NCT ALLIANCE BERHAD
高裕轩集团有限公司 200301004972 (607392-W)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

FOR THE QUARTER AND FINANCIAL PERIOD ENDED 30 JUNE 2026

		Quarter Ended		Period Ended	
		30.06.2026	30.06.2025 (Restated)	30.06.2026	30.06.2025 (Restated)
	Note	RM'000	RM'000	RM'000	RM'000
Revenue	B1	87,053	201,871	184,459	294,673
Cost of sales		(56,805)	(144,240)	(127,299)	(202,863)
Gross profit		30,248	57,631	57,160	91,810
Other income		21,508	6,342	40,539	12,223
Administrative expenses		(12,794)	(14,357)	(26,276)	(26,497)
Selling and distribution expenses		(4,957)	(7,108)	(8,330)	(11,554)
Profit from operations		34,005	42,508	63,093	65,982
Finance costs		(7,032)	(4,984)	(13,410)	(10,083)
Profit before tax		**26,973**	**37,524**	**49,683**	**55,899**
Income tax expense	B5	(6,769)	(12,939)	(14,278)	(19,651)
Profit for the period		**20,204**	**24,585**	**35,405**	**36,248**
Other comprehensive income		-	-	-	-
Total comprehensive income	B6	**20,204**	**24,585**	**35,405**	**36,248**
Profit attributable to:					
Owners of the Company		20,504	24,607	35,947	35,995
Non-controlling interests		(300)	(22)	(542)	253
		20,204	**24,585**	**35,405**	**36,248**
Total comprehensive income attributable to:					
Owners of the Company		20,504	24,607	35,947	35,995
Non-controlling interests		(300)	(22)	(542)	253
		20,204	**24,585**	**35,405**	**36,248**
Earnings per share attributable to owners of the Company:	**Note**	**Sen per share**	**Sen per share**	**Sen per share**	**Sen per share**
- Basic	B11	0.97	1.32	1.71	1.93
- Diluted	B11	0.68	1.32	1.19	1.93

The above unaudited condensed consolidated statement of profit or loss and other comprehensive income should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to these interim financial statements.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2026

	Note	As at 30.06.2026 RM'000	As at 31.12.2025 (Audited) RM'000
Assets			
Property, plant and equipment		19,468	19,215
Investment properties		387,316	320,000
Inventories - Land held for property development		109,298	126,878
Other receivables		4,153	3,997
Total non-current assets		**520,235**	**470,090**
Inventories - Ongoing developments		770,885	662,988
Inventories - Completed properties		149,709	162,973
Trade and other receivables		408,733	390,961
Contract assets		30,079	46,779
Tax recoverable		-	762
Cash and bank balances		42,069	47,711
Total current assets		**1,401,475**	**1,312,174**
Total assets		**1,921,710**	**1,782,264**
Equities and liabilities			
Share capital		692,544	595,724
Share application reserve		17,884	638,355
Redeemable convertible preference shares		570,811	-
Treasury shares		(6,646)	(5,863)
Capital reserve - ESOS		23	23
Merger deficit		(733,168)	(733,168)
Retained earnings		280,683	244,736
Equity attributable to owners of the Company		822,131	739,807
Non-controlling interests		62,180	62,722
Total equity		**884,311**	**802,529**
Trade and other payables		78,114	84,487
Long-term borrowings	B9	344,598	247,972
Lease liabilities		235	808
Deferred tax liabilities		2,755	2,755
Total non-current liabilities		**425,702**	**336,022**
Trade and other payables		404,111	361,948
Contract liabilities		117,727	169,236
Short-term borrowings	B9	47,701	71,765
Lease liabilities		951	342
Tax payable		41,207	40,422
Total current liabilities		**611,697**	**643,713**
Total liabilities		**1,037,399**	**979,735**
Total equity and liabilities		**1,921,710**	**1,782,264**
		Sen	**Sen**
Net assets per share attributable to owners of the Company		38.86	38.19

The above unaudited condensed consolidated statement of financial position should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to these interim financial statements.

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026

	Attributable to owners of the Company									
	Non-Distributable						Distributable			
	Share Capital RM'000	Share Application Reserve RM'000	RCPS RM'000	Treasury Shares RM'000	ESOS and RSG reserve RM'000	Merger Deficit RM'000	Retained Earnings RM'000	Total RM'000	Non-controlling Interests RM'000	Total Equity RM'000
As at 1 January 2025	556,210	-	-	(7,873)	142	(94,813)	193,761	647,427	8,498	655,925
Net profit, representing total comprehensive income for the financial year	-	-	-	-	-	-	49,582	49,582	(1,452)	48,130
Transactions with owners of the Company:										
Shares repurchased	-	-	-	(956)	-	-	-	(956)	-	(956)
Acquisition of an indirect subsidiary via:										
- issuance of ordinary shares	39,115	-	-	-	-	-	-	39,115	-	39,115
- transfer of treasury shares	-	-	-	2,966	-	-	1,362	4,328	-	4,328
Exercise of ESOS	399	-	-	-	(88)	-	-	311	-	311
ESOS lapsed due to resignation	-	-	-	-	(31)	-	31	-	-	-
Non-controlling interests arising from acquisition of subsidiaries	-	-	-	-	-	-	-	-	55,676	55,676
Acquisition of a subsidiary under common control	-	638,355	-	-	-	(638,355)	-	-	-	-
Total transactions with owners of the Company	39,514	638,355	-	2,010	(120)	(638,355)	1,393	42,798	55,676	98,474
As at 31 December 2025	595,724	638,355	-	(5,863)	23	(733,168)	244,736	739,807	62,722	802,529
Balance as at 1 January 2026	595,724	638,355	-	(5,863)	23	(733,168)	244,736	739,807	62,722	802,529
Net profit, representing total comprehensive income for the financial period	-	-	-	-	-	-	35,947	35,947	(542)	35,405
Transactions with owners of the Company:										
Shares repurchased	-	-	-	(783)	-	-	-	(783)	-	(783)
Acquisition of a subsidiary under common control via issuance of:										
- ordinary shares	47,220	(47,220)	-	-	-	-	-	-	-	-
- redeemable convertible preference shares ("RCPS")	-	(573,251)	573,251	-	-	-	-	-	-	-
Issuance of ordinary shares for debt settlement	50,000	-	-	-	-	-	-	50,000	-	50,000
Exercise of ESOS	2	-	-	-	-	-	-	2	-	2
Transaction costs of shares issued	(402)	-	(2,440)	-	-	-	-	(2,842)	-	(2,842)
Total transactions with owners of the Company	96,820	(620,471)	570,811	(783)	-	-	-	46,377	-	46,377
As at 30 June 2026	692,544	17,884	570,811	(6,646)	23	(733,168)	280,683	822,131	62,180	884,311

The above audited condensed consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to these interim financial statements.

NCT ALLIANCE BERHAD
高裕轩集团有限公司 (Formerly known as Grand-Flo Berhad) 200301004972 (607392-W)

UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF CASH FLOW

FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026

	3 MONTHS ENDED	
	30.06.2026	30.06.2025 (Restated)
	RM'000	RM'000
Cash Flows From Operating Activities		
Profit before tax	49,683	55,899
Adjustments for:		
Non-cash items	(1,450)	10,867
Operating profit before working capital changes	48,233	66,766
Inventories	(129,164)	(264,540)
Trade and other receivables	(13,535)	(200,663)
Trade and other payables	78,553	262,856
Contract assets/liabilities	(34,809)	111,380
Cash (used in)/generated from Operations	(50,722)	(24,201)
Interest paid	(13,095)	(10,020)
Interest received	228	94
Tax paid	(12,731)	(6,833)
Net Cash (used in)/from Operating Activities	(76,320)	(40,960)
Cash Flows From Investing Activities		
Purchase of property, plant and equipment	(1,112)	(945)
Purchase of investment property	-	-
Net Cash used in Investing Activities	(1,112)	(945)
Cash Flows From Financing Activities		
Proceeds from exercise of ESOS	2	(39,079)
Treasury shares repurchased	(783)	(3,940)
Net changes in lease liabilities	9	(318)
Net changes in borrowings	72,562	155,848
Net Cash from/(used in) Financing Activities	71,790	112,511
Net increase in cash and cash equivalents	(5,642)	70,606
At beginning of the financial year	47,711	42,568
Cash and Cash Equivalents at end of the financial period	**42,069**	**113,174**

The above audited condensed consolidated statement of cash flows should be read in conjunction with the audited financial statements for the financial year ended 31 December 2025 and the accompanying explanatory notes attached to these interim financial statements.

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026

PART A – NOTES TO THE INTERIM FINANCIAL REPORT

A1. MATERIAL ACCOUNTING POLICY INFORMATION AND BASIS OF PREPARATION

The unaudited condensed consolidated interim financial statements have been prepared in accordance with MFRS 134 *Interim Financial Reporting*, IAS 34 *Interim Financial Reporting* and paragraph 9.22 of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad ("Bursa Securities").

The unaudited condensed consolidated interim financial statements should be read in conjunction with the Group's annual audited financial statements for the financial year ended 31 December 2025. The explanatory notes attached to these condensed consolidated interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the financial year ended 31 December 2025.

The material accounting policy information and methods of computation applied in the unaudited condensed interim financial statements are consistent with those adopted in the most recent annual financial statements for the financial year ended 31 December 2025, except for the adoption of the Amendments to MFRS 9 and MFRS 7 - *Amendments to the Classification and Measurement of Financial Instruments* and *Contracts Referencing Nature-dependent Electricity*, which is effective for the Group's financial year beginning on or after 1 January 2026.

The adoption of these amendments did not have any material financial impact on the Group's financial statements.

Standards issued but not yet effective and have not been early adopted

Descriptions	**Effective for annual periods commencing on or after**
MFRS 18 • Presentation and Disclosure in Financial Statements	1 January 2027
MFRS 19 and Amendments to MFRS 19 • Subsidiaries without Public Accountability: Disclosures	1 January 2027
Amendments to MFRS 121 • Translation to a Hyperinflationary Presentation Currency	1 January 2027
Amendments to MFRS 10 and MFRS 128 • Sale or Contribution of Assets between an Investor and its Associate or Joint Venture	Effective date to be announced

PART A – NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

A1. MATERIAL ACCOUNTING POLICY INFORMATION AND BASIS OF PREPARATION (CONT'D)

The Group will adopt the above pronouncements, where applicable, when they become effective. The adoption of these pronouncements is not expected to have a material impact on the recognition and measurement of amounts in the Group's financial statements, other than as follows:

MFRS 18 Presentation and Disclosure in Financial Statements

MFRS 18 will replace MFRS 101 *Presentation of Financial Statements* and is effective for annual periods beginning on or after 1 January 2027. MFRS 18 introduces, among others, the following principal requirements:

- classification of income and expenses in the statement of profit or loss into the operating, investing, financing, income taxes and discontinued operations categories;
- presentation of the newly defined subtotals of "operating profit or loss" and "profit or loss before financing and income taxes";
- disclosure of management-defined performance measures in a single note to the financial statements;
- enhanced requirements for the aggregation and disaggregation of financial information; and
- use of operating profit or loss as the starting point for presenting cash flows from operating activities under the indirect method.

The Group is currently assessing the effects of adopting MFRS 18 on the presentation and disclosure of its financial statements, including the preparation of comparative information.

A2. AUDITORS' REPORT ON PRECEDING ANNUAL FINANCIAL STATEMENTS

The audit report of the preceding annual financial statements for the financial year ended 31 December 2025 was not subject to any qualification.

A3. 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 current quarter and period-to-date ended 30 June 2026.

A4. SEASONAL OR CYCLICAL FACTORS

The business of the Group was not affected by any significant seasonal or cyclical factors.

A5. MATERIAL ESTIMATES AND CHANGES IN ESTIMATES

There were no changes in estimates that have had a material effect in the current quarter results.

PART A – NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

A6. SHARE CAPITAL

On 2 January 2026 and 5 January 2026, the Company had issued and allotted 179,719,237 ordinary shares at the issue price of RM0.48 per ordinary share as settlement of advances by NCT Venture Corporation Sdn Bhd to NCT World Sdn Bhd ("NCT World") and 917,201,496 new RCPS at the issue price of RM0.48 per RCPS as consideration shares and consideration RCPS related to the acquisition of equity interest in NCT World.

On 21 January 2026, the Company had issued and allotted 4,900 ordinary shares pursuant to the exercise of options under the Employees' Share Option Scheme ("ESOS") at the price of RM0.365 per ordinary share.

The Company repurchased 1,355,800 ordinary shares of its issued shares from the open market at a total consideration of RM779,993 at average purchase price of RM0.575 per share. The shares purchased are being held as treasury shares in accordance with Section 127 of the Companies Act 2016.

Details of treasury shares held:

	Number of treasure shares
As at 01.01.2026	14,821,709
Repurchased in January	1,355,800
As at 30.06.2026	16,177,509

The issued and paid-up share capital of the company as at 30 June 2026 stood at RM 692,544,191 (excluding treasury shares of RM 6,645,677).

A7. DEBT AND EQUITY SECURITIES

There was no cancellation, resale or repayment of debts and equity for the period ended 30 June 2026 except for the issuance of Sukuk Wakalah under its Sukuk Wakalah Programme as follows:

No	Date	Transaction	Tenure	Rate (per annum)	Amount RM'000
1	30 December 2025	Issuance	27 months	6.72%	85,000
2	11 February 2026	Issuance	27 months	6.75%	56,000
3	13 March 2026	Issuance	27 months	6.74%	54,000
				Total	**195,000**

A8. DIVIDEND PAID

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

PART A – NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

A9. SUBSEQUENT EVENTS

There were no other material events subsequent to the end of the current quarter under review.

A10. CHANGES IN COMPOSITION OF THE GROUP

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

A11. CONTINGENT LIABILITIES AND CONTINGENT ASSETS

There were no contingent liabilities or contingent assets of the Group during the period under review.

A12. CAPITAL COMMITMENTS

Capital commitments contracted but not provided for as at 30 June 2026 were as follows:

	RM'000
Proposed subscription of 80% equity interest in Semanja Murni Sdn Bhd	42,400

On 31 March 2026, NCT World Sdn Bhd ("NCT World"), a wholly-owned subsidiary of the Company, entered into a term sheet to subscribe for an 80% equity interest in Semanja Murni Sdn Bhd ("SMSB") via the allotment of new shares in SMSB for a total subscription consideration of RM53.0 million. Subsequently, on 15 May 2026, NCT World entered into a conditional Shares Subscription and Shareholders' Agreement ("SSSA") in relation thereto.

An earnest deposit of RM3.18 million was paid on 31 March 2026 and a further deposit of RM7.42 million was paid upon execution of the SSSA. The balance subscription consideration of RM42.4 million remained outstanding as at 30 June 2026 and is payable upon the Effective Date in accordance with the terms of the SSSA.

Accordingly, the Group's capital commitments contracted but not provided for as at 30 June 2026 amounted to RM42.4 million.

In addition, the Group is evaluating other strategic investment opportunities in the ordinary course of business. As at 30 June 2026, no further material commitments requiring disclosure had been contracted.

PART A – NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

A13. RELATED PARTY TRANSACTIONS

Nature of relationships of the Group with the interested related parties:

a) Dato' Sri Yap Ngan Choy and Dato' Yap Fook Choy are deemed interested in Ion Delemen Hospitality Sdn Bhd, Ion Majestic Hospitality Sdn Bhd and NCT Building & Civil Engineering Sdn Bhd, by virtue of their shareholdings in NCT Venture Corporation Sdn Bhd pursuant to Section 8(4) of the Act.

The related party transactions between the Group and the interested parties are as follows:

	Quarter Ended 30.06.2026 RM'000	Period Ended 30.06.2026 RM'000
Rental Income		
Ion Delemen Hospitality Sdn Bhd	21	42
Ion Majestic Hospitality Sdn Bhd	3,301	6,602
NCT Building & Civil Engineering Sdn Bhd	90	180

A14. SEGMENTAL INFORMATION

The segmental analysis for the financial period ended 30 June 2026 was as follows:

Current year to date ended 30 June 2026	Investment Holding & Others RM'000	Property Development RM'000	Total RM'000
Segment (loss)/profit	(4,017)	53,700	49,683
Included in the measure of segment profit are:-			
Revenue from external customers	-	184,459	184,459
Finance costs	(2,643)	(10,767)	(13,410)
Depreciation	(693)	(161)	(854)
Not included on the measure of segment profit but provided to the Management :-			
Tax expenses	-	(14,278)	(14,278)

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026

PART A – NOTES TO THE INTERIM FINANCIAL REPORT (CONT'D)

A14. SEGMENTAL INFORMATION (CONT'D)

The segmental analysis for the financial period ended 30 June 2026 was as follows: (cont'd)

Reconciliation of reportable segment revenues and profit and loss.

	Total RM'000
Total revenue for reportable segments	195,683
Elimination of inter-segment revenue	(11,224)
Consolidated total	184,459
Total profit or loss for reportable segments	49,680
Elimination of inter-segment profits	3
Consolidated profit before tax	49,683

The segmental analysis for the financial period ended 30 June 2025 was as follows:

Preceding year to date ended 30 June 2025	**Investment Holding & Others RM'000**	**Property Development RM'000**	**Total RM'000**
Segment (loss)/profit	(6,633)	62,532	55,899
Included in the measure of segment profit are:-			
Revenue from external customers	-	294,673	294,673
Finance costs	(2,639)	(7,444)	(10,083)
Depreciation	(811)	(107)	(918)
Not included on the measure of segment profit but provided to the Management :-			
Tax expenses	-	(19,651)	(19,651)

Reconciliation of reportable segment revenues and profit and loss.

	Total RM'000
Total revenue for reportable segments	302,443
Elimination of inter-segment revenue	(7,770)
Consolidated total	294,673
Total profit or loss for reportable segments	59,271
Elimination of inter-segment profits	(3,372)
Consolidated profit before tax	55,899

NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES

B1. REVIEW OF PERFORMANCE

	Quarter Ended		Changes		Period Ended		Changes	
	30.06.2026	30.06.2025			30.06.2026	30.06.2025		
		(Restated)				(Restated)		
	RM'000	RM'000	RM'000	%	RM'000	RM'000	RM'000	%
Revenue								
Property Development	87,053	201,871	(114,818)	(57)	184,459	294,673	(110,214)	(37)
Investment Holding & Others	-	-	-	-	-	-	-	-
	87,053	201,871	(114,818)	(57)	184,459	294,673	(110,214)	(37)
Profit/(Loss) before tax								
Property Development	28,576	41,272	(12,696)	(31)	53,700	62,532	(8,832)	(14)
Investment Holding & Others	(1,603)	(3,748)	2,145	(57)	(4,017)	(6,633)	2,616	(39)
	26,973	37,524	(10,551)	(28)	49,683	55,899	(6,216)	(11)

Performance of the quarter ended 30 June 2026

The Group recorded revenue of RM87.05 million and profit before tax of RM26.97 million for the quarter ended 30 June 2026 ("Q2FY2026"), compared to revenue of RM201.87 million and profit before tax of RM37.52 million in the corresponding quarter ended 30 June 2025 ("Q2FY2025") under the merger method.

Revenue decreased by RM114.82 million, primarily attributable to higher construction progress achieved and recognised from the NCT Smart Industrial Park Phase 1 project in the corresponding quarter of the preceding financial year. Following the issuance of the Certificate of Completion and Compliance ("CCC"), the remaining progress billings available for recognition for the relevant phase handed over in the current quarter were correspondingly lower.

Profit before tax of RM26.97 million for Q2FY2026 (Q2FY2025: RM37.52 million) was recorded in line with the lower revenue recognised during the quarter. Earnings for the quarter were derived from the Group's property development activities, together with other property-related income of RM12.09 million, mainly comprising forfeited booking fees and other cancellation-related income, rental income of RM6.61 million and a fair value gain on revaluation of RM2.19 million.

Performance of the period ended 30 June 2026

For the financial period ended 30 June 2026 ("YTDFY2026"), the Group recorded revenue of RM184.46 million and profit before tax of RM49.68 million, compared to revenue of RM294.67 million and profit before tax of RM55.90 million in the corresponding financial period ended 30 June 2025 ("YTDFY2025").

Revenue decreased by RM110.21 million mainly due to lower revenue recognised from the NCT Smart Industrial Park Phase 1 project following the issuance of its Certificate of Completion and Compliance ("CCC") in May 2026. Consequently, the project contributed substantially lower revenue during the current period compared with the corresponding period of the preceding financial year.

Profit before tax of RM49.68 million for YTDFY2026 (YTDFY2025: RM55.90 million) was recorded in line with the lower revenue recognised during the period. Earnings for the period were derived from the Group's property development activities, together with other property-related income of RM12.09 million, mainly comprising forfeited booking fees and other cancellation-related income, rental income of RM12.38 million and a fair value gain on revaluation of RM15.20 million.

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONT'D)

B2. MATERIAL CHANGES IN THE QUARTERLY RESULTS COMPARED TO THE RESULTS OF THE IMMEDIATE PRECEDING QUARTER

	Quarter Ended		Changes	
	30.06.2026	31.03.2026		
	RM'000	RM'000	RM'000	%
Revenue				
Property Development	87,053	97,406	(10,353)	(11)
Investment Holding & Others	-	-	-	-
	87,053	97,406	(10,353)	(11)
Profit/(Loss) before tax				
Property Development	28,576	25,124	3,452	14
Investment Holding & Others	(1,603)	(2,414)	811	(34)
	26,973	22,710	4,263	19

The Group recorded revenue of RM87.05 million and profit before tax of RM26.97 million for the quarter ended 30 June 2026 ("Q2FY2026"), compared with revenue of RM97.41 million and profit before tax of RM22.71 million in the immediate preceding quarter ended 31 March 2026 ("Q1FY2026").

Revenue decreased by RM10.35 million, or 10.6%, mainly due to lower construction progress and progress billings achieved from the Group's property development projects. Revenue for both quarters was derived primarily from the Group's ongoing development projects, namely NCT Smart Industrial Park, which contributed RM69.07 million (Q1FY2026: RM81.04 million), Grand Ion Majestic, which contributed RM10.61 million (Q1FY2026: RM8.60 million), and Ion Belian Garden, which contributed RM4.64 million (Q1FY2026: RM7.50 million).

Despite the lower revenue recognised, profit before tax increased by RM4.26 million, or 18.8%, to RM26.97 million from RM22.71 million in Q1FY2026, mainly attributable to higher profit contribution from the Property Development segment, which recorded profit before tax of RM28.58 million compared with RM25.12 million in Q1FY2026. Earnings for the quarter also included other property-related income of RM12.09 million, mainly comprising forfeited booking fees and other cancellation-related income, rental income of RM6.61 million and a fair value gain on revaluation of RM2.19 million.

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONT'D)

B3. COMMENTARY ON PROSPECTS

Following the completion of the acquisition of NCT World Group in January 2026, the Group has strengthened its presence in the property development sector with an enlarged portfolio comprising industrial, residential and commercial developments. The expanded development portfolio is expected to provide greater earnings visibility and enable the Group to pursue opportunities across various property segments.

The Group's flagship industrial development, NCT Smart Industrial Park ("NSIP"), continues to progress steadily and remains a key contributor to the Group's revenue and earnings. Supported by its strategic location, connectivity and demand for industrial properties, NSIP is expected to continue contributing positively to the Group's financial performance over the medium term. In addition, development activities at NCT InnoSphere ("NIS") are progressing as planned and are expected to further enhance the Group's future revenue pipeline.

The Group is also engaging with prospective parties in relation to potential data centre development opportunities within NSIP. In this regard, the Group has signed a term sheet with a prospective party for a proposed development involving approximately 100 acres of land for data centre purposes.

The Group will continue to focus on the planned launches of its Sabah development projects, namely Ion Borneo Garden and Ion Marina Bay, subject to market conditions and the requisite approvals. These projects are expected to broaden the Group's geographical presence and provide additional growth opportunities over the medium to long term.

Notwithstanding prevailing global economic uncertainties, evolving trade policies and inflationary pressures, the Malaysian property market is expected to remain supported by demand for well-located industrial and residential developments. Backed by its development pipeline, ongoing project execution and healthy unbilled sales, the Group remains focused on sustaining its operational performance and delivering long-term value to stakeholders.

Barring any unforeseen circumstances, the Board remains cautiously optimistic on the Group's prospects for the financial year ending 31 December 2026.

**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026**

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONT'D)

B4. VARIANCE FROM PROFIT FORECAST AND PROFIT GUARANTEE

Not applicable as there were no profit forecast and profit guarantee published.

B5. TAXATION

Tax expense based on results for the period:

	Quarter Ended		Period Ended	
	30.06.2026	30.06.2025	30.06.2026	30.06.2025
	RM'000	(Restated) RM'000	RM'000	(Restated) RM'000
Current tax expenses	6,769	12,764	14,278	19,976
Deferred taxation	-	175	-	(325)
	6,769	12,939	14,278	19,651

The Group's effective tax rate for the quarter under review was marginally higher than the statutory tax rate principally due to non-deductible expenses and unutilised tax losses incurred by certain subsidiaries, which could not be offset against taxable profits generated by other subsidiaries within the Group.

B6. NOTES TO THE CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

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

	Quarter Ended		Period Ended	
	30.06.2026	30.06.2025	30.06.2026	30.06.2025
	RM'000	(Restated) RM'000	RM'000	(Restated) RM'000
After charging/(crediting):				
Depreciation of property, plant and equipment	510	440	854	918
Interest expenses	7,032	4,984	13,410	10,083
Interest income	(53)	4	(72)	(94)
Rental income	(6,612)	(5,524)	(12,382)	(11,134)

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

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONT'D)

B7. STATUS OF CORPORATE PROPOSALS AS AT 13 AUGUST 2026

There were no material transactions, corporate proposals or events subsequent to the current quarter ended 30 June 2026 up to 13 August 2026, being the latest practicable date which is not earlier than seven (7) days from the date of issuance of this interim financial report.

B8. MATERIAL LITIGATION

The Directors are not aware of any material litigations or claims against the Group and the Company as at 13 August 2026, being the latest practicable date, not earlier than seven (7) days from the date of issuance of this interim financial report.

B9. BORROWINGS

The borrowings of the Group as at 30 June 2026 were as follows:

	30.06.2026 RM'000	31.12.2025 RM'000
Borrowings:		
Non Current	344,598	247,972
Current	47,701	71,765
Total borrowings	392,299	319,737

All borrowings were secured borrowings and denominated in Ringgit Malaysia.

B10. DIVIDEND

The Board of Directors does not recommend any interim dividend for the current quarter ended 30 June 2026.

**NOTES TO THE UNAUDITED INTERIM FINANCIAL REPORT
FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2026**

PART B – EXPLANATORY NOTES PURSUANT TO PART A OF APPENDIX 9B OF THE MAIN MARKET LISTING REQUIREMENTS OF BURSA SECURITIES (CONT'D)

B11. EARNINGS PER SHARE

(a) **Basic earnings per share**

The basic earnings per share is calculated based on Group's net profit attributable to the owners of the Company divided by the weighted average number of ordinary shares in issue during the period as follows:

	Quarter Ended		Period Ended	
	30.06.2026	30.06.2025	30.06.2026	30.06.2025
	RM'000	(Restated) RM'000	RM'000	(Restated) RM'000
Net profit attributable to ordinary equity holders of the parent (RM'000)	20,504	24,607	35,947	35,995
Weighted average number of ordinary shares in issue ('000)	2,114,388	1,857,919	2,107,607	1,861,827
Basic earnings per share (sen)	0.97	1.32	1.71	1.93

(b) **Diluted earnings per share**

Diluted earnings per share have been calculated by dividing the profit attributable to owners of the company for the period by weighted average number shares that would have been issued upon full conversion of the RCPS on the basis of one (1) ordinary share for every RCPS held.

	Quarter Ended		Period Ended	
	30.06.2026	30.06.2025	30.06.2026	30.06.2025
	RM'000	(Restated) RM'000	RM'000	(Restated) RM'000
Net profit attributable to ordinary equity holders of the parent (RM'000)	20,504	24,607	35,947	35,995
Weighted average number of ordinary shares in issue ('000)	2,114,388	1,857,919	2,107,607	1,861,827
Effect of dilution:				
Exercise of ESOS ('000)	117	699	117	699
Redeemable convertible preference shares ('000)	917,201	-	917,201	-
Adjusted weighted average number of ordinary shares in issue ('000)	3,031,706	1,858,618	3,024,925	1,862,526
Diluted earnings per share (sen)	0.68	1.32	1.19	1.93