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CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE FINANCIAL YEAR 30 JUNE 2025 (UNAUDITED) ⁽¹⁾

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2025	01.04.2024	01.07.2024	01.07.2023
	TO	TO	TO	TO
	30.06.2025	30.06.2024	30.06.2025	30.06.2024
	RM'000	RM'000	RM'000	RM'000
Revenue	73,189	55,805	201,300	254,857
Costs of sales	(57,833)	(42,524)	(155,978)	(201,786)
Gross Profit	15,356	13,281	45,322	53,071
Other Income	7,515	21,444	16,822	42,709
Selling and distribution expenses	(1,452)	(597)	(3,867)	(1,884)
Administrative expenses	(5,830)	(4,163)	(17,327)	(17,586)
Other expenses	(5,933)	(22,763)	(13,017)	(29,034)
Operating Profit	9,656	7,202	27,933	47,276
Finance income	123	1,526	1,211	3,257
Finance costs	(2,288)	(2,276)	(8,107)	(9,137)
Share of results of associates, net of tax	-	-	-	-
Profit before tax	7,491	6,452	21,037	41,396
Income tax expense	(2,998)	(3,863)	(5,058)	(12,477)
Net profit for the year	4,493	2,589	15,979	28,919
Other comprehensive income for the financial year	-	-	-	-
Total comprehensive income for the financial year	4,493	2,589	15,979	28,919
Profit/(Loss) attributable to:				
- Owners of the Company	5,008	4,603	15,814	25,767
- Non-controlling interests	(515)	(2,014)	165	3,152
	4,493	2,589	15,979	28,919
Profit per share (sen) attributable to owners of the Company				
- Basic ⁽²⁾	0.38	0.34	1.20	1.93
- Diluted ⁽³⁾	0.38	0.34	1.20	1.93

Notes:

(1) The unaudited Condensed Consolidated Statement of Profit or Loss and Other Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to these interim financial statements.

(2) Based on weighted average number of ordinary shares in issue (as detailed in Note B11).

(3) Based on weighted average number of ordinary shares in issue (as detailed in Note B11).

CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS 30 JUNE 2025 (UNAUDITED) ⁽¹⁾

	UNAUDITED	AUDITED
	As At	As At
	30.06.2025	30.06.2024
	RM'000	RM'000
Non-current assets		
Property, plant and equipment	127,964	129,455
Inventories - Property held for development	1,281,758	1,284,281
Investment properties	231,430	225,086
Goodwill on consolidation	2,063	2,063
Trade receivables	21,072	23,269
Deferred tax assets	5,025	4,840
Total non-current assets	1,669,312	1,668,994
Current assets		
Inventories - Property under development	377,444	362,304
Inventories - Completed properties	63,132	53,190
Trade and other receivables	122,095	178,316
Contract assets	28,413	21,910
Contract costs	4,920	5,576
Current tax assets	20,120	16,133
Cash and short-term deposits	158,906	165,306
Total current assets	775,030	802,735
TOTAL ASSETS	2,444,342	2,471,729

**CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2025
(UNAUDITED) (CONTINUED) ⁽¹⁾**

	UNAUDITED	AUDITED
	As At	As At
	30.06.2025	30.06.2024
	RM'000	RM'000
EQUITY AND LIABILITIES		
Equity		
Share capital	790,019	790,019
Other reserves	(47,426)	(47,426)
Treasury Shares	(2,940)	(1,079)
Retained earnings	505,175	489,361
Equity attributable to equity holders of the Company	1,244,828	1,230,875
Non-controlling interests	90,596	90,431
Total equity	1,335,424	1,321,306
Non-current liabilities		
Trade and other payables	159,883	168,969
Loans and borrowings	163,633	201,113
Deferred tax liabilities	80,337	83,051
Total non-current liabilities	403,853	453,133
Current liabilities		
Trade and other payables	493,978	484,520
Contract liabilities	75,628	106,760
Loans and borrowings	135,359	104,673
Current tax liabilities	100	1,337
Total current liabilities	705,065	697,290
Total liabilities	1,108,918	1,150,423
TOTAL EQUITY AND LIABILITIES	2,444,342	2,471,729
Net assets per share attributable to owners of the Company (RM)	0.94⁽¹⁾	0.93

Notes:

- (1) The unaudited Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to these interim financial statements.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY FOR THE FINANCIAL YEAR 30 JUNE 2025 (UNAUDITED) ⁽¹⁾

	Share Capital RM'000	Treasury Shares RM'000	Reserve arising from Reverse Acquisition RM'000	Retained Earnings RM'000	Sub-total RM'000	Non- Controlling Interest RM'000	Total Equity RM'000
Group							
As at 30 June 2023	844,604	(27,897)	(47,426)	433,747	1,203,028	89,258	1,292,286
Cancellation of treasury shares during the year	(54,585)	27,462	-	27,123	-	-	-
Changes in ownership interests of subsidiaries	-	-	-	4,378	4,378	(4,948)	(570)
Non-controlling interests arising from acquisition of a new subsidiary	-	-	-	-	-	59	59
Step acquisition from associate to subsidiary	-	-	-	-	-	9,022	9,022
Changes in financial liabilities of a subsidiary	-	-	-	-	-	(6,314)	(6,314)
Purchase of treasury shares during the year	-	(644)	-	-	(644)	-	(644)
Profit for the financial year, representing comprehensive income	-	-	-	24,113	24,113	3,354	27,467
Balance at 30 June 2024	790,019	(1,079)	(47,426)	489,361	1,230,875	90,431	1,321,306
Purchase of treasury shares during the year	-	(1,861)	-	-	(1,861)	-	(1,861)
Profit for the financial year, representing comprehensive income	-	-	-	15,814	15,814	165	15,979
Balance at 30 June 2025	790,019	(2,940)	(47,426)	505,175	1,244,828	90,596	1,335,424

Notes:

(1) The unaudited Condensed Consolidated Statement of Changes In Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to these interim financial statements.

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR FINANCIAL YEAR 30 JUNE 2025
(UNAUDITED) ⁽¹⁾**

	01.07.2024 TO 30.06.2025 RM'000	01.07.2023 TO 30.06.2024 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit Before Tax	21,037	41,396
Adjustments for:		
Non cash item	8,722	13,029
Operating Profit Before Working Capital Changes	29,759	54,425
Net changes in working capital		
Inventories - property under development and held for development	12,721	22,101
Inventories - completed properties	(9,942)	58,909
Contract liabilities	(31,132)	(74,669)
Receivables and others	52,565	73,920
Payables	372	(74,988)
Net Cash Generated from Operations	54,343	59,698
Net tax refund/(paid)	(13,180)	(4,264)
Net Operating Cash Flows	41,163	55,434
CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipment	(3,326)	(7,557)
Proceed from disposal of investment properties	16,895	-
Net proceed from disposal of subsidiaries	-	(904)
Interest received	1,212	3,257
Investment properties costs incurred	(45,529)	(67,455)
Receivables arising from disposal of a subsidiary	-	(40,597)
Acquisition of a subsidiary, net of cash required	(54)	2,639
Net Investing Cash Flows	(30,802)	(110,617)
CASH FLOW FROM FINANCING ACTIVITIES		
Dividend paid	-	(10,007)
Changes in hire purchase payables	(148)	(364)
Purchase of treasury shares	(1,861)	(645)
Redemption of Ordinary Shares	-	(600)
Redemption of Class A Shares	-	(39,400)
Changes in bank borrowings	(6,645)	99,685
Interest paid	(8,107)	(7,366)
Withdrawal/(Placement) of fixed deposits	(3,692)	2,109
Net Financing Cash Flows	(20,453)	43,412

**CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS FOR FINANCIAL YEAR 30 JUNE 2025
(UNAUDITED) (CONTINUED) ⁽¹⁾**

	01.07.2024 TO 30.06.2025 RM'000	01.07.2023 TO 30.06.2024 RM'000
NET CHANGE IN CASH AND CASH EQUIVALENTS	(10,092)	(11,771)
CASH AND CASH EQUIVALENTS AT THE BEGINNING OF THE FINANCIAL YEAR	150,957	161,133
CASH AND CASH EQUIVALENTS AT THE END OF THE FINANCIAL YEAR	140,865	149,362
Cash and cash equivalents at end of financial year comprises:		
Cash and bank balances	149,087	154,712
Short term deposits	9,819	11,349
	158,906	166,061
Less: Fixed deposit pledged to licensed banks	(16,517)	(16,517)
Less: Deposits with maturity more than 3 months	(1,524)	(182)
	140,865	149,362

Notes:

- (1) The unaudited Condensed Consolidated Statement of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 30 June 2024 and the accompanying explanatory notes attached to these interim financial statements

A EXPLANATORY NOTES

A1. Basis of Preparation

The interim financial statements are unaudited and have been prepared in accordance with Malaysian Financial Reporting Standards (“MFRSs”) 134: *Interim Financial Reporting* issued by the Malaysian Accounting Standard Board, and paragraph 9.22 of Main Market Listing Requirements of Bursa Malaysia Securities Berhad. The interim financial statements should be read in conjunction with the Group’s annual audited financial statements for the year ended 30 June 2024 and the explanatory notes attached therein.

These explanatory notes attached to these interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 30 June 2024.

A2. Accounting Policies

The significant accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the annual financial statements of the Group for the financial year ended 30 June 2024.

The Group has also adopted the following new standard/amendments/improvements to MFRSs which are mandatory for the financial periods beginning on or after 1 January 2024:

- Amendments to MFRS 7 Financial Instruments: Disclosures
- Amendments to MFRS 16 Leases
- Amendments to MFRS 101 Presentation of Financial Statements
- Amendments to MFRS 107 Statement of Cash Flows

The adoption of the new MFRSs, amendments to MFRSs and IC Interpretations did not have any material impact on the financial position and results of the Group.

A3. Auditors’ Report on Preceding Annual Financial Statements

There was no audit qualification reported in the Auditors’ Report on the financial statements for the financial year ended 30 June 2024.

A4. Seasonality or Cyclicity of Operations

The Group’s operations were not significantly affected by any seasonal or cyclical factors.

A5. Unusual Items

There were no significant items affecting the assets, liabilities, equity, net income or cash flows for the current financial year-to-date.

A6. Changes in Estimates

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

A7. Debt and Equity Securities

Save for the following, there was no issuance, cancellation, resale or repayment of debt and equity securities during the current financial year under review.

Repurchase of shares

During the financial year, the Company has repurchased 7,687,700 of its ordinary shares from the open market price at average RM 0.2421 per shares.

As at 30 June 2025, the Company held a total of 12,009,100 or RM 2,940,218.46 treasury shares at average price of RM 0.2448 per share.

A EXPLANATORY NOTES (CONTINUED)**A8. Dividend Paid**

There was no dividend paid in the current quarter under review.

A9. Valuation of Property, Plant and Equipment

The valuation of property, plant and equipment has been brought forward, without amendment from the previous audited financial statements.

A10. Material Events subsequent to the End of the Interim Year

There were no material events subsequent to the end of the financial year reported that have not been reflected in the financial statement.

A11. Changes in Composition of the Group

On 23 October 2024, Titijaya Venture Sdn Bhd, a wholly owned subsidiary of the Company had acquired 6,000 ordinary shares, of the share capital of Asas Dinasti Sdn Bhd (“ASSB”) for a consideration of RM6,000. Following the acquisition, ASSB is now a 100% subsidiary of the Company from previous 40% associate of the Company.

Other than this, there was no change in the Composition of the Group.

A12. Changes in Contingent Liabilities and Contingent Assets**Contingent Liabilities**

	As At 30.06.2025 RM'000	As At 30.06.2024 RM'000
Corporate guarantees for credit facilities granted to subsidiaries	307,120	234,389

Contingent Assets

The Group does not have any material contingent assets to be disclosed as at 30 June 2025.

A13. Significant Related Party Transactions

There was no significant related party transaction in the current quarter under review.

A EXPLANATORY NOTES (CONTINUED)**A14. Segmental Information**

The segmental analysis for the financial year ended 30 June 2025 was as follows.

Analysis by Operating Divisions:-

	Property Development RM'000	Hospitality, Investment Holding & others RM'000	Total RM'000
Segment profit	23,930	(2,893)	21,037
Included in the measure of segment profit are:-			
Revenue from external customers	175,936	25,364	201,300
Inter-segment revenue	2,755	10,642	13,397
Elimination	(2,755)	(10,642)	(13,397)
Total revenue	175,936	25,364	201,300
Finance income	827	384	1,211
Finance costs	(4,184)	(3,923)	(8,107)
Not included on the measure of segment profit but provided to the Management :-			
Tax expense	(6,862)	1,804	(5,058)
Segment assets	2,087,957	356,385	2,444,342
Segment liabilities	1,636,598	(527,680)	1,108,918

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES

B1. Review of Group Performance

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2025 TO 30.06.2025	01.04.2024 TO 30.06.2024	01.07.2024 TO 30.06.2025	01.07.2023 TO 30.06.2024
	RM'000	RM'000	RM'000	RM'000
Revenue				
Property Development	67,399	57,177	175,936	254,623
Other Operations	5,790	(1,372)	25,364	234
	73,189	55,805	201,300	254,857
Profit / (Loss) before tax				
Property Development	12,815	5,609	23,930	42,364
Other Operations	(5,324)	843	(2,893)	(968)
	7,491	6,452	21,037	41,396

Performance of the fourth quarter against the same quarter in the preceding year (Q4 FY2025 vs Q4 FY2024)

(a) Property Development

The Group's recorded revenue of RM67.4 million for the current quarter which is slight increased by 18% or RM10.2 million as compared to the revenue of RM57.2 million registered in the previous year's corresponding quarter mainly due to completion of projects, namely The Riv @ KL Sentral and Aster & Adam @ Klang in current quarter. Besides, the revenue in current quarter mainly attributable by the on-going projects namely Seiring @ Bukit Subang, The Ria @ KL Sentral and Zone Innovation Park 2 @ Klang. In tandem with the higher revenue generated from respective projects, this has resulted in a higher profit before tax compared to the preceding quarter.

(b) Hospitality & Other Operations

Revenue was primarily generated by both the hotel at Citadines Waterfront @ Kota Kinabalu and commencement of the lease for the logistics facility at Bayan Lepas Waterfront, Pulau Pinang. The hotel began its operations in February 2024 whereas the lease commenced on during the quarter and have been generating revenue since then, resulting in a significant increase in revenue during the quarter. Whereas, profit before tax was generated after deduction of operating expenses, staff payroll, and staff-related costs.

Performance of the fourth quarter cumulative year against the same year in the preceding year (Q4 YTD FY2025 vs Q4 YTD FY2024)

(a) Property Development

The Group's recorded revenue of RM175.94 million for the current financial year which decreased significantly by 31% or RM78.68 million as compared to the revenue of RM254.62 million registered in the previous year's primarily due to completed projects approximately more than 95% sold out in overall and new project development at initial stage and it is mainly attributable by the sales of completion properties namely Neu Suites @ Off Jalan Ampang and The Riv @ KL Sentral. Revenue in current financial year mainly attributable by the on-going projects namely Seiring @ Bukit Subang, Dahlia & Daniel @ Klang and Zone Innovation Park 2 @ Klang. In tandem with the lower revenue generated from respective projects, this has resulted in a lower profit before tax compared to the previous year's preceding cumulative quarter.

(b) Other Operations

Revenue was primarily generated by both the hotel at Citadines Waterfront @ Kota Kinabalu and commencement of the lease for the logistics facility at Bayan Lepas Waterfront, Pulau Pinang. The hotel began its operations in February 2024 whereas the lease commenced on during the quarter and have been generating revenue since then, resulting in a significant increase in revenue during the financial year. In tandem with the revenue generated during the financial period, profit before tax was generated after deduction of operating expenses, staff payroll, and staff-related costs.

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONTINUED)

B2. Material Changes in the Quarterly Results compared to the Results of the Preceding Quarter

	INDIVIDUAL QUARTER		CHANGES RM'000
	01.04.2025 TO 30.06.2025 RM'000	01.01.2025 TO 31.03.2025 RM'000	
Revenue	73,189	41,743	31,446
Gross Profit	15,356	10,285	5,071
Profit before interest and tax	9,656	5,480	4,176
Profit before tax	7,491	3,025	4,466
Profit after tax	4,493	1,511	2,982
Profit attributable to owners of the Company	5,008	1,564	3,444

Overall, the performances of the Group are better in current quarter. This is mainly due to the completion of projects, namely The Riv @ KL Sentral and Aster & Adam @ Klang in current quarter. As a result, it had improved the position of the Group in current quarter compare to preceding quarter.

B3. Prospects and progress on previously announced financial estimate

(a) Prospects

As of June 2025, the Group's four active projects, which have a combined Gross Development Value of approximately RM1.43 billion, have achieved an average take-up rate of 57%. Additionally, there are RM192 million in unbilled sales which are expected to contribute positively to the Group's earnings.

The Group has in the pipeline various development projects including a landed residential development known as Emery 2 @ Kemensah, building on the success of Emery (Phase 1), Zone Innovation Park 3 (“ZIP 3”), a commercial development at Bukit Raja, Klang, building on the success of ZIP 2, mixed development property known as Seiring Tower B @ Bukit Subang and affordable landed residential units for government servants under the Perumahan Penjawat Awam Malaysia (“PPAM”) programme, to name a few. The Group remains cautious and resilient in managing its current development projects and continues to strategically assess and seek new opportunities.

The Group has also completed its hotel property in Kota Kinabalu, Sabah and it is expected to be fully operational by the first quarter of the next financial year. The hotel business is projected to generate stable and recurring income over the years, enhancing the Group's revenue visibility and strengthening its asset portfolio.

During the financial year, the Group entered into a Sale and Purchase Agreement to acquire a parcel of land, together with existing properties, adjacent to Hospital Universiti Malaysia Sabah in the District of Kota Kinabalu, Sabah. The Group plans to rent out these properties, thereby generating an additional stream of recurring income to complement its existing revenue from property development projects.

The Group has also recently entered into a Joint Venture Agreement (“JVA”) to undertake a transit-oriented development of a parcel of land adjacent to the MRT in Taman Connaught, Cheras. The Group aims to transform the site into a vibrant mixed commercial development. This will further enhance future revenue streams and also contribute positively to its overall financial performance.

B3. Prospects and progress on previously announced financial estimate (continued)

(b) Progress and steps to achieve financial estimate, forecast, projection and internal targets

There was no financial estimate previously announced by the Group.

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONTINUED)**B4. Statement of the Board of Directors' opinion on achievability of financial estimate, forecast, projection and internal targets previously announced**

Not applicable.

B5. Financial estimate, forecast or projection

No profit forecast has been issued by the Group previously in any public document.

B6. Dividend

The Board of Directors does not recommend any interim dividend for the current financial year 30 June 2025.

B7. Notes to the Condensed Consolidated Statement of Profit and Other Comprehensive Income

The profit before tax has been arrived at after charging / (crediting):-

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2025 TO 30.06.2025	01.04.2024 TO 30.06.2024	01.07.2024 TO 30.06.2025	01.07.2023 TO 30.06.2024
	RM'000	RM'000	RM'000	RM'000
After charging:				
Audit Remuneration				
- current year	563	522	563	522
- other services	18	18	18	18
Depreciation of property, plant and equipment	2,023	1,310	4,817	2,033
Depreciation of investment properties	1,160	1,148	2,779	1,883
Directors' remuneration	780	760	2,330	2,025
Interest expenses	2,288	2,276	8,107	9,137
Expenses relating to low value assets	-	-	385	309
Impairment loss on trade and other receivables	-	12,000	-	12,000
Staff costs	1,808	1,838	8,681	9,042
Unwinding of discount on payables	-	279	-	1,116
After crediting:				
Interest income on short-term deposits	(73)	(1,280)	(1,231)	(3,107)
Other interest income	(50)	(246)	20	(150)
Gain on disposal of an investment property	-	-	(5,829)	-
Gain on disposal of an associate	-	-	-	(3,640)
Gain on disposal of subsidiaries	-	-	-	(5,176)
Rental income	-	(200)	(8,941)	(1,736)

There is no exception item for the current financial quarter under review.

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONTINUED)**B8. Income tax expense**

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2025 TO 30.06.2025	01.04.2024 TO 30.06.2024	01.07.2024 TO 30.06.2025	01.07.2023 TO 30.06.2024
	RM'000	RM'000	RM'000	RM'000
Current tax expense	2,895	2,373	5,148	10,630
Deferred taxation	103	1,490	(1,579)	1,847
Real property gain tax	-	-	1,489	-
	2,998	3,863	5,058	12,477

The Group's effective tax rate for the current financial year is higher than the statutory tax rate of 24% by the Inland Revenue Board mainly due to certain expenses are not tax deductible, non-recognition of deferred tax on tax losses in preceding quarter.

B9. Status of Corporate Proposal

There were no material transactions or events subsequent to the current quarter ended 30 June 2025 until 23 August 2025 (the latest practicable date which is not earlier than 7 calendar days from the date of issue of this quarterly report).

B10. Group Loans and Borrowings and Debt Securities

The Group's total loans and borrowings and debt securities as were as follows:-

	30.06.2025 RM'000	30.06.2024 RM'000
Non-current:		
Bank borrowings	162,745	200,140
Finance lease liabilities	888	973
	<u>163,633</u>	<u>201,113</u>
Current:		
Bank borrowings	134,999	104,249
Finance lease liabilities	360	424
	<u>135,359</u>	<u>104,673</u>
Total loans and borrowings	<u>298,992</u>	<u>305,786</u>

All borrowings were denominated in Ringgit Malaysia.

B ADDITIONAL INFORMATION REQUIRED BY THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONTINUED)

B11. Earnings per Share

Basic Earnings Per Share

The basic earnings per share for the current quarter and financial year-to-date are computed as follows:

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	01.04.2025 TO 30.06.2025	01.04.2024 TO 30.06.2024	01.07.2024 TO 30.06.2025	01.07.2023 TO 30.06.2024
Profit attributable to owners of the company (RM'000)	5,008	4,603	15,814	25,767
Weighted average number of ordinary shares in issue ('000)	1,316,204	1,335,882	1,317,721	1,336,372
Basic earning per share (sen)	0.38	0.34	1.20	1.93

Diluted earnings per ordinary share is not applicable as the Company does not have any convertible instruments.