PARKWOOD HOLDINGS BERHAD

COMPANY REGISTRATION NO. 196901000692 (9118-M)

Interim Financial Report
For Second Quarter

Ended 30 June 2025

Condensed Consolidated Statement of Comprehensive Income for the Second Quarter Ended 30 June 2025

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	Current Quarter Ended 30.06.2025 RM	Preceding Year Corresponding Quarter RM	Current Year To-date Ended 30.06.2025 RM	Preceding Year Corresponding Period RM
Revenue	614,631	7,410,762	1,229,262	8,025,393
Operating expenses	(2,299,428)	(7,029,911)	(5,690,815)	(9,529,596)
Other operating income	155,423	372,820	329,495	762,933
Loss from operations	(1,529,374)	753,671	(4,132,058)	(741,270)
Finance costs	(814,270)	(411,822)	(1,324,735)	(824,231)
Loss before taxation	(2,343,644)	341,849	(5,456,793)	(1,565,501)
Income tax expense	(137,643)	(237,978)	(234,246)	(615,267)
Loss for the period	(2,481,287)	103,871	(5,691,039)	(2,180,768)
Other comprehensive income net of tax	-	-	-	-
Total comprehensive expenses for the period	(2,481,287)	103,871	(5,691,039)	(2,180,768)
Loss attributable to:				
Owners of the Parent	(2,481,287)	103,871	(5,691,039)	(2,180,768)
Non-Controlling Interest	-	-	-	-
	(2,481,287)	103,871	(5,691,039)	(2,180,768)

Condensed Consolidated Statement of Comprehensive Income for the Second Quarter Ended 30 June 2025 (Cont'd)

	INDIVIDUAL QUARTER		CUMULATIVE PERIOD	
	Current Quarter Ended 30.06.2025 RM	Preceding Year Corresponding Quarter RM	Current Year To-date Ended 30.06.2025 RM	Preceding Year Corresponding Period RM
Total comprehensive expenses attributable to:				
Owners of the Parent	(2,481,287)	103,871	(5,691,039)	(2,180,768)
Non-Controlling Interest	-	-	-	-
	(2,481,287)	103,871	(5,691,039)	(2,180,768)
	sen	**sen**	**sen**	**sen**
Loss per share:				
- basic (sen)	(0.90)	0.04	(2.07)	(0.79)

The Condensed Consolidated Statement of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2024.

Condensed Consolidated Statement of Financial Position as at 30 June 2025

	As At 30.06.2025 (Unaudited) RM	As At 31.12.2024 (Audited) RM
NON-CURRENT ASSETS		
Equipment	169,504	98,622
Investment property	41,700,000	41,700,000
Right-of-use assets	390,507	601,090
Trade Receivables	2,530,348	2,450,750
Land held for property development	66,059,345	37,888,082
Other assets	41,696	41,696
Total Non-Current Assets	110,891,400	82,780,240
CURRENT ASSETS		
Property development costs	63,185,318	44,433,498
Inventories	20,539,063	20,539,063
Trade and other receivables	10,522,304	7,768,048
Current tax assets	1,059,496	1,118,353
Short-term investments	5,149,437	8,327,113
Cash and bank balances	7,677,250	11,941,819
Total Current Assets	108,132,868	94,127,894
TOTAL ASSETS	**219,024,268**	**176,908,134**

Condensed Consolidated Statement of Financial Position as at 30 June 2025 (Cont'd)

	As At 30.06.2025 (Unaudited) RM	As At 31.12.2024 (Audited) RM
EQUITY		
Share capital	46,239,324	46,239,324
Reserves	95,307,914	100,998,952
Treasury shares	(3,724,544)	(3,724,544)
Total Equity	137,822,694	143,513,732
NON-CURRENT LIABILITIES		
Lease liabilities	188,257	188,257
Borrowings	51,879,654	19,450,000
Retirement benefit obligations	81,744	81,744
Deferred tax liabilities	666,442	666,442
Total Non-Current Liabilities	52,816,097	20,386,443
CURRENT LIABILITIES		
Trade and other payables	9,174,171	10,094,563
Contract Liabilities	9,638,629	-
Lease liabilities	231,299	435,821
Borrowings	9,304,219	2,449,646
Current tax liabilities	37,159	27,929
Total Current Liabilities	28,385,477	13,007,959
TOTAL LIABILITIES	81,201,574	33,394,402
TOTAL EQUITY AND LIABILITIES	**219,024,268**	**176,908,134**

The Condensed Consolidated Statement of Financial Position should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2024.

Condensed Consolidated Statement of Changes in Equity for the Six Months Ended 30 June 2025

	Share Capital	Treasury Shares	Asset Revaluation Reserve	Capital Reserve	Retained Profit	Total Equity
	RM	RM	RM	RM	RM	RM
Balance as at 1 January 2024	**46,239,324**	**(3,724,544)**	**24,539,768**	**48,208,750**	**33,657,788**	**148,921,086**
Loss after taxation for the financial year	-	-	-	-	(5,407,354)	(5,407,354)
Balance as at 31 December 2024/1 January 2025	**46,239,324**	**(3,724,544)**	**24,539,768**	**48,208,750**	**28,250,434**	**143,513,732**
Loss after taxation for the financial period	-	-	-	-	(5,691,039)	(5,691,039)
Balance as at 30 June 2025	**46,239,324**	**(3,724,544)**	**24,539,768**	**48,208,750**	**22,559,395**	**137,822,693**

The Condensed Consolidated Statement of Changes in Equity should be read in conjunction with the Audited Financial Statements for the year ended 31 December 2024.

Condensed Consolidated Statement of Cash Flows

	Current Year To-date Ended 30.06.2025 RM	Audited 2024 RM
CASH FLOWS (FOR)/FROM OPERATING ACTIVITIES		
Loss before taxation	(5,456,793)	(4,786,888)
Amortisation of club membership	-	364
Depreciation of equipment	19,390	27,275
Depreciation of right-of-use assets	210,582	349,196
Impairment loss on other investment	-	1,281,580
Interest expense on lease liabilities	17,408	37,533
Interest expense on bridging loan	-	101,637
Interest expense on term loans	1,199,014	1,443,228
Interest expense on overdraft	108,313	11,869
Dividend income	(35,986)	(201,224)
Fair value gain on short-term investments	(101,866)	(160,983)
Interest income	(176,243)	(499,709)
Operating loss before working capital changes	(4,216,181)	(2,396,122)
Decrease in inventories	-	11,597,904
Increase in property development costs	(18,751,820)	(6,577,307)
Increase in contract liabilities	9,638,629	-
Increase in trade and other receivables	(2,833,854)	(3,017,863)
(Decrease)/Increase in trade and other payables	(920,392)	2,260,911
CASH (FOR)/FROM OPERATIONS	(17,083,618)	1,867,523
Income tax paid	(234,246)	(879,554)
Interest paid	(108,313)	(11,869)
Tax refund received	68,087	-
NET CASH (FOR)/FROM OPERATING ACTIVITIES	(17,358,090)	976,100
CASH FLOWS FOR INVESTING ACTIVITIES		
Dividend received	35,986	201,224
Increase in pledged bank balances with a licensed bank	(508,664)	(230,766)
Interest income received	176,243	499,709
Additional investment in short-term investment	101,866	160,983
Purchase of equipment	(90,272)	(45,857)
Purchase of land held for property development	(28,171,260)	(4,314,196)
Decrease in pledged fixed deposits with licensed banks	-	2,599,751
Additional investment in other investment	-	(400,580)
NET CASH FOR INVESTING ACTIVITIES	(28,456,101)	(1,529,732)

Condensed Consolidated Statement of Cash Flows (Cont'd)

	Current Year To-date Ended 30.06.2025 RM	Audited 2024 RM
CASH FLOWS FROM/(FOR) FINANCING ACTIVITIES		
Drawdown of bridging loan	34,679,654	-
Drawdown of bridging loan	-	-
Interest paid	(1,338,799)	(1,474,722)
Repayment of lease liabilities	(204,522)	(346,327)
Repayment of bridging loan	-	(2,553,660)
Repayment of term loans	-	-
NET CASH FROM/(FOR) FINANCING ACTIVITIES	33,136,333	(4,374,709)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(12,677,858)	(4,928,341)
CASH AND CASH EQUIVALENTS: -		
AT BEGINNING OF THE FINANCIAL PERIOD	15,911,553	20,839,894
AT END OF THE FINANCIAL PERIOD	**3,233,695**	**15,911,553**
CASH AND CASH EQUIVALENTS COMPRISE THE FOLLOWING: -		
Fixed deposits with licensed banks	-	-
Short-term investments	5,149,437	8,327,113
Cash and bank balances	7,677,250	11,941,819
Bank overdraft	(4,804,219)	(77,270)
	8,022,468	20,191,662
Less: Fixed deposits pledged with licensed bank	-	-
Less: Bank balances held in escrow	(295,038)	(687,707)
Less: Bank balances pledged with a licensed bank	(4,493,735)	(3,592,402)
	3,233,695	**15,911,553**

The condensed consolidated statement of cash flow should be read in conjunction with the audited financial statement for the year ended 31 December 2024.

NOTES TO THE INTERIM FINANCIAL REPORT

A1 Accounting Policies and Methods of Computation

The interim financial statements of the Group are unaudited and have been prepared under the historical cost convention and modified to include other bases of valuation, and in compliance with the requirements of Malaysian Financial Reporting Standards ("MFRS"), International Financial Reporting Standards ("IFRS"), the requirements of the Companies Act 2016 in Malaysia and paragraph 9.22 of the Listing Requirements of Bursa Malaysia Securities Berhad ("BMSB").

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

The accounting policies and methods of computation used in preparing the interim financial statements are consistent with those adopted for the audited financial statements for the year ended 31 December 2024, except for the adoption of the following new MFRSs and/or IC interpretations (including The Consequential Amendments) which became effective for the financial year beginning on or after 1 January 2025.

The Group has not applied the following MFRSs and Amendments to MFRSs, Issue Committee Interpretations ("IC Interpretations") and Amendments to IC Interpretation that have been issued by the Malaysian Accounting Standards Board ("MASB") but are not yet effective.

MFRSs and/or IC Interpretations (Including The Consequential Amendments)	**Effective Date**
MFRS 18: Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19: Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 9 and MFRS 7: Amendments to the Classification and Measurement of Financial Instruments	1 January 2026
Amendments to MFRS 9 and MFRS 7: Contracts Referencing Nature-dependent Electricity	1 January 2026
Amendments to MFRS 10 and MFRS 128: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Deferred
Amendments to MFRS 121: Lack of Exchangeability	1 January 2025
Annual Improvements to MFRS Accounting Standards - Volume 11	1 January 2026

The adoption of the above accounting standards and/or interpretations (including the consequential amendments, if any) is expected to have no material impact on the financial statements of the Group's upon their application.

A2 Auditors' Report on Preceding Annual Financial Statements

The auditors' report on the financial statements for the year ended 31 December 2024 was not qualified.

A3 Comments about Seasonal or Cyclical Factors

The business operations of the Group are not affected by seasonal or cyclical factor.

A4 Unusual Items Due to their Nature, Size or Incidence

There were no unusual items affecting assets, liabilities, equity, net income or cash flows during the quarter.

A5 Material Changes in Estimates

There have been no significant changes in estimates used for the preparation of the interim financial statements.

A6 Debt and Equity Securities

There was no other issuance, cancellation, repurchase, resale and repayment of equity securities for the current financial year-to-date.

A7 Dividend Paid

There was no payment of dividend during the quarter.

A8 Operating Segment Information

Segmental information for the financial period ended 30 June 2025 is as follows:

	Investment Holding	Property Development	Group
	RM	RM	RM
Revenue			
External revenue	1,229,262	-	1,229,262
Results			
Segment operating loss	(1,220,804)	(3,123,483)	(4,344,287)
Dividend income			35,986
Interest income			176,243
Finance costs			(1,324,735)
Income tax expense			(234,246)
Consolidated loss after taxation			(5,691,039)
Assets			
Segment assets	48,415,896	169,548,877	217,964,773
Current tax assets			1,059,496
Consolidated total assets			219,024,269
Liabilities			
Segment liabilities	33,957,410	46,540,564	80,497,974
Unallocated tax liabilities			703,601
Consolidated total liabilities			81,201,575

The Group's business is operated entirely within Malaysia and as such, no segment information based on geographical location is presented.

A9 Subsequent Events

Apart from the disclosure in note B6, there were no other material events after the end of the current period, up to the date of this announcement, that has not been reflected in the financial statements for the period ended 30 June 2025.

A10 Changes in Composition of the Group

There was no change in the composition of the Group during the quarter.

A11 Contingent Liabilities or Assets

There was no contingent liability and contingent assets for the Group as at end of the current quarter.

A12 Capital Commitments

There was no capital commitment for the Group at the end of the current quarter.

EXPLANATORY NOTES PURSUANT TO APPENDIX 9B OF THE LISTING REQUIREMENTS OF BURSA MALAYSIA SECURITIES BERHAD

B1 Review of Performance of the Group and Company

The Group recorded RM0.61 million in revenue for the second quarter ("Q2") of the year 2025, lower compared to the RM7.41 million recorded in the previous corresponding quarter ("PCQ2").

The Group recorded a loss before tax of RM2.34 million for the same quarter, as compared to a profit before tax of RM0.34 million in PCQ2.

B2 Material Changes in the Group Quarterly Results Compared to the Results of the Preceding Quarter

The Group recorded a loss before tax of RM2.34 million in Q2, compared to a loss before tax of RM3.11 million in the preceding quarter. This decline was attributed to lower revenue as compared to the preceding quarter.

B3 Prospects

With the recent reduction in the Overnight Policy Rate (OPR), coupled with resilient domestic economic growth, sentiment in the property market remains positive.

While the Group continues to sell the remaining units of Utamara Boutique Residences, we have also accelerated the planning process to obtain the necessary authority approvals for upcoming project launches in Damansara Damai and Rawang. Additionally, construction of the Avant Industrial Park is progressing as planned, with 39% completed as of 30 June 2025, and is expected to be completed by the first half of 2026.

B4 Profit Forecast or Profit Guarantee

This does not apply to the Group.

B5 **Taxation**

	Current Quarter Ended 30.06.2025	Preceding Year Corresponding Quarter	Current Year To-date Ended 30.06.2025	Preceding Year Corresponding Period
	RM	RM	RM	RM
In respect of current period income tax	(137,643)	(237,978)	(234,246)	(615,267)
Tax expense	(137,643)	(237,978)	(234,246)	(615,267)

B6 **Status of Corporate Proposals**

Further to the announcement dated 17 December 2024, the Group reports the following updates on the corporate proposals:-

Date	Details
13 January 2025	Telaxis had issued an undertaking letter and the Company had on even date accepted the Undertaking.
10 March 2025	The Company had entered into a supplemental share subscription agreement to the SSA ("Supplemental SSA") with Telaxis to revise the terms of the RCPS
11 April 2025	Telaxis had issued a revised undertaking letter and the Company had on even date accepted the undertaking.
17 April 2025	Dispatch of circular and notice of Extraordinary General Meetings ("EGM") which the EGM shall fall on 21 May 2025.
21 May 2025	The proposals had been approved by shareholders at EGM on 21 May 2025.
24 June 2025	The SC had, vide its letter dated 24 June 2025, approved the application submitted by Maybank IB on behalf of Telaxis and the PACs in relation to the Exemptions.
16 July 2025	The Company had on 15 July 2025 executed the Deed Poll.
28 July 2025	The Company had dispatched the Abridged Prospectus and Notice of Provisional Allotment of Right Shares with Warrants to its shareholders.

Saved for the above, there are no other corporate proposals.

B7 Group Borrowings and Debt Securities

The Group borrowings were as follows:

	The Group	
	2025	**2024**
	RM	**RM**
Borrowings (Secured)		
Current liabilities	9,304,219	2,449,646
Non-current liabilities	51,879,654	19,450,000
	61,183,873	21,899,646

B8 Pending Material Litigation

There is no material litigation which may materially affect the Group for the current quarter under review.

B9 Dividend Payable

No interim dividend has been declared for the financial period ended 30 June 2025.

B10 Notes to the Condensed Consolidated Statement of Comprehensive Income

Total comprehensive income for the current quarter and financial year to date is arrived at after charging/(crediting) the following items:

	Current Quarter Ended 30.06.2025	**Current Year To-date Ended 30.06.2025**
	RM	**RM**
Interest income	(75,860)	(176,243)
Other income	(79,563)	(153,253)
Interest expense	814,270	1,324,735
Depreciation and amortisation	116,454	229,973

The above disclosure is prepared in accordance with paragraph 16 of Appendix 9B of the Main Listing Requirements ("MLR") issued by Bursa Malaysia Securities Berhad. Except for the above, the rest of the items required for disclosures pursuant to paragraph 16 of MLR are not applicable to the Group.

B11 **Loss Per Share**

	Current Quarter Ended 30.06.2025	Preceding Year Corresponding Quarter	Current Year To-date Ended 30.06.2025	Preceding Year Corresponding Period
Basic profit/(loss) per share				
Profit/(Loss) for the financial period attributable to owners of the Parent (RM)	(2,481,287)	103,871	(5,691,039)	(2,180,768)
Weighted average number of ordinary shares in issue	275,170,884	275,170,884	275,170,884	275,170,884
Basic loss per share (sen)	(0.90)	0.04	(2.07)	(0.79)