability for the difference.

Based on the Group's customary business practice, the customers' legal fees are borne by the Group. Revenue is recognised based on the transaction price agreed in the contracts, net of the customers' legal fees. The Group uses its experience in estimating the legal fees to be incurred by using the expected value method. The amount of revenue recognised does not include any customers' legal fees which is constrained.

3. MATERIAL ACCOUNTING POLICY INFORMATION (Cont'd)

3.3 Revenue and other income (Cont'd)

(d) Revenue from renewable energy and energy efficiency project

Revenue is recognised over time when electricity saving is consumed by customers. No element of financing is deemed present as the sales are made with specified credit terms. A receivable is recognised when the electricity is delivered as this is the point in time that the consideration is unconditional because only the passage of time is required before payment is due.

(e) Transportation revenue

Transportation revenue are recognised upon performance of services.

(f) Rental income

Rental income from investment properties is recognised on a straight-line basis over the term of the lease.

(g) Other income

- Administrative charges receivable is recognised on an accrual basis.
- Interest income is recognised using the effective interest method.

(h) Management fee

Management fee is recognised upon completion of services rendered in accordance with the terms of the agreement entered into.

3.4 Deferred tax

When investment properties are carried at fair value in accordance with the material accounting policy information as disclosed in Note 3.7, the amount of deferred tax recognised is measured using the tax rates that would apply on sale of those assets at their carrying value at the reporting date unless the property is depreciable and is held within the business model whose objective is to consume substantially all the economic benefits embodied in the property over time, rather than through sale. In all other cases, the amount of deferred tax recognised is measured based on the expected manner of realisation or settlement of the carrying amount of the assets and liabilities, using tax rates enacted or substantively enacted at the reporting date.

NOTES TO THE FINANCIAL STATEMENTS

3. MATERIAL ACCOUNTING POLICY INFORMATION (Cont'd)

3.5 Property, plant and equipment

Property, plant and equipment (other than freehold hotel land and building and right-of-use assets) are measured at cost less accumulated depreciation and any accumulated impairment losses.

Freehold hotel land and buildings are measured using revaluation model, based on valuations by external independent valuers, less accumulated depreciation on buildings and any accumulated impairment losses recognised after the date of revaluation. Any accumulated depreciation as at the date of revaluation is eliminated against the gross carrying amount of the asset and the net amount is restated to the revalued amount of the asset.

The revaluation reserve is transferred to retained earnings as the assets are used. The amount of revaluation reserve transferred is the difference between depreciation based on the revalued carrying amount of the asset and depreciation based on the asset's original cost.

Upon disposal, any revaluation surplus relating to the particular asset being sold is transferred to retained earnings.

Freehold hotel land has an unlimited useful life and therefore is not depreciated. Assets under construction included in property, plant and equipment are not depreciated as these assets are not yet available for use.

All other property, plant and equipment (other than right-of-use assets as disclosed in Note 3.6) are depreciated on straight-line basis by allocating their depreciable amounts over their remaining useful lives.

Hotel building	2%
Building	2%
Plant and machinery	5% to 10%
Renewable energy plant	4.76%
Motor vehicles and mixer trucks	10% to 20%
Furniture, fittings and renovations	5% to 20%
Computers and office equipment	5% to 20%
Road and drainage	10%

3. MATERIAL ACCOUNTING POLICY INFORMATION (Cont'd)

3.6 Leases

(a) Lessee accounting

The Group presents right-of-use assets that do not meet the definition of investment property as property, plant and equipment in Note 11 and lease liabilities as loans and borrowings in Note 26.

Short-term leases and leases of low value assets

The Group and the Company have elected not to recognise right-of-use assets and lease liabilities for short-term leases (defined as leases with a lease term of 12 months or less) and leases of low value assets. Accordingly, the Group and the Company recognise the lease payments as an operating expense on a straight-line basis over the term of the lease.

Right-of-use assets

The right-of-use assets are measured at cost less accumulated depreciation and any accumulated impairment losses, and adjust for any remeasurement of the lease liabilities. The right-of-use assets are 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.

Lease liabilities

The lease liabilities are initially measured at the present value of the lease payments .that are not paid at the commencement date, discounted by using the incremental borrowing rate.

(b) Lessor accounting

The Group recognises lease payments received from investment properties under operating leases as income on a straight-line basis over the lease term as part of revenue. Rental income from sublease properties which recognise as other income.

3.7 Investment properties

Investment properties are measured at fair value with gains and losses arising from changes in the fair values of investment properties recognised in profit or loss for the period in which they arise.

3.8 Inventories

Inventories are measured at the lower of cost and net realisable value. Costs incurred in bringing the inventories to their present location and condition are accounted for as follows:

- Raw materials: Purchase costs on a first-in first-out basis.
- Finished goods: Cost of direct materials and labour cost.

Cost of food and beverages include purchase price and the incidental expenses incurred.

NOTES TO THE FINANCIAL STATEMENTS

3. MATERIAL ACCOUNTING POLICY INFORMATION (Cont'd)

3.8 Inventories (Cont'd)

Land held for property development

Land held for property development consists of land where no significant development activities have been carried out or where development activities are not expected to be completed within the normal operating cycle. Cost includes cost of land and attributable development expenditures.

Land held for property development will be reclassified to properties under development when significant development work has been undertaken and is expected to be completed within the normal operating cycle.

Property under development and completed properties

The cost of property under development recognised in profit or loss is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative sale value of the property sold.

The cost of unsold completed properties is determined on a specific identification basis.

3.9 Financial instruments

Financial assets - subsequent measurement and gains and losses

Debt instruments at amortised cost

The Group and the Company subsequently measure these assets at amortised cost under the effective interest method. The gross carrying amount 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.

Equity instruments at fair value through other comprehensive income

The Group and the Company subsequently measure all equity investments at fair value. Upon initial recognition, the Group and the Company have made an irrevocable election to classify its equity investments as disclosed in Note 17 that are not held for trading as equity instruments designated at fair value through other comprehensive income. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are not recycled to profit or loss. Dividends are recognised as other income in the profit or loss when the right of payment has been established, except when the Group and the Company benefit from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in other comprehensive income. Equity instruments designated at fair value through other comprehensive income are not subject to impairment assessment.

Financial liabilities – subsequent measurement and gains and losses

The Group and the Company subsequently measure financial liabilities at amortised cost under the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

3. MATERIAL ACCOUNTING POLICY INFORMATION (Cont'd)

3.10 Contract costs

The Group has applied the practical expedient to recognise the incremental costs of obtaining contracts as an expense when incurred if the amortisation periods of the asset that the Group otherwise would have recognised are one year or less.

4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of financial statements in conformity with MFRSs requires the use of certain critical accounting estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of the revenue and expenses during the reporting period. It also requires directors to exercise their judgement in the process of applying the Group's and the Company's accounting policies. Although these estimates and judgement are based on the directors' best knowledge of current events and actions, actual results may differ.

The areas involving a higher degree of judgement or complexity that have the most significant effect on the Group's and the Company's financial statements, or areas where assumptions and estimates that have a significant risk of resulting in a material adjustment to the Group's and the Company's financial statements within the next financial year are disclosed as follows:

(a) Fair value of investment properties

The Group carries its investment properties at fair value, with changes in fair values being recognised in profit or loss. The Group engaged external valuer to determine the fair values. The valuation methods adopted by the valuer include sales comparison method, being comparison of current prices in an active market for similar properties in the same location and condition and where necessary, adjusting for location, accessibility, visibility, time, terrain, size, present market trends and other differences, and income approach, being the projected net income and other benefits that are the subject property can generate over the life of the property capitalised at market derived yields to arrive at the present value of the property. Judgement is made in determining the appropriate valuation methods and the key assumptions used in the valuations. Any changes in these assumptions will have an impact on the carrying amounts of the investment properties.

The carrying amounts of the Group's investment properties are disclosed in Note 12.

(b) Valuation of property, plant and equipment

Freehold hotel land and building are carried at revalued amount. Revaluation of these assets is based on valuation performed by independent professional property valuers. The independent professional property valuers may exercise judgement in determining discount rates, estimates of future cash flows, capitalisation rate, terminal year value, market freehold rental and other factors used in their valuation process. Judgement has been applied in estimating prices for less readily observable external parameters. Other factors such as model assumptions, market dislocations and unexpected correlations may materially affect these estimates and the resulting valuation estimates. Any changes in these assumptions will have an impact on the carrying amounts of the revalued properties.

The carrying amounts of the Group's property, plant and equipment are disclosed in Note 11.

NOTES TO THE FINANCIAL STATEMENTS

4. SIGNIFICANT ACCOUNTING JUDGEMENTS, ESTIMATES AND ASSUMPTIONS (Cont'd)

(c) Net realisable value of inventories

The Group writes down its inventories based on the assessment of their estimated net selling price. Inventories are written down when events or changes in circumstances indicate that the carrying amounts may not be recoverable. The management specifically analyses sales trend and current economic trends when making a judgement to evaluate the adequacy of the write-down of inventories. Where expectations differ from the original estimates, the differences will impact the carrying amounts of inventories.

The carrying amounts of the inventories are disclosed in Note 13.

(d) Property development revenue and expenses

The Group recognised property development revenue and expenses in profit or loss by using the progress towards complete satisfaction of performance obligation. The progress towards complete satisfaction of performance obligation is determined by the proportion that property development costs incurred for work performed to date bear to the estimated total property development costs.

Significant judgement is required in determining the progress towards complete satisfaction of performance obligation, the extent of the property development costs incurred, the estimated total property development revenue and expenses, as well as the recoverability of the development projects. In making the judgement, the Group evaluates based on past experience and by relying on the work of specialists.

The carrying amounts of the Group's property development costs, contract assets and contract liabilities are disclosed in Notes 13 and 20.

(e) Impairment of investment in subsidiaries

The Company performs impairment review on the investment in subsidiaries whenever the events or changes in circumstances indicate that the carrying amount of the investment in subsidiaries may not be recoverable in accordance with its accounting policy. Reviews are performed if events indicate that this is necessary. Where such indication exists, the Company determines the recoverable amount based on present value of the estimated future cash flows expected to be generated by the subsidiaries.

Significant judgement is required in the estimation of the present value of future cash flows generated by the subsidiaries, which involve uncertainties and are significantly affected by assumptions used and judgement made regarding estimates of future cash flows and discount rates. Changes in assumptions could significantly affect the results of the Company's tests for impairment of investment in subsidiaries.

The carrying amounts of investment in subsidiaries are disclosed in Note 14.

5. REVENUE

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Revenue from contract customers:				
Over time				
Property development	23,766,156	7,306,211	-	-
Interest income	421,600	453,235	-	-
Renewable energy and energy efficiency	2,584,559	1,822,923	-	-
Hotel operations	14,700,031	12,668,557	-	-
At a point in time				
Management fees	-	-	680,000	830,000
Other income from hotel operations	14,122,675	12,204,493	-	-
Sale of completed properties	8,500,000	-	-	-
Sale of concrete mix	192,179,519	176,060,279	-	-
Sale of materials	7,537,439	11,520,278	-	-
Transportation services	1,944,658	1,006,659	-	-
Revenue from other sources:				
Rental income from investment properties	5,677,608	4,230,620	-	-
Lease income	116,280	8,938,539	-	-
Hiring income	3,978,580	3,826,701	-	-
	275,529,105	240,038,495	680,000	830,000

Transaction price allocated to the remaining performance obligations

As of 30 June 2026, the aggregate amount of the transaction price allocated to the remaining performance obligation is RM32,361,725 (2025: RM28,490,822) and the entity will recognise this revenue as the building is completed, which is expected to occur over the next 12 months.

6. SEGMENTAL INFORMATION

The Group prepared the following segment information in accordance with MFRS 8 *Operating Segments* based on the internal reports of the Group's strategic business units which are regularly reviewed by all executive directors for the purpose of making decisions about resource allocation and performance assessment.

(a) General information

The Group's operating business is classified according to the following operating divisions:
(i) Investment holding;
(ii) Leasing and financing;
(iii) Hospitality;
(iv) Investment properties;
(v) Property development;
(vi) Energy related; and
(vii) Building materials and related services.

6. SEGMENTAL INFORMATION (Cont'd)

The Group prepared the following segment information in accordance with MFRS 8 *Operating Segments* based on the internal reports of the Group's strategic business units which are regularly reviewed by all executive directors for the purpose of making decisions about resource allocation and performance assessment. (Cont'd)

(b) Measurement of reportable segments

Segment information is prepared in conformity with the accounting policies adopted for preparing and presenting the consolidated financial statements.

Inter-segment pricing is determined on negotiated basis.

Segment profit
Segment results is measured based on segment profit before tax that are reviewed by all executive directors. There are no significant changes from prior financial year in the measurement methods used to determine reported segment results.

Segment assets
The total of segment assets are measured based on all assets of a segment other than current and deferred tax assets.

Segment liabilities
The total of segment liabilities are measured based on all liabilities of a segment other than current and deferred tax liabilities.

(c) Geographical Information

Revenue and non-current assets (exclude financial instruments) information based on the geographical location of customers are as follows:

	Revenue	
	2026 RM	2025 RM
Malaysia	275,529,105	231,216,236
Australia	-	8,822,259
	275,529,105	240,038,495

	Non-current assets	
	2026 RM	2025 RM
Malaysia	356,664,265	322,381,088
Australia	-	19,671,520
	356,664,265	342,052,608

6. SEGMENTAL INFORMATION (Cont'd)

The segmental information of the Group are as follows:

Group 2026	Note	Investment holding RM	Leasing and financing RM	Hospitality RM	Investment properties RM	Property development RM	Energy related RM	Building materials and related services RM	Adjustments and elimination RM	Total RM
Revenue:										
Revenue from external customers		-	537,880	28,822,706	5,535,070	32,266,156	2,584,559	205,782,734	-	275,529,105
Inter-segment revenue	(a)	680,000	-	-	-	11,690,117	-	-	(12,370,117)	-
		680,000	537,880	28,822,706	5,535,070	43,956,273	2,584,559	205,782,734	(12,370,117)	275,529,105
Results:										
Included in the measure of segment profit/ (loss) are:										
Bad debts written off		-	-	(19,964)	-	-	-	-	2,974	(16,990)
Depreciation of property, plant and equipment		(218,769)	(91,200)	(5,517,559)	-	(356,156)	(852,536)	(10,066,374)	(232,238)	(17,334,832)
Fair value gain on investment properties		-	-	-	65,000	-	-	293,000	-	358,000
Finance income		3,441,552	17,666	24,629	-	65,146	168,483	2,857,381	(3,287,180)	3,287,677
Finance costs		(470,198)	(991,373)	(8,339)	(276,276)	(3,673,958)	(452,394)	(6,085,818)	3,287,180	(8,671,176)
Gain on lease modification		-	-	-	-	-	-	42,953	-	42,953

6. SEGMENTAL INFORMATION (Cont'd)

Group 2026	Note	Investment holding RM	Leasing and financing RM	Hospitality RM	Investment properties RM	Property development RM	Energy related RM	Building materials and related services RM	Adjustments and elimination RM	Total RM
Included in the measure of segment profit/ (loss) are: (Cont'd)										
Impairment losses on:										
- trade receivables		-	-	-	(26,208)	-	-	(584,860)	-	(611,068)
- other receivables		(6,788)	-	-	-	-	-	-	-	(6,788)
- amounts owing by subsidiaries		(741,792)	-	-	-	-	-	-	741,792	-
- investment in subsidiaries		(207,102)	-	-	-	-	-	-	207,102	-
Net gain on disposal of property, plant and equipment		-	-	-	1,500	-	-	373,632	-	375,132
Net gain on disposal of subsidiaries		(51)	1,702,217	-	-	-	-	-	(1,390,647)	311,519
Net realised foreign exchange gain		-	46,951	-	-	-	-	26,379	-	73,330
Net unrealised foreign exchange loss		-	(30,960)	-	-	-	-	-	-	(30,960)

6. SEGMENTAL INFORMATION (Cont'd)

Group 2026	Note	Investment holding RM	Leasing and financing RM	Hospitality RM	Investment properties RM	Property development RM	Energy related RM	Building materials and related services RM	Adjustments and elimination RM	Total RM
Included in the measure of segment profit/ (loss) are: (Cont'd)										
Net present value adjustment on receivables carried at amortised cost		-	(2,538,755)	-	-	(1,215,239)	-	-	-	(3,753,994)
Property, plant and equipment written off		-	-	-	-	-	-	(119,036)	-	(119,036)
Reversal of foreseeable losses		-	-	-	-	255,667	-	-	-	255,667
Reversal of impairment losses on:										
- amounts owing by subsidiaries		399,654	-	-	-	-	-	-	(399,654)	-
- trade receivables		-	-	-	19,500	-	158,712	5,000	-	183,212
- property, plant and equipment		-	-	3,032,131	-	-	-	-	-	3,032,131
Share of results of associates		-	-	-	-	-	-	624,413	(841)	623,572
Share of results of joint venture		-	-	-	-	-	-	-	(19,796)	(19,796)

NOTES TO THE FINANCIAL STATEMENTS

6. SEGMENTAL INFORMATION (Cont'd)

Group 2026	Note	Investment holding RM	Leasing and financing RM	Hospitality RM	Investment properties RM	Property development RM	Energy related RM	Building materials and related services RM	Adjustments and elimination RM	Total RM
Unwinding discount on payable carried at amortised cost		-	-	-	-	(103,207)	-	-	-	(103,207)
Unwinding discount on receivables carried at amortised cost		-	-	-	-	163,552	-	-	-	163,552
Unallocated corporate (expenses)/ income		(5,586,337)	22,958	(19,705,792)	(2,623,098)	(32,004,433)	(1,387,703)	(176,613,202)	10,054,805	(227,842,802)
Segment profit/ (loss) before tax		45,196,712	(1,324,616)	6,627,812	2,695,488	7,087,645	219,121	16,536,202	(51,313,163)	25,725,201
Income tax expense		-	(89,948)	(463,188)	-	1,185	-	(6,297,194)	-	(6,849,145)
Profit/(Loss) for the financial year		45,196,712	(1,414,564)	6,164,624	2,695,488	7,088,830	219,121	10,239,008	(51,313,163)	18,876,056
Assets:										
Additions to non-current assets		4,213	-	17,225,178	3,661,973	-	11,066,265	21,183,542	(3,696,639)	49,444,532
Segment assets	(b)	310,938,995	22,683,432	46,980,814	203,994,277	95,322,088	34,503,190	193,689,301	(312,528,711)	595,583,386
Liabilities:										
Segment liabilities	(c)	11,685,399	26,168,393	14,737,165	46,165,776	65,852,441	26,760,300	152,630,139	(114,995,232)	229,004,381

6. SEGMENTAL INFORMATION (Cont'd)

Group 2025	Note	Investment holding RM	Leasing and financing RM	Hospitality RM	Investment properties RM	Property development RM	Energy related RM	Building materials and related services RM	Adjustments and elimination RM	Total RM
Revenue:										
Revenue from external customers		-	9,391,774	24,873,050	4,127,120	7,306,211	1,822,923	192,517,417	-	240,038,495
Inter-segment revenue	(a)	830,000	-	-	-	-	-	-	(830,000)	-
		830,000	9,391,774	24,873,050	4,127,120	7,306,211	1,822,923	192,517,417	(830,000)	240,038,495
Results:										
Included in the measure of segment (loss)/ profit are:										
Depreciation of property, plant and equipment		(218,799)	(3,864,578)	(4,929,361)	(35,945)	(356,860)	(533,215)	(8,897,185)	(232,238)	(19,068,181)
Fair value gain on investment properties		-	-	-	971,172	-	-	55,567	-	1,026,739
Finance income		2,854,649	2,307,022	31,285	-	147,886	66,978	1,123,795	(4,930,127)	1,601,488
Finance costs		(382,157)	(4,032,501)	(5,132)	-	(4,129,812)	(123,209)	(4,948,445)	4,945,782	(8,675,474)
Gain on lease modification		-	-	-	-	392	-	-	-	392

6. SEGMENTAL INFORMATION (Cont'd)

Group 2025	Note	Investment holding RM	Leasing and financing RM	Hospitality RM	Investment properties RM	Property development RM	Energy related RM	Building materials and related services RM	Adjustments and elimination RM	Total RM
Included in the measure of segment (loss)/ profit are: (Cont'd)										
Impairment losses on:										
- trade receivables		-	-	-	-	-	(192,576)	(520,380)	-	(712,956)
- amounts owing by subsidiaries		(21,568)	-	-	-	-	-	-	21,568	-
- investment in subsidiaries		(6,800,000)	-	-	-	-	-	-	6,800,000	-
Net loss on disposal of property, plant and equipment		-	(202,143)	-	-	-	-	12,530	-	(189,613)
Net realised foreign exchange loss		-	(427,472)	-	-	-	-	-	-	(427,472)
Net unrealised foreign exchange loss		(23,624)	(1,446,062)	-	-	-	-	-	-	(1,469,686)
Net present value adjustment on receivables carried at amortised cost		-	-	-	-	(1,021,416)	-	-	-	(1,021,416)

6. SEGMENTAL INFORMATION (Cont'd)

Group 2025	Note	Investment holding RM	Leasing and financing RM	Hospitality RM	Investment properties RM	Property development RM	Energy related RM	Building materials and related services RM	Adjustments and elimination RM	Total RM
Included in the measure of segment (loss)/ profit are: (Cont'd)										
Property, plant and equipment written off		-	-	-	-	-	-	(5,051)	-	(5,051)
Reversal of impairment losses on:										
- amounts owing by subsidiaries		6,007,731	-	-	-	-	-	-	(6,007,731)	-
- trade receivables		-	-	-	-	-	-	34,530	-	34,530
- other receivables		-	-	-	-	-	-	117,700	-	117,700
- financing receivables		-	137,333	-	-	-	-	-	-	137,333
- property, plant and equipment		-	-	5,818,725	-	-	239,113	-	-	6,057,838
Share of results of associates		-	-	-	-	-	-	443	-	443
Share of results of joint venture		-	-	-	-	-	-	-	(4,900)	(4,900)

6. SEGMENTAL INFORMATION (Cont'd)

Group 2025	Note	Investment holding RM	Leasing and financing RM	Hospitality RM	Investment properties RM	Property development RM	Energy related RM	Building materials and related services RM	Adjustments and elimination RM	Total RM
Unwinding discount on payable carried at amortised cost		-	-	-	-	(95,050)	-	-	-	(95,050)
Unallocated corporate expenses		(5,406,426)	(789,034)	(18,462,175)	(3,502,669)	(2,066,554)	(899,080)	(165,072,843)	833,239	(195,365,542)
Segment (loss)/ profit before tax		(3,160,194)	1,074,339	7,326,392	1,559,678	(215,203)	380,934	14,418,078	595,593	21,979,617
Income tax expense		-	(612,035)	(2,639,592)	-	(5,281)	-	(2,777,626)	-	(6,034,534)
(Loss)/Profit for the financial year		(3,160,194)	462,304	4,686,800	1,559,678	(220,484)	380,934	11,640,452	595,593	15,945,083
Assets:										
Additions to non-current assets		14,229	-	3,742,866	1,396,700	-	1,707,376	26,694,993	-	33,556,164
Segment assets	(b)	244,059,002	60,020,581	27,337,999	208,592,122	80,277,345	29,818,991	158,032,734	(262,748,593)	545,390,181
Liabilities:										
Segment liabilities	(c)	9,356,400	60,003,637	496,341	52,774,819	72,273,877	20,385,285	125,710,561	(116,633,902)	224,367,018

6. SEGMENTAL INFORMATION (Cont'd)

Reconciliations of reportable segment are as follows:

(a) Inter-segment revenue

Inter-segment revenues are eliminated on consolidation.

(b) Reconciliation of assets

	Group	
	2026 RM	2025 RM
Tax assets	84,537	1,677,797
Segment assets	595,583,386	545,390,181
	595,667,923	547,067,978

(c) Reconciliation of liabilities

	Group	
	2026 RM	2025 RM
Tax liabilities	364,508	952,401
Deferred tax liabilities	19,522,192	18,121,934
Segment liabilities	229,004,381	224,367,018
	248,891,081	243,441,353

7. NET FINANCE (COSTS)/INCOME

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Finance income:				
- Amounts owing by subsidiaries	-	-	3,119,951	2,624,686
- Redeemable non-convertible preference shares	160,000	66,795	-	-
- Housing development account	1,955	2,550	-	-
- Current accounts	326,283	231,560	306,631	229,963
- Deposits placed with licensed banks	334,419	332,969	-	-
- Overdue interests on trade receivables	2,465,020	967,614	-	-
	3,287,677	1,601,488	3,426,582	2,854,649
Finance costs:				
- Term loans	(2,701,481)	(3,679,126)	-	-
- Bank overdrafts	(369,565)	(686,532)	-	-
- Revolving credit	(623,159)	(351,255)	(292,197)	(293,700)
- Hire purchase payables	(1,596,485)	(1,311,902)	(33,445)	(38,115)
- Lease liabilities	(507,956)	(468,320)	-	-
- Bankers' acceptance	(2,872,530)	(2,167,960)	-	-
- Others	-	(10,379)	-	-
	(8,671,176)	(8,675,474)	(325,642)	(331,815)
	(5,383,499)	(7,073,986)	3,100,940	2,522,834

8. PROFIT BEFORE TAX

Other than disclosed elsewhere in the financial statements, the following items have been (charged)/credited in arriving at profit before tax:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Auditors' remuneration - statutory audit:				
- Baker Tilly Monteiro Heng PLT	(458,000)	(453,000)	(135,000)	(135,000)
Other services:				
- Baker Tilly Monteiro Heng PLT	(10,000)	(10,000)	(10,000)	(10,000)
Bad debts written off	(16,990)	-	-	-
Depreciation of property, plant and equipment	(17,334,832)	(19,068,181)	(218,769)	(218,799)
Employee benefits expenses (Note a)	(29,141,550)	(26,643,414)	(3,209,846)	(3,209,024)
Expenses relating to short-term leases:				
- equipment	(496,220)	(268,983)	-	-
- land and building	(346,854)	(385,553)	-	-
- office premises	(194,755)	(149,675)	-	-
- parking	(14,430)	(16,900)	(14,430)	(16,900)
Expenses relating to low-value assets:				
- equipment	(12,375)	(2,234)	-	-
Fair value gain on investment properties	358,000	1,026,739	-	-
Net gain/(loss) on disposal of subsidiaries	311,519	-	(51)	-
Net gain/(loss) on disposal of property, plant and equipment	375,132	(189,613)	-	-
Gain on lease modification	42,953	392	-	-
Impairment losses on:				
- amounts owing by subsidiaries	-	-	(741,792)	(21,568)
- trade receivables	(611,068)	(712,956)	-	-
- other receivables	(6,788)	-	(6,788)	-
- investment in subsidiaries	-	-	(5,241)	-

NOTES TO THE FINANCIAL STATEMENTS

8. PROFIT BEFORE TAX (Cont'd)

Other than disclosed elsewhere in the financial statements, the following items have been (charged)/credited in arriving at profit before tax: (Cont'd)

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Property, plant and equipment written off	(119,036)	(5,051)	-	-
Rental income	1,090,862	1,157,875	-	-
Reversal of foreseeable losses	255,667	-	-	-
Reversal of impairment losses on:				
- amounts owing by subsidiaries	-	-	399,654	6,007,731
- financing receivables	-	137,333	-	-
- trade receivables	183,212	34,530	-	-
- other receivables	-	117,700	-	-
- property, plant and equipment	3,032,131	6,057,838	-	-
- investment in a subsidiaries	-	-	47,906,543	-
Net realised foreign exchange gain/(loss)	73,330	(427,472)	-	-
Net unrealised foreign exchange loss	(30,960)	(1,469,686)	-	(23,624)
Net present value adjustment on receivables carried at amortised cost	(3,753,994)	(1,021,416)	-	-
Unwinding discount on payable carried at amortised cost	(103,207)	(95,050)	-	-
Unwinding discount on receivables carried at amortised cost	163,552	-	-	-

(a) Employee benefits expenses:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Wages and salaries	21,642,385	19,665,754	1,241,542	1,244,615
Defined contribution plans	2,171,732	2,029,452	147,973	150,894
Defined benefit plans	287,787	259,173	18,495	17,532
Other staff related costs	1,194,868	897,384	84,554	98,015
	25,296,772	22,851,763	1,492,564	1,511,056
Directors' fees	732,562	690,075	276,000	276,000
Directors' other emoluments	3,112,216	3,101,576	1,441,282	1,421,968
	3,844,778	3,791,651	1,717,282	1,697,968
Total	29,141,550	26,643,414	3,209,846	3,209,024

The estimated monetary value of directors' benefit-in-kind of the Group and of the Company is RM32,800 (2025: RM19,965).

9. INCOME TAX EXPENSE

The major components of income tax expense for the financial years ended 30 June 2026 and 30 June 2025 are as follows:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Statements of comprehensive income				
Current income tax:				
Current income tax charge	4,618,692	3,488,714	-	-
Adjustment in respect of prior years	1,311,675	(262,128)	-	-
	5,930,367	3,226,586	-	-
Deferred tax: (Note 27)				
Origination of temporary differences	1,939,935	3,653,858	-	-
Adjustment in respect of prior years	(1,021,157)	(845,910)	-	-
	918,778	2,807,948	-	-
Income tax expense	6,849,145	6,034,534	-	-

Domestic income tax is calculated at the Malaysian statutory income tax rate of 24% (2025: 24%) of the estimated assessable profit for the financial year. Taxation for other jurisdictions is calculated at the rate prevailing in the respective jurisdictions.

NOTES TO THE FINANCIAL STATEMENTS

9. INCOME TAX EXPENSE (Cont'd)

The reconciliations from the tax amount at the statutory income tax rate to the Group's and the Company's income tax expense are as follows:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Profit before tax	25,725,201	21,979,617	45,870,128	3,839,776
Tax at Malaysian statutory income tax rate of 24% (2025: 24%)	6,174,048	5,275,108	11,008,831	921,546
Different tax rates in other jurisdiction	-	108,294	-	-
Share of results of associates	(149,859)	(106)	-	-
Share of results of joint venture	-	1,176	-	-
Tax effects arising from:				
- non-deductible expenses	4,081,191	2,770,465	418,430	217,280
- non-taxable income	(344,743)	(870,088)	(11,593,488)	(1,441,854)
- utilisation of previously unrecognised tax losses	(3,145,007)	(705,265)	-	-
- deferred tax assets not recognised on tax losses and temporary differences	(57,003)	562,988	166,227	303,028
- adjustment in respect of current income tax of prior years	1,311,675	(262,128)	-	-
- adjustment in respect of deferred tax of prior years	(1,021,157)	(845,910)	-	-
Income tax expense	6,849,145	6,034,534	-	-

9. INCOME TAX EXPENSE (Cont'd)

Deferred tax assets have not been recognised in respect of the following items (stated at gross):

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Taxable temporary differences	(6,513,208)	(3,948,232)	-	-
Unutilised tax losses	187,181,853	197,439,061	40,157,221	39,542,171
Unutilised capital allowances	3,721,132	4,240,656	644,424	566,864
Net deferred tax assets	184,389,777	197,731,485	40,801,645	40,109,035
Potential deferred tax assets not recognised at 24% (2025: 24%)	44,253,547	47,455,557	9,792,395	9,626,168

The availability of unutilised tax losses for offsetting against future taxable profits of the respective subsidiaries in Malaysia are subject to requirements under the Income Tax Act, 1967 and guidelines issued by the tax authority.

The unutilised tax losses are available for offset against future taxable profits of the Group and the Company up to the following financial years:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
2028	177,651,475	188,523,733	33,813,096	33,813,096
2029	1,378,351	1,378,351	1,138,325	1,138,325
2030	1,779,616	1,779,616	1,309,880	1,309,880
2031	1,733,234	1,733,234	1,334,744	1,334,744
2032	3,011,502	3,011,502	1,714,967	1,714,967
2033	564,259	564,259	32,151	32,151
2034	170,124	170,124	101,140	101,140
2035	278,242	278,242	97,868	97,868
2036	615,050	-	615,050	-
	187,181,853	197,439,061	40,157,221	39,542,171

10. EARNINGS PER SHARE

Basic earnings per ordinary share

Basic earnings per share are based on the profit for the financial year attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares outstanding during the financial year, calculated as follows:

	Group	
	2026	2025
Profit attributable to ordinary equity holders of the Company		
Profit for the financial year (RM)	15,925,371	12,325,999
Weighted average number of ordinary shares for basic earnings per share (unit)	2,706,547,070	2,528,345,527
Basic earnings per share attributable to ordinary equity holders of the Company (sen)	0.59	0.49

Diluted earnings per ordinary share

Diluted earnings per share are based on the profit for the financial year attributable to ordinary equity holders of the Company and the weighted average number of ordinary shares outstanding during the financial year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares, calculated as follows:

	Group	
	2026	2025
Profit attributable to ordinary equity holders of the Company		
Profit for the financial year (RM)	15,925,371	12,325,999
Weighted average number of ordinary shares for basic earnings per share (unit)	2,706,547,070	2,528,345,527
Effect of dilution from warrants	228,444,861	242,043,770
Weighted average number of ordinary shares for diluted earnings per share	2,934,991,931	2,770,389,297
Diluted earnings per share attributable to ordinary equity holders of the Company (sen)	0.54	0.44

11. PROPERTY, PLANT AND EQUIPMENT

Group 2026	Freehold hotel land RM	Hotel building RM	Building RM	Plant and machinery RM	Renewable energy plant RM	Motor vehicles and mixer trucks RM	Furniture, fittings and renovation RM	Computers and office equipment RM	Road and drainage RM	Construction work-in-progress RM	Right-of-use assets RM	Total RM
	At valuation		At cost									
At Valuation/Cost												
At 1 July 2025	4,485,081	116,558,739	1,114,918	111,396,312	3,812,272	38,568,345	33,570,474	2,066,065	568,612	-	31,323,356	343,464,174
Additions	-	-	-	13,272,005	466,728	5,337,695	3,174,146	45,012	-	15,322,645	8,164,328	45,782,559
Disposals	-	-	-	(2,179,092)	-	(1,434,550)	(118)	-	-	-	-	(3,613,760)
Disposal of a subsidiary	-	-	-	(25,137,504)	-	-	-	-	-	-	-	(25,137,504)
Written off	-	-	-	(110,000)	-	(329,000)	-	-	-	-	-	(439,000)
Modification	-	-	-	-	-	-	-	-	-	-	(476)	(476)
Derecognition	-	-	-	-	-	-	-	-	-	-	(1,512,974)	(1,512,974)
Reclassification	-	-	-	-	-	-	1,647,447	144,000	-	(1,791,447)	-	-
Revaluation	-	2,006,168	-	-	-	-	-	-	-	-	-	2,006,168
Exchange differences	-	-	-	44,643	-	-	-	-	-	-	-	44,643
At 30 June 2026	4,485,081	118,564,907	1,114,918	97,286,364	4,279,000	42,142,490	38,391,949	2,255,077	568,612	13,531,198	37,974,234	360,593,830
Accumulated Depreciation												
At 1 July 2025	-	33,011,689	300,228	40,395,111	214,351	23,710,652	12,857,311	1,444,096	161,655	-	4,425,750	116,520,843
Depreciation charge for the financial year (Note 8)	-	3,038,299	26,367	6,185,306	121,065	2,872,950	2,511,129	220,066	56,862	-	2,302,788	17,334,832
Disposals	-	-	-	(18,159)	-	(545,215)	(26)	-	-	-	-	(563,400)
Disposal of a subsidiary	-	-	-	(5,430,986)	-	-	-	-	-	-	-	(5,430,986)
Written off	-	-	-	(109,998)	-	(209,966)	-	-	-	-	-	(319,964)
Derecognition	-	-	-	-	-	-	-	-	-	-	(576,148)	(576,148)
Exchange differences	-	-	-	9,645	-	-	-	-	-	-	-	9,645
At 30 June 2026	-	36,049,988	326,595	41,030,919	335,416	25,828,421	15,368,414	1,664,162	218,517	-	6,152,390	126,974,822

11. PROPERTY, PLANT AND EQUIPMENT (Cont'd)

Group 2026	Freehold hotel land RM	Hotel building RM	Building RM	Plant and machinery RM	Renewable energy plant RM	Motor vehicles and mixer trucks RM	Furniture, fittings and renovation RM	Computers and office equipment RM	Road and drainage RM	Construction work-in-progress RM	Right-of-use assets RM	Total RM
	At valuation		At cost									
Accumulated Impairment Loss												
At 1 July 2025	-	3,032,131	-	-	-	-	-	-	-	-	-	3,032,131
Reversal during the financial year (Note 8)	-	(3,032,131)	-	-	-	-	-	-	-	-	-	(3,032,131)
At 30 June 2026	-	-	-	-	-	-	-	-	-	-	-	-
Carrying amount												
At 30 June 2026	4,485,081	82,514,919	788,323	56,255,445	3,943,584	16,314,069	23,023,535	590,915	350,095	13,531,198	31,821,844	233,619,008

11. PROPERTY, PLANT AND EQUIPMENT (Cont'd)

Group 2025	Freehold hotel land RM	Hotel building RM	Building RM	Plant and machinery RM	Renewable energy plant RM	Motor vehicles and mixer trucks RM	Furniture, fittings and renovation RM	Computers and office equipment RM	Road and drainage RM	Construction work-in-progress RM	Right-of-use assets RM	Total RM
	At valuation		At cost									
At Valuation/ Cost												
At 1 July 2024	4,485,081	116,558,739	1,046,567	94,483,181	3,766,834	34,239,616	29,820,694	2,029,783	568,612	2,230	30,251,477	317,252,814
Additions	-	-	68,351	21,999,692	45,438	4,603,473	4,028,853	36,282	-	73,347	1,304,028	32,159,464
Disposals	-	-	-	(1,429,706)	-	(213,440)	(354,650)	-	-	-	-	(1,997,796)
Written off	-	-	-	(177,338)	-	(61,304)	-	-	-	-	-	(238,642)
Modification	-	-	-	-	-	-	-	-	-	-	1,267,489	1,267,489
Derecognition	-	-	-	-	-	-	-	-	-	-	(1,499,638)	(1,499,638)
Reclassification	-	-	-	-	-	-	75,577	-	-	(75,577)	-	-
Exchange differences	-	-	-	(3,479,517)	-	-	-	-	-	-	-	(3,479,517)
At 30 June 2025	4,485,081	116,558,739	1,114,918	111,396,312	3,812,272	38,568,345	33,570,474	2,066,065	568,612	-	31,323,356	343,464,174
Accumulated Depreciation												
At 1 July 2024	-	30,192,964	275,000	32,986,828	87,888	21,150,678	10,661,135	1,231,667	104,794	-	3,700,555	100,391,509
Depreciation charge for the financial year (Note 8)	-	2,818,725	25,228	8,573,070	126,463	2,800,464	2,241,658	212,429	56,861	-	2,213,283	19,068,181
Disposals	-	-	-	(603,268)	-	(179,189)	(45,482)	-	-	-	-	(827,939)
Written off	-	-	-	(172,290)	-	(61,301)	-	-	-	-	-	(233,591)
Transfer to investment properties (Note 12)	-	-	-	-	-	-	-	-	-	-	-	-
Derecognition	-	-	-	-	-	-	-	-	-	-	(1,488,088)	(1,488,088)
Exchange differences	-	-	-	(389,229)	-	-	-	-	-	-	-	(389,229)
At 30 June 2025	-	33,011,689	300,228	40,395,111	214,351	23,710,652	12,857,311	1,444,096	161,655	-	4,425,750	116,520,843

NOTES TO THE FINANCIAL STATEMENTS

11. PROPERTY, PLANT AND EQUIPMENT (Cont'd)

Group 2025	Freehold hotel land RM	Hotel building RM	Building RM	Plant and machinery RM	Renewable energy plant RM	Motor vehicles and mixer trucks RM	Furniture, fittings and renovation RM	Computers and office equipment RM	Road and drainage RM	Construction work-in-progress RM	Right-of-use assets RM	Total RM
	At valuation		At cost									
Accumulated Impairment Loss												
At 1 July 2024	-	8,850,856	-	-	239,113	-	-	-	-	-	-	9,089,969
Impairment during the year (Note 8)	-	-	-	-	-	-	-	-	-	-	-	-
Reversal during the financial year (Note 8)	-	(5,818,725)	-	-	(239,113)	-	-	-	-	-	-	(6,057,838)
At 30 June 2025	-	3,032,131	-	-	-	-	-	-	-	-	-	3,032,131
Carrying Amount												
At 30 June 2025	4,485,081	80,514,919	814,690	71,001,201	3,597,921	14,857,693	20,713,163	621,969	406,957	-	26,897,606	223,911,200

11. PROPERTY, PLANT AND EQUIPMENT (Cont'd)

Company	Note	Motor vehicles RM	Furniture, fittings and renovation RM	Computers and office equipment RM	Total RM
2026					
Cost					
At 1 July 2025		2,007,151	26,879	172,506	2,206,536
Additions		-	-	4,213	4,213
At 30 June 2026		2,007,151	26,879	176,719	2,210,749
Accumulated Depreciation					
At 1 July 2025		1,339,769	12,856	109,348	1,461,973
Depreciation charge for the financial year	8	189,052	4,387	25,330	218,769
At 30 June 2026		1,528,821	17,243	134,678	1,680,742
Carrying Amount					
At 30 June 2026		478,330	9,636	42,041	530,007
2025					
Cost					
At 1 July 2024		2,007,151	18,931	166,225	2,192,307
Additions		-	7,948	6,281	14,229
At 30 June 2025		2,007,151	26,879	172,506	2,206,536
Accumulated Depreciation					
At 1 July 2024		1,150,716	8,867	83,591	1,243,174
Depreciation charge for the financial year	8	189,053	3,989	25,757	218,799
At 30 June 2025		1,339,769	12,856	109,348	1,461,973
Carrying Amount					
At 30 June 2025		667,382	14,023	63,158	744,563

NOTES TO THE FINANCIAL STATEMENTS

11. PROPERTY, PLANT AND EQUIPMENT (Cont'd)

(a) Freehold land and building

The freehold hotel land and building was carried at revalued amounts of RM87,000,000 and RM85,000,000 as at 30 June 2026 and 30 June 2025 respectively.

Fair value information

The carrying amount of freehold hotel land and building carried at valuation are categorised as follows:

Group	Level 1 RM	Level 2 RM	Level 3 RM	Total RM
2026				
Freehold hotel land and building	-	-	87,000,000	87,000,000
2025				
Freehold hotel land and building	-	-	85,000,000	85,000,000

The fair values of freehold hotel land and building were determined by external and independent property valuers, with appropriate recognised professional qualifications and recent experience in the location and category of property being valued. The freehold hotel land and building (at valuation) of the Group are for own use.

Transfer between levels of fair value hierarchy

There are no transfers between levels of fair values hierarchy during the financial years ended 30 June 2026 and 30 June 2025.

Level 3 fair value

Fair value of freehold hotel land and building have been derived using the profit method. The profit method entails estimating the gross annual income that can be derived from the running of the property as a business concern. The net annual income is then arrived at by deducting therefrom the operating costs and outgoings incidental to the running of the business and ownership of the property, allowing a margin of profit for the running of the business. The net annual income so arrived at is then capitalised at a suitable rate of return consistent with the type and quality of investment to arrive at the market value.

11. PROPERTY, PLANT AND EQUIPMENT (Cont'd)

(b) Had the revalued freehold hotel land and building been carried at historical cost less accumulated depreciation, the net carrying amount of the land and building that would have been included in the financial statements of the Group are as follows:

	Group	
	2026 RM	2025 RM
Freehold hotel land	3,916,467	3,916,467
Hotel building	78,217,051	81,284,386

(c) Assets pledged as security

(i) The freehold hotel land and building with carrying amount of RM87,000,000 (2025: RM85,000,000) have been pledged as securities for credit facilities granted to a subsidiary as disclosed in Note 26.

(ii) The carrying amounts of assets have been pledged as security for hire purchase arrangements as disclosed in Note 26(c) are as follows:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Plant and machinery	18,548,151	19,509,643	-	-
Motor vehicles and mixer trucks	16,729,251	11,049,810	478,330	667,382
	35,277,402	30,559,453	478,330	667,382

(d) Impairment loss and subsequent reversal

As at the end of the previous financial year, the accumulated impairment loss of RM3,032,131 was recognised for the impairment of freehold hotel land and building in the hospitality segment to its recoverable amount, as a result of revaluation.

During the financial year, the reversal of impairment loss amounting to RM3,032,131 (2025: RM6,057,838) was recognised in profit or loss to the extent that it reversed previously recognised impairment losses. The excess increase in the recoverable amount arising from the revaluation, amounting to RM2,006,168 was recognised in other comprehensive income and credited to the revaluation reserve.

The reversal of impairment loss recognised in the previous financial year included an amount of RM239,113 relating to the renewable energy plant.

NOTES TO THE FINANCIAL STATEMENTS

11. PROPERTY, PLANT AND EQUIPMENT (Cont'd)

(e) Right-of-use assets

Information about leases for which the Group is lessee is presented below:

Group	Leasehold land RM	Office buildings RM	Total RM
Carrying amount			
At 1 July 2024	26,372,892	178,030	26,550,922
Additions	718,578	585,450	1,304,028
Depreciation	(1,943,395)	(269,888)	(2,213,283)
Derecognition*	-	(11,550)	(11,550)
Modification	-	1,267,489	1,267,489
At 30 June 2025	25,148,075	1,749,531	26,897,606
Additions	8,056,845	107,483	8,164,328
Depreciation	(2,005,298)	(297,490)	(2,302,788)
Derecognition*	(936,826)	-	(936,826)
Modification	-	(476)	(476)
At 30 June 2026	30,262,796	1,559,048	31,821,844

* Derecognition due to termination of certain leases

(i) The Group leases leasehold land and buildings for its operation sites and office space. The leases for leasehold land generally have lease term between 14 to 60 years. The Group and the Company also lease office buildings with lease term of 2 to 3 years.

(ii) Leasehold land with carrying amount of RM14,698,875 (2025: RM15,002,092) have been pledged as securities for credit facilities granted to a subsidiary as disclosed in Note 26.

12. INVESTMENT PROPERTIES

	Group	
	2026	2025
	RM	RM
Investment properties, at fair value		
At beginning of the financial year	116,081,670	113,139,403
Transfer from inventories (Note 13)	-	518,828
Additions	3,661,973	1,396,700
Fair value gain	358,000	1,026,739
At end of the financial year	120,101,643	116,081,670

Investment properties of the Group consist of shopping complex, including office and supermarket, retail shop lots and commercial properties.

Included in investment properties of the Group are buildings under construction of RM3,724,664 (2025: RM1,363,800).

The following are recognised in profit or loss in respect of investment properties:

	Group	
	2026	2025
	RM	RM
Rental income	6,623,718	5,004,282
Direct operating expenses	(2,502,534)	(2,853,388)

An investment property of a subsidiary with a carrying fair value of RM16,194,400 (2025: RM15,376,800) has been pledged as security for credit facilities granted to the Group as disclosed in Note 26.

Fair value information

Fair value of investment properties is categorised as follows:

Group	Level 1 RM	Level 2 RM	Level 3 RM	Total RM
2026				
Investment properties	-	-	120,101,643	120,101,643
2025				
Investment properties	-	-	116,081,670	116,081,670

12. INVESTMENT PROPERTIES (Cont'd)

Policy on transfer between levels

The fair value of an asset to be transferred between levels is determined as of the date of the event or change in circumstances that caused the transfer.

Transfer between levels of fair value hierarchy

There are no Level 1 or Level 2 investment properties during the financial years ended 30 June 2026 and 30 June 2025.

Level 3 fair value

Fair value of investment properties have been derived using the sales comparison approach. Sales prices of comparable buildings in close proximity are adjusted for differences in location, size, age and condition of the building, floor level, tenure, title restrictions and other relevant characteristics to arrive at the market value.

Valuation process applied by the Group

The fair value of investment properties is determined by an external independent property valuer, a member of the Institute of Valuers in Malaysia, with appropriate recognised professional qualifications and experience in the location and category of property being valued. The valuation company provides the fair value of the Group's investment property portfolio yearly. Changes in Level 3 fair values are analysed by the Group yearly after obtaining the valuation report from the valuation company. There has been no change to the valuation technique during the financial year.

Highest and best use

In estimating the fair value of the investment properties, the highest and best use of the investment properties are their current use.

13. INVENTORIES

	Group	
	2026 RM	2025 RM
Non-current:		
At cost		
Leasehold land held for development	701,605	701,605
Current:		
At net realisable value		
Property under development		
- Leasehold land at cost	167,535	202,334
- Development costs	4,313,771	7,058,010
	4,481,306	7,260,344
Leasehold land	7,000,000	7,000,000
Completed properties	891,100	891,100
	12,372,406	15,151,444
At cost		
Property under development		
- Leasehold land at cost	22,910,911	31,819,943
- Development costs	28,183,860	15,281,052
	51,094,771	47,100,995
Completed properties	8,686,226	9,175,650
Food and beverages	346,506	327,771
Raw materials	6,022,368	5,270,286
Finished goods	24,741	36,483
	66,174,612	61,911,185
Total inventories (current)	78,547,018	77,062,629
Total inventories (non-current and current)	79,248,623	77,764,234

(a) The cost of inventories of the Group recognised as an expense during the financial year was RM157,744,085 (2025: RM119,244,745).

(b) Leasehold land included in the properties held for development of RM51,094,771 (2025: RM47,100,995) are pledged as security to secure term loans granted to the Group as disclosed in Note 26.

(c) In the previous financial year, the Group has transferred its costs of completed properties to investment properties amounted to RM518,828 (Note 12).

NOTES TO THE FINANCIAL STATEMENTS

14. INVESTMENT IN SUBSIDIARIES

	Company	
	2026 RM	2025 RM
Unquoted shares, at cost		
At beginning of the financial year	300,184,821	300,183,770
Additions	-	1,051
At end of the financial year	300,184,821	300,184,821
Disposal	(51)	-
Less: Impairment loss	(86,057,804)	(133,959,106)
	214,126,966	166,225,715

The movement in allowance for impairment loss of investment in subsidiaries are as follows:

	Company	
	2026 RM	2025 RM
At beginning of the financial year	(133,959,106)	(133,959,106)
Impairment loss for the financial year	(5,241)	-
Reversal of impairment loss	47,906,543	-
At end of the financial year	(86,057,804)	(133,959,106)

Details of the subsidiaries are as follows:

Name of Company	Country of incorporation	Ownership Interest 2026 %	Ownership Interest 2025 %	Principal activities
Direct subsidiaries				
Meta Bright Hospitality Sdn. Bhd.	Malaysia	100	100	Property development, investment in properties and hotel operations
FBO Land (Setapak) Sdn. Bhd.	Malaysia	100	100	Property investment, property development, renewable energy and energy efficiency related technology and businesses
Expogaya Sdn. Bhd.	Malaysia	70	70	Supply of ready-mixed concrete
Perfect Diamond Capital Sdn. Bhd.	Malaysia	100	100	Investment holding
EBF Land Sdn. Bhd.	Malaysia	100	100	Investment holding
Meta Bright Sdn. Bhd.	Malaysia	100	100	Investment advisory services and leasing
Meta Bright Energy Sdn. Bhd.	Malaysia	100	100	Investment holding and operation of generation facilities that produce electric energy
MBCP Land Sdn. Bhd.^	Malaysia	-	51	Investment holding and property development

14. INVESTMENT IN SUBSIDIARIES (Cont'd)

Details of the subsidiaries are as follows: (Cont'd)

Name of Company	Country of incorporation	Ownership Interest 2026 %	Ownership Interest 2025 %	Principal activities
Indirect subsidiaries				
Subsidiary of Meta Bright Hospitality Sdn. Bhd.				
Meta Bright Assets Sdn. Bhd. (f.k.a FBO Land (Serendah) Sdn. Bhd.)	Malaysia	100	100	Property investment, renewable energy and energy efficiency related technology and businesses
Subsidiary of Perfect Diamond Capital Sdn. Bhd.				
Meta Bright Capital Sdn. Bhd.	Malaysia	100	100	Money lending
Subsidiary of Meta Bright Sdn. Bhd.				
Meta Bright Australia Pty Ltd^	Australia	-	100	Involved in the business of leasing machinery and equipment, including short-term rentals and any ancillary business activities
Subsidiaries of Expogaya Sdn. Bhd.				
CCF Development Sdn. Bhd.	Malaysia	100	100	Investment holding
Jesselton Concrete Sdn. Bhd.	Malaysia	100	100	Supply of ready-mixed concrete
Optimise Gain Sdn. Bhd.	Malaysia	99.67	99.67	Supply of building materials and cement
S.T. Logistic & Transportation Sdn. Bhd.	Malaysia	65	65	Transportation services
Expo Quarry Resources Sdn. Bhd.	Malaysia	53	53	Production, sales and marketing of quarry products
Subsidiaries of Meta Bright Energy Sdn. Bhd.				
Meta Bright Solutions Sdn. Bhd.	Malaysia	55	55	Investment holding and operation of generation facilities that produce electric energy
Meta Bright Chargesini Sdn. Bhd.	Malaysia	51	51	Electric Vehicle ("EV") and EV charging equipment, EV charging solutions and operation of charging stations

^ Consolidated using unaudited management financial statements, auditors' report is not available.
* Consolidated using unaudited management financial statements, no statutory requirement for the financial statements to be audited at financial year end.

NOTES TO THE FINANCIAL STATEMENTS

14. INVESTMENT IN SUBSIDIARIES (Cont'd)

(i) Subscription for additional interests in subsidiaries

2026

Meta Bright Chargesini Sdn. Bhd.
During the financial year, the Company's wholly-owned subsidiary, namely Meta Bright Energy Sdn. Bhd. had subscribed additional 1,504,449 ordinary shares at the price of RM1.00 each in the share capital of a subsidiary, Meta Bright Chargesini Sdn. Bhd.

(ii) Incorporation of subsidiaries

2025

Meta Bright Energy Sdn. Bhd.
On 10 December 2024, the Company had incorporated a 100% owned subsidiary, namely Meta Bright Energy Sdn. Bhd. ("MBE") with an issued and paid-up capital of 1,000 ordinary shares of RM1.00 each. The intended principal activity of MBE was investment holding and operation of generation facilities that produce electric energy.

Meta Bright Solutions Sdn. Bhd.
On 20 December 2024, the Company's wholly-owned subsidiary, namely Meta Bright Energy Sdn. Bhd. ("MBE") had incorporated a 100% owned subsidiary, namely Meta Bright Solutions Sdn. Bhd. ("MBS") with an issued and paid-up capital of 1 ordinary share of RM1.00 each. The intended principal activity of MBS was investment holding and operation of generation facilities that produce electric energy.

On 10 June 2025, Meta Bright Energy Sdn. Bhd. had subscribed 1,099,999 ordinary shares out of 2,000,000 ordinary shares issued at the price of RM1.00 each in the share capital of a subsidiary, Meta Bright Solutions Sdn. Bhd. by way of cash. Upon the completion of the subscription, the Company's equity interest in the subsidiary decreased to 55%.

MBCP Land Sdn. Bhd.
On 22 May 2025, the Company had incorporated a 51% owned subsidiary, namely MBCP Land Sdn. Bhd. ("MBCP") with an issued and paid-up capital of 100 ordinary shares of RM1.00 each. The intended principal activity of MBCP was investment holding and property development.

Meta Bright Chargesini Sdn. Bhd.
On 24 June 2025, the Company's wholly-owned subsidiary, namely Meta Bright Energy Sdn. Bhd. had incorporated a 51% owned subsidiary, namely Meta Bright Chargesini Sdn. Bhd. ("MBCH") with an issued and paid-up capital of 100 ordinary shares of RM1.00 each. The intended principal activity of MBCH was involved in business of electrical vehicle ("EV") and EV charging equipment, EV solutions and operating of charging station.

14. INVESTMENT IN SUBSIDIARIES (Cont'd)

(iii) Disposal of subsidiaries

MBCP Land Sdn. Bhd.

On 13 March 2026, the Company disposed of its 51% equity investment in MBCP Land Sdn. Bhd. for zero consideration.

(a) Summary of the effects of disposal of MBCP Land Sdn. Bhd.:

	RM
Assets	
Other receivables	86
Cash and bank balances	28
Liabilities	
Other payables	(6,788)
Net liabilities disposed	(6,674)
Recognised:	
Cash consideration received	-
Derecognised:	
Fair value of identifiable net liabilities at disposal date	(3,404)
Gain on disposal of MBCP Land Sdn. Bhd.	3,404

(b) Effects of disposal on cash flows:

	RM
Fair value of consideration received	-
Less: Cash and cash equivalents of subsidiary disposed	(28)
Net cash outflows on disposal	(28)

14. INVESTMENT IN SUBSIDIARIES (Cont'd)

(iii) Disposal of subsidiaries (Cont'd)

Meta Bright Australia Pty Ltd

On 21 July 2025, the wholly-owned subsidiary of the Company, namely Meta Bright Sdn. Bhd. had disposed off its entire equity interest in Meta Bright Australia Pty Ltd for a total consideration of RM25,370,000.

(a) Summary of the effects of disposal of Meta Bright Australia Pty Ltd:

	RM
Assets	
Property, plant and equipment	19,706,518
Trade and other receivables	5,261,052
Cash and bank balances	1,323,255
Liabilities	
Other payables	(544,338)
Current tax liabilities	(760,479)
Net assets disposed	24,986,008
Recognised:	
Cash consideration received	25,370,000
Reclassification adjustment of exchange translation reserve	(75,877)
Derecognised:	
Fair value of identifiable net assets at disposal date	24,986,008
Gain on disposal of Meta Bright Australia Pty Ltd	308,115

(b) Effects of disposal on cash flows:

	RM
Fair value of consideration received	25,370,000
Less: Cash and cash equivalents of subsidiary disposed	(1,323,255)
Net cash inflows on disposal	24,046,745

14. INVESTMENT IN SUBSIDIARIES (Cont'd)

(iv) Non-controlling interests in subsidiaries

The financial information of the Group's and the Company's subsidiaries that have material non-controlling interests ("NCI") are as follows:

2026	Expogaya Sdn. Bhd. RM
NCI percentage of ownership interest and voting interest	30%
Carrying amount of NCI	18,927,091
Net profit allocated to NCI	3,084,479
Summarised statement of financial position	
As at 30 June 2026	
Non-current assets	117,930,380
Current assets	99,382,463
Non-current liabilities	(47,222,427)
Current liabilities	(111,398,399)
Net assets	58,692,017
Summarised statement of comprehensive income	
Financial year ended 30 June 2026	
Revenue	205,782,734
Profit for the financial year	10,239,007
Total comprehensive income	10,239,007
Summarised cash flows information	
Financial year ended 30 June 2026	
Cash flows used in operating activities	(1,422,586)
Cash flows used in investing activities	(15,017,022)
Cash flows from financing activities	18,795,688
Net increase in cash and cash equivalents	2,356,080

NOTES TO THE FINANCIAL STATEMENTS

14. INVESTMENT IN SUBSIDIARIES (Cont'd)

(iv) Non-controlling interests in subsidiaries (Cont'd)

The financial information of the Group's and the Company's subsidiaries that have material non-controlling interests ("NCI") are as follows: (Cont'd)

2025	Expogaya Sdn. Bhd. RM
NCI percentage of ownership interest and voting interest	30%
Carrying amount of NCI	15,842,612
Net profit allocated to NCI	3,667,567
Summarised statement of financial position	
As at 30 June 2025	
Non-current assets	106,241,161
Current assets	72,978,845
Non-current liabilities	(41,839,383)
Current liabilities	(88,927,614)
Net assets	48,453,009
Summarised statement of comprehensive income	
Financial year ended 30 June 2025	
Revenue	192,517,417
Profit for the financial year	11,640,452
Total comprehensive income	11,640,452
Summarised cash flows information	
Financial year ended 30 June 2025	
Cash flows from operating activities	15,229,750
Cash flows used in investing activities	(15,978,462)
Cash flows used in financing activities	(576,576)
Net decrease in cash and cash equivalents	(1,325,288)

15. INVESTMENT IN ASSOCIATES

	Group	
	2026 RM	2025 RM
Shares at cost	1,590,674	1,590,674
Additions	40,000	-
	1,630,674	1,590,674
Share of post-acquisition reserves		
At beginning of the financial year	(232,541)	(232,984)
Additions	623,572	443
At end of the financial year	391,031	(232,541)
	2,021,705	1,358,133

(a) The associates are accounted for using the equity method in the consolidated financial statements.

(b) Details of the associates are as follows:

Name of Company	Principal place of business/ Country of incorporation	Ownership interest 2026 %	Ownership interest 2025 %	Principal activities
Associates of Expogaya Sdn. Bhd.				
Sunny Wise Sdn. Bhd.	Malaysia	30	30	Supply of sand and stone
Expo Bricks Sdn. Bhd.	Malaysia	29	29	Supply and manufacturing stones sand bricks
Minda Horizon Sdn. Bhd.^	Malaysia	40	-	Consultancy services

^ Equity accounted using unaudited management financial statements, auditors' report is not available

(c) The Group does not have any material associate. Hence, the summarised financial information of the material associates is not disclosed.

NOTES TO THE FINANCIAL STATEMENTS

16. INVESTMENT IN JOINT VENTURE

	Group	
	2026 RM	2025 RM
Shares at cost	4,900	4,900
Additions	240,100	-
	245,000	4,900
Share of post-acquisition reserves		
At beginning of the financial year	(4,900)	-
Additions	(19,796)	(4,900)
At end of the financial year	(24,696)	(4,900)
	220,304	-

Details of joint venture are as follows:

Name of Company	Principal place of business/ Country of incorporation	Ownership interest 2026 %	Ownership interest 2025 %	Principal activity
Joint venture company of Meta Bright Assets Sdn. Bhd. (f.k.a FBO Land (Serendah) Sdn. Bhd.)				
Doople Meta Sdn. Bhd.	Malaysia	49	49	To carry on the business of holding companies and to explore, identify, research, develop and undertake in renewable energy projects and energy efficiency related technology and businesses.

The Group does not have material joint venture. Hence, the summarised financial information of material joint venture is not disclosed.

17. OTHER INVESTMENTS

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Financial assets designated at fair value through other comprehensive income ("FVOCI")				
At fair value:				
Quoted equity securities				
- International Equities Corporation Ltd.				
At beginning of the financial year	1,686,886	1,920,004	1,686,886	1,920,004
Fair value gain/(loss) on equity instruments designated at fair value through other comprehensive income/(loss)	31,728	(233,118)	31,728	(233,118)
At end of the financial year	1,718,614	1,686,886	1,718,614	1,686,886
Financial assets at amortised cost				
At amortised cost:				
- Debt securities	2,000,000	2,000,000	-	-
Total non-current investment	3,718,614	3,686,886	1,718,614	1,686,886

The Group and the Company hold non-controlling interests in equity securities designated at fair value through other comprehensive income. This investment was irrevocably designated at fair value through other comprehensive income as the Group and the Company consider this investment as strategic long-term investment and the volatility of market prices of these investments would not affect profit or loss.

NOTES TO THE FINANCIAL STATEMENTS

18. FINANCING RECEIVABLES

	Group	
	2026 RM	2025 RM
Current:		
Financing receivables		
- unsecured	19,376,172	19,427,125
Less: Unearned interest		
- unsecured	(605,133)	(780,141)
	18,771,039	18,646,984
Less: Impairment losses	(16,616,984)	(16,616,984)
	2,154,055	2,030,000
Total financing receivables	2,154,055	2,030,000

The movement in the impairment losses of financing receivables is as follows:

	Group	
	2026 RM	2025 RM
At beginning of the financial year	(16,616,984)	(16,754,317)
Reversal of impairment losses	-	137,333
At end of the financial year	(16,616,984)	(16,616,984)

The information about the credit exposures are disclosed in Note 31(b)(i).

19. TRADE AND OTHER RECEIVABLES

	Note	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
Non-current:					
Non-trade					
Other receivable	(b)	17,954,820	3,672,644	-	-
Current:					
Trade					
Trade receivables					
- third parties		64,633,621	46,170,416	-	-
- related parties		4,357,923	6,804,819	-	-
- associate		-	1,295,852	-	-
- corporate shareholder		89,397	-	-	-
Less: Impairment losses					
- third parties		(2,046,962)	(1,619,106)	-	-
	(a)	67,033,979	52,651,981	-	-
Non-trade					
Amounts owing by subsidiaries		-	-	98,606,827	85,998,110
Less: Impairment losses		-	-	(18,229,889)	(17,887,751)
	(c)	-	-	80,376,938	68,110,359
Other receivables		11,600,872	12,121,593	7,251	-
Less: Impairment losses		(4,591,247)	(4,584,459)	(6,788)	-
	(b)	7,009,625	7,537,134	463	-
Advances to suppliers		106,570	78,665	-	-
Amounts owing by related parties	(d)	3,898,335	378,371	-	-
Amounts owing by a joint venture	(d)	148,428	68,428	-	-
Deposits	(e)	7,026,400	10,765,700	503,050	6,370
Prepayments		3,189,117	1,606,729	172,736	101,963
GST claimable		147	3,729	-	-
Total trade and other receivables (current)		88,412,601	73,090,737	81,053,187	68,218,692
Total trade and other receivables (non- current and current)		106,367,421	76,763,381	81,053,187	68,218,692

19. TRADE AND OTHER RECEIVABLES (Cont'd)

(a) Trade receivables

The trade credit terms granted to the customers ranging from 7 to 90 days (2025: 7 to 90 days). Other credit terms are assessed and approved on a case by case basis. They are recognised at their original invoice amounts which represent their fair values on initial recognition.

Receivables that are impaired

The Group's trade receivables that are impaired at the reporting date and the reconciliation of movement in the impairment of trade receivables are as follows:

	Group 2026 RM	Group 2025 RM
At beginning of the financial year	(1,619,106)	(940,680)
Charge for the financial year		
- Individually assessed	(611,068)	(712,956)
Reversal of impairment losses	183,212	34,530
At end of the financial year	(2,046,962)	(1,619,106)

The information about the credit exposures are disclosed in Note 31(b)(i).

(b) Other receivables

Long-term other receivables is measured at amortised cost at imputed interest rate at 3.45% (2025: 5.30%) per annum.

Included in the short-term other receivables is an amount of RM1,600,000 (2025: RM1,600,000) owing by a single debtor which represents the total consideration for the disposal of plant and machinery. An allowance for impairment loss of RM1,600,000 (2025: RM1,600,000) has been made for this receivable.

The Group's other receivables that are impaired at the reporting date and the reconciliation of movement in the impairment of other receivables are as follows:

	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
At beginning of the financial year	(4,584,459)	(4,702,159)	-	-
Charge for the financial year				
- Individually assessed	(6,788)	-	(6,788)	-
Reversal of impairment losses	-	117,700	-	-
At end of the financial year	(4,591,247)	(4,584,459)	(6,788)	-

19. TRADE AND OTHER RECEIVABLES (Cont'd)

(c) Amounts owing by subsidiaries

Amounts owing by subsidiaries are non-trade in nature, unsecured, bear interest at a rate of 4% (2025: 4%) and repayable on demand in cash.

The amounts owing by subsidiaries that are impaired at the reporting date and the reconciliation of movement in the impairment of amounts owing by subsidiaries are as follows:

	Company	
	2026 RM	2025 RM
At beginning of the financial year	(17,887,751)	(23,873,914)
Charge for the financial year		
- Individually assessed	(741,792)	(21,568)
Reversal of impairment losses	399,654	6,007,731
At end of the financial year	(18,229,889)	(17,887,751)

(d) Amounts owing by related parties and a joint venture

Amounts owing by related parties and a joint venture are non-trade in nature, unsecured, non-interest bearing, repayable on demand and is expected to be settled in cash.

(e) Deposits

Included in deposits of the Group is a refundable deposit amount of RM4,065,490 (2025: RM8,173,147) paid by subsidiaries to the contractor for the development of solar photovoltaic generation facilities at customers' site and energy efficiency project.

20. CONTRACT ASSETS/(LIABILITIES)

	Group	
	2026 RM	2025 RM
Contract assets relating to property development contracts and services provided	1,406,829	1,720,056
Contract liabilities relating to property development contracts	(9,137,173)	(15,464,247)
Contract liabilities relating to advance payment from customers	(821,797)	(873,849)
	(9,958,970)	(16,338,096)

NOTES TO THE FINANCIAL STATEMENTS

20. CONTRACT ASSETS/(LIABILITIES) (Cont'd)

(a) Contract assets

The contract assets represent the Group's rights to consideration for the work performed for the properties sold and services provided but yet to be billed. Contract assets are transferred to receivables when the Group issues progress billings to the customers.

(b) Contract liabilities

The contract liabilities represent progress billings and deposits received for construction contracts and advance payment from customers for which performance obligations have not been satisfied.

(c) Significant changes in contract balances

	2026		2025	
Group	Contract assets increase/ (decrease) RM	Contract liabilities (increase)/ decrease RM	Contract assets increase/ (decrease) RM	Contract liabilities (increase)/ decrease RM
Revenue recognised that was included in contract liabilities at the beginning of the financial year	-	34,666,126	-	8,467,126
Increases due to consideration received/ receivable from customers, but revenue not recognised	-	(28,287,000)	-	(4,434,679)
Increase due to cost incurred, but yet to recognised	743,277	-	1,371,857	-
Increase due to revenue recognised for unbilled services transferred to customers	186,484	-	177,600	-
Cost recognised that was included in contract assets at the beginning of the financial year	(1,242,988)	-	(1,769,082)	-
	(313,227)	6,379,126	(219,625)	4,032,447

20. CONTRACT ASSETS/(LIABILITIES) (Cont'd)

(d) Revenue recognised in relation to contract balances

	Group	
	2026 RM	2025 RM
Revenue recognised that was included in contract liabilities at the beginning of the financial year	34,666,126	8,467,126

Revenue recognised that was included in the contract liability balance at the beginning of the year represented primarily revenue from the sale of property development contracts when percentage of completion increases.

21. CONTRACT COSTS

	Group	
	2026 RM	2025 RM
Costs to obtain contracts	197,826	268,447

Costs to obtain contracts relate to incremental commission fees paid to intermediaries as a result of obtaining contracts with customers. The Group has applied the practical expedient to recognise the incremental costs of obtaining contracts as an expense when incurred if the amortisation periods of the asset that the Group otherwise would have recognised are one year or less.

The costs to obtain contracts are amortised in accordance with the pattern of transfer of goods or services to which the asset relates. In 2026, the amortisation of contract costs of the Group recognised were RM165,316 (2025: RM31,579).

NOTES TO THE FINANCIAL STATEMENTS

22. DEPOSITS PLACED WITH LICENSED BANKS

Included in the deposits placed with licensed banks of the Group are deposits with carrying amount of RM15,233,408 (2025: RM16,916,766) which earn interest at rates ranging from 1.75% to 3.00% (2025: 1.89% to 2.85%) per annum and pledged to the financial institutions for banking facilities granted to the subsidiaries.

23. CASH AND BANK BALANCES

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Cash and bank balances	30,884,172	23,412,181	10,458,948	4,065,855
Cash held under Housing Development Account	258,674	256,719	-	-
	31,142,846	23,668,900	10,458,948	4,065,855

The housing development accounts which held pursuant to Section 7A of the Housing Development (Control and Licensing) Act, 1966 comprise monies received from purchasers, are for the payment of property development expenditure incurred and are restricted from use in other operations.

24. SHARE CAPITAL

	Group and Company			
	Number of ordinary shares		Amounts	
	2026 Unit	2025 Unit	2026 RM	2025 RM
Issued and fully paid up (no par value):				
At beginning of the financial year	2,531,298,027	2,505,415,575	213,898,242	210,442,934
Issue of ordinary shares pursuant to:				
- private placement	182,608,600	-	20,999,989	-
- conversion of warrants B	16,116,900	25,882,452	2,151,606	3,455,308
Transaction costs of share issue	-	-	(153,735)	-
At end of the financial year	2,730,023,527	2,531,298,027	236,896,102	213,898,242

24. SHARE CAPITAL (Cont'd)

The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company. All ordinary shares rank equally with regard to the Company's residual assets.

During the financial year, the Company:

(i) issued 182,608,600 new ordinary shares pursuant to private placement exercise at the exercise price of RM0.115 per ordinary share.

(ii) issued 16,116,900 new ordinary shares arising from the exercise of Warrants B at the exercise price of RM0.085 per warrant.

In the previous financial year, the Company issued 25,882,452 new ordinary shares arising from the exercise of Warrants B at the exercise price of RM0.085 per warrant.

The new ordinary shares issued during the financial year rank pari passu in all respects with the existing ordinary shares of the Company.

25. OTHER RESERVES

		Group		Company	
		2026	2025	2026	2025
	Note	RM	RM	RM	RM
Revaluation reserve	(a)	2,064,871	540,183	-	-
Fair value reserve of financial assets at FVOCI	(b)	1,258,704	1,226,976	1,258,704	1,226,976
Foreign currency translation reserve	(c)	-	(53,427)	-	-
Warrant reserve	(d)	32,532,057	33,313,727	32,532,057	33,313,727
		35,855,632	35,027,459	33,790,761	34,540,703

(a) Revaluation reserve

The revaluation reserve represents the surplus arising from revaluation of freehold hotel land and building. This amount is presented net of deferred tax liability arising from revaluation reserve.

NOTES TO THE FINANCIAL STATEMENTS

25. OTHER RESERVES (Cont'd)

(b) Fair value reserve of financial assets at FVOCI

This reserve comprises the cumulative net change in the fair value of financial assets at fair value through other comprehensive income ("FVOCI") until the investments are derecognised or impaired.

(c) Foreign currency translation reserve

The translation reserve is used to record foreign currency exchange differences arising from the translation of the financial statements of foreign operation whose functional currency is different from that of the Group's presentation currency.

(d) Warrant reserve

The warrants were constituted under the Deed Poll dated 3 January 2022.

The salient features of the Warrants 2022/2032 are as follows:

(i) Each warrant shall entitle the registered holder of the warrants to subscribe for one (1) new share at any time during the exercise period at the exercise price of RM0.085 subject to adjustments in accordance with the provisions of the Deed Poll;

(ii) The exercise period of the warrants is ten (10) years from and including the date of issuance of the warrants and ending on the date preceding the 10th anniversary of the date of issuance, or if such is not a market day, then it shall be the market day immediately preceding the said non-market day;

(iii) The warrants may be exercised at any time on or before the expiry date falling ten (10) years (2022/2032) from the date of issue of the warrants on 14 February 2022. Warrants which have not been exercised by the Maturity Date will lapse and cease to be valid for any purpose;

(iv) The warrants shall as between the warrant holders rank pari passu and rateably in all aspects amongst themselves;

(v) The new shares to be issued arising from the exercise of the warrants, shall upon allotment and issuance rank equally in all respects with the existing ordinary shares, save and except that the new shares shall not be entitled to any dividends, rights, allotments and/or any other forms of distribution that may be declared, made or paid for which the entitlement date precedes the date of allotment and issuance of such new shares;

(vi) The holders of the warrants are not entitled to any voting rights or to participate in any form of distribution and/or offer of further securities in the Company other than winding up, compromise or arrangement of the Company as set out in the Deed Poll governing the warrants until and unless such holders of the warrants exercise their warrants into new shares; and

25. OTHER RESERVES (Cont'd)

(d) Warrant reserve (Cont'd)

(vii) The warrants are quoted on the Main Market of Bursa Securities on 18 February 2022. The movements in the Group's and the Company's number of shares under warrants during the financial year are as follows:

	2022/2032 Number of warrants of RM0.085 each			
	At 1.7.2025 Unit	Issued Unit	Exercised Unit	At 30.6.2026 Unit
Number of unexercised warrants	686,880,968	-	(16,116,900)	670,764,068

The fair value of warrants is measured using the binomial option pricing model with the following inputs:

Fair value at grant date (RM)	0.0485
Warrant life (years)	10
Risk-free rate (%)	3.66
Expected dividend (%)	-
Expected volatility (%)	47.13

NOTES TO THE FINANCIAL STATEMENTS

26. LOANS AND BORROWINGS

	Note	Group 2026 RM	Group 2025 RM	Company 2026 RM	Company 2025 RM
Current:					
Bank overdrafts	(a)	616,948	11,101,362	-	-
Bankers' acceptance	(b)	70,227,838	48,384,359	-	-
Hire purchase payables	(c)	8,363,982	7,137,083	82,201	77,531
Lease liabilities	(d)	1,649,580	1,210,192	-	-
Term loans	(e)	5,953,551	10,142,374	-	-
Revolving credit	(f)	12,099,100	12,189,634	-	-
		98,910,999	90,165,004	82,201	77,531
Non-current:					
Hire purchase payables	(c)	17,782,949	17,542,729	548,665	630,866
Lease liabilities	(d)	5,066,180	5,681,806	-	-
Term loans	(e)	41,675,114	43,709,865	-	-
		64,524,243	66,934,400	548,665	630,866
Total loans and borrowings:					
Bank overdrafts	(a)	616,948	11,101,362	-	-
Bankers' acceptance	(b)	70,227,838	48,384,359	-	-
Hire purchase payables	(c)	26,146,931	24,679,812	630,866	708,397
Lease liabilities	(d)	6,715,760	6,891,998	-	-
Term loans	(e)	47,628,665	53,852,239	-	-
Revolving credit	(f)	12,099,100	12,189,634	-	-
		163,435,242	157,099,404	630,866	708,397

(a) Bank overdrafts

Bank overdrafts bear interest at rates ranging from 7.37% to 8.39% (2025: 3.33% to 8.39%) per annum.

The bank overdrafts of the Group are secured by way of:

(i) First party first legal charge over a subsidiary's property as disclosed in Note 11;
(ii) First party second legal charge over the freehold hotel land and building as disclosed in Note 11;
(iii) Legal charge over the investment properties as disclosed in Note 12;
(iv) Deposits pledged as disclosed in Note 22;
(v) Corporate guarantees by a subsidiary and the Company;
(vi) Assignment of life insurance policy by a director of the Company; and
(vii) Joint and several guarantee by directors of the subsidiaries and of the Company.

26. LOANS AND BORROWINGS (Cont'd)

(b) Banker's acceptance

Banker's acceptance of the Group bear interest at rates ranging from 3.63% to 6.52% (2025: 3.68% to 6.79%) per annum.

The banker's acceptance of the Group are secured by way of:

(i) Legal charge over the subsidiaries' properties as disclosed in Note 11;
(ii) Legal charge over the investment properties as disclosed in Note 12;
(iii) Joint and several guarantees by directors of subsidiaries;
(iv) Corporate guarantee by a subsidiary;
(v) Deposits pledged as disclosed in Note 22; and
(vi) Against Syarikat Jaminan Pembiayaan Perniagaan Berhad.

(c) Hire purchase payables

Future minimum lease payments together with the present value of net minimum lease payments are as follows:

	Group		Company	
	2026	2025	2026	2025
	RM	RM	RM	RM
Minimum lease payments:				
Not later than one year	9,671,279	8,428,768	110,976	110,976
Later than one year and not later than five years	19,038,941	18,938,638	443,904	554,880
Later than five years	179,916	214,668	179,916	179,916
	28,890,136	27,582,074	734,796	845,772
Less: Future finance charges	(2,743,205)	(2,902,262)	(103,930)	(137,375)
Present value of minimum lease payments	26,146,931	24,679,812	630,866	708,397
Present value of minimum lease payments:				
Not later than one year	8,363,982	7,137,083	82,201	77,531
Later than one year and not later than five years	17,609,789	17,334,964	375,505	457,706
Later than five years	173,160	207,765	173,160	173,160
	26,146,931	24,679,812	630,866	708,397
Less: Amount due within 12 months	(8,363,982)	(7,137,083)	(82,201)	(77,531)
Amount due after 12 months	17,782,949	17,542,729	548,665	630,866

NOTES TO THE FINANCIAL STATEMENTS

26. LOANS AND BORROWINGS (Cont'd)

(c) Hire purchase payables (Cont'd)

Hire purchase payables of the Group and of the Company of RM26,146,931 and RM630,866 (2025: RM24,679,812 and RM708,397) respectively bear interest at rates ranging from 2.28% to 6.43% (2025: 2.28% to 5.62%) per annum and are secured by the Group's and the Company's plant and machinery and motor vehicles under hire purchase arrangements as disclosed in Note 11(c).

(d) Lease liabilities

The interest rate implicit in the leases is at rates ranging from 3.05% to 8.05% (2025: 3.33% to 8.01%).

Future minimum lease payments together with the present value of net minimum lease payments are as follows:

	Group	
	2026	2025
	RM	RM
Minimum lease payments:		
Not later than one year	2,060,922	1,656,500
Later than one year and not later than five years	5,019,297	4,930,600
Later than five years	763,450	1,901,650
	7,843,669	8,488,750
Less: Future finance charges	(1,127,909)	(1,596,752)
Present value of minimum lease payments	6,715,760	6,891,998
Present value of minimum lease payments:		
Not later than one year	1,649,580	1,210,192
Later than one year and not later than five years	4,348,997	3,934,992
Later than five years	717,183	1,746,814
	6,715,760	6,891,998
Less: Amount due within 12 months	(1,649,580)	(1,210,192)
Amount due after 12 months	5,066,180	5,681,806

26. LOANS AND BORROWINGS (Cont'd)

(e) Term loans

The term loans of the Group bear interest at rates ranging from 3.50% to 7.39% (2025: 3.50% to 7.39%) per annum.

The term loans are secured by way of:

(i) First party second legal charge over the freehold hotel land and building of a subsidiary as disclosed in Note 11;
(ii) Legal charge over the investment properties as disclosed in Note 12;
(iii) Assignment of life insurance policy by directors;
(iv) Corporate guarantees by a subsidiary and the Company;
(v) Assignment of Debt Service Reserve Account;
(vi) Charge over surplus sales proceed of proposed development;
(vii) Assignment of contractual right;
(viii) Debenture incorporating a fixed and floating charge, over all assets of subsidiaries, both present and future;
(ix) Deposits pledged as disclosed in Note 22;
(x) Charge on leasehold land held for development as disclosed in Note 13; and
(xi) Joint and several guarantees by directors of the subsidiaries and of the Company.

(f) Revolving credit

The revolving credit of the Group earns interest at rates ranging from 5.30% to 5.96% (2025: 5.77% to 5.96%) per annum and is secured by way of:

(i) First party second legal charge over the freehold hotel land and building of a subsidiary as disclosed in Note 11;
(ii) Assignment of life insurance policy by a Director; and
(iii) Corporate guarantee of the Company.

27. DEFERRED TAX LIABILITIES

	Group	
	2026	2025
	RM	RM
At beginning of the financial year	18,121,934	15,313,986
Recognised in profit or loss during the financial year (Note 9)	918,778	2,807,948
Deferred tax relating to revaluation reserve	481,480	-
At end of the financial year	19,522,192	18,121,934

NOTES TO THE FINANCIAL STATEMENTS

27. DEFERRED TAX LIABILITIES (Cont'd)

Presented after appropriate offsetting as follows:

	Group	
	2026	2025
	RM	RM
Deferred tax assets	-	-
Deferred tax liabilities	19,522,192	18,121,934
	19,522,192	18,121,934

The components of deferred tax liabilities as at the end of the financial year are as follows:

	Group	
	2026	2025
	RM	RM
Deferred tax liabilities		
Temporary differences between net carrying amount and corresponding tax written down values in relation to property, plant and equipment	19,012,281	18,093,503
Surplus arising from revaluation of freehold hotel land	509,911	28,431
	19,522,192	18,121,934

28. TRADE AND OTHER PAYABLES

		Group		Company	
		2026	2025	2026	2025
	Note	RM	RM	RM	RM
Non-current:					
Trade payable	(a)	-	2,896,037	-	-
Current:					
Trade payables	(b)	30,287,450	23,601,631	-	-
Other payables	(c)	10,420,134	14,308,843	72,444	223,863
Accruals		9,535,971	4,513,429	246,369	188,861
Amount owing to a corporate shareholder of a subsidiary	(d)	304,048	-	-	-
Amount owing to a director of a subsidiary	(e)	1,292,972	1,240,021	-	-
Deposits received		2,779,799	2,379,340	-	-
Total trade and other payables (current)		54,620,374	46,043,264	318,813	412,724
Total trade and other payables (non-current and current)		54,620,374	48,939,301	318,813	412,724

28. TRADE AND OTHER PAYABLES (Cont'd)

(a) Long-term trade payable is measured at amortised cost at imputed interest rate at 3.45% (2025: 3.45%) per annum.

(b) Trade payables

The normal trade credit terms granted to the Group ranging from 30 to 60 days (2025: 30 to 60 days).

Included in trade payables of the Group is an amount of RM3,497,485 (2025: RM1,056,058) held as retention sum payable to contractor.

(c) Other payables

Included in other payables of the Group are amounts owing to related parties of RM446,149 (2025: RM41,879) in which a director of the Group and of the Company has a substantial financial interest. These amounts are non-trade in nature, unsecured, interest-free and repayable upon demand.

(d) Amount owing to a corporate shareholder of a subsidiary

The amount owing to a corporate shareholder of a subsidiary is non-trade in nature, unsecured, interest-free and repayable upon demand.

(e) Amount owing to a director of a subsidiary

Amount owing to a director of a subsidiary is non-trade in nature, unsecured, interest-free and repayable upon demand, as and when the amount and timing of repayment will not adversely affect the cash flows of the Group and of the Company to meet their obligations as and when they fall due.

(f) For explanations on the Group's and the Company's liquidity risk management processes, refer to Note 31(b)(ii).

NOTES TO THE FINANCIAL STATEMENTS

29. PROVISION FOR LIABILITIES

	Provision for strata-title application costs RM
Group	
At 1 July 2024	1,812,000
Recognised in profit or loss	178,217
At 30 June 2025	1,990,217
Recognised in profit or loss	85,739
Utilised during the financial year	(1,086,161)
At 30 June 2026	989,795

Provision for strata-title application costs

This was in respect of strata-title application costs for a project of a subsidiary which had been completed in prior years.

30. RELATED PARTIES

(a) Identity of related parties

Parties are considered to be related to the Group and 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 operational decisions, or vice versa, or where the Group and the Company and the party are subject to common control. Related parties may be individuals or other entities.

Related parties of the Group include:

(i) Holding company;
(ii) Subsidiaries;
(iii) Associates;
(iv) Joint venture;
(v) Entities in which directors have substantial financial interests; and
(vi) Key management personnel of the Group's and the Company's holding company, comprise persons (including directors) having the authority and responsibility for planning, directing and controlling the activities directly or indirectly.

30. RELATED PARTIES (Cont'd)

(b) Significant related party transactions

Significant related party transactions other than disclosed elsewhere in the financial statements are as follows:

	Group	
	2026	2025
	RM	RM
Associates		
Expo Bricks Sdn. Bhd.		
Sales of raw material	2,444,626	1,001,051
Management fee income	36,000	30,000
Rental income	48,000	-
Rental paid/payable	(12,000)	-
Sundry income	87,872	-
Transportation income	174,651	-
Sunny Wise Sdn. Bhd.		
Sales of equipment	150	-
Rental income	25,200	36,000
Purchase of raw materials	(7,433,290)	(5,084,940)
Hiring income	398,500	-
Sundry income	205,813	-
Transportation income	16,695	-
Minda Horizon Sdn. Bhd.		
Purchase of services	(314,214)	-
Rental income	1,560	-
Joint venture		
Doople Meta Sdn. Bhd.		
Interest income	160,000	66,795
Entities in which a director has substantial financial interests		
Mt Cuthbert Resources Pty Ltd		
Leasing of machineries and equipment	-	8,822,259
Homesign Network Sdn. Bhd.		
Interest income	41,746	52,722
Sales of ready-mixed concrete	-	5,661
Laju Damai Sdn. Bhd.		
Rental paid/payable	(79,200)	(78,000)
Hasil Gahara Sdn. Bhd.		
Interest income	930	12,779
Sales of ready-mixed concrete	-	2,500
Elite Furniture and Decor Sdn. Bhd.		
Purchase of furniture and fittings	(97,000)	-
Persons connected to a director of the subsidiaries		
Rental paid/payable	(117,200)	(75,350)
Director of the Group		
Rental paid/payable	(237,040)	(254,640)

NOTES TO THE FINANCIAL STATEMENTS

30. RELATED PARTIES (Cont'd)

(b) Significant related party transactions (Cont'd)

Significant related party transactions other than disclosed elsewhere in the financial statements are as follows: (Cont'd)

	Company	
	2026	2025
	RM	RM
Subsidiaries		
Meta Bright Hospitality Sdn. Bhd.		
Interest income	1,265,351	1,215,940
Management fee income	160,000	160,000
EBF Land Sdn. Bhd.		
Interest income	467	401
FBO Land (Setapak) Sdn. Bhd.		
Interest income	812,290	978,309
Management fee income	370,000	370,000
Meta Bright Assets Sdn. Bhd.		
Interest income	315,644	85,991
Management fee income	150,000	150,000
MBCP Land Sdn. Bhd.		
Interest income	-	166
Meta Bright Sdn. Bhd.		
Interest income	582,110	294,104
Meta Bright Australia Pty. Ltd.		
Management fee income	-	150,000
Meta Bright Solutions Sdn. Bhd.		
Interest income	-	4,330
Meta Bright Energy Sdn. Bhd.		
Interest income	143,630	45,016
Perfect Diamond Capital Sdn. Bhd.		
Interest income	459	429

30. RELATED PARTIES (Cont'd)

(b) Significant related party transactions (Cont'd)

Significant outstanding balances with related parties at the end of the reporting period are as disclosed in Notes 19 and 28.

The Company provides secured corporate guarantees to banks in respect of banking facilities granted to subsidiaries as disclosed in Note 33.

(c) Compensation of key management personnel

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Executive Directors				
Fees, salaries, allowances and bonuses	3,187,948	2,868,835	1,247,600	1,227,950
Other emoluments	338,830	601,816	151,682	149,018
	3,526,778	3,470,651	1,399,282	1,376,968
Non-Executive Directors				
Allowances	42,000	45,000	42,000	45,000
Fees	276,000	276,000	276,000	276,000
	318,000	321,000	318,000	321,000
Total directors' remuneration	3,844,778	3,791,651	1,717,282	1,697,968
Key management personnel				
- Fees, salaries and allowances	216,750	221,000	216,750	221,000
- Defined contribution plans	26,010	26,520	26,010	26,520
- Socso contribution	1,393	1,335	1,393	1,335
	244,153	248,855	244,153	248,855

The estimated monetary values of a director's and key management personnel's benefit-in-kind are RM32,800 and RM9,900 respectively (2025: RM19,965 and RM9,900 respectively).

NOTES TO THE FINANCIAL STATEMENTS

31. FINANCIAL INSTRUMENTS

(a) Categories of financial instruments

The following table analyses the financial instruments in the statements of financial position by the classes of financial instruments to which they are assigned:

(i) Amortised cost
(ii) Fair value through other comprehensive income ("FVOCI")

	Carrying amount RM	Amortised cost RM	FVOCI RM
2026			
Financial assets			
Group			
Other investments	3,718,614	2,000,000	1,718,614
Financing receivables	2,154,055	2,154,055	-
Trade and other receivables (exclude prepayments, advances to suppliers and GST claimable)	103,071,587	103,071,587	-
Deposits placed with licensed banks	15,384,512	15,384,512	-
Cash and bank balances	31,142,846	31,142,846	-
	155,471,614	153,753,000	1,718,614
Company			
Other investments	1,718,614	-	1,718,614
Trade and other receivables (exclude prepayments)	80,880,451	80,880,451	-
Cash and bank balances	10,458,948	10,458,948	-
	93,058,013	91,339,399	1,718,614
Financial liabilities			
Group			
Trade and other payables	54,620,374	54,620,374	-
Loans and borrowings (exclude lease liabilities)	156,719,482	156,719,482	-
	211,339,856	211,339,856	-
Company			
Trade and other payables	318,813	318,813	-
Loans and borrowings	630,866	630,866	-
	949,679	949,679	-

31. FINANCIAL INSTRUMENTS (Cont'd)

(a) Categories of financial instruments (Cont'd)

	Carrying amount RM	Amortised cost RM	FVOCI RM
2025			
Financial assets			
Group			
Other investments	3,686,886	2,000,000	1,686,886
Financing receivables	2,030,000	2,030,000	-
Trade and other receivables (exclude prepayments, advances to suppliers and GST claimable)	75,074,258	75,074,258	-
Deposits placed with licensed banks	18,137,274	18,137,274	-
Cash and bank balances	23,668,900	23,668,900	-
	122,597,318	120,910,432	1,686,886
Company			
Other investments	1,686,886	-	1,686,886
Trade and other receivables (exclude prepayments)	68,116,729	68,116,729	-
Cash and bank balances	4,065,855	4,065,855	-
	73,869,470	72,182,584	1,686,886
Financial liabilities			
Group			
Trade and other payables	48,939,301	48,939,301	-
Loans and borrowings (exclude lease liabilities)	150,207,406	150,207,406	-
	199,146,707	199,146,707	-
Company			
Trade and other payables	412,724	412,724	-
Loans and borrowings	708,397	708,397	-
	1,121,121	1,121,121	-

31. FINANCIAL INSTRUMENTS (Cont'd)

(b) Financial risk management

The Group's and the Company's activities are exposed to a variety of financial risks arising from their operations and the use of financial instruments. The key financial risks include credit risk, liquidity risk, foreign currency risk, interest rate risk and market price risk. The Group's and the Company's overall financial risk management objective is to optimise value for their shareholders. The Group and the Company do not trade in financial instruments.

The Board of Directors reviews and agrees to policies and procedures for the management of these risks, which are executed by the Group's senior management. The audit committee provides independent oversight to the effectiveness of the risk management process.

(i) Credit risk

Credit risk is the risk of financial loss to the Group and the Company that may arise on outstanding financial instruments should a counterparty default on its obligations. The Group and the Company are exposed to credit risk from their operating activities (primarily trade receivables) and from their investing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments. The Group and the Company have a credit policy in place and the exposure to credit risk is managed through the application of credit approvals, credit limits and monitoring procedures.

The Group and the Company consider a financial asset to be in default when:

- the counterparty is unable to pay its credit obligations to the Group and the Company in full, without taking into account any credit enhancements held by the Group and the Company; or
- the contractual payment of the financial asset is more than 90 days past due unless the Group and the Company have reasonable and supportable information to demonstrate that a more lagging default criterion is more appropriate.

At the end of the reporting period, the Group and the Company assess whether financial assets carried at amortised cost are 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 that financial asset have occurred. Those events evidence that a financial asset is credit-impaired include observable data about the following events:

- significant financial difficulty of the counterparty;
- a breach of contract, including a default event;
- a concession or restructuring of loans granted by the lender of the counterparty relating to the counterparty's financial difficulty; or
- it is probable that the counterparty will enter bankruptcy or other financial reorganisation.

31. FINANCIAL INSTRUMENTS (Cont'd)

(b) Financial risk management (Cont'd)

(i) Credit risk (Cont'd)

The gross carrying amount of a financial asset is written off (either partially or in 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 source 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 procedure for recovery of amounts due.

Financing receivables, trade receivables and contract assets

As at the end of the reporting period, the maximum exposure to credit risk arising from financing receivables, trade receivables and contract assets is represented by the carrying amounts in the statements of financial position.

The carrying amount of trade receivables and contracts assets are not secured by any collateral or supported by any other credit enhancements. The Group and the Company have adopted a policy of dealing with creditworthy counterparties as a means of mitigating the risk of financial loss from defaults. The Group and the Company use ageing analysis to monitor the credit quality of trade receivables. In managing credit risks of trade receivables, the Group and the Company also take appropriate actions (including but not limited to legal actions) to recover long past due balances.

The Group and the Company apply the simplified approach to providing for impairment losses prescribed by MFRS 9, which permits the use of the lifetime expected credit losses provision for all financing receivables, trade receivables and contracts assets. The Group uses a provision matrix to measure expected credit losses for financing and trade receivables. To measure the expected credit losses, financing and trade receivables have been assessed individually based on shared credit risk characteristics and the days past due. The impairment losses also incorporate forward looking information.

NOTES TO THE FINANCIAL STATEMENTS

31. FINANCIAL INSTRUMENTS (Cont'd)

(b) Financial risk management (Cont'd)

(i) Credit risk (Cont'd)

Financing receivables, trade receivables and contract assets (Cont'd)

The information about the credit risk exposure on the Group's financing receivables, trade receivables and contracts assets are as follows:

Group	Gross carrying amount at default RM
2026	
Contract assets	1,406,829
Financing and trade receivables	
Current	4,533,468
1-30 days past due	17,116,548
31-60 days past due	11,486,112
61-90 days past due	3,640,871
91-120 days past due	2,420,737
>121 days past due	29,990,298
	69,188,034
Impairment losses	
- Individually assessed	18,663,946
	87,851,980
	89,258,809
2025	
Contract assets	1,720,056
Financing and trade receivables	
Current	14,276,826
1-30 days past due	11,305,621
31-60 days past due	9,423,649
61-90 days past due	3,772,824
91-120 days past due	2,048,083
>121 days past due	13,854,978
	54,681,981
Impairment losses	
- Individually assessed	18,236,090
	72,918,071
	74,638,127

NOTES TO THE FINANCIAL STATEMENTS

31. FINANCIAL INSTRUMENTS (Cont'd)

(b) Financial risk management (Cont'd)

(i) Credit risk (Cont'd)

Financing receivables, trade receivables and contract assets (Cont'd)

The information about the credit risk exposure on the Group's financing receivables, trade receivables and contracts assets are as follows: (Cont'd)

Other receivables and other financial assets

For other receivables and other financial assets (including other investments, deposits placed with licensed banks, and cash and bank balances), the Group and the Company minimise credit risk by dealing exclusively with high credit rating counterparties. At the reporting date, the Group's and the Company's maximum exposure to credit risk arising from other receivables and other financial assets is represented by the carrying amount of each class of financial assets recognised in the statements of financial position.

The Group and the Company consider the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk the Group and the Company compare the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forward-looking information.

Regardless of the analysis above, a significant increase in credit risk is presumed if a debtor is more than 30 days past due in making a contractual payment.

Some intercompany balances between entities within the Group comprise loans or advances which are repayable on demand. The Company regularly monitors the financial performance and position of these entities on an individual basis. When these entities' financial perfomance and position deteriorates significantly, the Company assumes that there is a significant increase in credit risk, and thereby a lifetime expected credit loss assessment is necessary. As the Company is able to determine the timing of repayment of the loans or advances, the Company will consider the loans or advances to be in default when these entities are unable to pay based on the expected manner of recovery and recovery period. The Company determines the probability of default for these loans or advances using internally available information. The Company considers the loans or advances to be credit-impaired when the entities are unlikely to repay their debts.

Other than the credit-impaired amounts owing by subsidiaries and other receivables, the Group and the Company consider the other financial assets as low credit risk and any loss allowance would be negligible.

NOTES TO THE FINANCIAL STATEMENTS

31. FINANCIAL INSTRUMENTS (Cont'd)

(b) Financial risk management (Cont'd)

(i) Credit risk (Cont'd)

Financial guarantee contracts

The Company is exposed to credit risk in relation to financial guarantees given to banks in respect of loans granted to subsidiaries. The Company monitors the results of the subsidiaries and their repayments on an on-going basis. The maximum exposure to credit risks amounts to RM130,572,551 (2025: RM125,527,594) representing the maximum amount the Company could pay if the guarantee is called on as disclosed in Note 31(b)(ii). As at the reporting date, there was no loss allowance for expected credit losses as determined by the Company for the financial guarantee.

The financial guarantees have not been recognised since the fair value on initial recognition was not material as the guarantee is provided as credit enhancement to a subsidiary's secured borrowings.

(ii) Liquidity risk

Liquidity risk is the risk that the Group or the Company will encounter difficulty in meeting financial obligations when they fall due. The Group's and the Company's exposure to liquidity risk arise primarily from differences of the maturities between financial assets and liabilities. The Group's and the Company's exposure to liquidity risk arise principally from trade and other payables, loans and borrowings.

The Group maintains a level of cash and cash equivalents and bank facilities deemed adequate by the management to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they fall due.

NOTES TO THE FINANCIAL STATEMENTS

31. FINANCIAL INSTRUMENTS (Cont'd)

(b) Financial risk management (Cont'd)

(ii) Liquidity risk (Cont'd)

Maturity analysis

The maturity analysis of the Group's and the Company's financial liabilities by their relevant maturity at the reporting date are based on contractual undiscounted repayment obligations are as follows:

	Carrying amount RM	Contractual undiscounted cash flows: On demand or within 1 year RM	Between 1 and 5 years RM	More than 5 years RM	Total RM
2026					
Group					
Financial liabilities					
Trade and other payables	54,620,374	54,741,699	-	-	54,741,699
Loans and borrowings	163,435,242	107,345,135	65,696,756	19,577,683	192,619,574
	218,055,616	162,086,834	65,696,756	19,577,683	247,361,273
Company					
Trade and other payables	318,813	318,813	-	-	318,813
Hire purchase payables	630,866	110,976	443,904	179,916	734,796
Financial guarantee contracts	-	130,572,551	-	-	130,572,551
	949,679	131,002,340	443,904	179,916	131,626,160

NOTES TO THE FINANCIAL STATEMENTS

31. FINANCIAL INSTRUMENTS (Cont'd)

(b) Financial risk management (Cont'd)

(ii) Liquidity risk (Cont'd)

Maturity analysis (Cont'd)

The maturity analysis of the Group's and the Company's financial liabilities by their relevant maturity at the reporting date are based on contractual undiscounted repayment obligations are as follows: (Cont'd)

	Carrying amount RM	Contractual undiscounted cash flows: On demand or within 1 year RM	Between 1 and 5 years RM	More than 5 years RM	Total RM
2025					
Group					
Financial liabilities					
Trade and other payables	48,939,301	46,064,522	3,099,311	-	49,163,833
Loans and borrowings	157,099,404	94,429,671	65,507,756	20,750,635	180,688,062
	206,038,705	140,494,193	68,607,067	20,750,635	229,851,895
Company					
Trade and other payables	412,724	412,724	-	-	412,724
Hire purchase payables	708,397	110,976	554,880	179,916	845,772
Financial guarantee contracts	-	125,527,594	-	-	125,527,594
	1,121,121	126,051,294	554,880	179,916	126,786,090

31. FINANCIAL INSTRUMENTS (Cont'd)

(b) Financial risk management (Cont'd)

(iii) Foreign currency risk

Foreign currency risk is the risk of fluctuation in fair value or future cash flows of a financial instrument as a result of changes in foreign exchange rates. The Group's and the Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Group's and the Company's other investment, bank balances and borrowings.

The Group's and the Company's unhedged financial assets and liability that are not denominated in their functional currencies are as follows:

	Group Functional currencies RM	Company Functional currencies RM
At 30 June 2026		
Financial assets and liability not held in functional currencies		
Australian Dollar		
Other investment - quoted equity securities	1,718,614	1,718,614
United States Dollar		
Bank balances	1,633,775	-
Term loan	(2,206,590)	-
	(572,815)	-
At 30 June 2025		
Financial assets and liability not held in functional currencies		
Australian Dollar		
Other investment - quoted equity securities	1,686,886	1,686,886
United States Dollar		
Bank balances	2,227,463	-
Term loan	(16,474,915)	-
	(14,247,452)	-

NOTES TO THE FINANCIAL STATEMENTS

31. FINANCIAL INSTRUMENTS (Cont'd)

(b) Financial risk management (Cont'd)

(iii) Foreign currency risk (Cont'd)

Sensitivity analysis for foreign currency risk

The Group's and the Company's principal foreign currency exposure relates mainly to Australian Dollar ("AUD") and United States Dollar ("USD").

The following table demonstrates the sensitivity to a reasonably possible change in the AUD and USD, with all other variables held constant on the Group's and the Company's total equity and profit/(loss) for the financial year.

	Change in rate	Effect on profit for the financial year RM	Effect on equity RM
Group/Company			
At 30 June 2026			
- AUD	+10%	-	130,615
	-10%	-	(130,615)
- USD	+10%	(43,534)	-
	-10%	43,534	-
At 30 June 2025			
- AUD	+10%	-	128,203
	-10%	-	(128,203)
- USD	+10%	(1,082,806)	-
	-10%	1,082,806	-

(iv) Interest rate risk

Interest rate risk is the risk of fluctuation in fair value or future cash flows of the Group's and the Company's financial instruments as a result of changes in market interest rates. The Group's and the Company's exposure to interest rate risk arises primarily from their long-term loans and borrowings with floating interest rates.

31. FINANCIAL INSTRUMENTS (Cont'd)

(b) Financial risk management (Cont'd)

(iv) Interest rate risk (Cont'd)

Sensitivity analysis for interest rate risk
The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant on the Group's total equity and profit for the financial year.

	Change in rate	Effect on profit for the financial year RM	Effect on equity RM
Group			
At 30 June 2026	+1%	(992,351)	(992,351)
	- 1%	992,351	992,351
At 30 June 2025	+1%	(954,010)	(954,010)
	- 1%	954,010	954,010

(v) Market price risk

Market price risk is the risk that the fair value or future cash flows of the Group's financial instruments will fluctuate because of changes in market prices (other than interest or exchange rates).

The Group is exposed to market price risk arising from its investment in quoted equity instruments. The quoted equity instruments outside Malaysia are listed on Australian Securities Exchange ("ASX") in Australia.

Sensitivity analysis for equity price risk
The following table demonstrates the sensitivity to a reasonably possible change in ASX, with all other variables held constant on the Group's and the Company's total equity and profit for the financial year.

Market price risk

	Change in rate	Effect on profit for the financial year RM	Effect on equity RM
Group and Company			
At 30 June 2026	+1%	-	13,061
	- 1%	-	(13,061)
At 30 June 2025	+1%	-	12,820
	- 1%	-	(12,820)

NOTES TO THE FINANCIAL STATEMENTS

31. FINANCIAL INSTRUMENTS (Cont'd)

(c) Fair value measurement

The carrying amounts of cash and bank balances, deposits placed with licensed banks, short-term receivables, payables and short-term borrowings reasonably approximate to their fair values due to the relatively short-term nature of these financial instruments.

The carrying amounts of long-term floating rate term loans are reasonable approximation of fair values as the loans will be re-priced to market interest rate on or near reporting date.

There have been no transfers between Level 1 and Level 2 during the financial year (2025: no transfer in either directions).

31. FINANCIAL INSTRUMENTS (Cont'd)

(c) Fair value measurement (Cont'd)

The following table provides the fair value measurement hierarchy of the Group's and of the Company's financial instruments:

	Carrying amount	Fair value of financial instruments carried at fair value				Fair value of financial instruments not carried at fair value			
	Total	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
	RM	RM	RM	RM	RM	RM	RM	RM	RM
2026									
Group									
Financial assets									
Quoted equity securities	1,718,614	1,718,614	-	-	1,718,614	-	-	-	-
Financial liabilities									
Hire purchase payables	26,146,931	-	-	-	-	-	-	26,183,847	26,183,847
Company									
Financial assets									
Quoted equity securities	1,718,614	1,718,614	-	-	1,718,614	-	-	-	-
Financial liabilities									
Hire purchase payables	630,866	-	-	-	-	-	-	604,468	604,468

31. FINANCIAL INSTRUMENTS (Cont'd)

(c) Fair value measurement (Cont'd)

The following table provides the fair value measurement hierarchy of the Group's and of the Company's financial instruments: (Cont'd)

	Carrying amount	Fair value of financial instruments carried at fair value				Fair value of financial instruments not carried at fair value			
	Total	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
	RM	RM	RM	RM	RM	RM	RM	RM	RM
2025									
Group									
Financial asset									
Quoted equity securities	1,686,886	1,686,886	-	-	1,686,886	-	-	-	-
Financial liabilities									
Hire purchase payables	24,679,812	-	-	-	-	-	-	24,475,422	24,475,422
Company									
Financial assets									
Quoted equity securities	1,686,886	1,686,886	-	-	1,686,886	-	-	-	-
Financial liabilities									
Hire purchase payables	708,397	-	-	-	-	-	-	676,654	676,654

31. FINANCIAL INSTRUMENTS (Cont'd)

(c) Fair value measurement (Cont'd)

Level 3 fair value

Fair value of financial instruments not carried at fair value.

The fair value of hire purchase payables is determined using the discounted cash flows method based on discount rates that reflects the issuer's borrowing rate as at the end of the reporting period.

32. COMMITMENTS

(a) The Group has made commitments for the following capital expenditures:

	Group	
	2026 RM	2025 RM
Property, plant and equipment	10,492,873	19,333,008
Investment properties	11,132,116	1,651,200
	21,624,989	20,984,208

(b) Operating lease commitments - as lessor

The Group leases several of its investment properties which have remaining lease term between 1 year to 5 years.

The maturity analysis of the Group's lease payments, showing the undiscounted lease payments to be received after the reporting date are as follows:

	Group	
	2026 RM	2025 RM
- Not later than one year	2,435,759	4,199,158
- One to two years	980,206	2,612,696
- Two to three years	397,236	376,808
- Three to four years	213,000	224,400
- Four to five years	20,000	168,000
- More than five years	-	5,000
	4,046,201	7,586,062

NOTES TO THE FINANCIAL STATEMENTS

33. FINANCIAL GUARANTEES

	Company	
	2026 RM	2025 RM
Corporate guarantee to banks in respect of banking facilities granted to subsidiaries	130,572,551	125,527,594

34. DIVIDEND

	Group and Company 2026 RM
Recognised during the financial year:	
Dividend on ordinary shares:	
- Single-tier interim dividend of 0.0367 sen per ordinary share in respect of the financial year ended 30 June 2026, paid on 30 June 2026	1,000,593

35. CAPITAL MANAGEMENT

The primary objective of the Group's and the Company's capital management is to ensure that they maintain a strong capital base and safeguard the Group's and the Company's ability to continue as a going concern, so as to maintain investors, creditors and market confidence and to sustain future development of the business. The Group and the Company manage their capital structure by monitoring the capital and net debt on an on-going basis. To maintain the capital structure, the Group and the Company may adjust the dividend payment to shareholders.

There were no changes in the Group's and the Company's approach to capital management during the financial year.

NOTES TO THE FINANCIAL STATEMENTS

35. CAPITAL MANAGEMENT (Cont'd)

The Group and the Company monitor using gearing ratio. The gearing ratio is calculated as total debts divided by total equity. The gearing ratio at 30 June 2026 and 30 June 2025 are as follows:

	Group		Company	
	2026 RM	2025 RM	2026 RM	2025 RM
Trade and other payables	54,620,374	48,939,301	318,813	412,724
Loans and borrowings	163,435,242	157,099,404	630,866	708,397
Total debts	218,055,616	206,038,705	949,679	1,121,121
Total equity	346,776,842	303,626,625	306,938,043	239,820,590
Gearing ratio	63%	68%	0%	0%

36. SIGNIFICANT EVENTS DURING AND SUBSEQUENT TO THE END OF THE FINANCIAL YEAR

(a) On 11 July 2025, the wholly-owned subsidiary of the Company, namely Meta Bright Sdn. Bhd. entered into a share sale agreement with Amber International Sdn. Bhd. for the disposal of its entire equity interest in Meta Bright Australia Pty Ltd. On 21 July 2025, the disposal of the Company's entire equity interest in Meta Bright Australia Pty Ltd was completed for a total consideration of RM25,370,000, satisfied entirely by cash.

(b) On 21 July 2025, the Company issued 182,608,600 new ordinary shares at a price of RM0.115 each through private placement for a total consideration of RM20,999,989.

(c) On 20 May 2026, the Company had entered into a share sale agreement ("SSA") with Teo Hin Wee ("the Vendor") to acquire 1,400,000 ordinary shares in TTOP Industrial & Engineering Sdn. Bhd. ("TIESB"), representing 70% of the issued share capital of TIESB, for a purchase consideration of RM9,292,500, which shall be satisfied via cash consideration of RM1,000,000 and issuance of 51,828,125 new ordinary shares in the Company ("Consideration Shares") at an issue price of RM0.16 per Consideration Share, subject to the terms and conditions of the SSA.

The acquisition had been completed on 8 July 2026 in accordance with the terms and conditions of the SSA.

Following the completion of the Proposed Acquisition, the balance Cash Consideration of RM500,000 had been paid to the Vendor and 51,828,125 Consideration Shares had been allotted to the Vendor and Escrow Agent on even date. The said Consideration Shares have been listed on the Main Market of Bursa Securities on 9 July 2026.

(d) On 8 May 2026, Meta Bright Energy Sdn. Bhd. ("MBESB"), a wholly-owned subsidiary of the Company had entered into a conditional Subscription Agreement for the subscription of 105 new ordinary shares, representing approximately 51% of the enlarged issued share capital of Bumidotearth Sdn. Bhd. for a cash consideration of RM1,020,075.00 ("Proposed Subscription").

On 31 July 2026, the Proposed Subscription had been completed and Bumidotearth has become a 51%-owned indirect subsidiary of the Company held through Meta Bright Energy Sdn. Bhd.

STATEMENT BY DIRECTORS

(PURSUANT TO SECTION 251(2) OF THE COMPANIES ACT 2016)

We, **LEE CHEE KIANG** and **TAN CHIN HONG**, being two of the directors of Meta Bright Group Berhad, do hereby state that in the opinion of the directors, the accompanying financial statements set out on pages 102 to 202 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 30 June 2026 and of their financial performance and cash flows for the financial year then ended.

Signed on behalf of the Board of Directors in accordance with a resolution of the directors:

LEE CHEE KIANG
Director

TAN CHIN HONG
Director

Date: 30 October 2026

STATUTORY DECLARATION

(PURSUANT TO SECTION 251(1) OF THE COMPANIES ACT 2016)

I, **TAN CHIN HONG**, being the director primarily responsible for the financial management of Meta Bright Group Berhad, do solemnly and sincerely declare that to the best of my knowledge and belief, the accompanying financial statements set out on pages 102 to 202 are 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.

TAN CHIN HONG

Subscribed and solemnly declared by the abovenamed at Kuala Lumpur in the Federal Territoryon 30 October 2026.

Before me,

HADINUR MOHD SYARIF (No. W761)
Commissioner for Oaths

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF META BRIGHT GROUP BERHAD

(INCORPORATED IN MALAYSIA)

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Meta Bright Group Berhad, which comprise the statements of financial position as at 30 June 2026 of the Group and of the Company, and the statements of comprehensive income, statements of changes in equity and statements of cash flows of the Group and of the Company for the financial year then ended, and notes to the financial statements, including material accounting policy information, as set out on pages 102 to 202.

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 30 June 2026, 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 audit of financial statements of public interest entities, and we have fulfilled our other ethical responsibilities in accordance with the By-Laws and the IESBA Code.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF META BRIGHT GROUP BERHAD
(INCORPORATED IN MALAYSIA)

Key Audit Matters

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

Group

Investment properties and property, plant and equipment (Notes 4(a), 4(b), 11 and 12 to the financial statements)

The Group has significant balances of investment properties and property, plant and equipment. The Group's policy is to measure investment properties at fair value and property, plant and equipment (comprising freehold hotel land and building) carried at valuation subsequent to their initial recognition. The directors estimated the fair value of the investment properties and valuation of property, plant and equipment based on information provided and the valuation performed by an external independent valuer.

We focused on this area because the estimation of fair value of investment properties and valuation of property, plant and equipment requires significant judgement in key assumptions used.

Our response:

Our audit procedures included, among others:
- considering the competence, capabilities and objectivity of the external valuers which included consideration of their qualifications and experience;
- understanding the scope and objective of the valuation by reading the terms of engagement;
- reading the valuation reports and discussing with external valuer and directors on their valuation approach and the significant judgements made; and
- understanding the relevance of the key input data used by the external valuers.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF META BRIGHT GROUP BERHAD
(INCORPORATED IN MALAYSIA)

Key Audit Matters (Cont'd)

Group (Cont'd)

Inventories (Notes 4(c) and 13 to the financial statements)

We focused on this area because the review of carrying value of certain inventories at lower of cost and net realisable value by the directors are major source of estimation uncertainty.

Our response:

Our audit procedures included, among others:
- considering the competence, capabilities and objectivity of the external valuers which included consideration of their qualifications and experience;
- understanding the scope and objective of the valuation by reading the terms of engagement;
- discussing with external valuer on their assessment of the fair value of the leasehold land;
- observing physical inventory count to observe physical existence and condition of the inventories;
- checking subsequent sales and discussing directors' assessment on estimated net realisable value on selected inventory items; and
- discussing with directors on whether the inventories have been written down to their net realisable value.

Revenue and corresponding costs recognition for property development activities (Notes 4(d), 5, 13 and 20 to the financial statements)

The amount of revenue and corresponding costs of the Group's property development activities is recognised over the period of contract by reference to the progress towards complete satisfaction of that performance obligation. The progress towards complete satisfaction of performance obligation is determined by reference to proportion of construction costs incurred for works performed to date bear to the estimated total costs for each project (input method).

We focused on this area because significant directors' judgement is required, in particular with regards to determining the progress towards satisfaction of a performance obligation, the extent of the property development costs incurred, the estimated total property development revenue and costs, as well as the recoverability of the property development costs. The estimated total revenue and costs are affected by a variety of uncertainties that depend of the outcome of future events.

Our response:

Our audit procedures included, among others:
- reading the terms and conditions of sample of agreements with customers;
- comparing the directors' key assumptions to contractual terms and discussing with project manager;
- understanding the Group's process in preparing project budget and the calculation of the progress towards complete satisfaction of performance obligation; and
- checking the mathematical computation of recognised revenue and corresponding costs for the projects during the financial year.

Key Audit Matters (Cont'd)

Company

Investment in subsidiaries (Notes 4(e) and 14 to the financial statements)

The Company performs impairment review on the investment in subsidiaries whenever the events or changes in circumstances indicate that the carrying amount of the investment in subsidiaries may not be recoverable in accordance with its accounting policy. Reviews are performed if events indicate that this is necessary. Where such indication exists, the Company determines the recoverable amount based on present value of the estimated future cash flows expected to be generated by the subsidiaries.

Significant judgement is required in the estimation of the present value of future cash flows generated by the subsidiaries, which involve uncertainties and are significantly affected by assumptions used and judgement made regarding estimates of future cash flows and discount rates. Changes in assumptions could significantly affect the results of the Company's tests for impairment of investment in subsidiaries.

Our response:

Our audit procedures included, among others:

- understanding the directors' key assumptions in cash flow forecast which include the directors' assessment and consideration of the current economic and business environment in relation to key assumptions;
- testing the mathematical accuracy of the impairment assessment; and
- performing the sensitivity analysis of key assumptions and the impacts of these key assumptions and inputs that are expected to be most sensitive to the recoverable amount.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF
META BRIGHT GROUP BERHAD
(INCORPORATED IN MALAYSIA)

Information Other than the Financial Statements and Auditors' Report Thereon

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

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

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

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

Responsibilities of the Directors for the Financial Statements

The directors of the Company are responsible for the preparation of financial statements of the Group and of the Company that give a true and fair view in accordance with the 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 responsible for assessing the Group's and the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Group or the Company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF META BRIGHT GROUP BERHAD
(INCORPORATED IN MALAYSIA)

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- identify and assess the risks of material misstatement of the financial statements of the Group and of the Company, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's and of the Company's internal control.

- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.

- conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's or the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements of the Group and of the Company or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group or the Company to cease to continue as a going concern.

- evaluate the overall presentation, structure and content of the financial statements of the Group and of the Company, including the disclosures, and whether the financial statements of the Group and of the Company represent the underlying transactions and events in a manner that achieves fair presentation.

- plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

INDEPENDENT AUDITORS' REPORT TO THE MEMBERS OF META BRIGHT GROUP BERHAD
(INCORPORATED IN MALAYSIA)

Auditor's 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 matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

In accordance with the requirements of the Companies Act 2016 in Malaysia, we report that the subsidiaries of which we have not acted as auditors, are disclosed in Note 14 to the financial statements.

Other Matters

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 contents of this report.

Baker Tilly Monteiro Heng PLT
201906000600 (LLP0019411-LCA) & AF 0117
Chartered Accountants

Kenny Yeoh Khi Khen
No. 03229/09/2028 J
Chartered Accountant

Kuala Lumpur

Date: 30 October 2026



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MATERIAL PROPERTIES OF THE GROUP

Description and existing use	Location	Tenure	Land Area / Floor Area	Age of Building (Year)	Net Book Value RM	Date of Acquisition/ Revaluation
Shopping Centre with basement carpark and a 5 star Hotel	Kota Sri Mutiara Jalan Sultan Yahya Petra 15150 Kota Bharu Kelantan	Freehold	8,068 square metres	28	154,248,825	30/6/2026
Agricultural land	CL 115119278, District of Lahad Datu, Sabah	Leasehold (Expiring on 20 February 2917)	8.07625 acres	N/A	4,441,938	20/06/2025
Ongoing development land	Mukim Kuala Lemal Jajahan Pasir Mas Kelantan	Leasehold (Expiring on 22 July 2074)	25,640 square feet	N/A	4,481,307	27/04/2009
Land held for sales	Mukim Kuala Lemal Jajahan Pasir Mas Kelantan	Leasehold (Expiring on 22 July 2074)	196,721 square feet	N/A	7,000,000	30/6/2026
15 units 2-storey shop houses	Mukim Kuala Lemal Jajahan Pasir Mas Kelantan	Leasehold (Expiring on 22 July 2074)	24,900 square feet	10	5,818,717	15/5/2016
Ongoing development land	Damai, Kota Kinabalu Sabah	Leasehold (Expiring on 31 December 2081)	1,306 square metres	N/A	51,094,771	23/9/2022
45 units 2-storey Completed shop/ offices	Mukim Chenor Daerah Maran Pahang	Leasehold (Expiring on 22 October 2101)	96,458 square feet	7	30,780,000	19/3/2025
Industrial land	CL 265313960 & CL 265313979, Kampung Meruntum, Jalan Tombovo Meruntum Off Jalan Putatan 88200 Kota Kinabalu, Sabah	Leasehold (Expiring on 31 December 2072)	6.67 acres	N/A	11,475,833	18/8/2026
Industrial land developed with three blocks of single storey workers quarters and a single storey toilet block	CL265493356 (formerly held under NT 213135758) Kampung Dumpil Penampang, Sabah	Leasehold (Expiring on 31 December 2078)	87,191 square feet	N/A	4,650,995	18/8/2026
½ undivided share land	CL 265313237 Kampung Meruntum, Off Jalan Tombovo Meruntum, Off Jalan Putatan, Putatan, Sabah	Leasehold (Expiring on 31 December 2033)	95,396 square feet	N/A	1,840,894	31/1/2024

ANALYSIS OF SHAREHOLDINGS

AT 1 OCTOBER 2026

Total Number of Issued Shares	:	2,787,281,352
Class of Shares	:	Ordinary shares
Voting Rights	:	One vote per ordinary share
No. of Shareholders	:	14,607

DISTRIBUTION OF SHAREHOLDINGS AS AT 1 OCTOBER 2026

Size of Shareholdings	No. of Shareholders	%	No. of Shares	%
1 to 99 shares	7,736	52.961	322,510	0.012
100 to 1,000 shares	4,149	28.404	1,163,481	0.042
1,001 to 10,000 shares	1,352	9.256	6,111,682	0.219
10,001 to 100,000 shares	937	6.415	36,888,773	1.323
100,001 to 135,695,331 shares	431	2.950	1,488,490,012	53.403
135,695,332 and above	2	0.014	1,254,304,894	45.001
TOTAL	**14,607**	**100**	**2,787,281,352**	**100**

DIRECTORS' SHAREHOLDINGS AS AT 1 OCTOBER 2026 (as per Register of Directors' Shareholdings)

Size of Shareholdings	No. of Shares (Direct)	%	No. of Shares (Indirect)	%
Dato' Lee Wai Mun, DIMP., JMK., JP.	2,968,100	0.106	1,316,654,026*	47.237
Lee Chee Kiang	106,609,500	3.825	-	-
Tan Chin Hong	-	-	18,333,928**	0.657
Phang Kiew Lim	21,419,600	0.768	-	-
Mohamed Akwal Bin Sultan Mohamad	-	-	-	-
Masleena Binti Zaid	-	-	-	-
Ong Lu Yuan	1,300,000	0.047	-	-

NOTES:

* *Deemed interest by virtue of his interest in Leading Ventures Sdn. Bhd. pursuant to Section 8 of the Companies Act 2016.*

** *Indirect interest by virtue of his directorship and shareholding in Prestige Pavilion Sdn. Bhd. and Danhwa Holding Sdn. Bhd. and deemed interest by virtue of shares held by his sister, Ms Adeline Tan Wan Chen and his brother, Tan Chin Hao.*

ANALYSIS OF SHAREHOLDINGS

AT 1 OCTOBER 2026

SUBSTANTIAL SHAREHOLDERS AS AT 1 OCTOBER 2026 (as per Register of Substantial Shareholders)

Size of Shareholdings	No. of Shares (Direct)	%	No. of Shares (Indirect)	%
Leading Ventures Sdn Bhd	1,316,654,026	47.237	-	-
Dato' Lee Wai Mun, DIMP., JMK., JP.	2,968,100	0.106	1,316,654,026*	47.237

NOTES:

* *Deemed interest by virtue of his interest in Leading Ventures Sdn. Bhd. pursuant to Section 8 of the Companies Act 2016.*

THIRTY LARGEST SHAREHOLDERS

No.	Name	No. of Shares	Percentage (%)
1	LEADING VENTURES SDN BHD	689,889,910	24.751
2	LEADING VENTURES SDN BHD	564,414,984	20.250
3	JS GREENWOOD SDN BHD	133,632,000	4.794
4	CHEONG POH CHOY	74,971,946	2.690
5	WANG, RUIHUI	74,960,800	2.689
6	CITIGROUP NOMINEES (ASING) SDN BHD EXEMPT AN FOR CITIBANK NEW YORK (NORGES BANK 22)	71,500,000	2.565
7	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LEONG MAY LING	70,434,800	2.527
8	MALACCA EQUITY NOMINEES (TEMPATAN) SDN BHD LEADING VENTURES SDN. BHD.	55,965,932	2.008
9	AFFIN HWANG NOMINEES (TEMPATAN) SDN. BHD. PLEDGED SECURITIES ACCOUNT FOR LEE CHEE KIANG (M08	53,456,800	1.918
10	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR WAN CHEE KONG	52,173,900	1.872
11	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LEE CHEE KIANG (7006854)	47,787,300	1.714
12	TASEC NOMINEES (TEMPATAN) SDN BHD CHING ELAINE & CO FOR TEO HIN WEE	45,578,125	1.635
13	TAI KAU @ TAI FAH CHONG	40,497,300	1.453
14	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TAI WAY KEE	36,521,700	1.310

ANALYSIS OF SHAREHOLDINGS
AT 1 OCTOBER 2026

No.	Name	No. of Shares	Percentage (%)
15	RHB NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LEE WAI LOON	30,000,000	1.076
16	TAI WAY KEE	29,446,600	1.056
17	LEONG MAY LING	27,100,000	0.972
18	MALACCA EQUITY NOMINEES (TEMPATAN) SDN BHD CHANG KET KEONG	25,641,026	0.920
19	MAYBANK NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR RICKOH CORPORATION SDN. BHD.	25,577,871	0.918
20	CHEW KENG SIEW	24,811,428	0.890
21	BETON CHEMICALS TECHNOLOGY SDN BHD	24,011,666	0.861
22	KUAH OOI SIAN	23,815,700	0.854
23	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LEE MEI ZHEN	23,478,200	0.842
24	RHB CAPITAL NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR MELVINYEO KIANDEE	20,550,000	0.737
25	FOO KHON PU	19,220,000	0.690
26	CGS INTERNATIONAL NOMINEES MALAYSIA (TEMPATAN) SDN. BHD. PLEDGED SECURITIES ACCOUNT FOR PRESTIGE PAVILION SDN BHD (M Y1661)	17,670,000	0.634
27	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR CHANG KET KEONG	17,479,250	0.627
28	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR NG KOOI CHENG	16,226,500	0.582
29	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LIM HAU YANG	15,500,000	0.556
30	TA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR SIM LI YIN	13,087,100	0.470
	Total	**2,365,400,838**	**84.864**

ANALYSIS OF WARRANTS B HOLDINGS
AT 1 OCTOBER 2026

No. of Warrants B Issued	:	782,901,982
No. of Warrants B Exercised	:	117,567,614
No. of Warrants B Unexercised	:	665,334,368
Issue date	:	14 February 2022
Maturity date	:	13 February 2032
Rights of Warrants B Holder	:	The Warrants do not confer on their holders any voting rights or any right to participate in any form of distribution and/or offer of further securities in the Company until and unless such holders of Warrants exercise their Warrants for the new Shares in accordance with the provisions of the Deed Poll and such new Shares have been allotted and issued to such holders.

DISTRIBUTION OF WARRANTS B HOLDINGS AS AT 1 OCTOBER 2026

Size of Warrants B Holdings	No. % of Warrants B Holders	% of Warrants B Holders	No. of Warrants	% of Issued Warrants
Less than 100	97	19.246	4,507	0.001
100 to 1,000	31	6.151	14,695	0.002
1,001 to 10,000	64	12.698	354,542	0.053
10,001 to 100,000	163	32.341	8,278,995	1.244
100,001 TO 33,266,718 (*)	142	28.175	210,930,922	31.703
33,266,719 AND ABOVE (**)	7	1.389	445,750,707	66.997
TOTAL	**504**	**100**	**665,334,368**	**100**

DIRECTORS' WARRANTS B HOLDINGS AS AT 1 OCTOBER 2026 (as per Register of Directors' Warrants B Holdings)

Size of Shareholdings	No. of Warrants B (Direct)	%	No. of Warrants B (Indirect)	%
Dato' Lee Wai Mun, DIMP., JMK., JP.	-	-	157,301,092*	23.642
Lee Chee Kiang	21,868,831	3.827	-	-
Masleena Binti Zaid	-	-	-	-
Mohamed Akwal Bin Sultan Mohamad	-	-	-	-
Ong Lu Yuan	620,442	0.093	-	-
Phang Kiew Lim	-	-	-	-
Tan Chin Hong	-	-	-	-

Notes:

* *Deemed interest by virtue of his interest in Leading Ventures Sdn. Bhd. pursuant to Section 8 of the Companies Act 2016.*

ANALYSIS OF WARRANTS B HOLDINGS
AT 1 OCTOBER 2026

THIRTY LARGEST WARRANTS B HOLDERS

No.	Name	No. of Warrants B	Percentage (%)
1	LEADING VENTURES SDN BHD	157,299,015	23.642
2	TAI KAU @ TAI FAH CHONG	74,191,519	11.151
3	LEONG MAY LING	52,752,631	7.929
4	CHEONG POH CHOY	44,117,551	6.631
5	WAN CHEE KONG	42,113,644	6.330
6	LEE MEI ZHEN	38,322,384	5.760
7	SIM LI YIN	36,953,963	5.554
8	NG KAOI YUN	28,339,700	4.259
9	LEE CHEE KIANG	21,868,831	3.287
10	MELVINYEO KIANDEE	15,985,356	2.403
11	RHB NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR YIEW PENG CHENG	12,500,000	1.879
12	CHEW KENG SIEW	12,405,713	1.865
13	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TAN SZE HONG (7001191)	10,110,000	1.520
14	ALLIANCEGROUP NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LUI YUEN QIU (7001122)	7,501,000	1.127
15	LIM WEN YEH	6,407,142	0.963
16	LIM WEN YEH	5,821,321	0.875
17	MAYBANK NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR RICKOH CORPORATION SDN. BHD.	5,000,785	0.752
18	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR CHENG CHOON SENG	5,000,000	0.752
19	LING HUNG TAH	4,807,400	0.723
20	TING DIEW WEI	4,389,252	0.660
21	CHONG OI LING	2,613,594	0.393
22	LEE CHE KEAT	2,330,000	0.350
23	MING KAY HOONG	2,280,000	0.343
24	KENANGA NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR LIM HENG CHUAN	2,200,000	0.331
25	KENANGA NOMINEES (TEMPATAN) SDN BHD RAKUTEN TRADE SDN BHD FOR TAN PUI SZE	2,045,000	0.307
26	TEE CHOO GUAN	2,027,000	0.305
27	TEO CHIT MING @ TEO CHEE MING	1,792,630	0.269
28	WONG CHEE KEONG	1,600,000	0.240
29	PUBLIC INVEST NOMINEES (TEMPATAN) SDN BHD PLEDGED SECURITIES ACCOUNT FOR TANG CHEE KONG (M)	1,568,421	0.236
30	EYO CHAY NI	1,369,000	0.206
	Total	**605,712,852**	**91.039**

ANALYSIS OF WARRANTS B HOLDINGS
AT 1 OCTOBER 2026

NOTICE OF ANNUAL GENERAL MEETING

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN THAT the Twenty-Sixth ("**26th**") Annual General Meeting ("**AGM**") of the Company will be held at Platinum 2, Level 6, Renai Hotel Kota Bharu, Kota Sri Mutiara, Jalan Sultan Yahya Petra, 15150 Kota Bharu, Kelantan, Malaysia, on Tuesday, 1 December 2026 at 10.00 a.m. or any adjournment thereof for the following purposes:-

AGENDA

As Ordinary Business

1. To receive the Audited Financial Statements for the financial year ended 30 June 2026 together with the Reports of the Directors and Auditors thereon. (Please refer to Explanatory Notes 1) — ***(Please refer to Explanatory Notes 1)***

2. To re-elect the following Directors who are retiring in accordance with Clause 96 of the Constitution of the Company:-

   (i) Mr. Lee Chee Kiang — **Ordinary Resolution 1**
   (ii) Mr. Tan Chin Hong — **Ordinary Resolution 2**

3. To approve the Directors' Fees and Benefits Payable to the Directors for amount not more than RM800,000 for the period from the date of the 26th AGM until the date of the next AGM, to be paid monthly in arrears. — **Ordinary Resolution 3**

4. To appoint auditors and to authorise the Directors to determine their remuneration. — **Ordinary Resolution 4**

As Special Business

To consider and, if thought fit, to pass the following resolutions:-

5. **AUTHORITY FOR THE DIRECTORS TO ALLOT AND ISSUE SHARES PURSUANT TO SECTIONS 75 AND 76 OF THE COMPANIES ACT 2016; AND WAIVER OF PRE-EMPTIVE RIGHTS** — **Ordinary Resolution 5**

   "THAT subject to the Companies Act 2016 ("**Act**"), the Company's Constitution and the Main Market Listing Requirements ("**MMLR**") of Bursa Malaysia Securities Berhad ("**Bursa Securities**"), the Directors be and are hereby authorised pursuant to Sections 75 and 76 of the Act to allot and issue new shares in the Company at any time until the conclusion of the next AGM and upon such terms and conditions to such persons and for such purposes as the Directors may in their absolute discretion deem fit, provided that the aggregate number of new shares to be issued does not exceed 10% of the total number of issued shares (excluding treasury shares, if any) of the Company for the time being, subject always to the approval of all relevant regulatory bodies being obtained for such allotment and issuance.

   THAT pursuant to Section 85 of the Act read together with Clause 59 of the Constitution of the Company, the shareholders of the Company do hereby waive their pre-emptive rights over all new shares, options over or grants of new shares or any other convertible securities in the Company and/or any new shares to be issued pursuant to such options, grants or other convertible securities, such new shares when issued, to rank *pari passu* with the existing shares in the Company;

   AND THAT the new shares to be issued shall, upon allotment and issuance, rank equally in all respects with the existing shares of the Company, save and except that they shall not be entitled to any dividends, rights, allotments and/or any other forms of distribution which may be declared, made or paid before the date of allotment of such new shares."

6. **PROPOSED RENEWAL OF EXISTING SHAREHOLDERS' MANDATE FOR RECURRENT RELATED PARTY TRANSACTIONS OF A REVENUE OR TRADING NATURE ("PROPOSED SHAREHOLDERS' MANDATE")** — **Ordinary Resolution 6**

   "**THAT** subject to Paragraph 10.09 of the MMLR of Bursa Securities, the Company and its subsidiaries ("**MBGB Group**") be and are hereby authorised to enter into recurrent related party transactions of a revenue or trading nature as set out in Section 2.4 of the Part A of the Circular to Shareholders ("**Circular**") dated 30 October 2026 with the related parties mentioned therein which are necessary for the MBGB Group's day-to-day operations and/or in the ordinary course of business of MBGB Group on normal commercial terms which are not more favourable to the related parties than those generally available to the public and are not to the detriment of the minority shareholders of the Company AND THAT such approval shall continue to be in force until:-

   (i) the conclusion of the next AGM of the Company following the general meeting at which this Ordinary Resolution shall be passed, at which time it will lapse, unless by a resolution passed at the general meeting, the authority conferred by this resolution is renewed;

   (ii) the expiration of the period within which the next AGM of the Company after the date it is required to be held pursuant to Section 340(2) of the Act (but shall not extend to such extensions as may be allowed pursuant to Section 340(4) of the Act); or

   (iii) revoked or varied by resolution passed by the shareholders of the Company at a general meeting,

   whichever is earlier;

   THAT in making the disclosure of the aggregate value of the recurrent related party transactions conducted pursuant to the proposed shareholders' approval in the Company's annual report, the Company shall provide a breakdown of the aggregate value of recurrent related party transactions made during the financial year, amongst others, based on:-

   (i) the type of the recurrent related party transactions made; and

   (ii) the name of the related parties involved in each type of the recurrent related party transactions made and their relationship with the Company.

   AND THAT the Directors of the MBGB Group be and are hereby authorised to complete and do all such acts and things as they may consider expedient or necessary to give effect to the transactions as authorised by this Proposed Shareholders' Mandate."

7. **PROPOSED RENEWAL OF THE AUTHORITY FOR THE COMPANY TO PURCHASE ITS OWN SHARES OF UP TO 10% OF THE TOTAL NUMBER OF ISSUED SHARES OF THE COMPANY ("PROPOSED RENEWAL OF SHARE BUY-BACK")** **Ordinary Resolution 7**

"**THAT**, subject to the Act, the provisions of the Company's Constitution, the MMLR of Bursa Securities and all other applicable laws, rules, regulations, orders, guidelines and requirements, the Directors of the Company be and are hereby authorised to make purchases of the Company's shares as may be determined by the Directors of the Company from time to time through Bursa Securities upon such terms and conditions as the Directors may deem fit, necessary and expedient in the interest of the Company, provided that:-

(a) the maximum aggregate number of ordinary shares which may be purchased and/or held by the Company as treasury shares shall not exceed ten percent (10%) of the total number of issued shares of the Company at any point in time of the said purchase(s);

(b) the maximum amount of funds to be allocated by the Company for the purpose of purchasing its ordinary shares shall not exceed the total retained earnings of the Company at the time of purchase; and

(c) the authority conferred by this resolution will be effective immediately upon the passing of this resolution and shall continue to be in force until:-

(i) the conclusion of the next AGM of the Company, being the Twenty-Seventh ("**27th**") AGM, following the 26th AGM at which such resolution was passed at which time the said authority shall lapse unless by an ordinary resolution passed at that meeting, the authority is renewed, either unconditionally or subject to conditions; or

(ii) the expiration of the period within which the 27th AGM of the Company is required by law to be held; or

(iii) the authority is revoked or varied by ordinary resolution passed by the shareholders in a general meeting,

whichever occurs first, but shall not so as to prejudice the completion of the purchase(s) by the Company of its ordinary shares before the aforesaid expiry date and in any event, in accordance with the provisions of the MMLR of Bursa Securities and/or all other applicable laws, rules, regulations, orders, guidelines and requirements issued by Bursa Securities and/or any other relevant authorities.

THAT, upon completion of the purchase by the Company of its own ordinary shares, the Directors of the Company be and are hereby authorised to deal with the ordinary shares purchased in their absolute discretion in the following manner:-

(a) cancel all or part of the ordinary shares so purchased;

(b) retain all or part of the ordinary shares so purchased as treasury shares;

(c) retain part thereof as treasury shares and cancel the remainder; or

(d) deal with the treasury shares in such other manner as allowed under the Act, MMLR and/ or applicable laws, rules, regulations, order, guidelines and/or requirements of any relevant authorities.

NOTICE OF ANNUAL GENERAL MEETING

AND THAT the Directors of the Company be and are hereby empowered and authorised to take all such steps as are necessary (including the opening and maintaining of depository account(s) under the Securities Industry (Central Depositories) Act, 1991) and to execute, sign, deliver and cause to be delivered on behalf of the Company, all such documents and/or enter into any agreements including, without limitation, the affixing of the Company's common seal, where necessary), arrangements and guarantees with any party or parties to implement, finalise, or required, give full effect and complete the Proposed Renewal of Share Buy-Back with full powers to assent to any conditions, modifications, revaluations, variations and/or amendments (if any) in any manner as may be imposed or required by the relevant authorities from time to time or as the Directors may in their discretion deem necessary and to do all such acts and things as the Directors may deem fit or expedient in the best interests of the Company."

8. **RETENTION OF ENCIK MOHAMED AKWAL BIN SULTAN MOHAMAD AS INDEPENDENT DIRECTOR** **Ordinary Resolution 8**

"**THAT** approval be and is hereby given to Encik Mohamed Akwal Bin Sultan Mohamad, who has served as an Independent Director of the Company for a cumulative term of more than nine (9) years, to continue to act as an Independent Director of the Company until the conclusion of the next AGM in year 2027 in accordance with the Malaysian Code on Corporate Governance."

9. To transact any other matters that may be transacted at an AGM of which due notice shall have been given in accordance with the Act and the Constitution of the Company.

BY ORDER OF THE BOARD
WONG YOUN KIM
(SSM PC No. 201908000410) (MAICSA 7018778)

Company Secretary

Selangor Darul Ehsan Date: 30 October 2026

Notes:-

1. A member (other than an exempt authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991) entitled to attend and vote at the meeting is entitled to appoint a maximum of two (2) proxies to attend, participate, speak and vote on his/her behalf. A proxy may but need not be a member of the Company. There shall be no restriction as to the qualification of the proxy. A proxy appointed to attend, participate, speak and vote at the meeting of the Company shall have the same rights as the members to speak at the meeting.

2. Where a member appoints two (2) proxies, the appointment shall be invalid unless he/she specifies the proportion of his/her holdings to be represented by each proxy.

3. Where a member of the Company is an exempt authorised nominee which holds shares in the Company for multiple beneficial owners in one securities account ("omnibus account") as defined under the Securities Industry (Central Depositories) Act 1991, there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.

4. The Form of Proxy shall be signed by the appointer or his/her attorney duly authorised in writing or, if the member is a corporation, must be executed under its common seal or by its duly authorised attorney or officer.

Notes:- (Cont'd)

5. The original instrument appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority, shall be deposited at the Company's Share Registrar at Boardroom Share Registrars Sdn. Bhd. at 11th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia not less than forty-eight (48) hours before the time set for holding the meeting or adjourned meeting, otherwise the instrument of proxy should not be treated as valid.

6. For the purpose of determining who shall be entitled to attend this meeting, the Company shall be requesting Bursa Malaysia Depository Sdn. Bhd. to make available a Record of Depositors as at ***20 November 2026*** and only Members whose names appear on such Record of Depositors shall be entitled to attend, speak and vote at this meeting and entitled to appoint proxy or proxies.

7. Pursuant to Clause 78 of the Company's Constitution, all the resolutions set out in the Notice of 26th AGM will be put to vote by way of poll.

EXPLANATORY NOTES:

1. Item 1 of the Agenda

The Audited Financial Statements is meant for discussion only as the provision of Section 340(1) of the Act does not require a formal approval of the shareholders for the Audited Financial Statements. Hence, agenda item no. 1 is not put forward for voting.

2. Item 2 of the Agenda – Ordinary Resolutions 1 and 2

The performance, contribution, effectiveness and independence (as the case may be) of each Director who is recommended for re-election have been assessed through the Board annual evaluation. In addition, the Nominating Committee ("**NC**") has also conducted an assessment on the fitness and propriety of the retiring Directors in accordance with the Directors' Fit & Proper Policy of the Company. The NC and the Board of Directors are satisfied with the performance, contribution, effectiveness and independence (as the case may be) of Mr. Lee Chee Kiang and Mr. Tan Chin Hong who are due for retirement as Directors, and being eligible, have offered themselves for re-election at the 26th AGM.

The two (2) retiring Directors have abstained from deliberations and decisions on their own eligibility and suitability to stand for re-election at the relevant NC and Board meetings. The profiles of the Directors who are standing for re-election under Ordinary Resolutions 1 and 2 are set out in the Board of Directors' profile of the Annual Report 2026.

3. Item 5 of the Agenda – Ordinary Resolution 5

The Company had, during its Twenty-Fifth AGM held on 2 December 2025, obtained its shareholders' approval for the general mandate for issuance of shares pursuant to Sections 75 and 76 of the Act ("**Previous Mandate**"). As at the date of this notice, the Company did not issue any shares pursuant to the Previous Mandate.

The proposed Ordinary Resolution 5, if passed, will empower the Directors from the conclusion of this AGM, to allot and issue up to a maximum of 10% of the total number of issued shares which is the threshold stipulated by the prevailing rules and regulations (excluding treasury shares, if any) of the Company at the time of issue (other than bonus or rights issue) for such purposes as they consider would be in the best interest of the Company in accordance with Paragraph 6.03 of the MMLR of Bursa Securities. This would eliminate any delay arising from and cost involved in convening a general meeting to obtain approval of the shareholders for such issuance of shares. This authority, unless revoked or varied at a general meeting, will expire at the next AGM of the Company.

NOTICE OF ANNUAL GENERAL MEETING

3. Item 5 of the Agenda – Ordinary Resolution 5 (Cont'd)

This authority will provide flexibility to the Company for any possible fund raising activities, including but not limited to further placing of shares for purpose of funding investment project(s), working capital and/or acquisition(s). If there is a decision to issue new shares after the general mandate is sought, the Company will make an announcement in respect thereof.

The waiver of pre-emptive rights pursuant to Section 85 of the Act and Clause 59 of the Company's Constitution will allow the Directors of the Company to issue the new shares of the Company which rank equally to existing issued shares of the Company, to any person without having to offer the new shares to all existing shareholders of the Company prior to issuance of new shares in the Company under the general mandate.

By voting in favour of the proposed Ordinary Resolution 5, you will be waiving your statutory pre-emptive rights and the proposed Ordinary Resolution 5 if passed, will exclude your statutory pre-emptive rights to be offered any new ordinary shares to be issued by the Company.

4. Item 6 of the Agenda – Ordinary Resolution 6

The details on the Proposed Shareholders' Mandate are set out in Part A of the Circular to the Shareholders dated 30 October 2026.

5. Item 7 of the Agenda – Ordinary Resolution 7

The proposed Ordinary Resolution 7, if passed, will empower the Directors of the Company to exercise the power of the Company to purchase up to ten percent (10%) of the total number of issued shares of the Company for the time being. This authority, unless revoked or varied at a general meeting, will expire at the conclusion of the next AGM of the Company or the expiration of the period within which the next AGM is required to be held, whichever occurs first.

For further information on the Ordinary Resolution 7, please refer to Statement to Shareholders in relation to the Proposed Renewal of Share Buy-Back dated 30 October 2026.

6. Item 8 of the Agenda – Ordinary Resolution 8

The Board of Directors has via the NC conducted an annual performance evaluation and assessment of Encik Mohamed Akwal Bin Sultan Mohamad, who has served as an Independent Director of the Company for a cumulative term of more than nine (9) years since 20 August 2015, and recommended him to continue to act as an Independent Director of the Company based on the following justifications:-

(a) He fulfils the criteria of an Independent Director as stated in the MMLR of Bursa Securities, and therefore is able to bring independent and objective judgement to the Board;

(b) His experience in the corporate banking and debt recovery enables him to provide the Board with a diverse set of experience, expertise, skills and competence;

(c) He has been with the Company for more than nine (9) years and was designated as the Chairman of the Board since 17 September 2020. His profound understanding of the Company's business operations enable him to participate actively and contribute, while upholding his objectivity and independence in the deliberation and/or decision making of the Board and Board Committees; and

(d) He has satisfied the fit and proper criteria set out under the Directors' Fit and Proper Policy and posseses the relevant character, integrity, experience and time commitment to contribute to the Board.

NOTICE OF ANNUAL GENERAL MEETING

6. Item 8 of the Agenda – Ordinary Resolution 8 (Cont'd)

Pursuant to the Malaysian Code on Corporate Governance 2021, the Company will seek shareholders' approval through a two-tier voting process at the 26th AGM for the retention of Encik Mohamed Akwal Bin Sultan Mohamad as an Independent Director of the Company.

The Ordinary Resolution 8 if passed, will enable Encik Mohamed Akwal Bin Sultan Mohamad who has served more than nine (9) years to be retained and continue to act as Independent Director of the Company to be in line with the Board Charter and Malaysian Code on Corporate Governance. However, if this Ordinary Resolution 8 is not carried, Encik Mohamed Akwal Bin Sultan Mohamad will remain on the Board as a Non-Independent Non-Executive Director of the Company.

Personal data privacy:

*By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the AGM and/or any adjournment thereof, a member of the Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents) for the purpose of the processing and administration by the Company (or its agents) of proxies and representatives appointed for the AGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the AGM (including any adjournment thereof), and in order for the Company (or its agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents), the member has obtained the prior consent of such proxy(ies) and/ or representative(s) for the collection, use and disclosure by the Company (or its agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.*

Meta Bright
正邃 Group 集团

META BRIGHT GROUP BERHAD
(Registration No. 200001013359 (515965-A))

(Incorporated in Malaysia)

FORM OF PROXY

(Before completing the form please refer to the notes below)

No. of shares held	CDS Account No. of Authorised Nominee

I/We _____ NRIC/Passport/Co. No. _____
(FULL NAME IN BLOCK LETTERS)

of _____
(ADDRESS)

Email Address _____ Tel No. _____

being a member of **META BRIGHT GROUP BERHAD** (the "**Company**"), hereby appoint:

Proxy 1 - Full Name in Block Letters	NRIC/Passport No.	No. of shares	% of shareholdings
Address :			
Email :			
Tel No :			

Proxy 2 - Full Name in Block Letters	NRIC/Passport No.	No. of shares	% of shareholdings
Address :			
Email :			
Tel No :			

or failing him/her, *the Chairman of the Meeting, as my/our proxy(ies) to vote for me/us and on my/our behalf at the Twenty-Sixth ("**26th**") Annual General Meeting ("**AGM**") of the Company to be held at Platinum 2, Level 6, Renai Hotel Kota Bharu, Kota Sri Mutiara, Jalan Sultan Yahya Petra, 15150 Kota Bharu, Kelantan, Malaysia on Tuesday, 1 December 2026 at 10.00 a.m. and at each and every adjournment thereof, on the following resolutions referred to in the Notice of the 26th AGM.

* Please delete the words "the Chairman of the meeting" if you wish to appoint some other person to be your proxy.

My/our proxy(ies) shall vote as follows:-

No.	Resolutions	For	Against
	Ordinary Resolutions		
1.	To re-elect Mr Lee Chee Kiang as Director.		
2.	To re-elect Mr Tan Chin Hong as Director.		
3.	To approve the Directors' Fees and Benefits Payable to the Directors for amount not more than RM800,000 for the period from the date of the 26th AGM until the date of the next AGM, to be paid monthly in arrears.		
4.	To appoint auditors and to authorise the Directors to determine their remuneration.		
5.	To authorise the Directors to allot and issue shares; and Waiver of Pre-emptive rights.		
6.	To approve proposed renewal of existing shareholders' mandate for recurrent related party transactions of a revenue or trading nature.		
7.	To approve proposed renewal of the authority for the Company to purchase its own shares of up to 10% of the total number of issued shares of the Company.		
8.	To approve the proposed retention of Encik Mohamed Akwal Bin Sultan Mohamad as Independent Director.		

[Please indicate with an "X" in the spaces 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.]

Dated this _____ day of _____, 2026

_____
Signature of Shareholder or Common Seal

Fold this flap for sealing

Notes:

1. A member (other than an exempt authorised nominee as defined under the Securities Industry (Central Depositories) Act 1991) entitled to attend and vote at the meeting is entitled to appoint a maximum of two (2) proxies to attend, participate, speak and vote on his/her behalf. A proxy may but need not be a member of the Company. There shall be no restriction as to the qualification of the proxy. A proxy appointed to attend, participate, speak and vote shall have the same rights as the members to speak at the meeting.

2. Where a member appoints two (2) proxies, the appointment shall be invalid unless he/she specifies the proportion of his/her holdings to be represented by each proxy.

3. Where a member of the Company is an exempt authorised nominee who holds shares in the Company for multiple beneficial owners in one securities account ("**omnibus account**") as defined under the Securities Industry (Central Depositories) Act 1991, there is no limit to the number of proxies which the exempt authorised nominee may appoint in respect of each omnibus account it holds.

4. The Form of Proxy shall be signed by the appointer or his/her attorney duly authorised in writing or, if the member is a corporation, must be executed under its common seal or by its duly authorised attorney or officer.

5. The original instrument appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a certified copy of such power or authority, shall be deposited at the office of the Company's Share Registrar, Boardroom Share Registrars Sdn. Bhd. at 11th Floor, Menara Symphony, No. 5, Jalan Prof. Khoo Kay Kim, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan, Malaysia not less than forty eight (48) hours before the time appointed for holding the meeting or at any adjournment thereof, and in default the instrument of proxy shall not be treated as valid.

6. For the purpose of determining who shall be entitled to attend this meeting, the Company shall be requesting Bursa Malaysia Depository Sdn. Bhd. To make available a Record of Depositor as at **20 November 2026** and only Members whose names appear on such Record of Depositors shall be entitled to attend, speak and vote at this meeting and entitled to appoint proxy or proxies.

7. Pursuant to Clause 78 of the Company's Constitution, all the resolutions set out in the Notice of 26th AGM will be put to vote by way of poll.

Personal Data Privacy:

By submitting an instrument appointing a proxy(ies) and/or representative(s), the member accepts and agrees to the personal data privacy terms set out in the Notice of the 26th AGM dated 30 October 2026.

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AFFIX
STAMP

META BRIGHT GROUP BERHAD
(Registration No. 200001013359 (515965-A))
c/o BOARDROOM SHARE REGISTRARS SDN. BHD.
11TH FLOOR, MENARA SYMPHONY
NO. 5, JALAN PROF. KHOO KAY KIM
SEKSYEN 13
46200 PETALING JAYA
SELANGOR DARUL EHSAN
MALAYSIA

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https://www.mbgb.my

META BRIGHT GROUP BERHAD
[200001013359 (515965-A)]

V06-07-03A, Signature 2,
Lingkaran SV, Sunway Velocity,
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