



KUMPULAN KITACON BERHAD
(Registration No. 202201006838 (1452535-V))
(Incorporated in Malaysia under the Companies Act 2016)

UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME FOR THE SECOND QUARTER ENDED 30 JUNE 2025⁽¹⁾

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	30.06.2025	30.06.2024	30.06.2025	30.06.2024
	RM'000	RM'000	RM'000	RM'000
Revenue	202,391	247,128	413,336	472,298
Cost of sales	(172,664)	(217,562)	(350,646)	(414,888)
Gross profit	29,727	29,566	62,690	57,410
Other income	2,593	1,038	4,116	1,771
Administrative and other operating expenses	(15,543)	(13,646)	(31,454)	(26,639)
Finance costs	(151)	(111)	(235)	(260)
Profit before taxation	16,626	16,847	35,117	32,282
Income tax expense	(3,971)	(4,174)	(8,705)	(8,260)
Profit for the financial period	12,655	12,673	26,412	24,022
Other comprehensive income for the financial period	-	-	-	-
Total comprehensive income for the financial period	12,655	12,673	26,412	24,022
Earnings per share:				
Basic (sen)	2.53	2.53	5.28	4.80
Diluted (sen)	2.52	2.53	5.27	4.80

Note:

- (1) The Unaudited Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the audited financial statements of Kumpulan Kitacon Berhad ("**Kitacon**" or the "**Company**") for financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

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KUMPULAN KITA CON BERHAD
(Registration No. 202201006838 (1452535-V))
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UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 JUNE 2025⁽¹⁾

	Unaudited as at 30 June 2025	Audited as at 31 December 2024
	RM'000	RM'000
ASSETS		
Non-current assets		
Equipment	32,082	33,996
Investment properties	17,865	6,959
Right-of-use assets	2,000	2,101
Investment in club membership, at cost	85	85
Deferred tax assets	5,946	4,086
	57,978	47,227
Current assets		
Receivables	183,921	191,198
Prepayment	-	6
Contract costs	753	916
Contract assets	270,438	266,977
Current tax assets	4	4
Short-term investment	159,386	127,255
Cash and cash equivalents	56,759	43,137
	671,261	629,493
TOTAL ASSETS	729,239	676,720
EQUITY AND LIABILITIES		
Equity		
Share capital	235,625	235,374
Merger deficit	(154,401)	(154,401)
Employee share option reserve	1,812	-
Retained profits	275,263	253,854
TOTAL EQUITY	358,299	334,827



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

	Unaudited as at 30 June 2025 RM'000	Audited as at 31 December 2024 RM'000
Non-current liabilities		
Deferred tax liabilities	2,543	2,816
	2,543	2,816
Current liabilities		
Payables	349,190	336,919
Lease liabilities	92	182
Bills payable	15,601	-
Current tax liabilities	3,514	1,976
	368,397	339,077
TOTAL LIABILITIES	370,940	341,893
TOTAL EQUITY AND LIABILITIES	729,239	676,720
Net assets per share ⁽²⁾ (RM)	0.72	0.67

Notes:

- (1) The Unaudited Condensed Consolidated Statements of Financial Position should be read in conjunction with the audited financial statements of the Company for financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.
- (2) Based on the total number of 500,340,000 (2024 - 500,000,000) shares in issue.

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UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE SECOND QUARTER ENDED 30 JUNE 2025⁽¹⁾

	Non-distributable			Distributable	
	Share capital	Merger deficit	Employee share option reserve	Retained profits	Total equity
	RM'000	RM'000	RM'000	RM'000	RM'000
Balance as at 1 January 2025 (Audited)	235,374	(154,401)	-	253,854	334,827
Profit (representing total comprehensive income) for the financial period	-	-	-	26,412	26,412
Share options to employees	-	-	1,832	-	1,832
Employees' share option exercised	251	-	(20)	-	231
Dividend	-	-	-	(5,003)	(5,003)
Total transactions with owners	251	-	1,812	(5,003)	(2,940)
Balance as at 30 June 2025 (Unaudited)	235,625	(154,401)	1,812	275,263	358,299
Balance as at 1 January 2024 (Audited)	235,374	(154,401)	-	216,077	297,050
Profit (representing total comprehensive income) for the financial period	-	-	-	24,022	24,022
Dividend	-	-	-	(5,000)	(5,000)
Total transactions with owners	-	-	-	(5,000)	(5,000)
Balance as at 30 June 2024 (Unaudited)	235,374	(154,401)	-	235,099	316,072

Note:

- (1) The Unaudited Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the audited financial statements of the Company for financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.



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UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE SECOND QUARTER ENDED 30 JUNE 2025⁽¹⁾

	6-months ended 30 June 2025 RM'000	6-months ended 30 June 2024 RM'000
CASH FLOWS FROM/(FOR) OPERATING ACTIVITIES		
Profit before taxation	35,117	32,282
Adjustments for:		
Depreciation of equipment	5,378	4,692
Depreciation of investment properties	62	60
Depreciation of rights-of-use assets	101	82
Share options to employees	1,832	-
Interest expense for financial liabilities measured at amortised cost	233	255
Interest expense for lease liabilities	2	5
Fair value gain on financial instruments mandatorily measured at fair value through profit or loss	(2,292)	(559)
Gain on disposal of equipment	(58)	(113)
Gain on disposal of short-term investment	(9)	-
Gain on modification of leases	-	(2)
Interest income	(540)	(664)
Operating profit before changes in working capital	39,826	36,038
Changes in contract assets	(3,461)	(38,532)
Changes in contract cost	163	(996)
Changes in receivables and prepayment	7,283	12,454
Changes in payables	12,271	40,015
Cash generated from operations	56,082	48,979
Interest paid	(235)	(260)
Tax paid	(9,300)	(6,017)
Net cash from operating activities	46,547	42,702
CASH FLOWS (FOR)/FROM INVESTING ACTIVITIES		
Interest received	540	664
Purchase of equipment	(3,464)	(4,257)
Purchase of investment properties	(10,968)	(248)
Purchase of short-term investment	(66,241)	(40,406)
Proceeds from disposal of short-term investment	36,411	-
Proceeds from disposal of equipment	58	113
Net cash for investing activities	(43,664)	(44,134)



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UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE SECOND QUARTER ENDED 30 JUNE 2025⁽¹⁾

	6-months ended 30 June 2025 RM'000	6-months ended 30 June 2024 RM'000
CASH FLOWS FROM/(FOR) FINANCING ACTIVITIES		
Dividend paid	(5,003)	(5,000)
Increase in bills payable	15,601	5,581
Proceeds from issuance of ordinary shares, net	231	-
Repayment of lease liabilities	(90)	(80)
Net cash from financing activities	10,739	501
Net increase/(decrease) in cash and cash equivalents	13,622	(931)
Cash and cash equivalents at beginning of financial period	43,137	66,110
Cash and cash equivalents at end of financial period	56,759	65,179
Cash and cash equivalents comprised:		
Fixed deposits with licensed banks	4,520	10,315
Cash and bank balances	52,239	54,864
	56,759	65,179

Note:

- (1) The Unaudited Condensed Consolidated Statements of Cash Flows should be read in conjunction with the audited financial statements of the Company for financial year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial report.

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A. NOTES TO THE INTERIM FINANCIAL REPORT

A1. Basis of preparation

The interim financial report of Kitacon and its subsidiary (collectively, the “Group”) is unaudited and has been prepared in accordance with Malaysian Financial Reporting Standard (“MFRS”) 134, Interim Financial Reporting issued by the Malaysian Accounting Standards Board (“MASB”) and Paragraph 9.22 of the Listing Requirements.

This 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 attached to this interim financial report.

A2. Significant Accounting Policies

The significant accounting policies and methods of computation applied in the unaudited condensed financial statements are consistent with those adopted in audited financial statements for the financial year ended 31 December 2024, except for the adoption of the following MFRSs and Amendment to MFRSs and Interpretation.

(a) New MFRSs adopted during the financial period.

The Group and the Company adopted the following Standards of the MFRS Framework that were issued by the MASB for annual financial period beginning on or after 1 January 2025:

Title	Effective Date
Amendments to MFRS 121: Lack of Exchangeability	1 January 2025

There is no material impact upon the adoption of the above Standards during the financial period.

(b) New MFRSs that have been issued, but only effective for annual periods beginning on or after 1 January 2026.

The Standards that are issued but not yet effective up to the date of issuance of financial statements of the Group are disclosed below. The Group intend to adopt these Standards, if applicable, when they become effective.

Title	Effective Date
MFRS 18: <i>Presentation and Disclosure in Financial Statements</i>	1 January 2027
MFRS 19: <i>Subsidiaries without Public Accountability: Disclosures</i>	1 January 2027
Amendments to MFRS 9 and MFRS 7: <i>Amendments to the Classification and Measurement of Financial Instruments</i>	1 January 2026
Amendments to MFRS 9 and MFRS 7: <i>Contracts Referencing Nature-dependent Electricity</i>	1 January 2026
Amendments to MFRS 10 and MFRS 128: <i>Sale or Contribution of Assets between an Investor and its Associate or Joint Venture</i>	Deferred
Annual Improvements to MFRS Accounting Standards - Volume 11	1 January 2026

The Group will apply the above new MFRSs and amendments to MFRSs that are applicable once they become effective. The initial application of the above MFRSs is not expected to have any material impacts on the interim financial report of the Group for both the current period and prior period.



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A3. Auditors' Report

There was no qualification on the audited financial statements of the Group for the financial year ended 31 December 2024.

A4. Seasonal or Cyclical Factors

The business operations of the Group were not affected by any seasonal or cyclical trend during the current quarter and financial year under review.

A5. Material Unusual Items

There were no unusual items affecting the assets, liabilities, equity, net income or cash flows of the Group during the current quarter and financial year under review.

A6. Material Changes in Estimates

There were no changes in estimates that have a material effect in the current quarter and financial year under review.

A7. Debt and Equity Securities

During the current financial period under review, the Company issued 340,000 ordinary shares at the price of RM0.68 arising from the exercise of the Employees' Share Option Scheme ("ESOS").

Other than the above, there was no issuance, cancellation, repurchase, resale and repayment of debt or equity securities during the current quarter and financial year under review.

A8. Dividend Paid

On 20 February 2025, the Board of Directors has approved a third interim dividend of 1.0 sen per ordinary share amounting to approximately RM5 million in respect of financial year ended 31 December 2024. The total amount of approximately RM5 million was paid on 27 March 2025.

A9. Segmental Information

The Group is principally involved in the provision of construction services.

Information on operating segment has not been reported as the Group's revenue, profit or loss, assets and liabilities are mainly confined to a single operating segment, namely construction services.

Information about geographical areas has also not been reported as the Group's principal market is only in Malaysia.

A10. Material Events Subsequent to the end of the Quarter

There were no other material events subsequent to the end of the current quarter and financial year under review that have not been reflected in the interim financial report.



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A11. Changes in the Composition of the Group

There were no changes in the composition of the Group during the current quarter and financial year under review.

A12. Contingent Liabilities and Contingent Assets

Save as disclosed below, there were no material contingent liabilities or contingent assets as at the date of this interim financial report.

	Unaudited as at 30.06.2025 RM'000
Performance and tender bonds granted to contract customers	148,534

A13. Material Capital Commitment

	Unaudited as at 30.06.2025 RM'000
Property and equipment	
Authorised and contracted for	8,502

Save as disclosed above, the Group does not have any other material capital commitment as at the date of this interim financial report.

A14. Significant Related Party Transactions

The following are significant related party transactions during the current quarter and financial year under review.

	Individual Quarter		Cumulative Quarter	
	30.06.2025	30.06.2024	30.06.2025	30.06.2024
	RM'000	RM'000	RM'000	RM'000
Progress billings raised on construction services provided to:				
• related parties ⁽¹⁾	3,172	4,451	4,291	10,924

Note:

(1) Being companies in which certain directors of the Company have substantial financial interests.

A15. Derivatives

There were no derivatives used in the current quarter and financial year under review.

A16. Fair Value of Financial Liabilities

There were no gains or losses arising from fair value changes of the Group's financial liabilities for the current quarter and financial year under review.



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B. EXPLANATORY NOTES PURSUANT TO PART A, APPENDIX 9B OF THE LISTING REQUIREMENTS

B1. Review of Performance

	INDIVIDUAL QUARTER		CUMULATIVE QUARTER	
	30.06.2025	30.06.2024	30.06.2025	30.06.2024
	RM'000	RM'000	RM'000	RM'000
Revenue				
- Residential	169,116	167,610	344,421	323,105
- Non-residential				
• Commercial	9,505	38,561	35,408	69,245
• Industrial	23,531	39,151	32,527	78,142
• Others	-	1,806	657	1,806
	33,036	79,518	68,592	149,193
- Other related services	239	-	323	-
Total revenue	202,391	247,128	413,336	472,298

Results for current quarter ended 30 June 2025

The Group's revenue for the current financial quarter decreased by approximately RM44.7 million or 18.1% to RM202.4 million as compared to RM247.1 million for the same quarter last year. The reduced revenue in the current quarter is mainly contributed by lower level of construction activities for projects reaching completion.

The Group's PBT for the current financial quarter decreased by approximately RM0.2 million or 1.3% to RM16.6 million compared to RM16.8 million in the same quarter last year. The lower PBT for the current financial quarter is in tandem with lower revenue for the current financial quarter.

Results for financial year to date ended 30 June 2025

The Group's revenue for the current financial period decreased by approximately RM59.0 million or 12.5% to RM413.3 million as compared to RM472.3 million for the same period last year. The reduction in revenue for the current financial period was primarily driven by a lower level of construction activity as certain projects approached completion while newly secured projects were still in the early stages of commencement.

The Group's PBT for the current financial period increased by approximately RM2.8 million or 8.8% to RM35.1 million compared to RM32.3 million in the same period last year. The higher PBT for the current financial period is attributed to improved margin for the current financial period.

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B2. Comparison with Immediate Preceding Quarter

The Group's performance for the second quarter ended 30 June 2025 (Q2FY2025) are tabled below:

Description	Q2FY2025	Q1FY2025	Variance	
	RM'000	RM'000	RM'000	%
Revenue	202,391	210,945	(8,554)	(4.1)
Profit before tax ("PBT")	16,626	18,491	(1,865)	(10.1)

The Group's revenue for the current financial quarter ended 30 June 2025 decreased by approximately RM8.5 million or 4.1% to RM202.4 million compared to RM210.9 million in the preceding financial quarter ended 31 March 2025. The reduced revenue in the current quarter is mainly contributed by lower level of construction activities for projects reaching completion as compared to the previous quarter.

The Group's PBT for the current financial quarter ended 30 June 2025 decreased by approximately RM1.9 million or 10.1% to RM16.6 million compared to RM18.5 million in the preceding financial quarter ended 31 March 2025. The lower PBT for the current financial quarter is in tandem with lower revenue for current financial quarter.

B3. Prospects for the Current Financial Year

a) Order Book

Our Group resilience is underpinned by its strong order book. We are seeing steady demand for construction activities as evidenced by our recent contract wins in residential landed, commercial and industrial properties. From 1 January 2025 to 28 August 2025, we have been awarded RM530.7 million from contract wins. Overall, our outstanding order book stands at RM1.29 billion.

b) Prospects

The outlook for Malaysia's residential construction industry remains cautious yet mitigated by favourable financing conditions following the recent OPR reduction and sustained demand for affordable housing. However, the sector faces cost pressures from rising electricity tariffs and the expanded Sales and Services Tax (SST), alongside broader economic uncertainties that may impact project costs and timelines.

Based on the factors outlined above, and barring any unforeseen circumstances, including potential adverse fluctuations in building material prices, the Board remains positive for the financial year ending 31 December 2025. We will continue to closely monitor market conditions and adjust our strategies accordingly to sustain our performance and deliver long-term value to our shareholders.

B4. Profit Forecast

The Group did not issue any revenue or profit estimate, forecast, projection or internal targets in any announcement or public document.



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B5. Taxation

The Group's taxation together with the comparison between the effective and statutory tax rates for the current quarter and financial year under review are as follows:

	Individual Quarter		Cumulative Quarter	
	30.06.2025	30.06.2024	30.06.2025	30.06.2024
	RM'000	RM'000	RM'000	RM'000
Income tax				
• current year provision	4,261	4,638	10,838	8,557
Deferred tax				
• original and reversal of temporary differences	(290)	(464)	(2,077)	(489)
• (over)/under provision in prior year	-	-	(56)	192
Overall tax expenses	3,971	4,174	8,705	8,260
Effective tax rate (%)	23.9	24.8	24.8	25.6
Statutory tax rate (%)	24.0	24.0	24.0	24.0

The effective tax rate of the Group for the current financial quarter is lower than the statutory tax rate of 24% mainly due to certain income which were not subjected for income tax purposes.

The effective tax rate of the Group for the current financial period is higher than the statutory tax rate of 24% mainly due to expenses which were not deductible for income tax purposes.

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B6. Status of Corporate Proposals

Save as disclosed below, there were no other corporate proposals announced by the Company but not completed as at the date of this interim financial report.

ESOS

The effective date for the implementation of the ESOS was 17 January 2023 for a duration of 10 years.

A total of 30,285,000 ESOS options were offered to the eligible employees of the Group at RM0.68 on 2 January 2025 and a total number of 26,530,000 ESOS options were accepted by the eligible employees on 10 February 2025.

A total of 16,250,000 ESOS options were offered to the eligible directors and persons connected to the director of the Group at RM0.68 on 1 July 2025 and a total number of 16,250,000 ESOS options were accepted by the eligible directors and persons connected to director of the Group on 31 July 2025.

The total number of ESOS options granted, exercised or vested and outstanding since its commencement up to 28 August 2025 are set out in the below table:

Descriptions	Number of ESOS Options
Total number of options granted and accepted as at 10 February 2025	26,530,000
Unexercised options lapsed due to staff resignations since commencement up to 30 June 2025	(510,000)
Total number of options exercised since commencement up to 30 June 2025	(340,000)
Total number of options outstanding as at 30 June 2025	25,680,000
Total number of options granted and accepted from 1 July 2025 to 28 August 2025	16,250,000
Total number of options exercised from 1 July 2025 to 28 August 2025	-
Total number of options outstanding as at 28 August 2025	41,930,000

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B7. Utilisation of Proceeds from the Public Issue

The gross proceeds from the Public Issue amounting to approximately RM51.7 million is utilised in the following manner:

Details of Use of Proceeds	Proposed Utilisation	Actual Utilisation	Deviation ⁽¹⁾	Balance Unutilised	Estimated time frame for use of proceeds from the date of the Listing
	RM'000	RM'000	RM'000	RM'000	
Purchase of construction equipment					
- Aluminium formwork systems	18,000	(18,000)	-	-	Within 36 months
- Scaffoldings and cabins	6,000	(6,000)	-	-	Within 36 months
Purchase of land and construction of warehouse building for leasing purpose ⁽²⁾	20,000	(9,113)	-	10,887	Within 60 months ⁽²⁾
Working capital	3,280	(3,328)	48	-	Within 24 months
Estimated listing expenses	4,460	(4,412)	(48)	-	Within 1 month
Total	51,740	(40,853)	-	10,887	

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

Notes:

- (1) The actual listing expenses are lower than the estimated amount hence, the excess of approximately RM48,000 was re-allocated for working capital purposes.
- (2) Obtained shareholders' approval in the 3rd AGM on the proposed variation. Please refer to the Circular to Shareholders dated 30 April 2025 for further information.

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B8. Borrowings

The Group's bank borrowings were as follows:

	Unaudited as at 30.06.2025	Audited as at 31.12.2024
	RM'000	RM'000
Current:		
Bills payable	15,601	-
Total bank borrowings	15,601	-

All the Group's bank borrowings are secured and denominated in Ringgit Malaysia.

B9. Material Litigation

As at the date of this interim financial report, the Group is not engaged in any material litigation or arbitration proceedings, either as plaintiff or defendant, and the Directors are not aware of any proceedings pending or threatened against the Group, which may materially and adversely affect the financial position or business performance of the Group.

B10. Dividend Declared or Proposed

a) For the financial year ending 31 December 2025

On 28 August 2025, the Board of Directors has declared a first interim dividend of 1.0 sen per ordinary share amounting to approximately RM5 million in respect of financial year ending 31 December 2025. The proposed entitlement date and payment date are on 26 September 2025 and 10 October 2025 respectively.

b) For the financial year ended 31 December 2024

Total dividend for the financial year ended 31 December 2024 is summarised as follow:

	Net Dividend Per Share Sen	Total Amount RM'000	Date of Payment
<u>In respect of the financial year ended</u>			
<u>31 December 2024</u>			
First interim dividend	1.0	5,000	11 October 2024
Second interim dividend	1.0	5,000	24 December 2024
Third interim dividend	1.0	5,003	27 March 2025
		<u>15,003</u>	



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B11. Earnings Per Share (“EPS”)

The basic and diluted EPS for the current quarter and financial period is computed as follows:

	Individual Quarter		Cumulative Quarter	
	30.06.2025	30.06.2024	30.06.2025	30.06.2024
Profit after tax (RM'000)	12,655	12,673	26,412	24,022
Weighted average number of ordinary shares in issue ('000)	500,327	500,000	500,216	500,000
Basic EPS (sen)	2.53	2.53	5.28	4.80
Weighted average number of ordinary shares in issue ('000)	500,327	500,000	500,216	500,000
Effect of dilution of share options ('000)	766	-	785	-
Weighted average number of ordinary shares in issue (Diluted) ('000)	501,093	500,000	501,001	500,000
Diluted EPS (sen)	2.52	2.53	5.27	4.80

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B12. PBT

PBT was arrived at after charging/(crediting):

	Individual Quarter		Cumulative Quarter	
	30.06.2025	30.06.2024	30.06.2025	30.06.2024
	RM'000	RM'000	RM'000	RM'000
Depreciation of equipment	2,737	2,407	5,378	4,692
Depreciation of investment properties	38	31	62	60
Depreciation of right-of-use assets	51	42	101	82
Share options to employees	327	-	1,832	-
Interest expense for financial liabilities measured at amortised cost	150	109	233	255
Interest expense of lease liabilities	1	2	2	5
Fair value gain on financial instruments mandatorily measured at fair value through profit or loss	(1,339)	(303)	(2,292)	(559)
Gain on disposal of equipment	(53)	(80)	(58)	(113)
Gain on disposal of short-term investment	(9)	-	(9)	-
Gain on modification of leases	-	-	-	(2)
Interest income from financial assets measured at amortised cost	(174)	(205)	(368)	(488)
Interest income from financial assets measured at fair value through profit and loss	(87)	(107)	(172)	(176)

Save as disclosed above, the other disclosure items pursuant to Paragraph 16, Part A of Appendix 9B of the Listing Requirements are not applicable.

B13. Authorisation for Issue

This interim financial report was authorised for issue by the Board of Directors.

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