



MAH SING GROUP BERHAD
Registration No.: 199101019838 (230149-P)
(Incorporated in Malaysia)

Interim Financial Report

30 June 2025

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CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2025

(The figures have not been audited)

	AS AT 30/06/2025 RM'000	(AUDITED) AS AT 31/12/2024 RM'000
ASSETS		
Non-Current Assets		
Property, plant and equipment	470,818	467,442
Prepaid lease payments	2,217	3,178
Right-of-use assets	51,373	51,501
Investment properties	175,880	175,880
Land held for property development	2,578,778	2,361,736
Intangible assets	2,297	2,676
Investment in an associate company	36	1
Deferred tax assets	249,478	229,005
	3,530,877	3,291,419
Current Assets		
Property development costs	994,854	1,032,215
Inventories	509,160	538,755
Trade and other receivables	585,493	679,812
Contract assets	624,006	583,329
Contract cost assets	62,077	66,000
Current tax assets	8,742	14,985
Deposits, cash, bank balances and investment in short-term funds	979,320	1,346,748
	3,763,652	4,261,844
TOTAL ASSETS	7,294,529	7,553,263
EQUITY AND LIABILITIES		
Equity Attributable to Ordinary Equity Holders of the Company		
Share capital	1,876,057	1,876,057
Reserves	2,321	4,286
Retained earnings	2,069,069	2,052,220
	3,947,447	3,932,563
Non-Controlling Interests	53,813	42,702
Total Equity	4,001,260	3,975,265
Non-Current Liabilities		
Medium term notes	903,418	551,992
Term loans	953,990	804,000
Long term and deferred payables	74,139	74,105
Deferred tax liabilities	22,621	24,577
	1,954,168	1,454,674
Current Liabilities		
Trade and other payables	1,209,723	1,400,613
Contract liabilities	37,958	71,402
Medium term notes	-	607,646
Term loans	39,942	13,200
Current tax liabilities	51,478	30,463
	1,339,101	2,123,324
Total Liabilities	3,293,269	3,577,998
TOTAL EQUITY AND LIABILITIES	7,294,529	7,553,263
Net assets per share attributable to ordinary equity holders of the Company (RM)	1.54	1.54

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
For the financial period ended 30 June 2025

(The figures have not been audited)

	3 months ended		Period ended		
	30/06/2025	30/06/2024	30/06/2025	30/06/2024	
	RM'000	RM'000	RM'000	RM'000	
Revenue	565,919	578,385	1,215,612	1,136,593	
Cost of sales	(392,292)	(433,126)	(872,233)	(846,785)	
Gross profit	173,627	145,259	343,379	289,808	
Other income	7,538	9,274	15,432	19,724	
Selling and marketing expenses	(21,818)	(14,718)	(39,017)	(29,452)	
Administrative and other expenses	(53,412)	(46,636)	(105,069)	(92,080)	
Results from operating activities	105,935	93,179	214,725	188,000	
Share of results of an associate	27	-	35	-	
Finance income	4,540	2,585	5,982	5,030	
Finance costs	(14,965)	(13,715)	(33,765)	(28,885)	
Net finance costs	(10,425)	(11,130)	(27,783)	(23,855)	
Profit before tax	95,537	82,049	186,977	164,145	
Income tax expense	(24,114)	(22,393)	(46,268)	(44,134)	
Profit for the period	71,423	59,656	140,709	120,011	
Profit attributable to:					
Equity holders of the Company	66,018	60,211	132,055	120,256	
Non-controlling interests	5,405	(555)	8,654	(245)	
	71,423	59,656	140,709	120,011	
Earnings per share attributable to ordinary equity holders of the Company:					
- Basic (sen)	Note B12(a)	2.58	2.37	5.16	4.84
- Diluted (sen)	Note B12(b)	2.58	2.37	5.16	4.84

The Condensed Consolidated Statement of Profit or Loss should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME
For the financial period ended 30 June 2025

(The figures have not been audited)

	3 months ended		Period ended	
	30/06/2025	30/06/2024	30/06/2025	30/06/2024
	RM'000	RM'000	RM'000	RM'000
Profit for the period	71,423	59,656	140,709	120,011
Other comprehensive (loss)/income				
<i>Item that may be reclassified subsequently to profit or loss:</i>				
Foreign currency translation differences for foreign operations	(1,366)	(1,873)	(2,877)	(1,866)
Reclassification of foreign currency translation reserve to profit or loss upon strike-off of foreign investments	33	-	33	-
Other comprehensive loss for the period	(1,333)	(1,873)	(2,844)	(1,866)
Total comprehensive income for the period	70,090	57,783	137,865	118,145
Total comprehensive income attributable to:				
Equity holders of the Company	65,103	58,914	130,090	118,960
Non-controlling interests	4,987	(1,131)	7,775	(815)
	70,090	57,783	137,865	118,145

The Condensed Consolidated Statement of Other Comprehensive Income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
For the financial period ended 30 June 2025
(The figures have not been audited)

	Attributable to ordinary equity holders of the Company						Total Equity RM'000
	Non-distributable			Distributable			
	Share capital RM'000	Exchange fluctuation reserve RM'000	Equity Component of Convertible Sukuk RM'000	Retained earnings RM'000	Total RM'000	Non- controlling interests RM'000	
6 months ended 30 June 2025							
Balance at 1 January 2025	1,876,057	4,286	-	2,052,220	3,932,563	42,702	3,975,265
Amount recognised directly in equity:							
Profit for the financial period	-	-	-	132,055	132,055	8,654	140,709
Other comprehensive loss	-	(1,965)	-	-	(1,965)	(879)	(2,844)
Total comprehensive (loss)/income for the period	-	(1,965)	-	132,055	130,090	7,775	137,865
Dividends for the financial year ended 31 December 2024	-	-	-	(115,206)	(115,206)	-	(115,206)
Issuance of shares by a subsidiary to a non-controlling shareholder	-	-	-	-	-	3,336	3,336
Balance at 30 June 2025	1,876,057	2,321	-	2,069,069	3,947,447	53,813	4,001,260
6 months ended 30 June 2024							
Balance at 1 January 2024	1,776,057	6,250	5,754	1,913,090	3,701,151	35,706	3,736,857
Amount recognised directly in equity:							
Profit for the financial period	-	-	-	120,256	120,256	(245)	120,011
Other comprehensive loss	-	(1,296)	-	-	(1,296)	(570)	(1,866)
Total comprehensive (loss)/income for the period	-	(1,296)	-	120,256	118,960	(815)	118,145
Dividends for the financial year ended 31 December 2023	-	-	-	(102,406)	(102,406)	-	(102,406)
Issuance of ordinary shares pursuant to the conversion of redeemable convertible sukuk	100,000	-	(5,754)	-	94,246	-	94,246
Issuance of shares by a subsidiary to a non-controlling shareholder	-	-	-	-	-	9,120	9,120
Balance at 30 June 2024	1,876,057	4,954	-	1,930,940	3,811,951	44,011	3,855,962

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
For the financial period ended 30 June 2025
(The figures have not been audited)

	6 months ended 30/06/2025 RM'000	6 months ended 30/06/2024 RM'000
Operating Activities		
Profit before tax	186,977	164,145
Adjustments for:		
Non-cash items	33,097	25,686
Non-operating items	31,609	22,274
Operating profit before changes in working capital	251,683	212,105
Net change in property development costs	51,336	165,120
Net change in inventories	29,052	28,871
Net change in receivables	78,955	(48,898)
Net change in contract assets	(40,677)	(32,131)
Net change in contract cost assets	3,923	(85)
Net change in payables	(24,286)	(14,327)
Net change in contract liabilities	(33,444)	(10,215)
Cash from operations	316,542	300,440
Interest received	7,510	7,716
Finance cost paid	(23,424)	(9,469)
Net tax paid	(41,416)	(41,214)
Net cash from operating activities	259,212	257,473
Investing Activities		
Additions to property, plant and equipment	(32,914)	(30,933)
Additions to prepaid lease payments	-	(618)
Additions to land held for property development	(67,850)	(64,605)
Advances to an associate company	(674)	-
Acquisition of land	(302,676)	(227,902)
Proceeds from disposal of property, plant and equipment	305	934
Net cash used in investing activities	(403,809)	(323,124)
Financing Activities		
Repayment to non-controlling interests of subsidiary companies	(1,481)	-
Dividends paid to shareholders of the Company	(115,206)	(102,406)
Net proceeds from issuance of Medium Term Notes	349,125	-
Net proceeds from borrowings	176,068	112,777
Payment of corporate exercise expenses	(433)	-
Payment of Medium Term Notes interest	(25,882)	(20,465)
Redemption of Medium Term Notes	(600,000)	-
Repayment of lease liabilities	(3,958)	(3,001)
Proceeds from the issuance of shares by a subsidiary to a non-controlling shareholder	-	9,120
Withdrawal of deposits with licensed banks pursuant to banking facilities	-	1,665
Withdrawal of deposits in Security and Principal Accounts, Project Accounts, Financial Service Reserve Accounts and Trustees' Reimbursement Accounts	263,418	88,168
Net cash from financing activities	41,651	85,858
Net changes in cash and cash equivalents	(102,946)	20,207
Effect of exchange rate changes	(2,284)	(1,152)
Fair value gain on investment in short-term funds	1,220	2,088
Cash and cash equivalents at beginning of the financial period	1,073,630	780,937
Cash and cash equivalents at end of the financial period	969,620	802,080

CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS**For the financial period ended 30 June 2025 (continued)***(The figures have not been audited)*

Cash and cash equivalents at the end of the financial period comprise the followings:

	6 months ended 30/06/2025 RM'000	6 months ended 30/06/2024 RM'000
Investment in short-term funds	360,751	417,420
Cash and bank balances	618,229	493,700
Deposits with licensed banks	340	337
	979,320	911,457
Less: Deposits in Security and Principal Accounts and Financial Service Reserve Accounts	(8,992)	(109,344)
Less: Deposits in Project Accounts	(675)	-
Less: Deposits in Trustees' Reimbursement Accounts	(33)	(33)
	969,620	802,080

The Condensed Consolidated Statement of Cash Flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

A Explanatory notes

A1 Basis of preparation

The interim financial report has been prepared in accordance with Malaysian Financial Reporting Standard ("MFRS") 134 *Interim Financial Reporting* and with International Accounting Standard 14 *Interim Financial Reporting* and applicable disclosure provisions of the Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial report should be read in conjunction with the Group's audited financial statements for the financial year ended 31 December 2024. The explanatory notes attached to the interim financial report 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 31 December 2024.

The significant accounting policies and methods of computation adopted for the interim financial report are consistent with those adopted for the audited financial statements for the financial year ended 31 December 2024 save for the adoption of the following:

Amendment to:

MFRS 121

Lack of Exchangeability

The adoption of the above amendment to MFRS does not have any material impact on the financial statements of the Group.

A2 Seasonal or cyclical factors

The operations of the Group were not significantly affected by any seasonal or cyclical factors during the financial period under review.

A3 Unusual items affecting assets, liabilities, equity, net income or cash flows

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows of the Group for the financial period under review.

A4 Changes in estimates

There were no material change in estimates for the financial period under review.

A5 Debt and equity securities

Redemption of Medium Term Notes

The Company had on 13 March 2025 completed the redemption of the first tranche of RM600 million in nominal value of secured and unrated Islamic Medium Term Notes ("Sukuk Murabahah") under the Sukuk Murabahah Programme of RM2.0 billion in nominal value.

Issuance of Medium Term Notes

The Company had on 30 April 2025 completed the fifth issuance of Medium Term Notes of RM350 million in nominal value of secured and unrated Islamic Medium Term Notes pursuant to an Islamic Medium Term Note Programme of RM2.0 billion in nominal value. The Sukuk Murabahah has a tenure of 5 years and carries a fixed profit rate of 4.45% per annum payable semi-annually.

Saved for the above, there were no issuance and repayment of debt and equity securities, share buybacks, share cancellations, share held as treasury and resale of treasury shares during the financial period under review.

A6 Dividends paid

On 26 May 2025, the Company paid a final single-tier dividend of 4.5 sen per ordinary share which amounted to RM115,206,210 in respect of the financial year ended 31 December 2024.

A7 Segment reporting

Period ended 30 June 2025

	Property RM'000	Manufacturing RM'000	Investment Holding & Others RM'000	Elimination RM'000	Consolidated RM'000
REVENUE					
External revenue	963,780	222,194	29,638	-	1,215,612
Inter-segment	-	-	151,730	(151,730)	-
	<u>963,780</u>	<u>222,194</u>	<u>181,368</u>	<u>(151,730)</u>	<u>1,215,612</u>
RESULTS					
Operating profit/(loss)	211,473	(5,171)	8,423	-	214,725
Share of results of an associate					35
Interest income					5,982
Finance costs					(33,765)
Profit before tax					186,977
Income tax expense					(46,268)
Profit for the period					<u>140,709</u>

Period ended 30 June 2024

	Property RM'000	Manufacturing RM'000	Investment Holding & Others RM'000	Elimination RM'000	Consolidated RM'000
REVENUE					
External revenue	914,465	200,537	21,591	-	1,136,593
Inter-segment	-	-	165,976	(165,976)	-
	<u>914,465</u>	<u>200,537</u>	<u>187,567</u>	<u>(165,976)</u>	<u>1,136,593</u>
RESULTS					
Operating profit/(loss)	180,125	(508)	8,383	-	188,000
Interest income					5,030
Finance costs					(28,885)
Profit before tax					164,145
Income tax expense					(44,134)
Profit for the period					<u>120,011</u>

A8 Material subsequent events

- (a) The Company had on 10 July 2025 completed the sixth issuance of Medium Term Notes of RM250 million in nominal value of secured and unrated Islamic Medium Term Notes ("Sukuk Murabahah") pursuant to an Islamic Medium Term Note Programme of RM2.0 billion in nominal value. The Sukuk Murabahah has a tenure of 5 years and carries a fixed profit rate of 4.25% per annum payable semi-annually.
- (b) On 7 August 2025, the Company's wholly-owned subsidiary, Suria Lagenda Development Sdn Bhd, had entered into a sale and purchase agreement with Ming Court Hotel (KL) Sdn Bhd for the proposed acquisition of a prime freehold land and building in Jalan Ampang, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur, measuring approximately 1.485 acres for a total purchase consideration of RM260 million ("**Proposed Acquisition**").

The completion of the Proposed Acquisition is pending the fulfillment of the conditions precedent of the sale and purchase agreement.

Save as disclosed in B6, there were no material events subsequent to the reporting date up to 21 August 2025, being the latest practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Report.

A9 Related party transactions

	01/01/2025 to 30/06/2025 RM'000
Transactions with companies in which a Director of the Company has interests:	
(i) Rental paid to companies in which a Director of the Company has interest	<u>967</u>
Transactions with non-controlling interests:	
(i) Interest payable to non-controlling shareholders of subsidiary companies	94
(ii) Advisory fee paid to a non-controlling shareholder of a subsidiary company	63
(iii) Service fee paid to a non-controlling shareholder of a subsidiary company	<u>60</u>
Transaction with an associate:	
(i) Service fee received/receivable	<u>256</u>

A10 Changes in the composition of the Group

There were no material changes in the composition of the Group during the current financial period, including business combinations, acquisition or disposal of subsidiaries and long-term investments, restructuring, and discontinuing operations.

A11 Changes in contingent liabilities or contingent assets

The Group has adopted the provisions of Paragraph 92 of MFRS 137 *Provisions, Contingent Liabilities and Contingent Assets* pursuant to the non-disclosure of the financial effect in relation to the disputed liquidated ascertained damages.

The Group is relying on its solicitors view that the Group has good chance to succeed in the litigation proceedings and therefore no provisions have been made by the Group at this juncture.

A12 Capital commitments

	30/06/2025 RM'000
Contractual commitment for the acquisition of development land	119,459
Approved and contracted for the acquisition of property, plant and equipment	18,577
	<u>138,036</u>

A13 Operating lease commitments

As Lessor - for the lease of investment properties and commercial properties

The Group lease out its investment properties and commercial properties under non-cancellable operating leases. The tenure of these leases ranges between 1 to 3 years with option to renew upon expiry except for certain commercial properties. Certain of the leases include contingent rental arrangements computed based on sales achieved by tenants.

The future minimum lease rental receivables under non-cancellable leases as at reporting date are as follow:-

	30/06/2025 RM'000
Less than one year	5,277
One to three years	4,403
	<u>9,680</u>

B Explanatory notes pursuant to Appendix 9B of the Listing Requirements of Bursa Malaysia Securities

B1 Review of Group performance

For the second quarter ended 30 June 2025, the Group recorded a profit before tax ("PBT") of RM95.5 million on the back of revenue of RM565.9 million. This represents an improvement of 16.4% in PBT despite a 2.2% decline in revenue as compared to the preceding year's corresponding quarter. For the six-month period ended 30 June 2025, the Group recorded revenue and PBT of RM1.22 billion and RM187 million respectively as compared to RM1.14 billion and RM164.1 million a year ago. This represents a 7.0% and 13.9% improvement in revenue and PBT, respectively, compared to the preceding year's corresponding period.

The Group's balance sheet remains healthy with cash and bank balances and investment in short-term funds of approximately RM979.3 million as at 30 June 2025.

The analysis of the performance for each operating segment for the current financial period are as follows:

Property development

For the financial period ended 30 June 2025, the property development segment recorded an operating profit of RM211.5 million and revenue of RM963.8 million, which were 17.4% and 5.4% higher than the operating profit and revenue as compared to the preceding year's corresponding period respectively. The higher revenue and operating profit were mainly driven by progressive revenue recognition from ongoing construction progress.

The development projects that were the key earnings contributors include **Meridin East**, **M Tiara** and **M Minori** in Johor Bahru, **M Nova** in Kepong, **M Astra** in Setapak, **M Arisa** in Sentul, **M Senyum** in Salak Tinggi, **M Vertica** in Cheras and **M Panora** in Rawang. Other projects which also contributed include **M Legasi** in Semenyih, **M Zenya** in Kepong, **Southville City** in Bangi, **M Azura** in Setapak, **Ferringhi Residence** in Penang, **M Terra** in Puchong, and **M Aspira** in Taman Desa.

The Group's new property sales for the first half of 2025 increased 12.4% to RM1.15 billion as compared with RM1.02 billion in the same period last year.

Manufacturing

The manufacturing segment recorded revenue of RM222.2 million for the financial period ended 30 June 2025, representing a 10.8% increase from RM200.5 million in the preceding year's corresponding period, supported by higher pallet and glove sales. However, operating loss was higher at RM5.2 million (including an unrealised forex loss of RM1.5 million due to the Ringgit appreciation) as compared to RM0.5 million (including one-off insurance recoveries income of RM2.7 million and an unrealised forex gain of RM0.9 million) in the prior period.

Investment holding & others

Revenue for the investment holding and other segments comprise mainly interest income from the deposit of funds, revenue from trading of building materials and hotel operation.

B2 Material change in quarterly results compared with the immediate preceding quarter

	3 months ended	
	30/06/2025	31/3/2025
	RM'000	RM'000
Revenue	565,919	649,693
Profit before tax ("PBT")	95,537	91,440

The Group recorded a 12.9% decrease in revenue compared to the immediate preceding quarter, primarily due to a higher proportion of new projects in the initial stages of construction, where revenue contribution is expected to increase as the projects progress. Despite lower revenue, PBT rose by 4.5%, mainly attributed to the finalisation of construction costs for certain construction contract that are close to completion.

B3 Prospects for the current financial year

The Group continued to deliver a solid performance, achieving new property sales of RM1.15 billion in the first half of 2025, an increase of 12.4% as compared to the preceding year's corresponding period, driven by successful launches of the M-Series including M Legasi in Semenyih, M Tiara and Meridin East in Johor Bahru. Historically, the Group's second-half sales have been stronger, and coupled with the upcoming new property launches worth RM1.85 billion as well as continued sales momentum from projects already launched, the Group is confident of achieving its minimum full-year sales target of RM2.65 billion.

The Group marked a key milestone on 6 August 2025 with the sales gallery opening of M Grand Minori ("MGM") in Johor Bahru, the first development project under its premium M Grand Series. The project achieved a 90% take-up rate for Phase 1 of Tower A during its soft launch weekend.

Key planned new project launches for remaining 2025 include M Aurora in Old Klang Road, M Aria in Sentul and M Zenni in Penang. Apart from new projects, the launch of existing projects like the remaining block of M Sinar in Southville City, future phases of M Zenya in Kepong, M Legasi in Semenyih, Meridin East and MGM in Johor Bahru will continue to drive the positive sales trend for remaining of the year.

On 7 August 2025, the Group announced the acquisition of 1.485 acres of prime freehold Corus Hotel site along Jalan Ampang, Kuala Lumpur, within approximately 5 minutes' walking distance from Petronas Twin Towers and Suria KLCC. The site is located within a designated Transit Planning Zone (TPZ). The site will undergo a transformative redevelopment as part of the Group's vision for urban regeneration. Based on preliminary plans and subject to approval by the relevant authorities, the proposed development will comprise of premium serviced apartments with an estimated gross development value of approximately RM1.28 billion. The total purchase consideration was for RM260 million.

The acquisition builds on Mah Sing's strong track record in Kuala Lumpur's city centre, where it has successfully delivered landmark projects such as The Icon @ Jalan Tun Razak, M Suites @ Embassy Row and M City along Jalan Ampang. The Group targets to complete the acquisition by first quarter 2026 and to launch in the first half of 2026. This marks the Group's second land acquisition of the year, reinforcing the group's strategy of unlocking value from prime urban locations with strong demand fundamentals.

Prudent capital management has been instrumental in maintaining a robust balance sheet and ample liquidity, resulting in a cash balance of RM979.3 million as at 30 June 2025, approximately RM1.12 billion as at 28 August 2025 and a net gearing of 0.23x as at 30 June 2025. The financial strength provides a solid foundation for potential landbank expansion, particularly in the key growth areas of Klang Valley, Johor Bahru, and Penang, targeting fast-turnaround opportunities to expand both residential and industrial portfolios.

Supported by solid unbilled sales of RM2.91 billion as at 30 June 2025 and a strategic emphasis on fast-track project completions, the Group anticipates an even stronger financial performance in 2025 and remains focused on sustainable, high-growth opportunities to deliver long-term value for stakeholders.

B4 Profit forecast

Not applicable as the Group has not issued profit forecast or profit guarantee in a public document.

B5 Income tax expense

	3 months ended		Period ended	
	30/06/2025 RM'000	30/06/2024 RM'000	30/06/2025 RM'000	30/06/2024 RM'000
Estimated income tax payable:				
Current financial period	36,729	21,166	68,697	43,215
Deferred tax				
Current financial period	(12,615)	1,227	(22,369)	919
Under provision of income tax in prior year	-	-	(60)	-
	<u>(12,615)</u>	<u>1,227</u>	<u>(22,429)</u>	<u>919</u>
	<u>24,114</u>	<u>22,393</u>	<u>46,268</u>	<u>44,134</u>

The Group's effective tax rate for the current quarter and current financial period were higher than the statutory tax rate of 24% mainly due to certain non-tax deductible expenses and non-recognition of deferred tax assets arising from certain loss-making entities.

B6 Status of corporate proposals

The following corporate proposals as announced by the Company have not been completed as at 21 August 2025 (being the latest practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Report):

- a) On 6 July 2023, the Company's wholly-owned subsidiary, Star Residence Sdn Bhd (now known as M Zenya Sdn Bhd) had entered into a joint venture agreement ("**JVA**") with Liberty Triangle Sdn Bhd to undertake a development of two pieces of land in Mukim Batu, Daerah Kuala Lumpur, measuring approximately 4.88 acres for a total consideration of RM85,300,000.

This JVA is pending fulfillment of parties' obligations in accordance with the terms thereof.

- b) On 31 January 2024, the Company's indirect subsidiary, Fusion Heights Development Sdn Bhd ("**Purchaser**"), had entered into a conditional sale and purchase agreement ("**SPA**") with Premier Land Resources Sdn Bhd for the proposed acquisition of a parcel of prime land measuring 185 acres in Mukim Labu, Daerah Sepang, Negeri Selangor for a total purchase consideration of RM100,732,500 ("**Proposed Acquisition**").

In accordance with the terms of the SPA, the Purchaser had exercised its discretion to extend the extended conditional period on two occasions: first on 28 January 2025 (extended to 30 July 2025), and subsequently on 28 July 2025 (further extended to 30 January 2026).

The completion of the Proposed Acquisition is pending the fulfilment of the conditions precedent of the SPA.

- c) On 28 October 2024, the Company's wholly-owned subsidiary, Southville City Sdn Bhd had entered into a second collaboration agreement with Bridge Data Centres Malaysia VII Sdn Bhd ("**BDC**") for the joint development of data centre facilities and infrastructure on another two parcel of lands measuring approximately 35.68 acres within the Mah Sing DC Hub@ Southville City ("**Project**").

The commencement of the Project shall be subject to BDC securing well-established and financially sound hyperscale data centre customer(s) or artificial intelligence data centre customer(s) for the Project at BDC's costs and expenses.

B7 Group Borrowings and Debt Securities

Total group borrowings and debt securities as at 30 June 2025 were as follows:

	Short term RM'000	Long term RM'000	Total RM'000
<u>Secured</u>			
Medium term notes	-	903,418	903,418
Term loans	39,942	953,990	993,932
Hire purchase	944	2,331	3,275
	<u>40,886</u>	<u>1,859,739</u>	<u>1,900,625</u>

The currency profile of borrowings and debt securities was as follows:

	Short term RM'000	Long term RM'000	Total RM'000
Ringgit Malaysia	40,863	1,859,641	1,900,504
Indonesian Rupiah	23	98	121
	<u>40,886</u>	<u>1,859,739</u>	<u>1,900,625</u>

B8 Material litigation

On 25 October 2019, the Company's wholly owned subsidiary, Elite Park Development Sdn Bhd ("**EPD**") had through its solicitors filed and served Statement of Claim against Zulhkiple Abu Bakar ("**ZAB**") claiming for the following as a result of a breach of the Consultancy Agreement dated 9 June 2015 ("**Consultancy Agreement**") entered between EPD and ZAB whereby ZAB was to provide amongst others, value engineering services to the original foundation and structural designs ("**Services**") for the buildings in the project erected on Lot 24673 (PT 2105), Bandar Kundang, Mukim Rawang, Daerah Gombak, Selangor ("**Development**"):

- (i) A total sum of damages of RM40,670,557.81 and/or alternatively for damages to be assessed; and
- (ii) Interest at the rate of 5% or any other rate as the Court deems fit and proper on the judgement sum calculated from the date of judgement until the date of final settlement and costs.

On 27 November 2019, ZAB has filed a statement of defence and counterclaim against EPD alleging amongst others:

- (i) Unlawful termination of the Consultancy Agreement;
- (ii) EPD pay to ZAB a total sum of RM114,088.23 being ZAB's outstanding fee under the Consultancy Agreement; and
- (iii) General damages to be assessed.

On 15 July 2020, EPD had through its solicitors filed and served the Amended Writ and Amended Statement of Claim against ZAB and two other defendants namely, Pembinaan Infrastruktur OKH Sdn Bhd ("**OKH**") for breach of contract in failing amongst others, to provide material and workmanship of the quality and standard pursuant to a letter of award dated 28 November 2014 and a Standard Form PAM 2006 Contract entered into between EPD and OKH to build and construct buildings in the project erected on the Development, and Lonpac Insurance Berhad ("**LONPAC**") for breach of an insurance policy issued by LONPAC in favour of EPD as beneficiary under a Contractors' All Risk Policy in failing to pay to EPD for damages and/or losses suffered by EPD in the Development in the same legal proceedings.

The solicitors of EPD are of the view that EPD has good grounds to succeed in its claims against ZAB, OKH and LONPAC. It is preliminary at this stage to ascertain the potential recoverable amount. The matter is fixed for continued trial from 8th to 12th September 2025.

Save for the above and as disclosed in A11, the Group was not engaged in any material litigation as at 21 August 2025, being the latest practicable date which is not earlier than 7 days from the date of issuance of this Interim Financial Report.

B9 Derivatives financial instrument

As at 30 June 2025, there were no outstanding foreign currency forward contracts.

B10 Additional disclosures pursuant to para 16, Part A, Appendix 9B of Bursa Malaysia Securities Berhad Listing Requirements

	3 months ended 30/06/2025 RM'000	Period ended 30/06/2025 RM'000
Allowance for impairment loss on financial assets	(140)	(63)
Impairment on inventories	-	(2)
Depreciation and amortisation	(15,429)	(30,331)
Gain on redemption of financial assets at fair value through profit or loss	1,087	5,022
Impairment of intangible assets	(194)	(380)
Bad debts written off	(4)	(11)
Net foreign exchange loss	(1,335)	(1,708)
Property, plant and equipment written off	(663)	(1,575)

Other than the items above which have been included in profit or loss, there were no impairment of assets or exceptional items which may have an effect on the results for the current financial period ended 30 June 2025.

B11 Dividend declared

No dividend has been declared for the first half of the year ended 30 June 2025.

B12 Earnings per share

(a) Basic earnings per share

The basic earnings per share has been calculated by dividing the Group's net profit attributable to ordinary equity holders for the financial period by the weighted average number of ordinary shares in issue.

	3 months ended		Period ended	
	30/06/2025	30/06/2024	30/06/2025	30/06/2024
Net profit for the period attributable to ordinary equity holders (RM'000)	66,018	60,211	132,055	120,256
Weighted average number of ordinary shares in issue ('000)	2,560,138	2,537,578	2,560,138	2,484,452
Basic earnings per share (sen)	2.58	2.37	5.16	4.84

(b) Diluted earnings per share

Diluted earnings per share equals basic earnings per share because there are no potential dilutive instruments in existence as at the reporting date.

B13 Auditors' report on preceding annual financial statements

The auditors' report on the financial statements for the financial year ended 31 December 2024 was not subject to any qualification.

B14 Comparative figures

Comparative figures, where applicable, have been modified to conform to the current year presentation.

BY ORDER OF THE BOARD

YANG BAO LING
THAM WAI YING

Kuala Lumpur
28 August 2025