

**INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025**

**These figures have not been audited.**

**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
	30.09.2025 RM'000	30.09.2024 RM'000	30.09.2025 RM'000	30.09.2024 RM'000
Revenue	204,249	111,520	500,894	217,078
Cost of sales	(170,446)	(99,978)	(412,821)	(189,817)
	33,803	11,542	88,073	27,261
Other income	4,604	3,404	12,671	9,150
Administrative expenses	(5,945)	(4,607)	(20,112)	(16,118)
Other operating expenses	(4,442)	(4,201)	(20,290)	(11,215)
Operating profit	28,020	6,138	60,342	9,078
Finance income	166	202	2,825	638
Finance costs	(587)	(821)	(2,373)	(1,612)
Profit before tax	27,599	5,519	60,794	8,104
Taxation	(4,396)	(3,112)	(12,809)	(4,999)
Profit net of tax	23,203	2,407	47,985	3,105
Profit / (Loss) attributable to:				
Owners of the parent	23,588	2,654	49,275	3,826
Non-controlling interests	(385)	(247)	(1,290)	(721)
	23,203	2,407	47,985	3,105
Basic Earnings per share (sen)	3.22	0.35	6.65	0.50

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial statements.)

**MITRAJAYA HOLDINGS BERHAD** Registration No. 199301013519 (268257-T)  
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**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**

	INDIVIDUAL PERIOD		CUMULATIVE PERIOD	
	Current Year Quarter	Preceding Year Corresponding Quarter	Current Year To Date	Preceding Year Corresponding Period
	30.09.2025 RM'000	30.09.2024 RM'000	30.09.2025 RM'000	30.09.2024 RM'000
Profit net of tax	23,203	2,407	47,985	3,105
Currency translation differences arising from consolidation	928	(2,991)	946	(1,706)
Total comprehensive profit / (loss)	<b>24,131</b>	<b>(584)</b>	<b>48,931</b>	<b>1,399</b>
Total comprehensive profit / (loss) attributable to:				
Owners of the parent	24,516	(337)	50,221	2,120
Non-controlling interests	(385)	(247)	(1,290)	(721)
	<b>24,131</b>	<b>(584)</b>	<b>48,931</b>	<b>1,399</b>

(The above consolidated statement of comprehensive income should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial statements.)

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

	<b>UNAUDITED AS AT 30.09.2025 RM'000</b>	<b>AUDITED AS AT 31.12.2024 RM'000</b>
<b>ASSETS</b>		
<b>Non-current assets</b>		
Property, plant and equipment	106,854	97,887
Inventories - Land held for property development	267,111	261,355
Investment properties	87,529	87,633
Goodwill on consolidation	2,388	2,402
Deferred tax assets	19,240	26,313
	<b>483,122</b>	<b>475,590</b>
<b>Current assets</b>		
Inventories - Property development cost	60,236	39,172
Inventories - Completed properties and others	232,215	244,398
Contract assets	107,657	64,472
Other current assets	64	308
Trade and other receivables	259,578	208,626
Current tax assets	4	1,535
Other investment	268	281
Deposits with licensed financial institutions	-	6
Cash and bank balances	7,306	10,482
	<b>667,328</b>	<b>569,280</b>
<b>TOTAL ASSETS</b>	<b>1,150,450</b>	<b>1,044,870</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity attributable to owners of the parent</b>		
Share capital	381,628	402,364
Treasury shares	(2,625)	(4,201)
Capital reserves	244	244
Exchange reserves	(22,881)	(23,827)
Retained earnings	374,620	322,842
	<b>730,986</b>	<b>697,422</b>
<b>Non-controlling interests</b>	<b>86,831</b>	<b>88,121</b>
<b>Total equity</b>	<b>817,817</b>	<b>785,543</b>
<b>Non-current liabilities</b>		
Long term borrowings	23	191
Lease liabilities	143	222
Deferred tax liabilities	3,812	3,670
	<b>3,978</b>	<b>4,083</b>
<b>Current liabilities</b>		
Contract liabilities	77,545	37,624
Trade and other payables	194,613	134,130
Short term borrowings	43,950	72,281
Lease liabilities	135	185
Provisions	9,757	9,702
Current tax liabilities	2,655	1,322
	<b>328,655</b>	<b>255,244</b>
<b>Total liabilities</b>	<b>332,633</b>	<b>259,327</b>
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>1,150,450</b>	<b>1,044,870</b>
<b>Remarks:</b>		
<b>Net assets per share attributable to ordinary equity holders of the parent (RM)</b>	<b>1.11</b>	<b>1.02</b>

(The above consolidated statement of financial position should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial statements.)

**CONSOLIDATED STATEMENT OF CHANGES IN EQUITY**

<----- Attributable to owners of the Company ----->

	Share Capital RM'000	Other Reserves Total RM'000	<---Non-distributable-->		Treasury Shares RM'000	Retained Earnings RM'000	Sub-total RM'000	Non- controlling interests RM'000	Total equity RM'000
			Foreign Exchange Reserves RM'000	Capital Reserves RM'000					
<b>Financial period ended 30.09.2025</b>									
At 1.1.2025	402,364	(23,583)	(23,827)	244	(4,201)	322,842	<b>697,422</b>	88,121	<b>785,543</b>
<b>Total comprehensive income/(loss) for the financial period</b>									
Profit/ (Loss) for the financial period	-	-	-	-	-	49,275	<b>49,275</b>	(1,290)	<b>47,985</b>
<b>Other comprehensive income</b>									
Foreign currency translation	-	946	946	-	-	-	<b>946</b>	-	<b>946</b>
Total comprehensive income/(loss)	-	946	946	-	-	49,275	<b>50,221</b>	(1,290)	<b>48,931</b>
<b>Transactions with owners</b>									
Purchase of treasury shares	-	-	-	-	(9,307)	-	<b>(9,307)</b>	-	<b>(9,307)</b>
Dividends on ordinary shares	-	-	-	-	-	(7,350)	<b>(7,350)</b>	-	<b>(7,350)</b>
Cancellation of treasury shares	(20,736)	-	-	-	10,883	9,853	<b>(0)</b>	-	<b>(0)</b>
Total transactions with owners	(20,736)	-	-	-	1,576	2,503	<b>(16,657)</b>	-	<b>(16,657)</b>
<b>At 30.09.2025</b>	<b>381,628</b>	<b>(22,637)</b>	<b>(22,881)</b>	<b>244</b>	<b>(2,625)</b>	<b>374,620</b>	<b>730,986</b>	<b>86,831</b>	<b>817,817</b>
<b>Financial period ended 30.09.2024</b>									
At 1.1.2024	402,364	(21,524)	(21,768)	244	(3,988)	308,554	<b>685,406</b>	89,196	<b>774,602</b>
<b>Total comprehensive income/(loss) for the financial period</b>									
Profit/ (Loss) for the financial period	-	-	-	-	-	3,826	<b>3,826</b>	(721)	<b>3,105</b>
<b>Other comprehensive income</b>									
Foreign currency translation	-	(1,706)	(1,706)	-	-	-	<b>(1,706)</b>	-	<b>(1,706)</b>
Total comprehensive income/(loss)	-	(1,706)	(1,706)	-	-	3,826	<b>2,120</b>	(721)	<b>1,399</b>
<b>Transactions with owners</b>									
Purchase of treasury shares	-	-	-	-	(214)	-	<b>(214)</b>	-	<b>(214)</b>
Dividends on ordinary shares	-	-	-	-	-	(7,580)	<b>(7,580)</b>	-	<b>(7,580)</b>
Total transactions with owners	-	-	-	-	(214)	(7,580)	<b>(7,794)</b>	-	<b>(7,794)</b>
<b>At 30.09.2024</b>	<b>402,364</b>	<b>(23,230)</b>	<b>(23,474)</b>	<b>244</b>	<b>(4,202)</b>	<b>304,800</b>	<b>679,732</b>	<b>88,475</b>	<b>768,207</b>

(The above consolidated statement of changes in equity should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial statements.)

## INTERIM FINANCIAL STATEMENT FOR THE FINANCIAL YEAR ENDED 30 SEPTEMBER 2025

## CONSOLIDATED STATEMENT OF CASH FLOWS

	30.09.2025 RM'000	30.09.2024 RM'000
<u>CASH FLOWS FROM OPERATING ACTIVITIES:</u>		
Profit before tax	60,794	8,104
Adjustments for:		
Depreciation of:		
- property, plant and equipment	15,884	8,286
- investment properties	372	376
Bad debt written off	5,174	-
Gain on disposal of property, plant and equipment	(558)	(1,054)
Interest expense	2,373	1,612
Interest income	(2,825)	(638)
Property, plant and equipment written off	1,092	-
Provision for onerous contracts	54	-
Reversal of provision of liquidated ascertained damage	-	(205)
Reversal of impairment loss on trade receivables	-	(488)
Unrealised (gain)/ loss from foreign exchange	(229)	373
	<u>82,131</u>	<u>16,366</u>
Changes in working capital:		
Inventories	(9,879)	(4,805)
Contract assets/ liabilities	(3,019)	(31,672)
Trade and other receivables	(56,231)	(28,741)
Trade and other payables	60,589	13,701
	<u>73,591</u>	<u>(35,151)</u>
Interest received	72	2
Income tax refund	52	2,040
Income tax paid	(2,737)	(1,393)
<b>Net Operating Cash Flows</b>	<u>70,978</u>	<u>(34,502)</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES:</u>		
Interest received	2,753	635
Redemption of other investment	13	2,872
Proceeds from disposal of property, plant and equipment	557	1,116
Expenditure on land held for development	(4,755)	3,520
Purchase of property, plant and equipment	(25,876)	(34,068)
Expenditure of investment properties	-	(37)
<b>Net Investing Cash Flows</b>	<u>(27,308)</u>	<u>(25,962)</u>
<u>CASH FLOWS FROM FINANCING ACTIVITIES:</u>		
Interest paid	(2,373)	(1,612)
Dividend paid	(7,350)	(7,580)
Drawdown of borrowings	(28,812)	51,926
Payment of lease	(130)	(154)
Purchase of treasury shares	(9,307)	(214)
<b>Net Financing Cash Flows</b>	<u>(47,972)</u>	<u>42,366</u>
Net change in cash & cash equivalents	(4,302)	(18,098)
Cash & cash equivalents at the beginning of the financial year	10,034	23,868
Effect of exchange differences on translation	808	(1,474)
Cash & cash equivalents at the end of the financial period	<u>6,540</u>	<u>4,296</u>
<b>Analysis of cash &amp; cash equivalents:</b>		
Deposits with licensed banks	-	6
Cash and bank balances	7,306	4,290
	<u>7,306</u>	<u>4,296</u>
Bank overdrafts	(766)	-
	<u>6,540</u>	<u>4,296</u>

(The above consolidated statement of cash flows should be read in conjunction with the audited financial statements for the year ended 31 December 2024 and the accompanying explanatory notes attached to the interim financial statements.)

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

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**A1 Basis of Preparation**

The unaudited interim financial statements have been prepared in accordance with Malaysian Financial Reporting Standards 134 : *Interim Financial Reporting* and with IAS 34 : *Interim Financial Reporting* and applicable disclosure provisions Paragraph 9.22 of the Main Market Listing requirements of Bursa Malaysia Securities Berhad.

This interim financial statements should be read in conjunction with the Group's Audited Financial Statements for the year ended 31 December 2024. These explanatory notes attached to the interim financial statements provide an explanation of events and transactions that are significant to an understanding of the changes in the financial position and performance of the Group since the year ended 31 December 2024.

**A2 Changes in Accounting Policies**

The significant accounting policies adopted are consistent with those of the audited financial statements of the Group for the year ended 31 December 2024, except for the adoption of the following amendments to MFRS with effect from 1 January 2025.

Amendments to MFRS 121	The Effects of Changes in Foreign Exchange Rate
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The adoption of the above amendments to MFRS does not have significant impact to the current and prior years financial statements of the Group.

**A3 Seasonality or Cyclicity of Operations**

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

**A4 Unusual Items Affecting the Financial Statements**

There were no unusual items affecting the assets, liabilities, equity, net income or cash flow during the financial period under review.

**A5 Material Changes in Estimates**

There was no change in estimates that have any material effect on the financial period to-date.

**A6 Debt and Equity Securities**

During the current quarter under review, the Company did not issue any ordinary shares.

During the current quarter under review, the Company purchased 6,221,200 shares from its issued shares from the open market. The total number of shares held as treasury shares as at 30 September 2025 was 7,720,449 at a total cost of RM2,624,916.39. The repurchased shares are being held as treasury shares in accordance with the provision of Section 127 of the Companies Act, 2016.

**A7 Dividend Paid**

In this current quarter, the Company paid a first and final single tier dividend of 1.0 sen per share amounting to RM7,350,565.61 on 24 July 2025 in respect of financial year ended 31 December 2024.

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

**A8 Segment Reporting**

Details of segmental analysis (by business segment) are as follows:-

**Financial period ended 30.09.2025**

	<b>Construction</b>	<b>Property Development</b>	<b>South Africa Investment</b>	<b>Plantation</b>	<b>Others</b>	<b>Eliminations</b>	<b>Consolidated</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>REVENUE</b>							
External revenue	438,899	57,132	4,690	8	165	-	500,894
Inter-segment revenue	38,067	-	-	-	14,900	(52,967)	-
<b>Total segment revenue</b>	<b>476,966</b>	<b>57,132</b>	<b>4,690</b>	<b>8</b>	<b>15,065</b>	<b>(52,967)</b>	<b>500,894</b>
<b>RESULTS</b>							
Profit/(loss) from operations	43,066	19,259	(380)	(1,130)	(686)	213	60,342
Finance income	5,976	829	19	0	435	(4,434)	2,825
Finance cost	(1,454)	(4,518)	(385)	(230)	(162)	4,376	(2,373)
<b>Profit/(loss) before tax</b>	<b>47,588</b>	<b>15,570</b>	<b>(746)</b>	<b>(1,360)</b>	<b>(413)</b>	<b>155</b>	<b>60,794</b>
Taxation							(12,809)
<b>Profit net of tax</b>							<b>47,985</b>

**Financial period ended 30.09.2024**

	<b>Construction</b>	<b>Property Development</b>	<b>South Africa Investment</b>	<b>Plantation</b>	<b>Others</b>	<b>Eliminations</b>	<b>Consolidated</b>
	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>	<b>RM'000</b>
<b>REVENUE</b>							
External revenue	175,335	37,339	4,246	3	155	-	217,078
Inter-segment revenue	21,470	-	-	-	14,000	(35,470)	-
<b>Total segment revenue</b>	<b>196,805</b>	<b>37,339</b>	<b>4,246</b>	<b>3</b>	<b>14,155</b>	<b>(35,470)</b>	<b>217,078</b>
<b>RESULTS</b>							
Profit/(loss) from operations	3,242	8,881	(1,226)	(1,097)	(523)	(199)	9,078
Finance income	2,954	1,537	250	2	500	(4,605)	638
Finance cost	(758)	(4,426)	(367)	(157)	(87)	4,183	(1,612)
<b>Profit/(loss) before tax</b>	<b>5,438</b>	<b>5,992</b>	<b>(1,343)</b>	<b>(1,252)</b>	<b>(110)</b>	<b>(621)</b>	<b>8,104</b>
Taxation							(4,999)
<b>Profit net of tax</b>							<b>3,105</b>

**A9 Valuation of property, plant and equipment**

The valuations of property, plant and equipment have been brought forward, without amendment from the preceding annual financial statements.

**A10 Material Event Subsequent to the End of the Current Quarter**

There was no material event subsequent to the end of the current quarter.

**A11 Changes in the Composition of the Group**

There were no changes in the composition of the Group for the current quarter and financial period to-date.

**Part A: Explanatory Notes Pursuant To MFRS 134: Interim Financial Reporting**

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**A12 Changes in Contingent Liabilities and Contingent Assets**

The changes in the Group's contingent liabilities are as follow:-

	<b>Financial Year Ended 30.09.2025 RM'000</b>	<b>Financial Year Ended 31.12.2024 RM'000</b>
- Performance guarantees extended to a third party (Project related)	1,203	5,827
	<u>1,203</u>	<u>5,827</u>

There were no financial impact for the financial assistance provided in the Group for the current financial period and financial year ended 31 December 2024.

There were no contingent assets as at end of the current financial period and financial year ended 31 December 2024.

**A13 Capital Commitments**

	<b>Financial Year Ended 30.09.2025 RM'000</b>	<b>Financial Year Ended 31.12.2024 RM'000</b>
Approved and contracted for:-		
-Property, Plant & Equipment	7,645	5,810
-Non-controlling interest of a subsidiary	10,666	10,666
Approved but not contracted for Property, Plant & Equipment	-	2,255

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad****B1 Review of the Performance**

For the current third quarter ended 30 September 2025, the Group recorded a significant increase in revenue of RM92.73 million (83.2%) to RM204.25 million, as compared to RM111.52 million reported in the corresponding quarter of the previous financial year. Correspondingly, profit before tax surged by RM22.08 million (400.1%) to RM27.60 million, from RM5.52 million in the third quarter of 2024.

For the nine (9) months ended 30 September 2025, the Group reported revenue of RM500.89 million, representing an increase of RM283.82 million (130.7%) compared to RM217.08 million recorded in the corresponding period of the previous year. In tandem with the higher revenue, profit before tax rose to RM60.79 million, an increase of RM52.69 million (650.5%) from RM8.10 million reported in the same period of 2024. The significant improvements in both revenue and profit before tax were primarily driven by the strong performance of the Construction division.

Further analysis of the divisional performances is as follows:-

	Individual Period		Cumulative Period	
	3 months ended		9 months ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
	RM'000	RM'000	RM'000	RM'000
<b>REVENUE</b>				
Construction	186,849	94,128	438,899	175,335
Property Development	15,650	16,051	57,132	37,339
South Africa Investment	1,693	1,289	4,690	4,246
Plantation	8	3	8	3
Others	49	49	165	155
	<b>204,249</b>	<b>111,520</b>	<b>500,894</b>	<b>217,078</b>
<b>PROFIT / (LOSS) BEFORE TAX</b>				
Construction	22,551	2,809	47,588	5,438
Property Development	5,469	3,835	15,570	5,992
South Africa Investment	(7)	(959)	(746)	(1,343)
Plantation	(399)	(371)	(1,360)	(1,252)
Others	(21)	(15)	(413)	(110)
Elimination	6	220	155	(621)
	<b>27,599</b>	<b>5,519</b>	<b>60,794</b>	<b>8,104</b>

**Construction***Individual quarter*

The Construction division recorded a substantial increase in revenue of RM92.72 million (98.5%) to RM186.85 million in the current third quarter, compared to RM94.13 million in the corresponding quarter of the previous year. Consequently, the division reported a profit before tax of RM22.55 million, a significant improvement from RM2.81 million in the third quarter of 2024.

*Cumulative quarter*

For the nine (9) months ended 30 September 2025, the Construction division reported revenue of RM438.90 million, representing a substantial increase of RM263.56 million (150.3%) compared to RM175.34 million recorded in the corresponding period of the previous year. In line with the higher revenue, the division recorded a profit before tax of RM47.59 million, a significant increase of RM42.15 million, compared to RM5.44 million reported in the same period of 2024. The improved profitability was primarily driven by positive contributions from ongoing construction projects.

**Property Development***Individual quarter*

The Property Development division has contributed a revenue of RM15.65 million in the current third quarter, a decrease of RM0.40 million (2.5%) as compared to RM16.05 million in the third quarter of 2024. Nevertheless, the division's profit before tax has increased by RM1.63 million (42.4%) to RM5.47 million from RM3.84 million in the preceding year's corresponding quarter.

*Cumulative quarter*

For the nine (9) months ended 30 September 2025, Property Development division's revenue has increased by RM19.79 million (53.0%) to RM57.13 million from RM37.34 million reported in the nine (9) months of 2024. Correspondingly, the division's profit before tax has increased by RM9.58 million (159.9%) from RM5.99 million to RM15.57 million in the current financial period. The improved profitability was mainly driven by contributions from the completed Wangsa 9 Residency development.

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad****South Africa Investment***Individual quarter*

For the current third quarter ended 30 September 2025, our property project in South Africa has contributed a revenue of RM1.69 million, an increase of RM0.40 million (31.3%) compared to RM1.29 million in the third quarter of 2024. This division reported a marginal loss in the current quarter as compared to a loss before tax of RM0.96 million in the third quarter of 2024.

*Cumulative quarter*

For the nine (9) months ended 30 September 2025, our property project in South Africa has contributed a revenue of RM4.69 million, an increase of RM0.44 million (10.4%) as compared to RM4.25 million reported in the preceding year's corresponding period. The loss before tax has reduced by RM0.59 million from RM1.34 million to a loss before tax of RM0.75 million for the current financial period.

**Plantation***Individual quarter*

This division incurred development cost for durian plantation that cannot be capitalised within the accounting context. As a result, this division reported a loss before tax of RM0.40 million in the current third quarter, an increase of RM0.03 million (7.4%) compared to loss before tax of RM0.37 million in the third quarter of 2024.

*Cumulative quarter*

For the nine (9) months ended 30 September 2025, this division's loss before tax has increased by RM0.11 million (8.8%) to RM1.36 million compared to a loss before tax of RM1.25 million in the preceding year's corresponding period. The loss was mainly attributable to the increase in operating expenses of the durian plantation.

**B2**

	<b>Current Quarter ended 30.09.2025 RM'000</b>	<b>Preceding Quarter ended 30.06.2025 RM'000</b>	<b>Variance %</b>
Revenue	204,249	165,237	23.6%
Profit before tax	27,599	21,408	28.9%
Profit margin	14%	13%	

The Group's revenue for the current quarter increased by RM39.01 million (23.6%) to RM204.25 million, compared to RM165.24 million in the preceding quarter. In tandem with the revenue growth, profit before tax rose by RM6.19 million (28.9%) from RM21.41 million to RM27.60 million. The improved performance was primarily driven by ongoing construction projects under the Construction division.

**B3 Profit for the period**

	<b>Individual Period 3 months ended</b>		<b>Cumulative Period 9 months ended</b>	
	<b>30.09.2025 RM'000</b>	<b>30.09.2024 RM'000</b>	<b>30.09.2025 RM'000</b>	<b>30.09.2024 RM'000</b>
<b>Profit for the period is arrived at after crediting/(charging):</b>				
Depreciation and amortisation	(5,108)	(4,130)	(16,256)	(8,662)
Bad debts writtten off	-	-	(5,174)	-
Gain on disposal of property, plant and equipment	197	890	558	1,054
Reversal of impairment loss on trade receivables	-	44	-	488
Interest income	166	202	2,825	638
Interest expense	(587)	(821)	(2,373)	(1,612)
Other income	4,175	2,514	11,884	8,095
Property, plant and equipment written off	(0)	-	(1,092)	-
Provision for onerous contracts	7,806	-	(54)	-
Unrealised gain / (loss) from foreign exchange	232	(612)	229	(373)

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad****B4 Prospects for the current financial year ending 31 December 2025**

The Construction Division's outstanding order book stands at RM1.06 billion. With this robust pipeline of secured projects, we anticipate a strong revenue visibility and sustained work execution throughout 2025 and 2026. This provides a solid foundation for improved financial performance, supported by healthier margins from new projects and better utilisation of resources across the division.

The Property Development division is currently undertaking two residential projects located in Bukit Sentosa (Rawang) and Kota Warisan (Sepang). The Amber project in Bukit Sentosa are launched in 5 phases for total 305 units. Total 4 launched phases comprising 256 units achieved a 93% take-up rate. Phase 5, which consists of 49 units, is scheduled to be launched soon. Additionally, the division has launched Phase 1 of a new residential development, Amora Residensi @ Warisan 9, located in Kota Warisan. This initial phase comprises 594 serviced apartment units with an estimated gross development value of RM257 million.

For the Group's investment in South Africa, overall market conditions remain challenging, with persistent negative sentiments arising from high unemployment and rising inflation continuing to dampen property demand, particularly in the high-end segment. Nevertheless, the golf operations recorded steady performance, and the number of golf rounds is expected to increase with the onset of warmer weather in the final quarter. The golf operations is anticipated to remain profitable.

The Group ventured into plantation business in 2020 through the acquisition of a 60% equity interest in a new subsidiary. This new division is involved in planting of durian trees in Bentong, Pahang. We expect this division will begin to make positive contribution once the majority of the durian trees reach fruit-bearing maturity within the next one to two years.

**B5 Profit Forecast**

The Group did not issue any profit forecast for the year.

**B6 Taxation**

	<b>Current Quarter ended 30.09.2025 RM'000</b>	<b>Financial Period ended 30.09.2025 RM'000</b>
Taxation based on profit for the period		
- current year	(2,800)	(5,663)
- under/ (over) provision in prior years	<u>117</u>	<u>117</u>
	(2,683)	(5,546)
Deferred taxation		
- current year	(1,713)	(7,263)
- under/ (over) provision in prior years	<u>-</u>	<u>-</u>
	<u>(4,396)</u>	<u>(12,809)</u>

**B7 Status of Corporate Proposals**

There are no corporate proposals announced but not completed at the latest practicable date.

**B8 Material Contracts Pending Completion**

There is no material contract pending completion as at the date of issue of this quarterly report.

**B9 Group Borrowings and Debt Securities**

	<b>Short term RM'000</b>	<b>Long term RM'000</b>
Secured	17,287	-
Unsecured	<u>26,663</u>	<u>23</u>
	<u>43,950</u>	<u>23</u>

**Part B: Explanatory Notes Pursuant to Appendix 9B of the Main Market Listing Requirements of Bursa Malaysia Securities Berhad****B10 Material Litigation**

On the arbitration proceedings by the Company's wholly-owned subsidiary, Pembinaan Mitrajaya Sdn Bhd with Raffles K12 Sdn Bhd, there is no further update from our announcement released on 3 November 2021. The arbitration hearings have been completed in April 2025. Written submissions in reply will be exchanged by the parties simultaneously is extended from 17 October 2025 to 28 November 2025.

**B11 Dividend**

The Directors are not recommending any dividend for the quarter ended 30 September 2025.

**B12 Basic Earnings Per Share**

	Individual Period		Cumulative Period	
	3 months ended		9 months ended	
	30.09.2025	30.09.2024	30.09.2025	30.09.2024
Profit attributable to equity holders of the Company (RM'000)	<b>23,588</b>	2,654	<b>49,275</b>	3,826
Weighted average number of ordinary shares in issue ('000)	<b>731,544</b>	758,021	<b>741,513</b>	758,217
Basic earnings per share (sen)	<b>3.22</b>	0.35	<b>6.65</b>	0.50

**B13 Auditors' Report of Preceding Annual Financial Statements**

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

**By Order of the Board**

**Leong Oi Wah**

**Secretary**