GADANG HOLDINGS BERHAD

199301023376 (278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2025
(The figures are unaudited)

	INDIVIDUAL QUARTER			CUMULATIVE PERIOD		
	3 Months Ended 30/11/2025 RM'000	3 Months Ended 30/11/2024 RM'000	Variance %	6 Months Ended 30/11/2025 RM'000	6 Months Ended 30/11/2024 RM'000	Variance %
Revenue	198,711	177,782	12	495,928	326,252	52
Cost of sales	(186,591)	(153,153)	22	(451,483)	(283,903)	59
Gross profit	12,120	24,629	-51	44,445	42,349	5
Other income	3,806	3,608	5	5,996	6,843	-12
Administrative expenses	(6,182)	(6,322)	-2	(12,459)	(12,457)	0
Depreciation	(4,088)	(3,521)	16	(8,135)	(8,013)	2
Operating expenses	(3,162)	(5,368)	-41	(6,956)	(9,173)	-24
Other expenses	(3,641)	(69)	>100	(4,974)	(3,044)	63
Net impairment losses on finacial assets	(262)	(3)	>100	(269)	3,619	>100
Finance costs	(1,905)	(2,122)	-10	(3,547)	(3,641)	-3
Share of results of joint ventures	2	(319)	>100	159	3,139	-95
(Loss)/Profit before tax	(3,312)	10,513	>100	14,260	19,622	-27
Income tax expense	(3,388)	(4,531)	-25	(8,788)	(7,958)	10
Net (loss)/profit for the financial period	(6,700)	5,982	>100	5,472	11,664	-53
Other comprehensive income:						
Actuarial gain on defined benefit obligation	(2)	-	>100	-	-	>100
Foreign currency translation	(1,895)	(91)	>100	(3,100)	(2,159)	44
Total comprehensive (loss)/income for the financial period	(8,597)	5,891	>100	2,372	9,505	-75
Net (loss)/profit attributable to:						
Equity holders of the Company	(5,619)	7,148	>100	7,916	13,372	-41
Non-controlling interests	(1,081)	(1,166)	-7	(2,444)	(1,708)	43
	(6,700)	5,982	>100	5,472	11,664	-53
Total comprehensive (loss)/income attributable to:						
Equity holders of the Company	(8,492)	7,138	>100	3,959	10,908	-64
Non-controlling interests	(105)	(1,247)	-92	(1,587)	(1,403)	13
	(8,597)	5,891	>100	2,372	9,505	-75
Earnings per share attributable to equity holders of the Company:						
- Basic (sen)	(0.70)	0.89	>100	0.99	1.67	-41
- Diluted (sen)	(0.70)	0.89	>100	0.99	1.67	-41

The Condensed Consolidated Statements of Comprehensive Income should be read in conjunction with the Audited Financial Statements for the financial year ended 31 May 2025.

GADANG HOLDINGS BERHAD

199301023376 (278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 NOVEMBER 2025

	Unaudited As At 30/11/2025 RM'000	Audited As At 31/05/2025 RM'000
ASSETS		
Non-current assets		
Investment in joint ventures	3,737	3,577
Intangible assets	17,205	19,303
Property, plant and equipment		
- Power plants	130,946	138,435
- other property, plant and equipment	16,976	18,767
	147,922	157,202
Right-of-use assets	4,162	4,188
Investment properties	15,113	15,188
Trade and non-trade receivables	5,475	5,970
Other investments	1,763	1,789
Goodwill on cosolidation	5,252	5,527
Deferred tax assets	27,620	27,708
	228,249	240,452
Current assets		
Inventories	360,155	400,996
Contract costs	4,956	8,606
Trade and non-trade receivables	196,067	124,398
Contract assets	218,611	305,127
Current tax assets	9,460	7,422
Short term funds	96,910	67,652
Deposits with licensed banks	87,183	59,830
Cash and bank balances	161,085	135,915
	1,134,427	1,109,946
TOTAL ASSETS	1,362,676	1,350,398

GADANG HOLDINGS BERHAD

199301023376 (278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION AS AT 30 NOVEMBER 2025 (Continued)

	Unaudited As At 30/11/2025 RM'000	Audited As At 31/05/2025 RM'000
EQUITY AND LIABILITIES		
Equity attributable to Equity Holders of the Company		
Share Capital	412,091	412,091
Reserves	408,410	404,451
	820,501	816,542
Non-controlling interests	(13,371)	(11,784)
Total equity	807,130	804,758
Non-current liabilities		
Bank borrowings	75,797	76,242
Deferred tax liabilities	2,506	2,918
Defined benefit obligations	1,532	1,724
Non-trade payables	9,017	8,617
	88,852	89,501
Current liabilities		
Trade and non-trade payables	334,231	289,034
Contract liabilities	39,126	40,818
Bank borrowings	86,141	124,090
Current tax liabilities	7,196	2,197
	466,694	456,139
Total liabilities	555,546	545,640
TOTAL EQUITY AND LIABILITIES	1,362,676	1,350,398
Net assets per share attributable to ordinary equity holders of the Company (RM)	1.02	1.02

The Condensed Consolidated Statements of Financial Position should be read in conjunction with the Audited Financial Statements for the financial year ended 31 May 2025.

GADANG HOLDINGS BERHAD
199301023376 (278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2025
(The figures are unaudited)

	Share Capital RM'000	Capital Reserves RM'000	Foreign Exchange Translation Reserves RM'000	Retained Profits RM'000	Total RM'000	Non-controlling Interest RM'000	Total Equity RM'000
At 1 Jun 2025	412,091	1,347	(12,504)	415,608	**816,542**	(11,784)	**804,758**
Profit/(loss) after taxation for the financial period	-	-	-	7,916	**7,916**	(2,444)	**5,472**
Foreign currency translation differences	-	-	(3,957)	-	**(3,957)**	857	**(3,100)**
Total comprehensive income/(loss) for the financial period	-	-	(3,957)	7,916	**3,959**	(1,587)	**2,372**
At 30 Nov 2025	412,091	1,347	(16,461)	423,524	**820,501**	(13,371)	**807,130**

	Share Capital RM'000	Capital Reserves RM'000	Foreign Exchange Translation Reserves RM'000	Retained Profits RM'000	Total RM'000	Non-controlling Interest RM'000	Total Equity RM'000
At 1 Jun 2024	389,521	1,347	(3,870)	404,864	**791,862**	(8,635)	**783,227**
Profit/(loss) after taxation for the financial period	-	-	-	13,372	**13,372**	(1,708)	**11,664**
Foreign currency translation differences	-	-	(2,464)	-	**(2,464)**	305	**(2,159)**
Total comprehensive income/(loss) for the financial period	-	-	(2,464)	13,372	**10,908**	(1,403)	**9,505**
Issue of ordinary shares	22,570	-	-	-	**22,570**	-	**22,570**
At 30 Nov 2024	412,091	1,347	(6,334)	418,236	**825,340**	(10,038)	**815,302**

The Condensed Consolidated Statements of Changes in Equity should be read in conjunction with the Audited Financial Statements for the financial year ended 31 May 2025.

GADANG HOLDINGS BERHAD

199301023376 (278114-K)

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2025 (The figures are unaudited)

	6 Months Ended 30/11/2025 RM'000	6 Months Ended 30/11/2024 RM'000
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax:	14,260	19,622
Adjustments for:		
Accretion of interest on trade and non-trade receivables	1,190	(66)
Bad debts written off	4	3
Deposits written off	7	-
Depreciation of:		
- property, plant and equipment		
- power plants	3,984	4,351
- other property, plant and equipment	1,915	2,401
- intangible assets	2,536	1,834
- investment properties	76	76
- right-of-use assets	26	27
Fair value loss on quoted investments	360	-
Finance costs	4,737	5,435
Net (gain)/loss on disposal of:		
- property, plant and equipment		
- other property, plant and equipment	(2,252)	109
- investment properties	-	(177)
- assets held for sale	-	(1,200)
Impairment loss on:		
- trade and non-trade receivables	258	-
Income received from short term funds	(148)	(36)
Defined benefit obligations	2	-
Interest income	(1,713)	(1,117)
Net unrealised loss on foreign exchange	3,476	2,765
Reversal of impairment on:		
- trade and non-trade receivables	-	(3,622)
- investment in joint venture	-	(510)
Share of results of joint ventures	(159)	(3,139)
Operating profit before working capital changes	28,559	26,756
Changes in working capital:		
Contract assets	86,515	(74,568)
Contract liabilities	(1,693)	(72)
Contract costs	3,650	(3,722)
Inventories	40,841	1,565
Payables	45,597	(11,709)
Receivables	(72,967)	5,599
Cash generated/(used in) from operations	130,502	(56,151)
Employee benefit paid	(110)	-
Income tax paid	(6,220)	(5,934)
Income tax refund	133	72
Net Operating Cash Flows	124,305	(62,013)

CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS FOR THE FINANCIAL PERIOD ENDED 30 NOVEMBER 2025 (Continued)
(The figures are unaudited)

	6 Months Ended 30/11/2025 RM'000	6 Months Ended 30/11/2024 RM'000
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisition of:		
- property, plant and equipment		
- power plants	(4,885)	(5,407)
- other property, plant and equipment	(1,667)	(328)
- intangible assets	(944)	(134)
Proceeds from disposal of:		
- assets held for sale	-	3,200
- property, plant and equipment		
- other property, plant and equipment	3,713	785
- investment properties	-	399
Income received from short term funds	148	36
Interest received	1,713	1,117
Fixed deposits pledged as security values	(12,246)	(2,210)
Net Investing Cash Flows	(14,168)	(2,542)
CASH FLOWS FROM FINANCING ACTIVITIES		
Drawdown of:		
- bank borrowings	27,246	146,878
Finance costs	(4,737)	(5,435)
Proceeds from issuance of ordinary share raised from Private Placement	-	22,570
Repayment of:		
- bank borrowings	(63,281)	(75,501)
- hire purchase	(1,379)	(1,774)
Net Financing Cash Flows	(42,151)	86,738
Net change in cash and cash equivalents	67,986	22,183
Effect of exchange rate changes	1,550	(2,543)
Cash and cash equivalents at the beginning of the financial period	224,082	148,970
Cash and cash equivalents at the end of the financial period	293,618	168,610
Analysis of Cash and Cash Equivalents:-		
Cash and bank balances	161,085	94,566
Short term funds	96,910	51,276
Deposits with licensed banks	87,183	47,413
	345,178	193,255
Less: Fixed deposits pledged as security values	(51,536)	(24,645)
Less: Cash pledged as security	(24)	-
Total	293,618	168,610

The Condensed Consolidated Statements of Cash Flows should be read in conjunction with the Audited Financial Statements for the financial year ended 31 May 2025.

PART A – EXPLANATORY NOTES AS PER MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING

A1. BASIS OF PREPARATION

The unaudited interim financial report has been prepared according to Malaysian Financial Reporting Standard ("MFRS") 134 - Interim Financial Reporting, issued by the Malaysian Accounting Standards Board ("MASB") and paragraph 9.22 and Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad.

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

A2. CHANGES IN ACCOUNTING POLICIES

(i) The accounting policies adopted by the Group in the quarterly financial statements are consistent with those adopted in the financial statements for the financial year ended 31 May 2025, except for the changes arising from the adoption of Amendments/Improvements to MFRS as follows:

Standard	**Title**
Amendments to MFRS 121	Lack of Exchangeability

The adoption of these Amendments/Improvements to MFRSs does not have any material impact on the financial statement of the Group.

(ii) As of the date of this report, the following Amendments to Published Standards have been issued by the MASB but are not yet effective and have not been adopted early.

(a) Effective for financial years beginning on or after:

Standard	**Effective Date**
Amendments to MFRS 9 and MFRS 7: Classification and Measurement of Financial Instruments	1 Jan 2026
Amendments to MFRS 9 and MFRS 7: Contracts Referencing Nature-dependent Electricity	1 Jan 2026
Annual Improvements to MFRS Accounting Standards – Volume 11	1 Jan 2026
MFRS 18 Presentation and Disclosure in Financial Statements	1 Jan 2027
MFRS 19 Subsidiaries without Public Accountability: Disclosures	1 Jan 2027
Amendements to MFRS 19 Subsidiaries without Public Accountability: Disclosures	1 Jan 2027

PART A – EXPLANATORY NOTES AS PER MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING

A2. CHANGES IN ACCOUNTING POLICIES (Continued)

(ii) As of the date of this report, the following Amendments to Published Standards have been issued by the MASB but are not yet effective and have not been adopted early. (Continued)

(b) The effective date of these Amendments to Published Standards has been deferred and is yet to be announced

Standard	Title
Amendments to MFRS 10 and MFRS 128	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture

Based on the preliminary assessment of the effects of the above Amendments to Published Standards, no material impact is expected on the financial statements of the Group.

A3. AUDIT REPORT

The auditors' report on the Group's financial statements for the financial year ended 31 May 2025 was not subject to any audit qualification.

A4. SEASONAL OR CYCLICAL FACTORS

The operations of the Group are not significantly affected by any seasonal or cyclical factors.

A5. UNUSUAL SIGNIFICANT ITEMS

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

A6. CHANGES IN ESTIMATES

There were no major changes in estimates that had any material effect on the current quarter under review.

A7. DEBT AND EQUITY SECURITIES

There were no cancellations, repurchases, resales, or repayments of debt and equity securities for the current quarter under review.

PART A – EXPLANATORY NOTES AS PER MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING

A8. DIVIDEND PAID

There was no payment of dividends in the current quarter.

A9. SEGMENTAL REPORTING

6 Months ended 30 November 2025 (Current Financial Period)

	Construction Division RM'000	Property Division RM'000	Utilities Division RM'000	Investment Holding RM'000	Consolidated RM'000
Revenue	335,381	145,103	15,444	-	495,928
Results					
Segment results	(3,412)	27,827	2,669	(9,436)	17,648
Finance costs	(99)	(2,533)	(871)	(44)	(3,547)
Share of results of joint ventures	159	-	-	-	159
(Loss)/Profit before tax	(3,352)	25,294	1,798	(9,480)	14,260
Income tax expense					(8,788)
Profit for the financial period					5,472

6 Months ended 30 November 2024 (Previous Financial Period)

	Construction Division RM'000	Property Division RM'000	Utilities Division RM'000	Investment Holding RM'000	Consolidated RM'000
Revenue	186,182	122,502	17,568	-	326,252
Results					
Segment results	1,944	21,270	3,923	(7,013)	20,124
Finance costs	(588)	(1,738)	(1,170)	(145)	(3,641)
Share of results of joint ventures	3,139	-	-	-	3,139
Profit/(Loss) before tax	4,495	19,532	2,753	(7,158)	19,622
Income tax expense					(7,958)
Profit for the financial peiod					11,664

A10. CARRYING AMOUNT OF REVALUED ASSETS

The valuations of property, plant and equipment, and concession assets have been brought forward without amendment from the audited financial statements for the financial year ended 31 May 2025.

PART A – EXPLANATORY NOTES AS PER MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING

A11. SIGNIFICANT EVENTS DURING THE FINANCIAL PERIOD AND SUBSEQUENT EVENTS

There were no significant events during the financial period and subsequent to the end of the quarter under review, except for the following:-

(a) On 30 December 2024, RUSB - Hotrend Joint Consortium, a joint venture comprising Regional Utilities Sdn Bhd ("RUSB"), a wholly-owned subsidiary of Gadang, and Hotrend Corporation Sdn Bhd ("Hotrend"), had on even date accepted the Letter of Notification on Acceptance of Offer from the Energy Commission of Sabah for the development of a Large Scale Solar PV Plant of 15.0 MWa.c. in Tawau, Sabah ("the Project").

The Letter of Notification on Acceptance of Offer requires the JVC to satisfy certain obligations, compliance, including submission and execution of the Project documents to confirm the acceptance.

On 10 April 2025, RUSB and Hotrend formed an incorporated joint venture company known as Tenaga Aspirasi Sdn. Bhd ("TASB") under the Companies Act, 2016, to undertake the development of the Project. RUSB subscribed for a 60% equity interest, representing 60 ordinary shares in TASB, for a total purchase consideration of RM60.

On 18 December 2025, TASB signed the Power Purchase Agreement for Large Scale Solar with Sabah Electricity Sdn Bhd.

(b) On 6 June 2025, the Company and its wholly-owned subsidiary, Hillstrand Development Sdn Bhd ("HDSB"), accepted a Letter of Mutual Termination from Cyberview Sdn Bhd ("CSB") and CSB Land Sdn Bhd ("CSBL") to mutually terminate the Joint Development Agreement ("JDA") dated 23 May 2014 with respect to the undeveloped Phase 4 of the project on a parcel of freehold land identified as HS(D) 33156, PT No. 47223, situated in the Mukim of Dengkil, District of Sepang, Selangor Darul Ehsan, and to apportion the shared common costs accordingly.

HDSB has incurred approximately RM40 million in development expenditure for the undeveloped Phase 4. Following negotiations, both parties reached an agreement that CSB/CSBL's portion of the shared common costs payable to HDSB shall be RM21.0 million only. HDSB charged out the remaining common costs of approximately RM19.0 million for the financial year ended 31 May 2025.

Following further deliberation and mutual agreement between the Company, HDSB, CSB and CSBL (collectively, "the Parties"), it was agreed that instead of mutually terminating the JDA dated 23 May 2014, the Parties would proceed by entering into a Fourth Supplementary Joint Development Agreement ("Fourth Supplementary JDA") to revoke the implementation rights for Phase 4 of the project only.

On 23 October 2025, the Parties entered into a Fourth Supplementary JDA to revoke the Company and/or HDSB's implementation rights in relation to the undeveloped Phase 4 of the project (comprising sub-phases 4A, 4B, and 4C). The revocation shall not constitute a termination of the JDA in its entirety. The Parties agree that the JDA and its previous supplementary agreements remain valid and enforceable in respect of the developed phases of the project, and the Company and/or HDSB shall continue to perform all outstanding obligations in accordance with the terms of the JDA until fully discharged. The total reimbursement of Phase 4 common infrastructure costs payable by CSB and/or CSBL shall be RM21.0 million only.

PART A – EXPLANATORY NOTES AS PER MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING

A11. SIGNIFICANT EVENTS DURING THE FINANCIAL PERIOD AND SUBSEQUENT EVENTS (Continued)

There were no significant events during the financial period and subsequent to the end of the quarter under review, except for the following:- (Continued)

(c) On 20 June 2025, the Company's wholly-owned subsidiary, Gadang Engineering (M) Sdn Bhd, accepted a Letter of Award for the sum of RM92.5 million from AFA Construction and Engineering Sdn Bhd, undertaking to construct and complete the earthwork and other associated works for Package 2A: CH39000-CH47580 in the project known as "Proposed Widening of Kuala Lumpur - Karak Highway From KM19.20 To KM39.00 (Section 1) and From KM39.00 To KM61.50 (Section 2)".

(d) On 1 October 2025, the consortium comprising Gadang Engineering (M) Sdn Bhd ("Gadang"), a wholly-owned subsidiary of the Company, and JS Solar Sdn Bhd ("JS Solar") (collectively, the "Gadang-JS Solar Consortium or the Consortium"), accepted a Letter of Acceptance from Tenaga Aspirasi Sdn Bhd, an indirect 60%-owned subsidiary of the Company, to undertake the Engineering, Procurement, Construction and Commissioning ("EPCC") of a 15 MWa.c. Large-Scale Solar Photovoltaic ("LSSPV") Power Plant project in Tawau, Sabah ("the Contract").

(e) On 5 December 2025, the Company's wholly-owned subsidiary, Crimson Villa Sdn Bhd, entered into a Sale and Purchase Agreement with Trans Loyal Development Sdn Bhd for the disposal of a parcel of freehold land held under Geran 339953, Lot 50554 Mukim Semenyih, Daerah Ulu Langat, Negeri Selangor, for a total consideration of RM2.5 million.

A12. CHANGES IN COMPOSITION OF THE GROUP

There were no material changes in the composition of the Group for the current financial period under review, except for the following:-

(a) On 16 July 2025, the Company's wholly-owned subsidiary, Katah Realty Sdn Bhd ("KRSB"), commenced a members' voluntary winding-up pursuant to Section 439(1)(b) of the Companies Act 2016, as KRSB has ceased its business operations and is currently dormant.

KRSB was incorporated on 8 December 1984 with an issued and paid-up share capital of RM2. The total cost of investment in KRSB was RM910,000. The winding-up will not have any material effect on the net assets per share or earnings per share of the Group.

(b) On 22 September 2025, GLP Resources (M) Sdn Bhd and Era Berkat Sdn Bhd, both dormant indirect wholly-owned subsidiaries of the Company were struck off from the register of the Companies Commission of Malaysia pursuant to Section 308(4) of the Companies Act.

A13. CHANGES IN CONTINGENT LIABILITIES

There are no contingent liabilities for the Group as of the date of this report.

PART A – EXPLANATORY NOTES AS PER MALAYSIAN FINANCIAL REPORTING STANDARD ("MFRS") 134 INTERIM FINANCIAL REPORTING

A14. CAPITAL COMMITMENTS

There are no material capital commitments as of the date of this report.

A15. PROVISION OF FINANCIAL ASSISTANCE

Pursuant to paragraph 8.23(1)(ii) of Bursa Malaysia Securities Berhad's Listing Requirements, the financial assistance provided by the Group is as follows:

	6 Months Ended 30/11/2025 RM'000
Purchase of construction materials in the ordinary course of business of the Company on behalf of sub-contractors	21,607
Advances to sub-contractors, non-interest bearing	382
	21,989

The financial assistance provided does not have any material effect on the earnings, net assets and liquidity of the Group.

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

B1. OPERATING SEGMENTS REVIEW

REVIEW OF PERFORMANCE AGAINST PREVIOUS YEAR'S CORRESPONDING PERIOD

During the current quarter, the Group recorded revenue of RM198.71 million, compared to RM177.78 million in the corresponding quarter of the preceding year. The Group recorded loss before tax of RM3.31 million compared to profit before tax of RM10.51 million in the corresponding quarter of the preceding year.

Correspondingly, for the current year to date, revenue increased to RM495.93 million compared to RM326.25 million in the preceding year to date. The profit before tax reduced to RM14.26 million compared to RM19.62 million in the preceding year to date. The decline mainly due to additional costs incurred, and provision made for foreseeable losses in the Construction Division.

Tabulated below are the unaudited divisional contributions: -

	INDIVIDUAL QUARTER			CUMULATIVE YEAR		
	3 Months Ended 30/11/2025 RM'000	3 Months Ended 30/11/2024 RM'000	Variance %	6 Months Ended 30/11/2025 RM'000	6 Months Ended 30/11/2024 RM'000	Variance %
REVENUE						
Construction Division	135,394	103,576	31	335,381	186,182	80
Property Division	55,532	65,795	-16	145,103	122,502	18
Utilities Division	7,785	8,411	-7	15,444	17,568	-12
Investment Holding	-	-	-	-	-	-
	198,711	177,782	12	495,928	326,252	52
(LOSS)/PROFIT BEFORE TAX						
Construction Division	(7,170)	2,936	>100	(3,352)	4,495	>100
Property Division	8,075	12,221	-34	25,294	19,532	30
Utilities Division	1,118	1,556	-28	1,798	2,753	-35
Investment Holding	(5,335)	(6,200)	-14	(9,480)	(7,158)	32
	(3,312)	10,513	>100	14,260	19,622	-27

Construction Division

Revenue for the current quarter increased to RM135.39 million compared to RM103.58 million in the corresponding quarter of the preceding year. However, the Division recorded a loss before tax of RM7.17 million compared to profit before tax of RM2.94 million in the corresponding quarter of the preceding year.

Revenue for the current year to date increased to RM335.38 million compared to RM186.18 million in the preceding year to date. Albeit the increased in revenue, the Division recorded a loss before tax of RM3.35 million compared to a profit before tax of RM4.50 million in the preceding year to date. This was mainly due to additional costs incurred for certain on-going projects and the provision made for foreseeable losses on some projects.

B1. OPERATING SEGMENTS REVIEW (Continued)

Property Division

In the current quarter, revenue decreased to RM55.53 million as compared to RM65.80 million in the corresponding quarter of the preceding year. Correspondingly, profit before tax declined to RM8.08 million from RM12.22 million in the preceding year's corresponding quarter.

Revenue for the current year to date increased to RM145.10 million as compared to RM122.50 million in the preceding year to date. In line with the higher revenue, profit before tax rose to RM25.29 million compared to RM19.53 million in the preceding year to date. This was mainly due to higher work progress from the current development projects.

Utilities Division

Revenue for the current quarter decreased to RM7.79 million as compared to RM8.41 million in the corresponding quarter of the preceding year. Accordingly, profit before tax also reduced to RM1.12 million from RM1.56 million in the corresponding quarter of the preceding year.

Revenue for the current year to date decreased to RM15.44 million compared to RM17.57 million in the preceding year to date. Profit before tax similarly reduced to RM1.80 million compared to RM2.75 million in the preceding year to date, mainly due to lower contribution from the power plant in Indonesia and partly offset by the gains on foreign exchange translation arising from the weakening Indonesian Rupiah.

B2. MATERIAL CHANGES IN THE CURRENT QUARTER'S RESULT COMPARED TO THE PRECEDING QUARTER

	Current Quarter 30/11/2025 RM'000	Preceding Quarter 31/8/2025 RM'000	Variance %
Revenue	198,711	297,217	-33
Operating profit	2,681	23,261	-88
(Loss)/Profit before interest and tax	(1,407)	19,214	>100
(Loss)/Profit before tax	(3,312)	17,572	>100
(Loss)/Profit after tax	(6,700)	12,172	>100
(Loss)/Profit attributable to equity holders of the Company	(5,619)	13,535	>100

The Group's revenue decreased to RM198.71 million in the current quarter compared to RM297.22 million in the preceding quarter, mainly due to lower construction work progress on certain construction projects, and lower progress on current development projects. Correspondingly, the Group recorded a loss before tax of RM3.31 million in the current quarter compared to a profit before tax of RM17.57 million in the preceding quarter, mainly due to additional costs incurred for certain on-going construction projects and provision made for foreseeable losses in the Construction Division.

B3. BUSINESS PROSPECTS FOR THE FINANCIAL YEAR ENDING 31 MAY 2026

The Construction Division continues to prioritise the completion of its ongoing projects, as efforts to secure new contracts in the infrastructure, renewable energy, and data centre sectors are increasingly constrained by challenging industry conditions. Despite an outstanding order book of approximately RM468.0 million as at the reporting date, the Division remains exposed to heightened risks arising from industry-wide pressures, such as rising material costs, labour shortages, regulatory complexities, and intense competition. These factors may affect project execution and future order inflows.

The Property Division continues to face persistent challenges amidst an uncertain property market outlook. The overall market continues to see a significant number of affordable housing units remain unsold, particularly in less attractive locations or where pricing is misaligned with prevailing household income levels. Additionally, stringent loan approval processes and challenges in buyer qualification continue to hamper sales performance. The industry is also grappling with rising construction and labour costs, compounded by the reinstatement and expansion of the Sales and Services Tax (SST), which has further intensified cost pressures across the sector. In light of this, the Division will maintain its focus on targeted marketing efforts and strategic initiatives to support upcoming launches, particularly in key developments such as Kwasa Damansara and Gelang Patah Phase 3 in the coming quarters. Backed by total unbilled sales of RM164.1 million, the Division remains committed to strengthening its portfolio through selective land acquisitions and strategic joint ventures, with the objective of ensuring long-term sustainability and growth.

Under the Utilities Division, the concession water treatment assets in Indonesia continue to provide stable and sustainable recurring revenue for the Group. The 5.9 MWac solar photovoltaic plant in Tawau, Sabah, was completed in December 2025 and is scheduled to commence commercial operations in the third quarter of FYE 2026. Furthermore, the Group's successful bid to develop a 15 MWac large-scale solar photovoltaic plant in Tawau represents another important milestone in expanding our renewable energy portfolio. Collectively, these energy-generating facilities not only support the national green energy transition agenda but are also expected to contribute positively to the Group's revenue in the coming years upon commissioning.

The Group will continue to closely monitor its operating environment through regular assessments to ensure prudent financial management and operational efficiency, particularly in anticipation of increasing compliance requirements and expected revision and expansion of the tax regime. Concurrently, the Group remains focused on replenishing its construction order book and expanding the landbank of its Property Division to support the Group's sustainable long-term growth and earnings.

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

B4. PROFIT FORECAST AND PROFIT GUARANTEE

There are no profit forecasts or profit guarantees provided by the Group, and as such, this disclosure requirement is not applicable.

B5. TAXATION

Taxation comprises the following:

	3 Months Ended 30/11/2025 RM'000	6 Months Ended 30/11/2025 RM'000
Income tax expense:		
Malaysian income tax	(2,741)	(7,207)
Foreign income tax	(855)	(1,924)
Deferred tax	208	343
	(3,388)	(8,788)

The Group's effective tax rate (excluding the results of joint ventures, which are equity accounted net of tax) for the current quarter was higher than the statutory tax rate, mainly due to the non-recognition of deferred tax assets on unutilised tax losses of certain subsidiaries and certain expenses not deductible for tax purposes.

B6. STATUS OF CORPORATE PROPOSALS ANNOUNCED

There were no pending corporate proposals.

B7. UTILISATION OF PROCEEDS

The status of utilisation of proceeds of RM22,569,891 raised from the Private Placement exercise is as follows:-

Purpose	Proceeds RM'000	Actual utilisation as at 30 November 2025 RM'000	Balance unutilised as at 30 November 2025 RM'000	Intended timeframe for utilisation from the date of listing
Construction projects expenditure	22,248	(22,248)	-	Within 24 months
Expenses relating to the Private Placement	322	(322)	-	Completed
	22,570	(22,570)	-	

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

B8. GROUP BORROWINGS

The details of the Group borrowings are as follows:

		As at 30/11/2025 RM'000	As at 31/05/2025 RM'000
(a) (i)	Short Term Borrowings		
	Revolving credit	55,693	101,774
	Banker's acceptance	-	1,687
	Term loans	28,764	18,232
	Hire purchase payable	1,684	2,397
		86,141	124,090
(ii)	Long Term Borrowings		
	Term loans	73,568	74,220
	Hire purchase payable	2,229	2,022
		75,797	76,242
	Total Borrowings	161,938	200,332

(b) Foreign currency borrowings included in the above are as follows:

	As at 30/11/2025		As at 31/05/2025	
	Foreign Currency '000	RM Equivalent '000	Foreign Currency '000	RM Equivalent '000
Singapore Dollar	458	1,458	675	2,221
Indonesian Rupiah	62,966,724	15,616	70,962,565	18,521
		17,074		20,742

Bank borrowings for the current year to date decrease to RM161.94 million compared to RM200.33 million at the beginning of the financial year. The decrease was mainly due to the repayments of revolving credit for the project Rapid Transit System Link Antara Johor Bahru and Singapura ("RTS Link Project"), and after the drawdown of term loan facility for Kwasa Land.

B9. MATERIAL LITIGATION

On 6 September 2024, the Company announced that its wholly-owned subsidiary, Gadang Engineering (M) Sdn Bhd ("GESB") ("2nd Defendant"), together with Usaha Pesona Sdn Bhd ("1st Defendant"), a wholly owned subsidiary of GESB, were served with a Writ of Summon and Statement of Claim ("the Claim") on 2 September 2024 and 3 September 2024, respectively, by its subcontractor, JF Foundation (M) Sdn Bhd ("the Plaintiff"), for bored piling works carried out in relation to the project "Rapid Transit System Link Antara Johor Bahru and Singapura ("RTS Link Project"), Package 4 - Bukit Chagar Station & Operation Control Centre (OCC) & Package 6 - Depot and Power Supply System".

B9. MATERIAL LITIGATION (Continued)

The Plaintiff claimed against both the Defendants jointly and severally for the sum of RM9.77 million being payment for works done and other associated costs, primarily idling costs. The Defendants have filed their respective defences into the court proceeding to dispute the Claim.

GESB has filed an application to strike out the Claim and the Plaintiff has filed an application for summary judgment (summary disposal on point of law) against GESB. The hearing for both of the applications has been rescheduled to 3 April 2026.

The case management for the main suit is fixed for next case management on 3 April 2026.

B10. DIVIDEND

No interim dividend has been declared for the current quarter under review.

B11. EARNINGS PER SHARE

(a) Basic earnings per share

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

	INDIVIDUAL QUARTER		CUMULATIVE YEAR	
	3 Months Ended 30/11/2025	3 Months Ended 30/11/2024	6 Months Ended 30/11/2025	6 Months Ended 30/11/2024
Net profit attributable to ordinary equity holders of the Company (RM'000)	(5,619)	7,148	7,916	13,372
Weighted average number of ordinary shares in issue ('000)	800,867	800,867	800,867	800,867
Basic earnings per share (sen)	(0.70)	0.89	0.99	1.67

(b) Diluted earnings per share

The diluted earnings per share is the same as the basic earnings per share, as there are no potential ordinary shares in issue at the end of the financial period.

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

B12. NOTES TO THE CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

The cost of sales included the following charges, made during the financial period:

	3 Months Ended 30/11/2025 RM'000	6 Months Ended 30/11/2025 RM'000
Contract Foreseeable Losses	4,370	4,370
Depreciation	201	402
Finance costs	541	1,190
Rental of land and premises	290	600

Total comprehensive (loss)/income for the financial period was derived after charging/(crediting) the following items:

	3 Months Ended 30/11/2025 RM'000	6 Months Ended 30/11/2025 RM'000
Accretion of interest on trade receivables	1,232	1,190
Bad debts written off	4	4
Deposits written off	-	7
Depreciation	4,088	8,135
Fair value loss on quoted investments	180	360
Finance costs	1,905	3,547
Gain on disposal of:		
- property, plant and equipment		
- other property, plant and equipment	(1,811)	(2,252)
Impairment loss on:		
- trade and non-trade receivables	258	258
Income received from short term funds	(116)	(148)
Interest income	(1,021)	(1,713)
Net unrealised loss on foreign exchange	2,287	3,476
Lease expenses on short-term leases	117	230
Rental of land and premises	-	(33)

Other than as disclosed above, the Group does not have any material items that were recognised as profit/(loss) in the Condensed Consolidated Statements of Comprehensive Income.