



RADIUM DEVELOPMENT BERHAD

Registration No.: 201301009006 (1038848-V)

INTERIM FINANCIAL REPORT

FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2025

| | Note | Unaudited As at 30.9.2025 RM'000 | Audited As at 31.12.2024 RM'000 |
|------------------------------------------------------------------------|------|-------------------------------------------|------------------------------------------|
| ASSETS | | | |
| Non-Current Assets | | | |
| Property, plant and equipment | | 51,688 | 49,735 |
| Investment properties | | 4,601 | 86,554 |
| Right-of-use assets | | 1,545 | 1,341 |
| Inventories | | 560,848 | 35,375 |
| Goodwill | | 1,701 | 1,701 |
| Other investment | | 10,584 | 10,584 |
| Deferred tax assets | | 12,651 | 9,781 |
| Trade and other receivables | | 9,006 | 10,356 |
| | | 652,624 | 205,427 |
| Current Assets | | | |
| Inventories | | 356,302 | 325,296 |
| Current tax assets | | 9,864 | 10,921 |
| Trade and other receivables | | 190,806 | 118,244 |
| Contract cost | | 25,337 | 19,287 |
| Contract asset | | 64,929 | 39,405 |
| Short-term investments | | 2,759 | 27,633 |
| Cash and short-term deposits | | 190,647 | 216,872 |
| | | 840,644 | 757,658 |
| TOTAL ASSETS | | 1,493,268 | 963,085 |
| EQUITY AND LIABILITIES | | | |
| Share capital | | 465,943 | 465,943 |
| Retained earnings | | 398,647 | 301,697 |
| Equity attributable to owners of the Company | | 864,590 | 767,640 |
| Non-controlling interests | | 16,868 | 8,305 |
| Total Equity | | 881,458 | 775,945 |
| Non-Current Liabilities | | | |
| Loans and borrowings | B7 | 424,095 | 73,598 |
| Lease liabilities | | 739 | 627 |
| | | 424,834 | 74,225 |
| Current Liabilities | | | |
| Loans and borrowings | B7 | 61,893 | 26,301 |
| Lease liabilities | | 863 | 743 |
| Current tax liabilities | | 2,309 | 1 |
| Trade and other payables | | 121,911 | 85,870 |
| | | 186,976 | 112,915 |
| Total Liabilities | | 611,810 | 187,140 |
| TOTAL EQUITY AND LIABILITIES | | 1,493,268 | 963,085 |
| Net assets per share attributable to owners of the Company (RM) | | 0.25 | 0.22 |
| Number of outstanding ordinary shares in issue ('000) | | 3,468,000 | 3,468,000 |

The Unaudited Condensed Consolidated Statements 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 to the interim financial report.

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025**

| Note | Current quarter ended | Comparative quarter ended | Current period to date ended | Preceding period to date ended |
|-------------------------------------------------------------------------------------|-----------------------------|---------------------------------|------------------------------------|--------------------------------------|
| | 30.9.2025 | 30.9.2024 | 30.9.2025 | 30.9.2024 |
| | RM'000 | RM'000 | RM'000 | RM'000 |
| Revenue | | | | |
| Cost of sales | A12 | 45,059 (32,989) | 48,454 (35,830) | 127,644 (90,618) |
| Gross profit | | 12,070 | 12,624 | 37,026 |
| Other income | | 124,195 | 2,883 | 125,277 |
| Marketing expenses | | (3,262) | (3,634) | (10,290) |
| Administrative expenses | | (8,037) | (3,827) | (16,983) |
| Other operating expenses | | (407) | (71) | (407) |
| Profit from operations | | 124,559 | 7,975 | 134,623 |
| Finance income | | 1,023 | 1,355 | 3,418 |
| Finance costs | | (2,949) | (1,601) | (7,496) |
| Profit before taxation | | 122,633 | 7,729 | 130,545 |
| Taxation | B4 | (2,382) | (2,113) | (5,900) |
| Profit for the period, representing total comprehensive income for the period | | 120,251 | 5,616 | 124,645 |
| | | | | 8,881 |
| Profit / Total comprehensive income attributable to: | | | | |
| Owners of the Company | | 94,236 | 4,814 | 96,880 |
| Non-controlling interests | | 26,015 | 802 | 27,765 |
| | | 120,251 | 5,616 | 124,645 |
| | | | | 8,881 |
| Basic earnings per share attributable to owners of the Company (sen) | B10 | 2.72 | 0.14 | 2.79 |
| | | | | 0.21 |

The Unaudited Condensed Consolidated Statements 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 to the interim financial report.

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

| Note | <u>Attributable To Owners Of The Company</u> | | | Non-controlling interests RM'000 | Total equity RM'000 |
|-------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------|-----------------|-------------------------------------|------------------------|
| | Share capital RM'000 | Retained earnings RM'000 | Total RM'000 | | |
| As at 1 January 2025 | 465,943 | 301,697 | 767,640 | 8,305 | 775,945 |
| Profit after tax / Total comprehensive income | - | 96,880 | 96,880 | 27,765 | 124,645 |
| Transaction with owners of the Company | | | | | |
| Effects of dilution of interests in subsidiaries | A10 | - | 70 | 70 | (70) - |
| Ordinary shares capital contributed by non-controlling interests of subsidiaries | A10 | - | - | - | 868 868 |
| Dividend paid to non-controlling interests | | - | - | - | (20,000) (20,000) |
| Total transactions with owners | | - | 70 | 70 | (19,202) (19,132) |
| As at 30 September 2025 | 465,943 | 398,647 | 864,590 | 16,868 | 881,458 |
| As at 1 January 2024 | 465,943 | 322,327 | 788,270 | 4,316 | 792,586 |
| Profit after tax / Total comprehensive income | - | 7,248 | 7,248 | 1,633 | 8,881 |
| Transaction with owners of the Company | | | | | |
| Dividend paid to owners of the Company, representing total transactions with owners | | - | (34,680) | (34,680) | - (34,680) |
| As at 30 September 2024 | 465,943 | 294,895 | 760,838 | 5,949 | 766,787 |

The Unaudited Condensed Statements 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 to the interim financial report.

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

| | Current period to date ended 30.9.2025 | Preceding period to date ended 30.9.2024 |
|------------------------------------------------------|----------------------------------------------|------------------------------------------------|
| | RM'000 | RM'000 |
| CASH FLOW FROM OPERATING ACTIVITIES | | |
| Profit before taxation | 130,545 | 15,374 |
| Adjustments for: | | |
| Depreciation of property, plant and equipment | 1,486 | 1,243 |
| Depreciation of right-of-use assets | 708 | 590 |
| Fair value gain of short-term investments | (845) | (3,254) |
| Finance costs | 7,496 | 3,642 |
| Finance income | (3,418) | (3,843) |
| Gain on disposal of short-term investments | (57) | (220) |
| Net gain from settlement of investment property | (123,663) | - |
| Write-off of: | | |
| - deposit | 1 | 48 |
| - plant and equipment | - | 2 |
| Operating profit before changes in working capital | 12,253 | 13,582 |
| Changes in working capital: | | |
| Inventories | (510,679) | (74,791) |
| Trade and other receivables | (1,154) | 21,238 |
| Contract assets | (25,524) | (24,652) |
| Contract cost | (6,050) | (3,780) |
| Trade and other payables | 36,041 | 1,415 |
| Net cash used in operations | (495,113) | (66,988) |
| Interest received | 3,418 | 3,843 |
| Interest paid | (112) | (4) |
| Income tax paid | (6,278) | (7,995) |
| Income tax refunded | 873 | 1,682 |
| Net cash used in operating activities | (497,212) | (69,462) |
| CASH FLOW FROM INVESTING ACTIVITIES | | |
| Acquisition of subsidiaries, net of cash acquired | - | 1 |
| Additional of investment property under construction | (1,047) | (251) |
| Repayment from a related party | 8,177 | - |
| Changes in pledged deposits | (19,645) | 3,044 |
| Uplift in short-term investments | 25,776 | 50,886 |
| Proceeds from settlement of investment property | 82,664 | - |
| Purchase of property, plant and equipment | (3,007) | (3,183) |
| Net cash from investing activities | 92,918 | 50,497 |

**UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025 (CONT'D)**

| | Current period to date ended 30.9.2025 | Preceding period to date ended 30.9.2024 |
|---------------------------------------------------------------------------------|----------------------------------------------|------------------------------------------------|
| | RM'000 | RM'000 |
| CASH FLOW FROM FINANCING ACTIVITIES | | |
| Dividend paid to: | | |
| - owners of the Company | - | (34,680) |
| - non-controlling interest | (20,000) | - |
| Ordinary share capital contributed by non-controlling interests of subsidiaries | 868 | - |
| Payment of lease liabilities | (680) | (644) |
| Drawdown of term loans | 274,663 | 1,788 |
| Repayment of term loans | (9,455) | (17,148) |
| Drawdown of bridging loans | 38,947 | 65,198 |
| Repayment of bridging loans | (25,662) | (55,462) |
| Drawdown of revolving credit - net of drawdown | 99,975 | - |
| Repayment of hire purchase payables | (210) | (80) |
| Interest paid | (7,384) | (3,596) |
| Net cash from/(used in) financing activities | 351,062 | (44,624) |
| Net decrease in cash and cash equivalents | (53,232) | (63,589) |
| Cash and cash equivalents at beginning of the financial period | 208,787 | 192,256 |
| Cash and cash equivalents at end of the financial period | 155,555 | 128,667 |
| Cash and cash equivalents comprised of: | | |
| Cash and bank balances | 162,917 | 119,553 |
| Short-term deposits | 27,730 | 13,526 |
| Bank overdraft | (7,362) | (41) |
| Less: Pledged deposits | 183,285 | 133,038 |
| | (27,730) | (4,371) |
| | 155,555 | 128,667 |

The Unaudited Condensed Statements 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 to the interim financial report.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

Part A - Explanatory Notes Pursuant to Malaysian Financial Reporting Standards ("MFRS") 134 -Interim Financial Reporting

A1. Basis of preparation

The interim financial report of the Group is unaudited and has been prepared in accordance with MFRS 134 - *Interim Financial Reporting* and paragraph 9.22 as well as Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The interim financial report should be read in conjunction with the audited financial statements for the financial year ended 31 December 2024 and the accompanying explanatory notes to the interim financial report.

A2. Significant accounting policies

The significant accounting policies adopted by the Group in the interim financial report are consistent with those adopted in the Audited Financial Statements for the year ended 31 December 2024, except for the adoption of the following new accounting standards, amendments and interpretation that have been issued by the Malaysian Accounting Standards Board ("MASB"):

(a) Amendments to MFRSs adopted

For the preparation of the financial statements, the following accounting standards and amendments of the MFRS framework issued by the MASB are mandatory for the first time for the current financial period:

- Amendments to MFRS 121 *The Effects of Changes in Foreign Exchange Rates – Lack of Exchangeability*

The adoption of the abovementioned accounting standards and amendments are not expected to have any material impact on the financial statements of the Group.

(b) Amendments to MFRSs not adopted

Amendments to MFRSs effective for annual periods beginning on or after 1 January 2026

- Amendments to MFRS 9 *Financial Instruments* and MFRS 7 *Financial Instruments: Disclosures – Amendments to the Classification and Measurement of Financial Instruments*
- Amendments to MFRS 9 *Financial Instruments* and MFRS 7 *Financial Instruments: Disclosures – Contracts Referencing Nature-dependent Electricity*
- Amendments that are part of Annual Improvements – Volume 11:
 - Amendments to MFRS 1 *First-time Adoption of Malaysian Financial Reporting Standards*
 - Amendments to MFRS 7 *Financial Instruments: Disclosures*
 - Amendments to MFRS 9 *Financial Instruments*
 - Amendments to MFRS 10 *Consolidated Financial Statements*
 - Amendments to MFRS 107 *Statement of Cash Flows*

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

A2. Significant accounting policies (Cont'd)

(b) Amendments to MFRSs not adopted (Cont'd)

New MFRSs and amendments to MFRSs effective for annual periods beginning on or after 1 January 2027

- MFRS 18 *Presentation and Disclosure in Financial Statements*
- MFRS 19 *Subsidiaries without Public Accountability: Disclosures*
- Amendments to MFRS 19 *Subsidiaries without Public Accountability: Disclosures*

Amendments to MFRSs effective date yet to be confirmed

- Amendments to MFRS 10 *Consolidated Financial Statements* and MFRS 128 *Investment in Associates and Joint Ventures – Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

The abovementioned Amendments to MFRSs will be adopted in the annual financial statements of the Group when they become effective and the Directors anticipate that the adoption of these Amendments to MFRS will have no material impact on the financial statements of the Group in the period of initial application.

A3. Seasonal or cyclical factors

The business operations of the Group were not materially affected by seasonal or cyclical factors during the current quarter and financial period to date under review.

A4. Unusual items due to their nature, size or incidence

There were no items affecting assets, liabilities, equity, net income or cash flows that were unusual because of their nature, size or incidence during the current quarter and financial period to date under review.

A5. Changes in estimates

There were no material changes in estimates of the amounts reported during the current quarter and financial period to date under review.

A6. Changes in debts and equity securities

There were no issuances, cancellations, repurchases, resale and repayments of debts and equity securities during the current quarter and financial period to date under review.

A7. Dividend paid

No dividends have been paid during the current quarter and financial period to date under review.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

A8. Segmental Information

For management purposes, the Group is organised into business units based on their products and services. The Group's reportable segments are as follows:

- (a) Property development and investment
 - Development and sales of residential properties.
 - Letting of property.
- (b) Investment holdings and others
 - Investment activities, provision of management services, provision of information technology related services, hotel business (dormant) and healthcare (dormant).

The senior management of the Group reviews the operations and performance of the respective business segments on a regular basis and their respective performances.

| | Property development and investment RM'000 | Investment holdings and others RM'000 | Total RM'000 |
|--|-----------------------------------------------------|------------------------------------------------|-----------------|
|--|-----------------------------------------------------|------------------------------------------------|-----------------|

Current year to date ended 30 September 2025

Revenue

| | | | |
|-------------------------------|----------------|----------|----------------|
| Total revenue | 127,644 | 4,534 | 132,178 |
| - Inter-segment revenue | - | (4,534) | (4,534) |
| Revenue from external parties | <u>127,644</u> | <u>-</u> | <u>127,644</u> |

Results

| | | | |
|--------------------------------------------|----------------|----------------|----------------|
| Segment profit/(loss) | 142,153 | (11,608) | 130,545 |
| - Inter-segment elimination | (11,407) | 11,407 | - |
| Profit/(Loss) before taxation | 130,746 | (201) | 130,545 |
| Taxation | (4,321) | (1,579) | (5,900) |
| Net profit/(loss) for the financial period | <u>126,425</u> | <u>(1,780)</u> | <u>124,645</u> |

Preceding year to date ended 30 September 2024

Revenue

| | | | |
|-------------------------------|----------------|----------|----------------|
| Total revenue | 106,617 | 11,312 | 117,929 |
| - Inter-segment revenue | - | (11,312) | (11,312) |
| Revenue from external parties | <u>106,617</u> | <u>-</u> | <u>106,617</u> |

Results

| | | | |
|--------------------------------------------|--------------|--------------|--------------|
| Segment profit/(loss) | 19,231 | (3,857) | 15,374 |
| - Inter-segment elimination | (16,625) | 16,625 | - |
| Profit before taxation | 2,606 | 12,768 | 15,374 |
| Taxation | (3,297) | (3,196) | (6,493) |
| Net (loss)/profit for the financial period | <u>(691)</u> | <u>9,572</u> | <u>8,881</u> |

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

A8. Segmental Information (Cont'd)

| | Property development and investment RM'000 | Investment holdings and others RM'000 | Total RM'000 |
|--|-----------------------------------------------------|------------------------------------------------|-----------------|
|--|-----------------------------------------------------|------------------------------------------------|-----------------|

As at 30 September 2025

Assets

| | | | |
|--------------------------------------------|------------------|----------------|------------------|
| Segment assets | 1,309,070 | 161,683 | 1,470,753 |
| Deferred tax assets and current tax assets | 20,379 | 2,136 | 22,515 |
| Total assets | 1,329,449 | 163,819 | 1,493,268 |

Liabilities

| | | | |
|--------------------------|----------------|----------------|----------------|
| Segment liabilities | 495,950 | 113,551 | 609,501 |
| Current tax liabilities | 1,874 | 435 | 2,309 |
| Total liabilities | 497,824 | 113,986 | 611,810 |

As at 31 December 2024

Assets

| | | | |
|--------------------------------------------|----------------|----------------|----------------|
| Segment assets | 758,641 | 183,742 | 942,383 |
| Deferred tax assets and current tax assets | 18,890 | 1,812 | 20,702 |
| Total assets | 777,531 | 185,554 | 963,085 |

Liabilities

| | | | |
|--------------------------|----------------|---------------|----------------|
| Segment liabilities | 175,856 | 11,283 | 187,139 |
| Current tax liabilities | 1 | - | 1 |
| Total liabilities | 175,857 | 11,283 | 187,140 |

A9. Subsequent Events

There were no significant events subsequent to the end of the financial period to date under review.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

A10. Changes in the Composition of the Group

Save as disclosed below, there were no changes in the composition of the Group during the current quarter and financial period to date under review.

(a) Decrease in equity interest in Mayang Sepakat Sdn. Bhd. ("MSSB")

On 20 March 2025, MSSB, an indirect wholly-owned subsidiary of the Company, further issued 857,500 new ordinary shares to Transzed Resources Sdn. Bhd., for a total consideration of RM857,500. Consequently, MSSB became an indirect 70%-owned subsidiary of the Company.

The decrease of equity interest to non-controlling interests of MSSB have the following effects on the Group:

| | RM'000 |
|---------------------------------------------------------------------------------------|--------------|
| Share of net assets after change in stake | 848 |
| Less: Ordinary share capital contributed by non-controlling interests of a subsidiary | <u>(858)</u> |
| Effects of dilution of interests in a subsidiary | <u>(10)</u> |

(b) Decrease in equity interest in Radium Hospital Ayer Keroh Sdn. Bhd. (formerly known as A Famosa Specialist Hospital (Malacca) Sdn. Bhd.) ("RHAK")

On 29 July 2025, RHAK, an indirect wholly-owned subsidiary of the Company, issued 87,500 new ordinary shares and 10,000 new ordinary shares to Radium Healthcare Sdn. Bhd. (formerly known as Central Experts Sdn. Bhd.), a wholly-owned subsidiary of the Company, for a total consideration of RM87,500 and M Life Healthcare Sdn. Bhd. for a total consideration of RM10,000, respectively. Consequently, RHAK became an indirect 90%-owned subsidiary of the Company.

The decrease of equity interest to non-controlling interests of RHAK have the following effects on the Group:

| | RM'000 |
|---------------------------------------------------------------------------------------|-------------|
| Share of net liabilities after change in stake | (50) |
| Less: Ordinary share capital contributed by non-controlling interests of a subsidiary | <u>(10)</u> |
| Effects of dilution of interests in a subsidiary | <u>(60)</u> |

A11. Fair value measurement

(a) Financial instruments that are carried at fair value

Financial assets at Fair Value Through Profit or Loss are measured at different measurement hierarchies (i.e. Levels 1, 2 and 3). The hierarchies reflect the level of objectiveness of inputs used when measuring the fair value.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

A11. Fair value measurement (Cont'd)

(a) Financial instruments that are carried at fair value (Cont'd)

(i) Level 1: Quoted prices (unadjusted) of identical assets in active markets

The Group does not have any financial instruments measured at Level 1 as at 30 September 2025 and 31 December 2024.

(ii) Level 2: Inputs other than at quoted prices included within Level 1 that are observable for the assets, either directly (prices) or indirectly (derived from prices)

The Group does not have any financial instruments measured at Level 2 as at 30 September 2025 and 31 December 2024.

(iii) Level 3: Inputs for the assets that are not based on observable market data (unobservable inputs)

| | As at 30.9.2025 RM'000 | As at 31.12.2024 RM'000 |
|-----------------------------|------------------------------|-------------------------------|
| Level 3 | | |
| Non-financial assets | | |
| - Investment property | - | 83,000 |
| Financial assets | | |
| - Unquoted share | 10,584 | 10,584 |
| - Short-term investments | 2,759 | 27,633 |
| | <hr/> 13,343 | <hr/> 121,217 |

(b) Financial instruments that are not carried at fair value

The carrying amounts of financial assets and financial liabilities at amortised cost are reasonable approximations of fair values.

A12. Revenue

| | Current period to date ended 30.9.2025 RM'000 | Preceding period to date ended 30.9.2024 RM'000 |
|--|-----------------------------------------------------------|-------------------------------------------------------------|
|--|-----------------------------------------------------------|-------------------------------------------------------------|

Disaggregation of the Group's revenue from contracts with customers:

Timing of revenue recognition

- over time

127,644 106,617

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

A13. Commitments

Save as disclosed below, there were no material capital commitments during the current quarter and financial period to date under review.

Capital commitment not provided for in the financial year as at 30 September 2025 is as follows:

| | As at 30.9.2025 RM'000 | As at 31.12.2024 RM'000 |
|-----------------------------------------------------|------------------------------|-------------------------------|
| Approved and contracted but not provided for: | | |
| - Acquisition of land held for property development | 31,501 | 443,701 |
| - Acquisition of property, plant and equipment | 22,950 | 22,950 |
| | <u>54,451</u> | <u>466,651</u> |

A14. Related Party Transactions

The significant related party transactions as at current quarter and financial period to date were summarised as below:

| Related parties | Nature of transactions | Current quarter ended 30.9.2025 RM'000 | Current period to date ended 30.9.2025 RM'000 |
|----------------------------------|---------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------|
| Alfa Sutramas Sdn. Bhd. | Interest income | 262 | 873 |
| Southern Score Sdn. Bhd. | Provision of main construction management services | (22,924) | (34,373) |
| Southern Score Digital Sdn. Bhd. | Provision of building information modelling services | - | (371) |
| Megan Projek Sdn. Bhd. | Rental expenses | <u>(182)</u> | <u>(540)</u> |

A15. Changes in Contingent Liabilities and Assets

There were no material contingent liabilities or assets during the current quarter and financial period to date under review.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

Part B - Explanatory Notes Pursuant to Part A of Appendix 9B of The Main Market Listing Requirements of Bursa Securities

B1. Review of Performance

The comparison of the quarterly results is tabulated below:

Table 1: Financial review for current quarter and financial period to date

| | Current quarter ended 30.9.2025 RM'000 | Comparative quarter ended 30.9.2024 RM'000 | Changes % | Current period to date ended 30.9.2025 RM'000 | Preceding period to date ended 30.9.2024 RM'000 | Changes % |
|---------------------------|----------------------------------------------|--------------------------------------------------|-----------|-----------------------------------------------------|-------------------------------------------------------|-----------|
| Revenue | 45,059 | 48,454 | (7) | 127,644 | 106,617 | 20 |
| Gross Profit | 12,070 | 12,624 | (4) | 37,026 | 32,242 | 15 |
| Profit Before Tax ("PBT") | 122,633 | 7,729 | 1,487 | 130,545 | 15,374 | 749 |

For the current quarter under review ("3QFY2025"), the Group registered revenue of RM45.1 million, gross profit of RM12.1 million, and PBT of RM122.6 million, compared to revenue of RM48.5 million, gross profit of RM12.6 million, and PBT of RM7.7 million in the comparative quarter ("3QFY2024"), representing a decrease of RM3.4 million or 7% in revenue, a decrease of RM0.5 million or 4% in gross profit, and an increase of RM114.9 million or 1,487% in PBT. The Group's revenue and gross profit in 3QFY2025 was primarily driven by its three ongoing projects, namely the Suite Canselor, Residensi Desa Timur and Radium Arena. A higher PBT in 3QFY2025, was due to a one-off gain amounting to RM123.7 million from a land settlement deal with Dewan Bandaraya Kuala Lumpur ("DBKL") located at Lot 20069 Seksyen 90, Bandar Kuala Lumpur, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur (formerly known as Lot 810, Mukim Ampang, Daerah Kuala Lumpur, Negeri Wilayah Persekutuan Kuala Lumpur) ("the Land"). The Land was settled via an order of mandamus issued by the Court of Appeal of Malaysia to DBKL to acquire the Land under Section 47(3) of the Federal Territory (Planning) Act 1982. Subsequently, the Federal Court of Malaysia effectively reaffirmed the Court of Appeal's order on 21 June 2023.

For the current period to date under review ("9MFY2025"), the Group registered revenue of RM127.6 million, gross profit of RM37.0 million, and PBT of RM130.5 million, compared to revenue of RM106.6 million, gross profit of RM32.2 million, and PBT of RM15.4 million in the preceding period to date ("9MFY2024"), representing an increase of RM21.0 million or 20% in revenue, an increase of RM4.8 million or 15% in gross profit, and an increase of RM115.1 million or 749% in PBT. The Group's revenue and gross profit in 9MFY2025 was mainly contributed by our ongoing projects, namely the Suite Canselor, Residensi Desa Timur and Radium Arena projects. A higher PBT in 9MFY2025, mainly due to a one-off gain amounting to RM123.7 million from the settlement of the Land stated above.

Table 2: Financial review for current quarter compared with immediate preceding quarter

| | Current quarter ended 30.9.2025 RM'000 | Immediate preceding quarter ended 30.6.2025 RM'000 | Changes % |
|--------------|----------------------------------------------|----------------------------------------------------------|-----------|
| Revenue | 45,059 | 42,582 | 6 |
| Gross Profit | 12,070 | 13,151 | (8) |
| PBT | 122,633 | 3,801 | 3,126 |

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

B1. Review of Performance (Cont'd)

The Group registered revenue of RM45.1 million, gross profit of RM12.1 million, and PBT of RM122.6 million in 3QFY2025, compared with revenue of RM42.6 million, gross profit of RM13.2 million, and PBT of RM3.8 million in the immediate preceding quarter ("2QFY2025"), representing an increase of RM2.5 million or 6% in revenue, a decrease of RM1.1 million or 8% in gross profit, and an increase of RM118.8 million or 3,126% in PBT. The higher PBT in 3QFY2025, mainly due to a one-off gain amounting to RM123.7 million from the settlement of the Land stated above.

During the current quarter under review, the Group's revenue and gross profit was mainly driven by its on-going projects, namely the Suite Canselor, Residensi Desa Timur and Radium Arena projects.

B2. Group's Prospect

Prospects for the year 2025

According to advance estimates by the Department of Statistics Malaysia, Malaysia's economy grew by stronger-than-expected 5.2% in 3QFY2025, a significant improvement from 4.4% growth in 2QFY2025, reaffirmed Malaysia's growth trajectory. Overnight Policy Rate remains unchanged at 2.75%.

In the property sector, the decision to double the Housing Credit Guarantee Scheme allocation to RM20 billion under Budget 2026 is expected to benefit about 80,000 first-time homebuyers and boost the property market. The move together with the extension of the Youth Housing Financing Scheme and a higher financing limit of up to RM1 million under the Lembaga Pembiayaan Perumahan Sektor Awam, will further promote home ownership among Malaysians.

For FY2025, the Group's performance is expected to be primarily driven by its key development projects:

- Ongoing projects at Residensi Desa Timur, comprising Residensi Wilayah and Suite Apartments components, with a combined estimated gross development value ("GDV") of RM1 billion.
- Radium Arena, a newly launched 988-unit Suite Apartment in Old Klang Road in FY2024, with an estimated GDV of RM506 million, has garnered encouraging market responses since launch.

These projects represent the core of the Group's near-term revenue pipeline and reinforce its strategic focus on high-density residential development in prime location.

In parallel, the Group is actively pursuing business diversification to build recurring income streams and strengthen long term resilience. A key initiative is the Group's entry into the healthcare sector through the planned development of a hospital in Melaka. The hospital, to be operated in partnership with M Life Healthcare Sdn. Bhd., will be a 140-bed tertiary care facility centre slated for completion in the first half of 2028. This development marks a strategic expansion into healthcare-related property development, in line with the Group's commitment to sustainable and long-term growth.

Barring any unforeseen circumstances, the Board remains cautiously optimistic about the Group's prospects for the financial year 2025. Performance is expected to be driven by steady progress across ongoing development projects. The Group will continue to focus on discipline execution and prudent cost management amid an evolving operating environment.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

B3. Variance of Actual Profit from Profit Forecast or Profit Guarantee

The Company did not issue any profit forecast or profit guarantee during the current quarter and financial period to date under review.

B4. Tax expense

| | Current quarter ended 30.9.2025 | Current period to date ended 30.9.2025 |
|--------------------------------------|------------------------------------|-------------------------------------------|
| | RM'000 | RM'000 |
| Current period provision | 4,682 | 8,608 |
| (Over)/Under provision in prior year | (19) | 162 |
| | 4,663 | 8,770 |
| Deferred taxation | (2,281) | (2,870) |
| | 2,382 | 5,900 |

Taxation is computed after taking into consideration the available capital allowances and the adjusted business losses carried forward from previous years to set off against taxable profit.

B5. Status of corporate proposals

(a) Joint Venture Arrangement (“JVA”) with Kadar Jutajaya Sdn. Bhd.

On 20 September 2022, Rasa Wangi Development Sdn. Bhd. (“RWDSB”), a wholly-owned subsidiary of the Company, as the developer, entered into a JVA with Kadar Jutajaya Sdn. Bhd. (“KJSB”), as the landowner, to jointly develop for a proposed development consisting inter alia 404 units of Residensi Wilayah and 932 units of condominium (“Project”) on a piece of leasehold land held under HSD No.123036, No. Lot: PT50316, Negeri Wilayah Persekutuan Kuala Lumpur, Daerah Kuala Lumpur, Mukim Batu measuring approximately 21,505 square metres (“Land”). Pursuant to the JVA, the landowner grants unto the developer the exclusive right to carry out and implement the development on the Land, and the landowner shall be entitled, subject to the terms and conditions of the JVA, to receive the landowner's entitlement of 23% of the profit after tax of the developer for the Project, and in the event there are any unsold units upon the delivery of vacant possession of the Project, the developer shall at its discretion decide on the composition of the landowner's entitlement, that is, either fully in cash or a combination of cash and unsold units (based on the selling price as determined by the developer) or an amount of RM32,000,000 whichever the higher.

On 20 September 2023, both KJSB and RWDSB (“the Parties”) have agreed to extend the period for fulfilment of Condition Precedent for a further twelve (12) months commencing from 20 September 2023 to 19 September 2024 free of interest (“First Extension of Time”).

In furtherance thereto, KJSB and RWDSB had entered into the Supplemental Agreement on 20 September 2023 to document the Parties' option for further extension of time upon expiry of the First Extension of Time and involvement of KJSB (being the landowner) in project committee in relation to the said Project.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

B5. Status of corporate proposals (Cont'd)

(a) Joint Venture Arrangement ("JVA") with Kadar Jutajaya Sdn. Bhd. (Cont'd)

On 20 September 2024, the Parties have agreed to further extend the period for fulfilment of Condition Precedent for a further twelve (12) months commencing from 20 September 2024 to 19 September 2025 ("Second Extension of Time"), subject to interest of ten percent (10%) per annum calculated on daily basis based on the unpaid landowner's entitlement.

On 19 September 2025, the Parties have agreed to further extend the period for fulfilment of Condition Precedent for a further three (3) months commencing from 20 September 2025 to 19 December 2025 ("Third Extension of Time"), subject to interest of ten percent (10%) per annum calculated on daily basis based on the unpaid landowner's entitlement.

The JVA is pending completion.

(b) Acquisition of one (1) piece of land by Mayang Sepakat Sdn. Bhd.

On 3 December 2024, the Company's indirect wholly-owned subsidiary, Mayang Sepakat Sdn. Bhd. ("Purchaser"), entered into a conditional Sale and Purchase Agreement ("SPA") with Majlis Perbandaran Ampang Jaya ("Vendor") to acquire a piece of leasehold land expiring on 6 August 2108 held under PN110508, Lot No. 62019 Seksyen 15, Bandar Ampang, Daerah Ulu Langat, Negeri Selangor Darul Ehsan measuring approximately 2.56 acres (10,359 metre squares) in area ("the Land") for a total purchase consideration of RM45,000,888 ("Purchase Consideration") subject to the terms and conditions therein the SPA.

The Purchase Consideration shall be paid in the following manner:

- (i) 30% of Purchase Consideration amounting to RM13,500,266.40 was paid as deposit on 2 October 2024; and
- (ii) Balance purchase price amounting to RM31,500,621.60 to be paid within three (3) months from the Unconditional Date (defined herein) of the SPA, with an extension of three (3) months subject to interest at the rate of 8% per annum calculated on a daily basis only on the unpaid balance of the balance purchase price.

The SPA is subject to the following conditions precedent:

- (i) The SPA shall be conditional upon the Vendor having obtained the unconditional written consent and/or approvals from the appropriate authorities consenting to the transfer of the Land from the Vendor to the Purchaser ("the Letter(s) of Approval") within six (6) months from the date of SPA ("Conditional Period") and/or the extended period of three (3) months commencing immediately upon expiry of the Conditional Period granted by the Purchaser at the Purchaser's discretion.
- (ii) The SPA shall become unconditional on the date of the Purchaser's Solicitors' receipt of the original Letter(s) of Approval in favour of the Purchaser.

The SPA became unconditional on 23 July 2025 following the fulfilment of the conditions precedent. The acquisition is expected to be completed by the last quarter of 2025.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

B6. Utilisation of Proceeds from the Public Issue

The status of the utilisation of proceeds from the Initial Public Offering (IPO) as at 30 September 2025 is as follows:

| Details of use of proceeds | Proposed utilisation RM'000 | Actual utilisation RM'000 | Reallocation RM'000 | Balance unutilised RM'000 | Estimated timeframe for the use of proceeds |
|--------------------------------------------------------|-----------------------------|---------------------------|---------------------|---------------------------|---------------------------------------------|
| Acquisition of landbank and/or development expenditure | 171,000 | 171,000 | - | - | Within 36 months |
| Repayment of bank borrowings | 93,870 | 93,870 | - | - | Within 24 months |
| Hotel construction | 109,300 | 23,759 | - | 85,541 | Within 36 months |
| Working capital | 39,830 | 42,847 | * 3,017 | - | Within 24 months |
| Estimated listing expenses | 20,000 | 16,983 | * (3,017) | - | Immediate |
| Total | 434,000 | 348,459 | - | 85,541 | |

The utilisation of proceeds as disclosed above should be read in conjunction with the Prospectus of the Company.

* The unutilised balance of RM3.0 million allocated for estimated listing expenses were allocated to working capital.

B7. Group Borrowings and Debt Securities

(a) The Group's borrowings and debt securities at end of the financial period to date:

| | Non-current RM'000 | Current RM'000 | Total RM'000 |
|-----------------------------------------|-----------------------|-------------------|-----------------|
| As at 30.9.2025 | | | |
| Secured | | | |
| <u>Islamic:</u> | | | |
| Bank overdrafts | - | 7,362 | 7,362 |
| Bridging loan | - | 15,150 | 15,150 |
| Revolving credit | 50,000 | 7,500 | 57,500 |
| Term loans | 271,413 | - | 271,413 |
| | 321,413 | 30,012 | 351,425 |
| <u>Conventional:</u> | | | |
| Bridging loan | - | 13,366 | 13,366 |
| Hire purchase | 926 | 234 | 1,160 |
| Revolving credit | 50,000 | 15,000 | 65,000 |
| Term loans | 51,756 | 3,281 | 55,037 |
| | 102,682 | 31,881 | 134,563 |
| Total secured / Total borrowings | 424,095 | 61,893 | 485,988 |

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

B7. Group Borrowings and Debt Securities (Cont'd)

(a) The Group's borrowings and debt securities at end of the financial period to date: (Cont'd)

| | Non-current RM'000 | Current RM'000 | Total RM'000 |
|-----------------------------------------|-----------------------|-------------------|-----------------|
| As at 31.12.2024 | | | |
| Secured | | | |
| <u>Islamic:</u> | | | |
| Bridging loan | - | 7,761 | 7,761 |
| Revolving credit | - | 7,514 | 7,514 |
| | - | 15,275 | 15,275 |
| <u>Conventional:</u> | | | |
| Bridging loan | 7,414 | 56 | 7,470 |
| Hire purchase | 674 | 227 | 901 |
| Revolving credit | 15,000 | 11 | 15,011 |
| Term loans | 50,510 | 10,732 | 61,242 |
| | 73,598 | 11,026 | 84,624 |
| Total secured / Total borrowings | 73,598 | 26,301 | 99,899 |

(b) Commentaries on the Group's borrowings and debt securities

During the financial period, the increase in the borrowings were mainly used for land acquisition and working capital purposes.

B8. Material Litigation

Vistarena Development Sdn. Bhd. ("Vistarena")

Vistarena ("the Defendant"), a 80%-owned subsidiary of the Company, had on 9 June 2023 being served with a Writ of Summons and Statement of Claim ("the Suit") from 241 individual purchasers of Block B, Residensi Platinum OUG ("the Plaintiffs"). Residensi Platinum OUG is the development undertaken by Defendant as the developer in which the vacant possession had been delivered in and around June 2022.

Prior to the filing of the Suit on 18 October 2022, there was a meeting held between representatives from relevant government authorities, the Defendant, the architect, the civil and structural consultant, main contractor as well as purchasers' representatives from Block A and Block B ("the Meeting") to discuss the issues pertaining, inter alia the entrances and defects. However, it was concluded in the meeting that the construction of separate entrances will be put on hold until the formation of the management corporation and the Defendant to expedite the defect rectification works.

Despite the proposed direction given by the relevant government authorities in the Meeting, the Plaintiffs had filed in the Suit against the Defendant at Kuala Lumpur High Court ("the Court"). The Suit is arising from, inter alia, alleged misrepresentation on separate entrances between Block A and Block B, no access control established by the Defendant for the common facilities designated for Block B, safety-related defects are not attended to by the Defendant, and no steps taken by the Defendant to address the alleged declination of the value of Block B.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

B8. Material Litigation (Cont'd)

Vistarena Development Sdn. Bhd. ("Vistarena") (Cont'd)

The Plaintiffs are seeking, *inter alia*, the following reliefs from the Court:

- (a) a declaration that the Defendant has conducted in misrepresentation and breach of contract towards the Plaintiffs in the process of selling units to the Plaintiffs;
- (b) an injunction against the Defendant to take all necessary and reasonable steps to establish two (2) access paths at the entrance to Block A and Block B within a period of three (3) months from the date of judgment/order;
- (c) a judgment that the Defendant rectifies all listed safety-related defects, and the rectification works are to be completed to the satisfaction of the Plaintiffs' representative within a period of three (3) months from the date of judgment or order, with costs borne solely by the Defendant;
- (d) an order for general damages to be assessed by the Court;
- (e) Exemplary damages amounting to RM25,000.00 to be paid to each Plaintiff within seven (7) days from the date of judgment/order;
- (f) Cost; and
- (g) 5% interest on the judgement awarded by Court from the date of filing the Suit until full settlement.

On 21 September 2023, 104 individual purchasers of Block A (civil servants housing), Residensi Platinum OUG filed an application to intervene, claiming that, amongst others, they shall be heard/ allowed to intervene the proceeding so to protect their interest in the common properties given that the Plaintiffs' claims involving access to common properties, shared common area, shared entrance to access Residensi Platinum OUG in which their rights and interests would be affected by any decision from the Court. The Court has on 3 January 2024 allowed the application to intervene hence 104 individual purchasers of Block A were added as co-defendants ("the Co-defendants").

On 5 March 2024, the Defendant filed an application for the disposal of the Plaintiffs' case on points of law ("Order 14A Application") and the hearing date was scheduled on 19 June 2024. Following the same, the Co-defendants also filed a separate application for the disposal of the Plaintiffs' case on points of law ("Co-defendants Application").

After numerous court's dates, on 4 October 2024, the date fixed for decision of Order 14A Application and Co-defendants Application, the court decided in favour of all the Defendants, i.e. need not to establish/construct two (2) separate entrances since the management corporation had been established.

On the same date, 4 October 2024, the Court proceeded to fix 29 November 2024 for:

- (I) case management on issue of defects and rectification works together with misrepresentation; and
- (II) hearing of the Plaintiffs' application to adduce supplementary affidavit (application to file additional affidavit by the Plaintiffs) (Plaintiffs' application filed prior to the decision of Order 14A Application and Co-defendants Application).

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

B8. Material Litigation (Cont'd)

Vistarena Development Sdn. Bhd. ("Vistarena") (Cont'd)

On 29 November 2024, the date was fixed for both case management for (I) and hearing of (II) above.

For case management of (I), on issue of misrepresentation and defects & rectification works, the Court gave directions as follows:

1. Next case management fixed on 13 January 2026; and
2. Trial dates on 19 April 2027 to 22 April 2027.

During the case management held on 3 October 2025, the Plaintiffs applied for a further extension of time to file their witness statements. The Court thereafter directed the parties to file their respective lists of witnesses by 3 October 2025 and their witness statements by 31 October 2025. The Court further directed that the parties to update the Court at the next case management meeting scheduled on 4 November 2025.

On 4 November 2025, both parties informed the Court that they had filed their respective witness statements. The Court then inquired whether parties were open to engaging in negotiations or mediation either before a registered mediator at the Kuala Lumpur High Court or before the Court prior to the commencement of trial. Parties are to inform the Court whether they are agreeable to proceed with mediation either before a registered mediator at the Kuala Lumpur High Court Mediation Centre or before the Court. Next case management is fixed via Zoom on 13 January 2026.

As at the date of this report, there is no expected material financial impact arising from the Suit on the Defendant and the Company.

B9. Dividend

- (a) A single-tier interim dividend of 1.0 sen per ordinary share amounting to RM34,680,000 has been declared by the Board of Directors in respect of the financial year ending 31 December 2025. The single-tier interim dividend shall be payable on 12 December 2025. In respect of deposited securities, entitlement to dividend will be determined based on the record of depositors as of 28 November 2025.
- (b) For the previous financial year ended 31 December 2024, the Company paid a total dividend of 1.0 sen per ordinary share amounting to RM34,680,000, comprising single-tier interim dividend of 1.0 sen per ordinary share amounting to RM34,680,000, paid on 19 April 2024.

EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

B10. Earnings per Share ("EPS")

The basic EPS of the Group is calculated based on the profit attributable to owners (ordinary equity holders) of the Company divided by the weighted average number of ordinary shares in issue.

| | Current quarter ended 30.9.2025 | Comparative quarter ended 30.9.2024 | Current period to date ended 30.9.2025 | Preceding period to date ended 30.9.2024 |
|------------------------------------------------------------|------------------------------------|----------------------------------------|-------------------------------------------|---------------------------------------------|
| Profit attributable to owners of the Company (RM'000) | 94,236 | 4,814 | 96,880 | 7,248 |
| Weighted average number of ordinary shares in issue ('000) | 3,468,000 | 3,468,000 | 3,468,000 | 3,468,000 |
| Basic EPS (sen) | 2.72 | 0.14 | 2.79 | 0.21 |

The diluted EPS of the Group is equal to the basic EPS as the Group does not have any dilutive shares in issue.

B11. Auditors' Report on Preceding Annual Financial Statements

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

B12. Items included in the Statement of Profit or Loss

| | Current quarter ended 30.9.2025 | Current period to date ended 30.9.2025 |
|-------------------------------------------------|------------------------------------|-------------------------------------------|
| | RM'000 | RM'000 |
| Depreciation of property, plant and equipment | (505) | (1,486) |
| Depreciation of right-of-use assets | (281) | (708) |
| Fair value gain of short-term investments | 65 | 845 |
| Finance costs | (2,949) | (7,496) |
| Finance income | 1,023 | 3,418 |
| Gain on disposal of short-term investments | 32 | 57 |
| Net gain from settlement of investment property | 123,663 | 123,663 |
| Write-off of deposit | (1) | (1) |

B13. Derivative Financial Instruments

The Group does not have any derivative financial instruments as at the date of this report.



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EXPLANATORY NOTES TO THE INTERIM FINANCIAL REPORT FOR THIRD QUARTER ENDED 30 SEPTEMBER 2025

B14. Fair Value Changes of Financial Liabilities

The Group does not have any financial liabilities that are measured at fair value at the date of this report.

By Order of the Board,
Datuk Gan Kah Siong
Group Managing Director

13 November 2025